

ADVOCACY WINS

Housing Wins for Californians

Governor Newsom signed five pieces of SPUR-sponsored housing legislation. **AB 1886** (Alvarez) will help ensure a sufficient supply of land zoned for housing. **AB 2553** (Friedman) supports construction of new housing near transit. **SB 1395** (Becker) facilitates interim dwellings for unhoused people. **AB 1820** (Schiavo), based on a SPUR recommendation, will make the costs of development impact fees more transparent and predictable. And **AB 3122** (Kalra) includes important cleanup provisions to housing streamlining laws SB 35 and SB 423.

Making Dangerous Roads Safer

SPUR co-sponsored **SB 960** (Wiener), which became law in September. It requires the state to accelerate projects like protected bike lanes and sidewalks on state-owned roads that often serve as main streets. These include some of California’s most highly used — and most dangerous — roads, such as Van Ness Boulevard and Lombard Street in San Francisco, El Camino Real in San Mateo and Santa Clara counties, and International Boulevard in Oakland.

SPUR BY THE NUMBERS

Helped pass

6 STATE BILLS **15** BALLOT MEASURES

Funding Affordable Housing in San Francisco

In March, San Francisco voters passed SPUR-supported **Prop. A**, authorizing the city to issue \$300 million in general obligation bonds to fund the construction, rehabilitation, and preservation of affordable housing for extremely low- to middle-income households. The measure allocates \$30 million for low-income households experiencing trauma-related homelessness, street violence, or domestic violence.

Investing Now to Cut Future Climate Costs

Californians committed to climate action by approving **Prop. 4**, the \$10 billion bond to fund climate adaptation projects across the state, which SPUR supported. The funds will support drought and flood protection, wildfire prevention, sea level rise protection, conservation, and other climate initiatives. At least 40% of the funding will benefit disadvantaged communities.

Public Space and Climate Adaptation at Ocean Beach

San Francisco voted yes on SPUR-sponsored **Prop. K** to convert the Upper Great Highway between Lincoln Way and Sloat Boulevard into a public recreation space. The change will increase access to shared public amenities; promote walking, biking, and transit; and proactively address sea level rise and coastal erosion in a fiscally and environmentally responsible way, as recommended in SPUR’s 2012 Ocean Beach Master Plan.



PHOTO BY DARIUS RILEY | HOUR VOYSES

Reforming Business Taxes for the Post-Covid Economy

San Franciscans passed **Prop. M**, which reforms San Francisco’s business tax structure by simplifying tax schedules, reducing dependence on volatile sources of revenue, and expanding small business exemptions. SPUR supported the measure, which adapts to post-COVID work patterns, offering tax relief to small businesses while maintaining revenue for homeless services and improving the city’s economic resilience.

Funding Fire Prevention in the Oakland Hills

Oakland voters supported **Measure MM**, a special tax on homes and businesses in the city’s designated Wildfire Prevention Zone, which SPUR supported. The tax will generate an estimated \$2.67

million annually for vegetation management, goat grazing, fire patrols, and evacuation route protection.

Converting Empty Offices to Much-Needed Housing

San Francisco advanced recommendations from SPUR’s 2023 report on converting unused office spaces to housing. In March, voters approved **Prop. C**, a one-time waiver of the city’s transfer tax on properties converted from commercial to residential use. And in September, Mayor Breed announced **new legislation** that would eliminate impact fees and inclusionary housing requirements for eligible conversion projects to make it easier to finance them. The legislation will be before decision makers in early 2025.



RESEARCH

Enlisting Small Businesses to Reinvent Downtown

SPUR published a policy brief identifying interventions to support San Francisco's small business sector in revitalizing downtown.

City leaders introduced legislation to eliminate small business license fees, a SPUR recommendation. The legislation will take effect in 2025.

Reforming California's Dizzying Housing Governance System

SPUR released a report recommending changes to California's housing governance system to incentivize housing production. Governor Newsom **signed an executive order** reflecting SPUR's recommendations to coordinate and consolidate financing, land use planning, building code review, and more to reduce the time and cost to build climate-friendly, transit-oriented housing.

An Affordable Transition to Fossil-Free Buildings

SPUR published a report on making the transition to electric heating affordable for low-income households, followed by a policy brief on simplifying electrical panel upgrades and a toolbox for policymakers to support the transition to zero-pollution buildings. SPUR advocacy helped shape **legislative and regulatory wins**, including shorter grid connection timelines and electrification-friendly changes to the building code.

Untangling San Francisco's Complex Government Structure

SPUR released a report examining how city governance choices in San Francisco have distributed authority and maximized oversight, leading to policies that don't always serve constituents' needs. Our recommendations inspired Mayor Breed to **issue an executive directive** asking city leaders to identify key areas of improvement and to establish a public outreach process to consider city charter changes.

Reducing Groundwater Rise Risk on the Bay Shoreline

SPUR **partnered with community-based organization Nuestra Casa** to investigate how rising groundwater is likely to affect one Bay Area city: East Palo Alto. Our case study explained specific risks and offered five recommendations — all applicable to other vulnerable communities along the San Francisco Bay shore.

CONVENINGS

Ideas + Action 2024: The Future of Cities

SPUR's annual Ideas + Action symposium provided a thoughtful look at the future of cities. Our keynote speaker, **urban planner Jennifer Keesmaat**, joined a panel discussion on whether new cities are a sustainable and equitable response to California's need for more housing. Breakout groups tackled the evolution of downtowns, inclusive public spaces, equitable hazard resilience, and emerging technologies.

Planning for Rebuilding in Ukraine

SPUR and the Center for Innovation held an intimate conversation about rebuilding in Ukraine, where an estimated 1.4 million homes have been damaged or destroyed since Russia invaded in February 2022.

Speaker Emerita Nancy Pelosi and SPUR welcomed Ukrainian leaders who came to the Bay Area to learn advanced design and construction methods in preparation for peace-time reconstruction.

Honoring Civic Leaders

The 62nd annual Silver SPUR awards recognized three extraordinary individuals for their contributions to shaping the Bay Area: **Chip Bergh**, former president and CEO, Levi Strauss & Co.; **Tomiquia Moss**, secretary of the California Business, Consumer Services and Housing Agency; and **Senator Scott Wiener**, California State Senate District 11.

An Up-Close Look at Transformative Projects

SPUR tours offered the public a behind-the-scenes look at **Caltrain's new electric trains**, SFMTA's future **Potrero Yard** modernization, and other projects. Members-only tours featured the trainbox at **The Portal**, the Transbay Transit Center's future rail connection; **Sea Change**, the world's first zero-emission hydrogen fuel cell ferry; and **Agrihood**, an urban farm and residential development housing people of all incomes side by side.

SPUR BY THE NUMBERS

68 reports, briefs, articles, & advocacy letters

Reaching **80,350** readers

65 programs & events

3,812 attendees

47,574 voters educated

through our voter guides & programs

