

Limits on Office Development*

Digest by the Ballot Simplification Committee

Status: Final Digest

On: Monday, December 2, 2019

Members: Packard, Anderson, Girardin, Patterson

Deadline to Request Reconsideration: 4:15 p.m. on Tuesday, December 3

The Way It Is Now: In 1986, San Francisco voters approved limits on the development of projects with at least 25,000 square feet of office space.

When deciding whether to approve these projects, the City must consider a range of factors.

The City has not met housing goals set by the State for very low-, low-, and moderate-income households (Affordable Housing Goals).

In 2018, the City approved a plan that allows the development of several office projects in the part of the South of Market neighborhood known as Central SoMa.

The Proposal: Proposition __ would tie the City's annual allotment for office space projects that are at least 50,000 square feet (Large Office Projects) to whether the City is meeting its Affordable Housing Goals, and sets a minimum Affordable Housing Goal of 2,042 units per year for this purpose.

If the City does not meet its Affordable Housing Goals, the next year's square-footage allotment for Large Office Projects would go down by the same percentage as the housing shortfall.

Proposition __ would allow the City to borrow square footage from future office space allotments for:

- Large Office Projects that meet certain affordable housing requirements; and
- Large Office Projects in Central SoMa that were submitted for approval before September 11, 2019, and meet specific criteria.

After January 1, 2019, no more than a total of 6 million square feet of Large Office Projects in Central SoMa can be approved until at least 15,000 new housing units are built in the wider SoMa neighborhood.

Proposition __ would change the criteria the City must consider in approving office projects of at least 25,000 square feet.

A "YES" Vote Means: If you vote "yes," you want to tie the City's annual square-footage allotment for certain Large Office Projects to whether the City is meeting its Affordable Housing Goals, and you want to change the criteria for approving certain office projects.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.

**Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*