

Limits on Office Development*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration
On: Monday, December 2, 2019
Members: Packard, Anderson, Girardin, Patterson

Deadline to Request Reconsideration: TBD

The Way It Is Now: In 1986, San Francisco voters approved annual limits on office space development.

When an office project of at least 50,000 square feet of office space (Large Office Project) is approved, all of its allocated office space gets deducted from the limit in that year.

When deciding whether to approve an office project, the City considers a range of factors.

The State requires that cities plan for their housing needs and determines the amount of housing needed at different household income levels. The City has not met the housing goals required by the State for very low-, low-, and moderate-income households (Affordable Housing Goals).

In 2018, the City approved the Central SoMa Plan to permit the development of several Large Office Projects in parts of the South of Market neighborhood.

The Proposal: Proposition __ would tie the City's annual limit on office space projects that are at least 50,000 square feet to whether the City is meeting its Affordable Housing Goals. If the City does not meet its Affordable Housing Goals, the limit would go down by the same percentage as that shortfall.

Proposition __ would change the criteria the City considers when deciding whether to approve a Large Office Project.

Proposition __ would allow the City to borrow from future office space allocations anywhere in the City when the Large Office Project meets certain affordable housing requirements.

Proposition __ would also allow the City to borrow from future office space allocations for certain Large Office Projects in Central SoMa submitted for approval before September 11, 2019.

Under Proposition __, 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.

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