

1 [Departmental Study of Waterfront Ballot Initiative]

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3 **Resolution referring the initiative measure known as the “Waterfront Height Limit Right**
4 **to Vote Initiative,” to the Port of San Francisco, Planning Department, City**
5 **Administrator, Controller, Office of Economic and Workforce Development, Municipal**
6 **Transportation Agency, and Mayor’s Office of Housing and Community Development,**
7 **to report on the measure’s potential impacts, if passed, on the City’s future housing**
8 **(including affordable housing), infrastructure, transportation, and open space needs,**
9 **as well as the City's tax base.**

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11 WHEREAS, The Waterfront Height Limit Right to Vote Initiative (the “Initiative”) is a
12 voter initiative that, if passed, would require voter approval for any development project that
13 exceeds currently zoned height limits on public trust property that the State transferred to the
14 City under the Control of the San Francisco Port Commission as well as any other property
15 that the Port owns or controls as of January 1, 2014 or later acquires (“the Waterfront”); and

16 WHEREAS, Development projects along the Waterfront encompassed by the Initiative
17 could include housing, affordable housing, recreational, entertainment, open space, and
18 commercial uses, among others; and

19 WHEREAS, It is in the interest of the voters to fully understand the impacts of the
20 Initiative on the City’s ability to produce housing, including affordable housing; its ability to
21 finance port, public transportation, open space, and other infrastructure improvements; and its
22 future anticipated tax receipts; and

23 WHEREAS, The Department of Elections has qualified the Initiative for the June 3,
24 2014, ballot; and

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1 WHEREAS, California Elections Code, Section 9212, provides a legislative body, in
2 this case the Board of Supervisors, with the authority to refer a voter initiative to any City
3 agency or agencies for a report on the impacts of such initiative; now, therefore be it

4 RESOLVED, That the Board of Supervisors refers the Initiative to the Port of San
5 Francisco, Planning Department, City Administrator, Controller, Office of Economic and
6 Workforce Development, Municipal Transportation Agency, and Mayor’s Office of Housing
7 and Community Development, for each Department to issue a report on the Initiative. These
8 reports may include analysis of:

- 9 (1) Any fiscal impacts of the Initiative, should it pass, on the City at large as well as
10 the Port specifically, including the Port’s ability to fund required capital
11 improvements;
- 12 (2) The consistency of the measure with the City’s General Plan, including Housing
13 Element goals for meeting the City's housing needs;
- 14 (3) Any impacts on the City’s ability to meet its housing production goals, including
15 affordable housing and generation of impact fees for affordable housing;
- 16 (4) Whether individual affordable housing projects seeking a height increase would
17 have to be placed on the ballot, and if so, the impact of that requirement on the cost
18 of producing affordable housing;
- 19 (5) The effect of the Initiative on the use of land; its impact on the availability,
20 location, and affordability of housing, and the ability of the City to meet its fair share
21 of regional housing needs;
- 22 (6) The impact of the Initiative on the cost of and funding for infrastructure of all
23 types, including, but not limited to, transportation, schools, parks, sewers, and open
24 space;
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- 1 (7) The impact of the Initiative on the City's ability to attract and retain business and
2 employment;
- 3 (8) A description of waterfront development projects currently in the planning
4 process that could be affected by the Initiative, including a history of community
5 planning processes and state legislation relating to those projects;
- 6 (9) A list of past projects that would have had to be placed on the ballot had the
7 Initiative been in place at the time;
- 8 (10) The impact of the Initiative on planned waterfront development projects,
9 including the impact of a voter approval requirement on the nature, design, and
10 costs of such projects (including impacts on the cost of producing housing and
11 affordable housing) and on the community planning process, and;
- 12 (11) The consistency of the measure with the City's obligations under the Burton
13 Act and related law;
- 14 (12) Other subjects that the Departments deem relevant to a full analysis and
15 understanding of the Initiative.

16 and be it;

17 FURTHER RESOLVED, That the reports prepared in response to this Resolution shall
18 include only objective, impartial information and analysis, shall not recommend changes to the
19 Initiative, and shall not make a recommendation as to whether the voters should adopt the
20 Initiative; and be it

21 FURTHER RESOLVED, That the Departments are requested to produce such reports
22 by March 7, 2014.

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