



BOMA San Francisco's 2011 Public Policy Principles

Adopted May 4, 2011

The Building Owners and Managers Association of San Francisco ("BOMA") advocates for its members who collectively own and/or manage over 250 office buildings encompassing approximately 75 million square feet of office space in San Francisco, Sonoma, Marin and San Mateo counties. BOMA strongly supports the following principles of good government.

- **Streamlined and Cost Effective Government.** BOMA supports local initiatives that make our local government more accountable, fair, practical, streamlined and cost effective.

BOMA supports economic analysis on all legislation with a fiscal impact on the City; reforms that would provide fair representation to citywide interests, including the city's business community; regular audits of all city services; and updating the City's use of technology to improve communication, efficiency, accountability, cash flow and maintenance of city services. BOMA generally opposes voter-mandated budget set-asides and instead favors budget flexibility.

- **Political Leadership Based on Experience, Fairness, Practicality, and Economic Awareness.** BOMA supports candidates who will implement government policies consistent with these principles.
- **Taxes and Fees that are Fair, Transparent, Predictable and Justifiable.** Any taxes should be broad-based and carefully tailored to minimize any adverse economic effect. All **fees** imposed by the City should be fair and directly relate to the cost of the services for which the revenue is being raised.
- **Land Use, Planning, Building Codes, Transportation, Parking, and Quality of Life Policies That are Balanced, Predictable, Consistent, Transparent, Cost-effective, Fully Vetted, and Respect Property Owner Rights.** City land use, building code enforcement, transportation policies and parking regulations should promote economic growth, job creation and broaden the city's tax base. BOMA supports logical, reasonable, and fair reforms of the **California Environmental Quality Act (CEQA)**, and **local planning policies, and procedures** which give predictability to new development, while allowing for proper assessment of the impacts on local services, infrastructure, and the environment.
- **Greater Homeownership Opportunities.** BOMA supports building more housing in San Francisco using density bonuses and other incentives, and increasing the number of rental and TIC conversions that are annually allowed.
- **Building and Operating a Sustainable Environment.** BOMA members support a more sustainable environment by reducing the use of energy, water and other natural resources, using cost-effective means that properly weigh net benefits with the costs to implement.
- **Emergency Preparedness and Incident Prevention.** BOMA supports actions and practices that promote exemplary public safety, security, emergency preparedness and incident prevention in office buildings, retail establishments, and all occupied commercial properties.