



BOMA SF PAC Achieves Major Victory with Candidates and Tax Reform Measure

November 11, 2024

BOMA SF's PAC Board endorsed several candidates and measures with the goal of addressing the critical policy issues facing the industry in San Francisco. The group identified a series of challenges, chiefly, 1) An uncompetitive business environment that makes it difficult to recruit and retain large national tenants; 2) Complicated permitting processes and overly burdensome regulatory requirements that lead to delays and high costs; and 3) Negative perceptions surrounding San Francisco's public safety and cleanliness.

Although results are still being tabulated and—though it's unlikely—subject to change, enough is known that BOMA SF PAC can predict a majority of moderates on the Board of Supervisors and a moderately aligned Mayor-Elect Daniel Lurie. Proposition M, a historically large tax cut for large office tenants and small businesses, has also won.

Mayoral Race

BOMA SF PAC endorsed three moderate candidates in this race: Mark Farrell, London Breed, and Daniel Lurie. Each of these candidates had more in common with each other than was different. Furthermore, each of these candidates were more aligned with BOMA SF PAC's vision for the future of San Francisco than the other two viable candidates, Supervisors Aaron Peskin and Ahsha Safai. Mayor London Breed has conceded to Daniel Lurie, who will take office as a self-dubbed "City Hall outsider" with a mandate to improve street conditions, root out corruption, and set a new path forward for downtown.

District Attorney Race

BOMA SF PAC endorsed incumbent District Attorney Brooke Jenkins. This race has been called, with Jenkins victorious. After replacing recalled District Attorney Chesa Boudin, Jenkins will seek to continue her work to better address the fentanyl crisis, property crime, and the implementation of modern policing technology.

Board of Supervisor Races

San Francisco's moderate Democrats needed to flip 2 of 6 seats for a majority on the Board of Supervisors for the first time in a decade. Moderates have won exactly two seats, and will enter 2025 with a 6-5 board majority.

- In District 1, BOMA SF PAC's endorsed candidate, Marjan Philhour has been defeated by Connie Chan.
- In District 3, BOMA SF PAC's endorsed candidate, Danny Sauter, has defeated Sharon Lai and Moe Jamil.

- In District 5, BOMA SF PAC's endorsed candidate, Bilal Mahmood, has defeated incumbent Dean Preston.
- In District 7, BOMA SF PAC's endorsed candidate, Matt Boschetto has lost to incumbent Myrna Melgar.
- In District 9, BOMA SF PAC's endorsed candidate, Trevor Chandler has lost to Jackie Fielder.
- In District 11, BOMA SF PAC's endorsed candidate, Michael Lai has lost to Chyanne Chen. This race is extremely close and may trigger a recount.

Local Ballot Measures

Two of BOMA SF PAC's endorsed ballot measures have won: Proposition B, the public improvement bond that allocates \$125 million to downtown improvements and Proposition M, the tax reform measure that represents a historic tax cut for many of BOMA members' tenants and small businesses across the city. Measure L, the special tax on transportation companies to fund Muni that BOMA SF PAC opposed, has lost. Proposition H, which BOMA SF PAC endorsed in support of reducing the retirement age of San Francisco fire fighters who face higher risk of cancer, has also won.

BOMA SF PAC's endorsements in support of commission reform (yes on D, no on C and E) do not look as favorable. Propositions C and E have won and Proposition D has lost.

State Ballot Measures

The key state ballot measures endorsed by the BOMA California all look favorable. Proposition 36, a statewide measure that will address retail theft, has been declared victorious. Two measures opposed by California have also failed. Proposition 33, which would have repealed certain restrictions on statewide rent control has failed. Proposition 5, which would roll back certain tax protections by lowering the vote threshold from 2/3 to 55% has also failed.

If you have any questions, please contact David Harrison, Associate Director of Advocacy, at davidh@boma.com