

INCLUSIONARY HOUSING TECHNICAL ADVISORY COMMITTEE

The below listed summary of seats, term expirations and membership information shall serve as notice of **vacancies, upcoming term expirations** and information on currently held seats, appointed by the Board of Supervisors. Appointments by other bodies are listed, if available. Seat numbers listed in **bold** are open for immediate appointment. However, you are able to submit applications for all seats and your application will be maintained for one year, in the event that an unexpected vacancy or opening occurs.

Membership and Seat Qualifications

Seat #	Appointing Authority	Seat Holder	Term Ending	Qualification
1	BOS	VACANT	Term ends 3 months after the date the Controller produces the Analysis.	Shall have experience and expertise in development finance
2	BOS	VACANT		
3	BOS	VACANT		
4	BOS	VACANT		
	Mayor	VACANT		
	Mayor	VACANT		
	Mayor	VACANT		
	Mayor	VACANT		

Each member appointed to the Advisory Committee shall serve until three months after the date the Controller produces the first economic feasibility analysis required by Planning Code Section 415.10, at which point the member's term shall expire. The process is repeated every 36 months, or as necessary.

(Please Note: This Advisory Committee is currently not active; the last Advisory Committee appointments expired in 2019. The next appointments will be made 36 months later when the Economic Feasibility Analysis process begins again.)

BOARD OF SUPERVISORS (BOS) APPLICATION FORMS AVAILABLE HERE

- English - https://sfbos.org/sites/default/files/vacancy_application.pdf
- 中文 - https://sfbos.org/sites/default/files/vacancy_application_CHI.pdf
- Español - https://sfbos.org/sites/default/files/vacancy_application_SPA.pdf
- Filipino - https://sfbos.org/sites/default/files/vacancy_application_FIL.pdf

(For seats appointed by other Authorities please contact the Board / Commission / Committee / Task Force (see below) or the appointing authority directly.)

Please Note: Depending upon the posting date, a vacancy may have already been filled. To determine if a vacancy for this Commission is still available, or if you require additional information, please call the Rules Committee Clerk at (415) 554-5184.

Applications and other documents may be submitted to BOS-Appointments@sfgov.org

Next Steps: Applicants who meet minimum qualifications will be contacted by the Rules Committee Clerk once the Rules Committee Chair determines the date of the hearing. Members of the Rules Committee will consider the appointment(s) at the meeting and applicant(s) may be asked to state their qualifications. The appointment of the individual(s) who is recommended by the Rules Committee will be forwarded to the Board of Supervisors for final approval.

The Inclusionary Housing Technical Advisory Committee was established to advise the City Controller on the triennial Economic Feasibility Analysis (Analysis) on the City's inclusionary affordable housing obligations set forth in Planning Code, Section 415 et seq. The Analysis shall include sensitivity analyses of key economic parameters that can vary significantly over time, such as, but not limited to: interest rates; capitalization rates; equity return rates; land prices; construction costs; project scale, available state and federal housing finance programs including Low Income Housing Tax Credits readily available for market rate housing; tax exempt bond financing; Federal Housing Administration and U.S. Department of Housing and Urban Development mortgage insurance; available City or local housing finance programs, such as Enhanced Infrastructure District and tax increments; zoning changes that increase or decrease development potential; variable City exactions, including community benefit fees, capacity charges, community facilities districts; the value of state density bonus, concessions and incentives under California Government Code Section 65915 and any other state law that confers value to development and which project sponsors may attempt to avail themselves of; and public-private partnership development agreements where applicable and other factors as deemed reasonably relevant. The first Analysis shall be submitted to the Board of Supervisors by July 31, 2016, and by October 31st for subsequent years. Thereafter, the Controller shall repeat this process at least every 36 months, or more frequently as deemed necessary by the Controller in response to a significant shift in economic or market conditions.

The Advisory Committee shall consist of eight (8) members who "shall have experience and expertise in development finance," as follows:

- Four (4) seats (Seat Nos. 1 through 4): appointed by the Board of Supervisors
- Four (4) seats (Seat Nos. 5 through 8): appointed by the Mayor.

Each member appointed to the Advisory Committee in 2016 shall serve until three months after the date the Controller produces the first Analysis, at which point all members' terms shall expire. The Board of Supervisors and the Mayor shall appoint new members to the Advisory Committee in anticipate of each subsequent Analysis by the Controller and those members' terms shall similarly expire three months after the date the Controller produces the Analysis. Members shall not hold over after the expiration of their terms.

Reports: The Advisory Committee is not required to prepare written reports, but they will consult with the City Controller on the Economic Feasibility Analysis of the City's inclusionary affordable housing obligations set forth in Planning Code, Section 415 et seq. Ordinance No. 198-18 directs the Advisory Committee to review the affordability requirements of the HOME-SF Program, Planning Code Section 206.3, including whether the inclusionary rates established for HOME-SF projects should be indexed at the levels established in the Inclusionary Affordable Housing Program; and the feasibility of the HOMESF rates established for ownership and rental projects, including the required percentage of affordable units and the required Area Median Income levels. Prior to January 1, 2020, the Advisory Committee shall review and consider the temporary tiered requirements in Planning Code Section 206.3(f) and recommend new rates, if applicable.

Authority: Administrative Code, Article XXIX, Sections 5.29-1 et seq. (Ordinance Nos. 76-16; and 198-18)

Sunset Date: None

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