

File No. 160588

Committee Item No. 3  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 7, 2016

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Charter Amendment</u>  |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination</u> |
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Completed by: Alisa Somera Date July 1, 2016  
Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [Charter Amendment - Housing and Development Commission]

2

3 **Describing and setting forth a proposal to the voters, at an election to be held on November**

4 **8, 2016, to amend the Charter of the City and County of San Francisco, to create the**

5 **Housing and Development Commission to oversee the Department of Economic and**

6 **Workforce Development and the Department of Housing and Community Development; to**

7 **require the Commission to review and make recommendations regarding proposed**

8 **development agreements and conveyance of certain surplus City property before the Board**

9 **of Supervisors considers such proposals; to require the Commission to hold hearings and**

10 **make recommendations regarding proposals to adopt or change inclusionary housing**

11 **requirements for housing developments; to require the Commission to adopt rules creating**

12 **competitive selection processes for the Department of Housing and Community**

13 **Development's expenditure of affordable housing funds and for the development of**

14 **affordable housing on City-owned property under the jurisdiction of the Department of**

15 **Housing and Community Development; and to provide that ordinances regarding**

16 **inclusionary housing requirements and rules regarding competitive selection for affordable**

17 **housing adopted under the processes set forth in the Charter may supersede ordinances**

18 **and rules adopted by the Board of Supervisors or the voters prior to March 1, 2017.**

19

20 Section 1. The Board of Supervisors hereby submits to the qualified voters of the City

21 and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of

22 the City and County by adding Section 4.133 and revising Sections 15.105 and 16.110, to read as

23 follows:

24 NOTE: **Unchanged Charter text and uncodified text** are in plain font.

25 **Additions** are *single-underline italics Times New Roman font*.

**Deletions** are ~~*strike-through italics Times New Roman font*~~.

**Asterisks (\* \* \* \*)** indicate the omission of unchanged Charter subsections.

1  
2 **SEC. 4.133. HOUSING AND DEVELOPMENT COMMISSION**

3 (a) Membership and Terms of Office.

4 (1) The Housing and Development Commission shall consist of five members,  
5 appointed as follows:

6 (A) Seats 1 and 2 shall be appointed by the Mayor. Seat 1 shall be held  
7 by a person with significant experience in the field of affordable housing development or  
8 community development. Seat 2 shall have no required qualifications in addition to those set  
9 forth in Section 4.101.

10 (B) Seats 3 and 4 shall be appointed by the Board of Supervisors. Seat 3  
11 shall be held by a person with significant experience in the field of affordable housing  
12 development or community development. Seat 4 shall have no required qualifications in addition  
13 to those set forth in Section 4.101.

14 (C) Seat 5 shall be appointed by the Controller, and shall be a person  
15 with significant experience in the field of finance.

16 (2) Commissioners shall serve four-year terms, beginning at noon on March 1,  
17 2017; provided, however, the term of the initial appointees in Seats 2 and 4 shall expire at noon  
18 on March 1, 2019, and the term of the initial appointees in Seats 1, 3, and 5 shall expire at noon  
19 on March 1, 2021.

20 (3) No person may serve more than two successive terms as a Commissioner. No  
21 person having served two successive terms may serve as a Commissioner until at least four years  
22 after the expiration of the second successive term. For purposes of this subsection (a)(3), service  
23 for a part of a term that is more than half the period of the term shall count as a full term, and  
24 service that is half or less than half the period of a term shall not count as a full term; further,  
25 this subsection makes no distinction between two-year terms and four-year terms.

1                   (4) Commissioners may be removed from office only for official misconduct  
2 under Article XV.

3                   (b) Powers and Duties.

4                   (1) With regard to the two departments described in subsection (c), and subject  
5 to the transition provision in subsection (d)(3), the Commission shall exercise all the powers and  
6 duties of boards and commissions set forth in Sections 4.102, 4.103, and 4.104, except that the  
7 Commission shall have the exclusive power to appoint, evaluate, and remove the department  
8 heads of the two departments.

9                   (2) In addition to any other process or approvals required by law, including but  
10 not limited to review by the Planning Commission, the Commission shall review and recommend  
11 to the Board of Supervisors whether to approve a development agreement that the Department of  
12 Economic and Workforce Development participated in negotiating under California Government  
13 Code Section 65864 et seq. or any successor State legislation, before the Board of Supervisors  
14 considers whether to approve the development agreement. The Commission may recommend  
15 that the Board of Supervisors approve or reject the development agreement, and may also  
16 recommend specific changes to the development agreement for consideration by the Board of  
17 Supervisors. If the Board of Supervisors approves changes to a development agreement after the  
18 Commission's hearing, the Board of Supervisors is not required to refer the development  
19 agreement back to the Commission for further review or recommendations.

20                   (3) In addition to any other process or approvals required by law, and except as  
21 set forth in subsection (f) below, the Commission shall review and recommend to the Board of  
22 Supervisors whether to approve any fee simple absolute conveyance of surplus real property  
23 owned by the City, before the Board of Supervisors considers whether to approve the  
24 conveyance. For the purpose of this Section 4.133, "surplus real property" shall mean any real  
25 property that is not required to fulfill the mission of the City department, commission, or agency

1 with jurisdiction or control of such property, and that is not required to fulfill the mission of  
2 another City department, commission or agency or other governmental entity, as determined by  
3 the Board of Supervisors by resolution, and shall not include any real property that is sold or  
4 exchanged for purposes other than housing development. The Commission may recommend that  
5 the Board of Supervisors approve or reject a proposed fee simple absolute conveyance, and may  
6 also recommend specific changes for consideration by the Board of Supervisors. If the Board of  
7 Supervisors approves changes to a proposed fee simple absolute conveyance after the  
8 Commission's hearing, the Board of Supervisors shall not be required to refer the matter back to  
9 the Commission for further review or recommendations.

10 (4) The Commission shall adopt rules to create competitive selection processes  
11 for (A) the development of affordable housing on City-owned real property under the jurisdiction  
12 of the Department of Housing and Community Development, and (B) the Department of Housing  
13 and Community Development's expenditure of the City's affordable housing funds. Such rules  
14 may include exceptions and limitations as deemed appropriate by the Commission to maximize  
15 and expedite the creation of affordable housing and leverage the City's affordable housing  
16 funds, maintain existing affordable housing, increase funding to previously selected projects,  
17 provide funding availability on a rolling basis, and provide emergency funding. The rules may  
18 also recognize affordable housing projects with federal or state funding sources, and exempt  
19 such projects from the competitive bid process. Any such rules adopted by the Commission shall  
20 supersede any ordinance, rule, process or regulation enacted by the City or adopted by the  
21 voters before March 1, 2017, relating to a competitive bid process for the City's development of  
22 affordable housing. The Commission shall transmit to the Board of Supervisors any rules  
23 adopted by the Commission under this subsection (b)(4) within 24 hours of their adoption. The  
24 rules adopted by the Commission shall become effective 60 days after the date of adoption unless  
25

1 two-thirds of all members of the Board of Supervisors vote by motion to veto the rules before the  
2 expiration of this 60-day period.

3 (5) In addition to any other process or approvals required by law, including but not  
4 limited to review by the Planning Commission, the Commission shall review any proposed  
5 ordinance that would set or change the minimum or maximum inclusionary or affordable  
6 housing obligations for housing development projects. The Board of Supervisors and its  
7 committees shall not hold any hearings on such a proposed ordinance until the Commission has  
8 held a hearing to review the proposal, unless the Commission fails to hold a hearing within 90  
9 days after the Clerk of the Board of Supervisors forwards the proposed ordinance to the  
10 Commission for its consideration. The Commission may recommend that the Board of  
11 Supervisors approve, reject, or specifically modify the proposed ordinance. If the Board of  
12 Supervisors approves changes to such a proposed ordinance after the Commission's hearing, the  
13 Board of Supervisors is not required to refer the proposed ordinance back to the Commission for  
14 further review or recommendations. Any ordinance adopted by the Board of Supervisors  
15 following the process set forth in this subsection (b)(5) shall supersede conflicting provisions in  
16 any ordinance enacted by the City or adopted by the voters before March 1, 2017, setting or  
17 changing the minimum or maximum inclusionary or affordable housing obligations for housing  
18 development projects.

19 (c) Departments. The Commission shall oversee the following two departments, which  
20 shall come into existence as stated in subsection (d)(3):

21 (1) Department of Economic and Workforce Development. Except as otherwise  
22 provided for in this Charter, the Department of Economic and Workforce Development shall  
23 oversee City programs related to private workforce development and job training; business  
24 attraction and retention, including international businesses; real estate development projects  
25 involving the City and other public or private property owners; commercial corridors

1 revitalization; community business districts; infrastructure financing districts; and any other  
2 related responsibilities prescribed by ordinance. The Department of Economic and Workforce  
3 Development may assist other departments, including the Planning Department, in negotiating  
4 development agreements with private property owners.

5 (2) Department of Housing and Community Development. Except as otherwise  
6 provided for in this Charter, the Department of Housing and Community Development shall  
7 provide financing for the development, rehabilitation, and purchase of affordable housing in the  
8 City; administer programs to finance the development of affordable housing; administer  
9 programs to finance housing rehabilitation for low-income and moderate-income homeowners;  
10 administer the City's below-market-rate inclusionary housing program; administer grants  
11 programs to support community development and economic infrastructure; and undertake any  
12 other responsibilities prescribed in Section 16.110 or by ordinance.

13 (d) Transition provisions.

14 (1) The Mayor, the Board of Supervisors, and the Controller shall make initial  
15 appointments to the Commission by no later than noon, March 1, 2017, when the Commission  
16 shall come into existence.

17 (2) The Commission shall have its inaugural meeting by no later than April 1,  
18 2017.

19 (3) Beginning May 15, 2017, the Department of Economic and Workforce  
20 Development and the Department of Housing and Community Development shall come into  
21 existence, and shall succeed to the powers and duties of the previously existing Office of  
22 Economic and Workforce Development and Office of Housing and Community Development  
23 under the Mayor, respectively, and those offices shall cease to exist.

24 (e) Existing Contracts. Nothing in this Section 4.133 shall be interpreted to impair the  
25 obligations of any existing contract entered into by the City before May 15, 2017, or require the

1 City to abandon a competitive bid or contractor selection process that started before May 15,  
2 2017.

3 (f) Non-applicability. The requirements of this Section 4.133 shall not apply to any other  
4 governmental entity, such as the Successor Agency to the Redevelopment Agency of the City and  
5 County of San Francisco, or to any department, commission or agency of the City that has  
6 exclusive jurisdiction over its real property, and shall not be interpreted to interfere with a  
7 department's ability to carry out its core functions under this Charter. Without limiting the  
8 foregoing, nothing in this Section is intended to amend or limit the rights and powers granted to  
9 City commissions under Sections 4.112, 4.113, 4.114, 4.115, B3.581, Article V, or Article VIII A  
10 of this Charter.

11  
12 **SEC. 15.105. SUSPENSION AND REMOVAL.**

13 (a) ELECTIVE AND CERTAIN APPOINTED OFFICERS. Any elective officer, and  
14 any member of the Airport Commission, Asian Art Commission, Civil Service Commission,  
15 Commission on the Status of Women, Golden Gate Concourse Authority Board of Directors,  
16 Health Commission, Human Services Commission, Juvenile Probation Commission, Municipal  
17 Transportation Agency Board of Directors, Port Commission, Public Utilities Commission,  
18 Recreation and Park Commission, Fine Arts Museums Board of Trustees, ~~Taxi Commission~~, War  
19 Memorial and Performing Art Center Board of Trustees, Board of Education or Community  
20 College Board is subject to suspension and removal for official misconduct as provided in this  
21 section. Such officer may be suspended by the Mayor and the Mayor shall appoint a qualified  
22 person to discharge the duties of the office during the period of suspension. Upon such  
23 suspension, the Mayor shall immediately notify the Ethics Commission and Board of  
24 Supervisors thereof in writing and the cause thereof, and shall present written charges against  
25 such suspended officer to the Ethics Commission and Board of Supervisors at or prior to their

1 next regular meetings following such suspension, and shall immediately furnish a copy of the  
2 same to such officer, who shall have the right to appear with counsel before the Ethics  
3 Commission in his or her defense. The Ethics Commission shall hold a hearing not less than five  
4 days after the filing of written charges. After the hearing, the Ethics Commission shall transmit  
5 the full record of the hearing to the Board of Supervisors with a recommendation as to whether  
6 the charges should be sustained. If, after reviewing the complete record, the charges are  
7 sustained by not less than a three-fourths vote of all members of the Board of Supervisors, the  
8 suspended officer shall be removed from office; if not so sustained, or if not acted on by the  
9 Board of Supervisors within 30 days after the receipt of the record from the Ethics Commission,  
10 the suspended officer shall thereby be reinstated.

11 (b) BUILDING INSPECTION COMMISSION, PLANNING COMMISSION, BOARD  
12 OF APPEALS, ELECTIONS COMMISSION, ETHICS COMMISSION, HOUSING AND  
13 DEVELOPMENT COMMISSION, AND ENTERTAINMENT COMMISSION. Members of the  
14 Building Inspection Commission, the Planning Commission, the Board of Appeals, the Elections  
15 Commission, the Ethics Commission, *the Housing and Development Commission*, and the  
16 Entertainment Commission may be suspended and removed pursuant to the provisions of  
17 subsection (a) of this section except that the Mayor may initiate removal only of the Mayor's  
18 appointees and the appointing authority shall act in place of the Mayor for all other appointees.

19 \* \* \* \*

20  
21 **SEC. 16.110. HOUSING TRUST FUND.**

22 (a) **Creation of Fund.** There is hereby established a Housing Trust Fund to support  
23 creating, acquiring and rehabilitating affordable housing and promoting affordable home  
24 ownership programs in the City, as provided in this Section.

25 (b) **Definitions.** For purposes of this Section:

1 "First Responder" shall mean a City employee who responds first in cases of  
2 natural disaster or emergencies, including, but not limited to, all active uniformed, sworn  
3 members of the San Francisco Police and Fire Departments.

4 "General Fund Discretionary Revenues" shall mean revenues that the City  
5 receives and deposits in its treasury, that are unrestricted, and that the City may appropriate for  
6 any lawful City purpose.

7 "Household" shall mean any person or persons who reside or intend to reside in  
8 the same housing unit.

9 ~~"Mayor's Office of Housing" shall mean the Mayor's Office of Housing and  
10 Community Development or any successor City agency.~~

11 **(c) Funding.**

12 (1) In the Fiscal Year 2013-2014 budget, the City shall appropriate to the  
13 Housing Trust Fund \$20 million.

14 (2) For the next 11 fiscal years, in each of the annual budgets for Fiscal Year  
15 2014-2015 through Fiscal Year 2024-2025, the City shall appropriate to the Housing Trust Fund  
16 an amount increasing by \$2.8 million per year, until the annual appropriation required by this  
17 Section reaches \$50.8 million in the Fiscal Year 2024-2025 budget.

18 (3) In the annual budgets for Fiscal Year 2025-2026 through Fiscal Year 2042-  
19 43, the City shall appropriate to the Housing Trust Fund an amount equal to the prior year's  
20 appropriation, adjusted by the percentage increase or decrease in General Fund Discretionary  
21 Revenues budgeted for the year compared to the prior year's original budgeted amount of  
22 General Fund Discretionary Revenues.

23 (4) Should the City adopt a fixed two-year budget under Charter Section 9.101,  
24 the adjustment for the Housing Trust Fund appropriation for the two years of the two-year  
25

1 budget shall be based on the amount of General Fund Discretionary Revenues estimated for the  
2 two-year period included in the budget.

3 (5) During Fiscal Years 2025-2026 through 2042-2043, if the Controller submits  
4 a revised estimate of General Fund Discretionary Revenues for a given Fiscal Year or two-year  
5 budget period that is lower than the amount originally budgeted for that period, then the Board  
6 may, by ordinance, reduce the appropriation to the Housing Trust Fund for that budget period in  
7 an amount that does not exceed the amount proportionate to the percentage shortfall in the  
8 discretionary revenue projection.

9 (6) The Controller's method of calculating the amount of and changes in General  
10 Fund Discretionary Revenues shall be consistent from fiscal year to fiscal year and with the  
11 Controller's method for calculating those figures under Charter Sections 8A.105, 16.108, and  
12 16.109. The Controller shall treat General Fund appropriations to the Housing Trust Fund as  
13 reductions in General Fund Discretionary Revenues when calculating other funding allocations  
14 that are tied to General Fund Discretionary Revenues, including funding allocations under  
15 Charter Sections 8A.105, 16.108, and 16.109. The Controller shall correct errors in the estimate  
16 of discretionary revenues for a fiscal year through an adjustment to the next fiscal year's  
17 estimate.

18 (7) In any year during the term of this Section, the City may, in its discretion,  
19 reduce its annual contribution to the Housing Trust Fund for that year by an amount equal to or  
20 less than 56.7% of the annual debt service required to service any SB2113 Affordable Housing  
21 Bonds issued after January 1, 2013. "SB2113 Affordable Housing Bonds" are bonds issued by  
22 the City to support the acquisition and creation of replacement affordable housing citywide using  
23 property tax increment from former Redevelopment project areas under California Health and  
24 Safety Code Section 33333.7  
25

1 (8) The Controller shall set aside and maintain the amounts appropriated to the  
2 Housing Trust Fund under this Section, together with any interest earned thereon, and any  
3 amount unexpended or uncommitted at the end of the fiscal year shall be carried forward to the  
4 next fiscal year and, subject to the budgetary and fiscal limitations of this Charter, shall be  
5 appropriated for the purposes specified in this Section.

6 (d) **Uses of the Housing Trust Fund.** The City may disburse monies from the Housing  
7 Trust Fund through loans, grants or other types of payments, on terms determined by the ~~Mayor's~~  
8 ~~Office of Housing~~ Department of Housing and Community Development in its sole discretion.  
9 Any repayment of a loan or grant from the Fund that the City receives, or any interest from a  
10 loan from the Fund that the City receives, will be returned to the Housing Trust Fund. The City,  
11 acting through the ~~Mayor's Office of Housing~~ Department of Housing and Community  
12 Development, shall disburse the monies from the Housing Trust Fund for the following eligible  
13 expenditures:

14 (1) The creation, acquisition, and rehabilitation of rental and ownership housing  
15 affordable to Households earning up to 120% of the Area Median Income, including, without  
16 limitation, the acquisition of land for such purpose.

17 (2) No later than July 1, 2018, the City shall appropriate \$15 million from the  
18 Housing Trust Fund to a program that provides loans to Households earning up to 120% of the  
19 Area Median Income and to Households including a First Responder (subject to Area Median  
20 Income limits designated by the ~~Mayor's Office of Housing~~ Department of Housing and  
21 Community Development) for use as a down payment on the purchase of a housing unit ("the  
22 Down Payment Assistance Loan Program"). As soon as is practical, the ~~Mayor's Office of~~  
23 ~~Housing~~ Department of Housing and Community Development shall develop and implement a  
24 manual for the Down Payment Assistance Loan Program.  
25

1 (3) No later than July 1, 2018, the City shall appropriate up to \$15 million from  
2 the Housing Trust Fund to a program that provides funds to Households earning up to 120% of  
3 Area Median Income for use as assistance to reduce the risk to current occupants of a loss of  
4 housing and/or to help current occupants make their homes safer, more accessible, more energy  
5 efficient, and more sustainable (the "Housing Stabilization Program"). As soon as is practical,  
6 the *Mayor's Office of Housing Department of Housing and Community Development* shall  
7 implement and develop a manual for the Housing Stabilization Program.

8 (4) The City may use monies in the Housing Trust Fund to operate and  
9 administer the Infrastructure Grant Program as described in subsection (e). The City may not  
10 allocate to the Infrastructure Grant Program in any fiscal year an amount exceeding the greater of  
11 \$2 million or 10% of the amount appropriated to the Housing Trust Fund for that fiscal year  
12 under subsection (c).

13 (5) In any fiscal year, the City may allocate a sufficient amount from the  
14 Housing Trust Fund to pay for all legally permissible administrative costs of the Fund, including,  
15 without limitation, legal costs, associated with any use of the Housing Trust Fund.

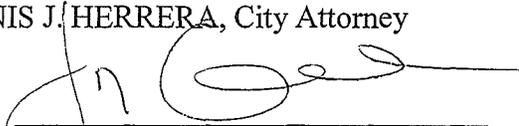
16 (e) **Complete Neighborhoods Infrastructure Grant Program.** After conferring with  
17 the Director of Planning, the Director of the *Mayor's Office of Housing Department of Housing*  
18 *and Community Development* shall design and administer a Complete Neighborhoods  
19 Infrastructure Grant Program ("Infrastructure Grant Program"). The purpose of the Infrastructure  
20 Grant Program is to accelerate the build-out of the public realm infrastructure needed to support  
21 increased residential density in the City's neighborhoods. The City may use monies from the  
22 Infrastructure Grant Program only for public facilities identified in the Community Facilities  
23 District law (Cal. Govt. Code §§ 53311 et seq., as amended), and shall give priority to the use of  
24 such monies by residential development project sponsors, community-based organizations, and  
25

1 City departments for public realm improvements associated with proposed residential  
2 development projects.

3 (f) **Bonding Authority.** Notwithstanding the limitations set forth in Sections  
4 9.107, 9.108, and 9.109 of this Charter, upon recommendation of the Mayor, the Board of  
5 Supervisors may authorize the issuance, without limitation, of revenue bonds, lease financing,  
6 notes, or other evidences of indebtedness or other obligations ("Debt Obligations"), the proceeds  
7 of which are to be used for creating, acquiring, and rehabilitating rental and ownership housing  
8 affordable to Households earning up to 120% of the Area Median Income, including, without  
9 limitation, the acquisition of land for such purpose. Such Debt Obligations shall be secured by  
10 and/or repaid from any available funds pledged or appropriated by Board of Supervisors  
11 ordinance for such purpose, which amount may include funds in the Housing Trust Fund  
12 allocated under subsection (c). Debt Obligations authorized hereby shall be issued in accordance  
13 with the ~~Mayor's Office of Housing~~ Department of Housing and Community Development  
14 policies, and upon the terms and conditions as the Board of Supervisors shall approve. Funds  
15 appropriated to pay debt service on the Debt Obligations in such fiscal year under the terms of  
16 this Section shall be set aside in an account for such use until such payment is made.

17 \* \* \* \*

18  
19 APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

20  
21 By: 

22 JON GIVNER  
Deputy City Attorney

23 n:\egana\as2016\1600771\01117804.docx

LEGISLATIVE DIGEST

[Charter Amendment - Housing and Development Commission]

**Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development and the Department of Housing and Community Development; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; to require the Commission to hold hearings and make recommendations regarding proposals to adopt or change inclusionary housing requirements for housing developments; to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development; and to provide that ordinances regarding inclusionary housing requirements and rules regarding competitive selection for affordable housing adopted under the processes set forth in the Charter may supersede ordinances and rules adopted by the Board of Supervisors or the voters prior to March 1, 2017.**

Existing Law

The Office of Economic and Workforce Development generally oversees programs related to coordinating private workforce development and job training, attracting and retaining businesses in the City, including international businesses, managing public-private development projects, and facilitating the revitalization of commercial corridors in economically disadvantaged neighborhoods. The Mayor appoints and may remove the head of the Office.

The Mayor's Office of Housing and Community Development provides financing for the development, rehabilitation, and purchase of affordable housing in the City; administers programs to finance the development of affordable housing; administers programs to finance housing rehabilitation costs for low-income homeowners; administers the City's below-market-rate inclusionary housing program; and administers grants programs to support community development and economic infrastructure. The Mayor appoints and may remove the head of the Office.

Neither of these offices are subject to direct oversight by a City commission.

FILE NO.

### Amendments to Current Law

The proposed Charter amendment would create the Housing and Development Commission. The Commission would have five members, two appointed by the Mayor, two appointed by the Board of Supervisors, and one appointed by the Controller. One of the Mayor's appointees and one of the Board's appointees would be required to have significant experience in the field of affordable housing or community development, and the Controller's appointee would be required to have significant experience in the field of finance. The appointing authorities could remove commissioners only for official misconduct through the process provided in the Charter for removal of members of other commissions. Commissioners would serve four-year terms (except for two commissioners serving initial two-year terms) and would be subject to a term limit of two successive terms.

The Commission would oversee two newly formed departments—the Department of Economic and Workforce Development and the Department of Housing and Community Development—which would generally take over the powers and duties of the two existing offices described above. The Commission would have the power to appoint, review, and remove the department heads of the three departments.

The Charter Amendment would require the Commission to hold a hearing and provide recommendations to the Board of Supervisors before the Board approves a conveyance of surplus real property or a development agreement that the Department of Economic and Workforce Development participated in negotiating.

The Charter Amendment would also require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development. These rules would be subject to rejection by a two-thirds vote of the Board of Supervisors within 60 days. The rules would supersede any ordinance, rule, process or regulation enacted by the City or adopted by the voters before March 1, 2017, relating to a competitive bid process for the City's development of affordable housing.

The Charter Amendment would also give the Commission 90 days to hold a hearing and provide recommendations to the Board of Supervisors before the Board approves any ordinance setting or changing inclusionary housing requirements for housing developments. Any ordinance adopted following this new process would supersede any conflicting provisions in ordinances enacted by the City or adopted by the voters before March 1, 2017, relating to inclusionary housing requirements.

### Background Information

This Legislative Digest reflects amendments adopted by the Board of Supervisors' Rules Committee on June 30, 2016. The amendments eliminated provisions that would have

FILE NO.

created a new Department of Real Estate under the jurisdiction of the Commission. Though the Commission will not oversee the Department of Real Estate or the existing Real Estate Division, the Commission will continue to play a role regarding surplus property conveyances and affordable housing transactions involving the Department of Housing and Community Development. The amendments also added the requirement that the Commission shall have an opportunity to consider any proposed ordinances setting or changing inclusionary housing requirements.

n:\legana\as2016\1600771\01117809.docx



**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE CONTROLLER**

**Ben Rosenfield**  
**Controller**

**Todd Rydstrom**  
**Deputy Controller**

June 28, 2016

Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place Room 244  
San Francisco, CA 94102-4689

RE: File 160588 – Charter amendment creating a Housing and Development Commission

Dear Ms. Calvillo,

Should the proposed charter amendment be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed amendment would increase the cost of government by approximately \$190,000 annually to fund the cost of a new city commission which would have oversight over the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate. These funds would provide for a commission secretary, commissioner compensation, and costs such as preparing public materials.

The proposed amendment establishes the Housing and Development Commission consisting of five members, two appointed by the Mayor, two by the Board of Supervisors, and one by the Controller. Commission members must have significant affordable housing development or community development experience. The commission would have the authority to appoint, evaluate, and remove the department heads of the three departments.

The commission would be required to review and make recommendations to the Board of Supervisors regarding proposed development agreements and conveyance of certain surplus City property. The commission would also adopt rules to create competitive selection processes for development of affordable housing on City property and expenditure of the City's affordable housing funds.

Sincerely,

Ben Rosenfield  
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

June 3, 2016

File No. 160588

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones:

On May 24, 2016, Supervisor Avalos introduced legislation for the following proposed Charter Amendment for the November 8, 2016, Election:

**File No. 160588 Charter Amendment - Housing and Development Commission**

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development, at an election to be held on November 8, 2016.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Derek Evans".

By: Derek Evans, Assistant Clerk  
Rules Committee

Attachment

c: John Rahaim, Director, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Environmental Planner  
Jeanie Poling, Environmental Planner

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

BOARD of SUPERVISORS



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June 3, 2016

File No. 160588

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

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c: John Rahaim, Director, Planning Department  
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BOARD of SUPERVISORS



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San Francisco 94102-4689  
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TDD/TTY No. 554-5227

## MEMORANDUM

TO: Ben Rosenfield, City Controller

FROM:  Derek Evans, Clerk, Rules Committee  
Board of Supervisors

DATE: June 3, 2016

SUBJECT: LEGISLATION INTRODUCED - CHARTER AMENDMENT

---

The Board of Supervisors Rules Committee has received the following legislation, introduced by Supervisor Peskin on May 24, 2016. This matter is being referred to you in accordance with Rules of Order 2.22.3.

**File No. 160588 Charter Amendment - Housing and Development Commission**

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development, at an election to be held on November 8, 2016.

Please review and submit your written statement pursuant to the Charter to be included with the legislative file.

If you have any questions or concerns please call me at (415) 554-7702 or email [derek.evans@sfgov.org](mailto:derek.evans@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Office of the City Controller  
Maura Lane, Office of the City Controller  
Natasha Mihal, Office of the City Controller

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Nicole Elliott, Mayor's Office  
Jon Givner, Office of the City Attorney  
John Arntz, Director, Department of Elections  
John Updike, Real Estate Division  
Todd Ruffo, Office of Economic and Workforce Development  
Olson Lee, Office of Housing and Community Development

FROM:  Derek Evans, Clerk, Rules Committee  
Board of Supervisors

DATE: June 3, 2016

SUBJECT: CHARTER AMENDMENT INTRODUCED  
November 8, 2016, Election

---

The Board of Supervisors' Rules Committee has received the following Charter Amendment for the November 8, 2016, Election, introduced by Supervisor Peskin on May 24, 2016. This matter is being referred to you in accordance with Rules of Order 2.22.4.

**File No. 160588 Charter Amendment - Housing and Development Commission**

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development, at an election to be held on November 8, 2016.

Please review and submit any reports or comments to be included with the legislative file.

If you have any questions or concerns, please call me at (415) 554-7702 or email: [derek.evans@sfbgov.org](mailto:derek.evans@sfbgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Ken Rich, Office of Economic and Workforce Development  
Lisa Pagan, Office of Economic and Workforce Development  
Sophie Hayward, Office of Housing and Community Development  
Eugene Flannery, Office of Housing and Community Development



3401 Cesar Chavez Street, Suite A  
San Francisco CA 94110  
C: (415) 206-1936 F: (415) 206-1934  
[www.andreabakerconsulting.com](http://www.andreabakerconsulting.com)

Dear Committee,

Good Morning Members,

I wish to voice my concern regarding the proposed rule.

San Francisco has an amazing team of dedicated visionaries who are working hard at empowering communities to thrive under very challenging conditions, in a city where disparities can be quite stark.

This additional layer of oversight represents bureaucracy that is not necessary, and will slow down the delivery of projects in what is already a difficult and often cumbersome process. Putting this process in place will only make it more difficult to get resources to communities and organizations that benefit from the grants and resources provided by the Mayor's Office of Economic & Workforce Development. These grants allow service providers to meet the growing needs of disenfranchised communities; many of which would otherwise lose the constant battle to keep their doors open to provide opportunity to communities that need it most. More so, it can obliterate these community organizations, which often run on tight margins.

**We need** the City of San Francisco to speedily process grant requests in order to support communities who are experiencing continued hardship in a city that says it values diversity, even as it provides diminished opportunities for us.

San Francisco **must** continue to assist disenfranchised communities who belong here and are important to the fabric of the City of San Francisco. Community organizations will not benefit from the additional costs, logistics, processes, meetings, and hearings that this commission adds to the process.

We believe that the additional layers created by the proposed Housing and Development Commission will greatly impair the ability of service providers to efficiently and effectively meet the needs of our communities that need it most.

Thank you

## Evans, Derek

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Thursday, June 30, 2016 8:14 AM  
**To:** BOS-Supervisors; Evans, Derek  
**Subject:** FW: 6/30/16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File #160588

**From:** Tammy Scott-Wigens [mailto:tammy@sanmarco-sf.com]  
**Sent:** Wednesday, June 29, 2016 9:18 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 6/30/16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File #160588

Dear Board Of Supervisors, Rules Committee,

My husband and I are small business owners in the West Portal area of San Francisco. The demands of our business don't allow either of us to attend the public hearing tomorrow addressing the Charter Amendment proposing that a commission be created to provide oversight for the Housing and Development Offices.

Our business district is in the process of being revitalized and this long process has relied significantly on the programs, grants, and personnel resources of the Office of Economic and Workforce Development (OWED) over the past few years. I have served as a Board Member of the West Portal Merchant Association since opening our business and my role within our organization has required me to be the primary liaison with OWED for utilizing the departments programs and facilitating any awarded grants.

While I agree that reforms are needed to address the real estate crisis in San Francisco there is no such emergency within OWED. In my opinion, to group these two departments together within this same Charter Amendment proposal is unwarranted. While San Francisco is at a crossroads with our housing situation which would benefit from oversight, there is not a critical demand for overseeing OWED. To add another layer of bureaucracy to OWED would be ill-advised and would slow the department's programs and funding process which is already longer than most business districts require.

In short, please do not group OWED with this reform charter as it will result in a disservice to all levels of business in San Francisco.

Sincerely,

Tammy Scott-Wigens

**Tammy Scott-Wigens**  
[tammy@sanmarco-sf.com](mailto:tammy@sanmarco-sf.com)  
(415) 571-8989 - Store  
(310) 266-7261 - Mobile

**Evans, Derek**

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Thursday, June 30, 2016 8:15 AM  
**To:** BOS-Supervisors; Evans, Derek  
**Subject:** FW: Charter Amendment - Housing and Development Commission, File # 160588  
**Attachments:** Letter Opposing Housing and Development Commission\_EAG.pdf

**From:** stephanie cajina [mailto:scajina@eagsf.org]  
**Sent:** Thursday, June 30, 2016 12:53 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Charter Amendment - Housing and Development Commission, File # 160588

Dear Board of Supervisors,

Please find attached the Excelsior Action Group's letter opposing the proposed Charter Amendment - Housing and Development Commission, File # 160588 which is being heard on June 30th.

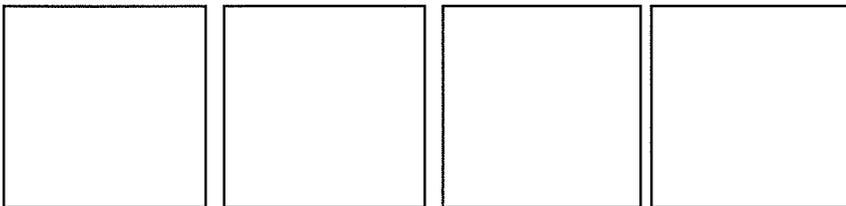
Thank you in advance for your consideration of our concerns.

Kind regards,

**Stephanie Cajina**  
Executive Director  
Excelsior Action Group

35 San Juan Avenue  
San Francisco, CA 94112  
(415) 585-0110  
[www.eagsf.org](http://www.eagsf.org)

Check out EAG's website, Facebook, Twitter, and LinkedIn to learn more about our work!





35 San Juan Avenue | San Francisco CA 94112 | Telephone 415.585.0110 | Fax 415.585.0170 | [www.eagsf.org](http://www.eagsf.org)

June 29, 2016

Board of Supervisors  
Rules Committee  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**RE: 6.30.16 Rules Commission Agenda Item #1 Charter Amendment – Housing and Development Commission, File # 160588**

To the Board of Supervisors Rules Committee:

I am writing on behalf of the Excelsior Action Group (EAG) to express our opposition to the proposed Charter Amendment for the creation of a Housing and Development Commission.

As a partner of the Mayor's Office of Economic and Workforce Development in their Invest in Neighborhoods initiative, we work closely with this office and can attest to the great support OEWD's grants and staff have given our organization in helping us uplift our commercial corridor. Given this close relationship, we are deeply concerned about the overall impact this Charter Amendment will have OEWD's ability to effectively address community needs in a timely way if more processes are involved in funding projects on the ground. Projects and initiatives are often created as calls to action for immediate corridor concerns. The proposed oversight delineated in the Charter Amendment poses a risk of diluting the response to these needs, which can have great potential negative impacts to communities of need.

The EAG has been committed to revitalizing the Excelsior's commercial corridor through economic development efforts namely small business development and abatement of blight through place making. Examples of this work include an ADA grant program to help finance costly ADA upgrades for merchants, the Ever Upward sculpture on Geneva and Mission, Hot Spot Reports to track and address corridor safety concerns, and the Safer Business Safer Community Grant- a program aimed at financing much needed safety improvements for local entrepreneurs after merchants and the Ingleside Station voiced concern over merchant safety and poor reporting. All the abovementioned projects and initiatives were put into place thanks the support of OEWD.

We ask that the Rules Committee take heed of our concern. Thank you in advance for your consideration. Please feel free to reach out to me at 415-585-0110 or [scajina@eagsf.org](mailto:scajina@eagsf.org) should you have any further questions.

Kind regards,

A handwritten signature in black ink, appearing to read 'SCAJINA', written in a cursive style.

Stephanie Cajina  
Executive Director  
Excelsior Action Group

## Evans, Derek

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Thursday, June 30, 2016 10:08 AM  
**To:** BOS-Supervisors; Evans, Derek  
**Subject:** FW: 6.30.16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File # 160588

**From:** Ben Delaney [mailto:bdelaney@scrap-sf.org]  
**Sent:** Thursday, June 30, 2016 9:53 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** re: 6.30.16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File # 160588

Dear Supervisors,

As a long-tenured nonprofit working in SF, SCRAP urges you not to adopt these proposed regulations.

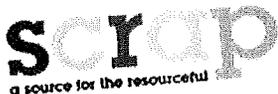
We feel that these new rules would add to our already difficult burden of complying with the many layers of rules and regulations that control our business with the city. We cannot afford a staff position to ensure compliance, and if the regulatory burden become much greater we would have to stop doing business with the city, as we would not be able to be certain we were in compliance.

While I see the logic in adding an oversight function in the Housing and Development Commission, consolidating agencies and their required paperwork would be far more efficient than adding a new layer of bureaucracy and regulation. These agencies are already heavily overseen, adding another agency will reduce their efficiency, increase the time it takes them to do their work, and make it even harder for small businesses and nonprofits to feel confident in their compliance efforts. I realize we need to create jobs, but this is the wrong way to do it.

Thank you for your hard work on behalf of the City.

Best regards,

Ben Delaney  
Executive Director



415 647-1746, M: 917 862-6572  
[BDelaney@SCRAP-SF.org](mailto:BDelaney@SCRAP-SF.org), <http://www.SCRAP-SF.org>

Please don't print this e-mail unless you really need to.

## Evans, Derek

---

**From:** Board of Supervisors, (BOS)  
**Sent:** Wednesday, June 29, 2016 3:42 PM  
**To:** BOS-Supervisors; Evans, Derek  
**Subject:** FW: 6.30.16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File # 160588

**From:** don [mailto:dcsf2001@yahoo.com]  
**Sent:** Wednesday, June 29, 2016 3:32 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** mlam@sfgoodwill.org; occexp@aol.com; yumisam@allstate.com; yumisam@allstate.com; Sithounnolat, Dolly (ECN) <dolly.sithounnolat@sfgov.org>; shaug@cal-insure.com; shaug@cal-insure.com  
**Subject:** 6.30.16 Rules Committee Agenda Item #1 Charter Amendment - Housing and Development Commission, File # 160588

It irritates me that in order to get things done government has to keep expanding and expanding with new commissions this and depts that, with executives and staff to further fatten the public trough expenses. Certainly if the existing depts and commissions and staffs did their job as they should be doing for their pay then we wouldn't have to keep coming up with these "workarounds" cuz no one wants to hold those people accountable to their responsibilities.

i've seen and felt lots of times when the very duties of certain depts are ignored by staff and "other" ways are found to do those jobs, at our added expense.

commissions do not guarantee that anything better, more efficient or effective results. I know that first hand... been there, done that... stop "playing" with creating govt and just make the one we have now do what it's supposed to do!!

don chan  
OSMPA

## Evans, Derek

---

**From:** Evans, Derek  
**Sent:** Friday, June 03, 2016 7:24 PM  
**To:** Jones, Sarah (CPC)  
**Cc:** Rahaim, John (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Navarrete, Joy (CPC); Poling, Jeanie (CPC)  
**Subject:** BOS Referral: File No. 160588 - Charter Amendment - Housing and Development Commission (Environmental Review)  
**Attachments:** 160588 - Referral - CEQA.pdf

Hello,

On May 24, 2016, Supervisor Avalos introduced legislation for the following proposed Charter Amendment for the November 8, 2016, Election:

**File No. 160588                      Charter Amendment - Housing and Development Commission**

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development, at an election to be held on November 8, 2016.

This legislation is being transmitted to you for environmental review.

**Derek K. Evans**

Assistant Clerk, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554-7702 | Fax: (415) 554-5163  
[Derek.Evans@sfgov.org](mailto:Derek.Evans@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

## Evans, Derek

---

**From:** Evans, Derek  
**Sent:** Friday, June 03, 2016 7:24 PM  
**To:** Rosenfield, Ben (CON)  
**Cc:** Rydstrom, Todd (CON); Lane, Maura (CON); Mihal, Natasha (CON)  
**Subject:** BOS Referral: File No. 160588 - Charter Amendment - Housing and Development Commission  
**Attachments:** 160588 - Referral - CTRL.pdf

Hello,

The Board of Supervisors Rules Committee has received the following legislation, introduced by Supervisor Peskin on May 24, 2016. This matter is being referred to you in accordance with Rules of Order 2.22.3.

**File No. 160588                      Charter Amendment - Housing and Development Commission**

Charter Amendment (First Draft) to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development, at an election to be held on November 8, 2016.

Please review and submit your written statement pursuant to the Charter to be included with the legislative file.

Regards,

**Derek K. Evans**

Assistant Clerk, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554-7702 | Fax: (415) 554-5163  
[Derek.Evans@sfgov.org](mailto:Derek.Evans@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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## Evans, Derek

---

**From:** Evans, Derek  
**Sent:** Friday, June 03, 2016 7:24 PM  
**To:** Arntz, John (REG); Givner, Jon (CAT); Elliott, Nicole (MYR); Updike, John; Rufo, Todd (ECN); Lee, Olson (MYR)  
**Cc:** Rich, Ken (ECN); Pagan, Lisa (ECN); Hayward, Sophie (MYR); Flannery, Eugene (MYR)  
**Subject:** BOS Referral: File No. 160588 - Charter Amendment - Housing and Development Commission  
**Attachments:** 160588 - Referral - Mandated.pdf

Hello,

The Board of Supervisors' Rules Committee has received the following Charter Amendment for the November 8, 2016, Election, introduced by Supervisor Peskin on May 24, 2016. This matter is being referred to you in accordance with Rules of Order 2.22.4.

### **File No. 160588 Charter Amendment - Housing and Development Commission**

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Please review and submit any reports or comments to be included with the legislative file.

If you have any questions or concerns please call me at (415) 554-7702 or email [derek.evans@sfgov.org](mailto:derek.evans@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Regards,

#### **Derek K. Evans**

Assistant Clerk, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102  
Phone: (415) 554-7702 | Fax: (415) 554-5163  
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# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

Supervisor Peskin; Kim

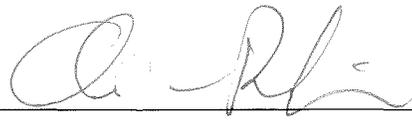
**Subject:**

[Charter Amendment - Housing and Development Commission]

**The text is listed below or attached:**

Describing and setting forth a proposal to the voters, at an election to be held on November 8, 2016, to amend the Charter of the City and County of San Francisco, to create the Housing and Development Commission to oversee the Department of Economic and Workforce Development, the Department of Housing and Community Development, and the Department of Real Estate; to require the Commission to review and make recommendations regarding proposed development agreements and conveyance of certain surplus City property before the Board of Supervisors considers such proposals; and to require the Commission to adopt rules creating competitive selection processes for the Department of Housing and Community Development's expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of the Department of Housing and Community Development.

Signature of Sponsoring Supervisor: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'A. P. Li', written over a horizontal line.

For Clerk's Use Only: