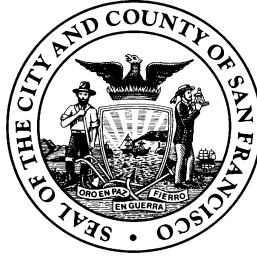


BOARD of SUPERVISORS



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

### RULES COMMITTEE

#### SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Katy Tang, Chair  
Rules Committee

FROM: Derek Evans, Assistant Clerk

DATE: July 18, 2016

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, July 19, 2016

The following file should be presented as a **COMMITTEE REPORT** at the Board Meeting on Tuesday, July 19, 2016. This item was acted upon at the Rules Committee Meeting on Monday, July 18, 2016, at 11:00 a.m., by the votes indicated.

**Item No. 83**                      **File No. 160813**

#### **[Charter Amendment - Affordable Housing and Community Development Hearings and Reports]**

Charter Amendment (Third Draft) to amend the Charter of the City and County of San Francisco, to require the Office of Economic and Workforce Development (OEWD) and the Mayor's Office of Housing and Community Development (MOHCD) to propose five-year strategic plans for consideration and approval by the Board of Supervisors; to require OEWD and MOHCD to report to the Board of Supervisors regarding their annual work plans at least two times each fiscal year; and to provide that ordinances adopted under the processes set forth in the Charter regarding inclusionary housing requirements and regarding competitive selection for the expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of MOHCD shall supersede ordinances and rules adopted by the Board of Supervisors or the voters prior to March 1, 2017, at an election to be held on November 8, 2016.

#### RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Katy Tang - Aye  
Supervisor Eric Mar - Absent  
Supervisor Malia Cohen - Aye

c: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Acting Legislative Deputy Director  
Jon Givner, Deputy City Attorney

File No. 160813

Committee Item No. 2

Board Item No. 83

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 18, 2016

Board of Supervisors Meeting

Date July 19, 2016

### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

### OTHER (Use back side if additional space is needed)

- |                                     |                                     |                                 |
|-------------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Charter Amendment (Third Draft) |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                           |

Completed by: Derek Evans Date July 15, 2016

Completed by: Derek Evans Date July 18, 2016

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 - Affordable Housing and Community Development Hearings and Reports]

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 require the**  
 5 **Office of Economic and Workforce Development (OEWD) and the Mayor's Office of**  
 6 **Housing and Community Development (MOHCD) to propose five-year strategic plans for**  
 7 **consideration and approval by the Board of Supervisors; to require OEWD and MOHCD**  
 8 **to report to the Board of Supervisors regarding their annual work plans at least two times**  
 9 **each fiscal year; and to provide that ordinances adopted under the processes set forth in**  
 10 **the Charter regarding inclusionary housing requirements and regarding competitive**  
 11 **selection for the expenditure of affordable housing funds and for the development of**  
 12 **affordable housing on City-owned property under the jurisdiction of MOHCD shall**  
 13 **supersede ordinances and rules adopted by the Board of Supervisors or the voters prior to**  
 14 **March 1, 2017.**

15  
 16 Section 1. The Board of Supervisors hereby submits to the qualified voters of the City  
 17 and County, at an election to be held on November 8, 2016, a proposal to amend the Charter of  
 18 the City and County by adding Section 16.128, to read as follows:

19 NOTE: **Unchanged Charter text and uncodified text** are in plain font.  
 20 **Additions** are *single-underline italics Times New Roman font*.  
 21 **Deletions** are *strike-through italics Times New Roman font*.  
 22 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Charter  
 subsections.

23 **SEC. 16.128. AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT**

24 **HEARINGS.**

25 **(a) By no later than December 31, 2017 and at least once every five years thereafter, the**

1 directors of the Office of Economic and Workforce Development (“OEWD”) and the Mayor’s  
2 Office of Housing and Community Development (“MOHCD”), or any successor offices, shall  
3 each submit to the Board of Supervisors a strategic plan for the office’s plans regarding housing  
4 and community development in the City. The Board of Supervisors may approve each plan by  
5 resolution or may recommend that the office modify the plan and resubmit it for further  
6 consideration by the Board of Supervisors. The Board of Supervisors may not amend the plan.  
7 Each plan shall specify the office’s near-term and long-term goals for affordable housing and  
8 community development projects. Each office shall prioritize projects and activities consistent  
9 with the plan approved by resolution.

10 (b) By no later than March 1, 2017, the director of MOHCD shall submit to the Board of  
11 Supervisors a proposed ordinance to create competitive selection processes for (1) the  
12 development of affordable housing on City-owned real property under the jurisdiction of  
13 MOHCD, and (2) MOHCD’s expenditure of funds for affordable housing. After approving  
14 amendments in its discretion, the Board of Supervisors may adopt the ordinance. The ordinance  
15 may include exceptions and limitations as deemed appropriate by MOHCD to maximize and  
16 expedite the creation of affordable housing and leverage the City’s affordable housing funds,  
17 maintain existing affordable housing, increase funding to previously selected projects, provide  
18 funding availability on a rolling basis, and provide emergency funding. The ordinance may also  
19 recognize affordable housing projects with federal or state funding sources, and exempt projects  
20 from the competitive bid process. Any such ordinance adopted by the Board shall supersede any  
21 ordinance, rule, process or regulation enacted by the City or adopted by the voters before March  
22 1, 2017, relating to a competitive bid process for the City’s development of affordable housing.

23 (c) By no later than February 1, 2017, and at least once every six months thereafter, a  
24 committee of the Board of Supervisors designated by the President of the Board shall hold a  
25 hearing to receive a report from the director of MOHCD. At that hearing, the director shall



1 report to the Board regarding an annual work plan summarizing the affordable housing projects  
2 and community development funds that MOHCD anticipates funding and awarding during the  
3 next fiscal year, including any land acquisitions or conveyances for affordable housing, and any  
4 additional matters of significance to the office, and (2) a list of surplus real property owned by  
5 the City for which the director of MOHCD recommends that the Board of Supervisors approve  
6 fee simple absolute conveyance. For the purpose of this Section 16.128(c), "surplus real  
7 property" shall mean any real property that is not required to fulfill the mission of the City  
8 department, commission, or agency with jurisdiction or control of such property, and that is not  
9 required to fulfill the mission of another City department, commission or agency or other  
10 governmental entity, as determined by the Board of Supervisors by resolution, and shall not  
11 include any real property that is sold or exchanged for purposes other than housing  
12 development.

13 (d) By no later than February 1, 2017, and at least once every six months thereafter, a  
14 committee of the Board of Supervisors designated by the President of the Board shall hold a  
15 hearing to receive a report from the director of OEWD. At that hearing, the director shall report  
16 to the Board the following information: (1) a status report of OEWD's current activities and  
17 work program; (2) a list and description of all development agreements under California  
18 Government Code Section 65864 et seq. or any successor State legislation that OEWD  
19 anticipates participating in negotiating in the current or subsequent fiscal year; and (3) a  
20 description of OEWD's proposed objectives in negotiating those development agreements.

21 (e) On or before March 1, 2017, the director of MOHCD shall make a  
22 recommendation to the Board of Supervisors regarding any proposed changes to the  
23 Inclusionary Affordable Housing Program under Planning Code section 415, including but not  
24 limited to possibly increasing or decreasing on-site or off-site inclusionary affordable housing  
25 percentages, area median income levels, or in-lieu fees, that the director believes would help to

1 increase the availability of affordable housing in the City. Any ordinance subsequently adopted  
2 by the Board of Supervisors changing the the Inclusionary Affordable Housing Program under  
3 Planning Code section 415, regardless of whether the ordinance approves the recommendations  
4 of the director of MOHCD, shall supersede conflicting provisions in any ordinance enacted by  
5 the City or adopted by the voters before March 1, 2017.

6  
7 APPROVED AS TO FORM:  
8 DENNIS J. HERRERA, City Attorney

9 By: \_\_\_\_\_  
10 JON GIVNER  
11 Deputy City Attorney

12 n:\egana\as2016\1600771\01121182.docx  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**LEGISLATIVE DIGEST**

*(Duplicated and Amended – Third Draft – 7/14/16)*

[Charter Amendment - Affordable Housing and Community Development Hearings and Reports]

**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 require the Office of Economic and Workforce Development (OEWD) and the Mayor's Office of Housing and Community Development (MOHCD) to propose five-year strategic plans for consideration and approval by the Board of Supervisors; to require OEWD and MOHCD to report to the Board of Supervisors regarding their annual work plans at least two times each fiscal year; and to provide that ordinances adopted under the processes set forth in the Charter regarding inclusionary housing requirements and regarding competitive selection for the expenditure of affordable housing funds and for the development of affordable housing on City-owned property under the jurisdiction of MOHCD shall 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 (OEWD) 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's Office of Housing and Community Development (MOHCD) 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.

Amendments to Current Law

By December 31, 2017, and at least once every five years thereafter, the Directors of MOHCD and OEWD would be required to present five-year strategic plans for their respective agencies to the Board of Supervisors, who could either approve or ask staff to consider changes.

By March 31, 2017, the Director of MOHCD would be required to present to the Board of Supervisors for adoption a proposed set of rules to create competitive selection processes for the development of affordable housing on city-owned real property under MOHCD jurisdiction as well as MOHCD expenditure of the City's affordable housing funds. An ordinance adopted

by the Board 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.

Starting by February 1, 2017, and not less than once every six months thereafter, the director of MOHCD would be required to attend a hearing at committee of the Board of Supervisors to present an annual work plan and a list of surplus properties that MOHCD proposes to convey in the next fiscal year.

Starting by February 1, 2017, and not less than every six months thereafter, the director of OEWD would be required to attend a hearing at committee of the Board of Supervisors to present an annual work plan and discuss potential development agreements.

The Charter Amendment would also require the Director of MOHCD to provide recommendatinos to the Board of Supervisors regarding possibly setting or changing inclusionary housing requirements for housing developments. Any ordinance adopted following that report 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 and July 14, 2016.

n:\legana\as2016\1600771\01121429.docx





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

**Ben Rosenfield**  
**Controller**

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

July 6, 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  
(second draft)

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 and the Department of Housing and Community Development. 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 adopt rules to create competitive selection processes for development of affordable housing on City property and expenditure of the City's affordable housing funds. Additionally, the commission would review any proposed ordinance that would set or change the minimum or maximum inclusionary or affordable housing obligations for housing development projects, prior to any Board of Supervisors hearings.

Sincerely,

*fr*  
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.



**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



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


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: 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.

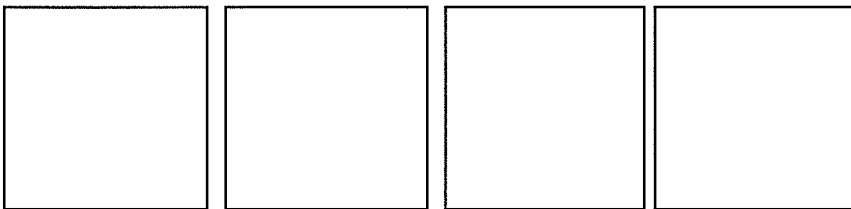
Thank you in advance for your consideration of our concerns.

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.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

*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)

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

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

*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:** 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**

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@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  
[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.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

*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.*



# 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. H.', written over a horizontal line.

For Clerk's Use Only: