

San Francisco
BOARD OF SUPERVISORS

Date Printed: March 24, 2017

Date Established:

June 12, 2016

Active

INCLUSIONARY HOUSING TECHNICAL ADVISORY COMMITTEE

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Authority:

Administrative Code, Article XXIX, Chapter 5, Sections 5.29-1 through 5.29-7 (File No. 160255; Ord. No. 76-16).

Board Qualifications:

With the support of independent consultants as deemed appropriate by the Controller and with advice on setting qualifications and criteria (or consultant selection from the Inclusionary Housing Technical Advisory Committee established in Administrative Code Chapter 5, Article XXIX, the Controller, in consultation with relevant City Departments and the Inclusionary Housing Technical Advisory Committee, shall conduct a feasibility study of the City's inclusionary affordable housing obligations set forth in Planning Code Section 415 et seq., including but not limited to the affordable housing fee and on-site and off-site alternatives, and shall submit a report to the Board of Supervisors by July 31, 2016 and by October 31 for subsequent years.

Thereafter, the Controller, in consultation with the Department and the Inclusionary Housing Technical Advisory Committee, shall repeat this process at least every 36 months, or more frequently as deemed necessary by the Controller in response to a significant shift in economic or market conditions.

Membership: The Advisory Committee shall consist of eight members. All members shall have experience and expertise in development finance. The Board of Supervisors shall appoint members to Seats 1 through 4, and the Mayor shall appoint members to Seats 5 through 8.

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Each member shall serve at the pleasure of the member's appointing authority. Each member appointed to the Advisory Committee in 2016 shall serve until three months after the date the Controller produces the first economic feasibility analysis required by Planning Code Section 415.10, at which point the member's term shall expire.

The Board of Supervisors and the Mayor shall appoint new members to the Advisory Committee in anticipation of each subsequent economic feasibility analysis by the Controller, and those members' terms shall similarly expire three months after the date the Controller produces the economic feasibility analysis required by Planning Code Section 415.10. Members shall not hold over after the expiration of their terms.

If a vacancy occurs in any seat on the Advisory Committee, the appointing authority for the vacated seat shall appoint a successor to that seat.

Members of the Advisory Committee shall receive no compensation from the City for serving on the Advisory Committee.

Any member who misses three regular meetings of the Advisory Committee without the express approval of the Advisory Committee at or before each missed meeting shall be deemed by operation of law to have resigned from the Advisory Committee ten days after the third unapproved absence. The Advisory Committee shall inform the appointing authority of the resignation.

The Controller's Office shall provide clerical and administrative support and staffing for the Advisory Committee.

Reports: The Advisory Committee shall provide input and advice to the Controller, the Mayor, the Planning Department and the Board of Supervisors regarding the content of the economic feasibility analysis required by Planning Code Section 415.10. The Advisory Committee shall hold technical workshops to evaluate the fiscal feasibility of various inclusionary housing fees and on-site and off-site alternatives, including evaluating a range of project types, inclusionary percentages, and resident income levels, and assessing whether fiscal feasibility varies within the City across different neighborhoods. The Advisory Committee may, but is not required to, prepare written reports.

Sunset: The Board of Supervisors and Mayor intend the Advisory Committee to last until the enactment of an ordinance removing this Article XXIX from the Administrative Code. Notwithstanding Rule 2.21 of the Board of Supervisors Rules of Order, which provides that advisory bodies created by the Board should sunset within three years, the Board intends the Advisory Committee to exist for longer than three years.
