

Housing and Development Commission*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration

On: Monday, August 8, 2016

Members: Packard, Anderson, Fasick, Fraps, Jorgensen

Deadline to Request Reconsideration: TBD

The Way It Is Now: The Office of Economic and Workforce Development (OEWD) administers:

- programs related to workforce development and job training, attracting and retaining businesses in the City;
- public-private real estate development projects, including development agreements, and
- programs for revitalizing commercial corridors in economically disadvantaged neighborhoods.

- No City commission oversees the operations of OEWD, which has a \$39 million operating budget and employs over 100 full time employees.

The Mayor's Office of Housing and Community Development (MOHCD) administers:

- programs to finance the development and rehabilitation of affordable housing;
- the City's below-market-rate inclusionary housing program, which generally requires developers of market-rate housing to pay a fee or to build a certain number of affordable housing units; and
- grants programs to support community development, nonprofit organizations, and small businesses.

- No City commission oversees the operations of MOHCD, which employs over 100 full-time employees, manages a \$69 million operating budget and is tasked with managing and appropriating \$1.5 billion in public monies for affordable housing development.

The Mayor appoints the heads of OEWD and MOHCD and has the authority to remove them.

~~No City commission directly oversees the operations of MOHCD and OEWD. But, the~~The Board of Supervisors (Board) approves their budgets of OEWD and MOHCD and some of their agreements, programs and grants.

MOHCD follows a competitive selection process for the development of affordable housing on City-owned property.

The Proposal: Proposition ___ is a Charter amendment that would create the Housing and Development Commission. The Commission would have seven members, three appointed by the Mayor, three appointed by the Board, and one appointed by the Controller, including appointees with expertise in affordable housing, community development, homeless services and finance.

The Mayor's nominees would be subject to approval by the Board. Commissioners could serve up to two consecutive four-year terms.

The Commission would oversee ~~two newly formed departments~~—the Department of Economic and Workforce Development (DOEWD) and the Department of Housing and Community Development (DOHCD), which would formally assume powers, functions and duties of OEWD and MOHCD, respectively. ~~DOEWD would take over the powers and duties of OEWD, and DOHCD would take over the powers and duties of MOHCD.~~

The Commission would have the power to appoint and remove the heads of these two departments.

The Commission’s responsibilities would ~~also~~ include holding public hearings to:

- adopting a five-year strategic plan specifying the City’s goals for affordable housing and community development projects and reviewing annual workplans from the two departments based on achieving those goals;
 - Review development agreements proposed by DOEWD and any related collateral agreements, and make recommendations to the Board of Supervisors;
 - Review any conveyance of City surplus property to be used for affordable or homeless housing and make recommendations to the Board of Supervisors;
- establishing rules for the competitive selection process for the development of affordable housing on City-owned property. These rules would be subject to rejection by a two-thirds vote of the Board. ~~The rules would replace any rules that the Board or the voters adopted before March 1, 2017 relating to a competitive bid process for the City’s development of affordable housing;~~
 - making provide recommendations to the Board of Supervisors on any ordinance setting or changing the City’s inclusionary housing requirements for private development projects. ~~before the Board approves any ordinance setting or changing the City’s below-market rate inclusionary housing requirements. Any such ordinance would replace any conflicting provisions in ordinances that the Board or the voters adopted before March 1, 2017;~~ and
 - ~~approving development agreements that DOEWD administers.~~

A "YES" Vote Means: If you vote “yes,” you want to amend the Charter to create the Housing and Development Commission to oversee two ~~newly formed~~ departments—the Department of Economic and Workforce Development and the Department of Housing and Community Development. You also want the Commission’s responsibilities to include:

- adopting a five-year strategic plan for affordable housing and community development projects;
- establishing rules for the competitive selection process for the development of affordable housing on City-owned property;
- making recommendations to the Board before the Board approves any ordinance setting or changing the City’s below-market rate inclusionary housing requirements; and
- approving development agreements that DOEWD administers.

A "NO" Vote Means: If you vote “no,” you do not want the City to make these changes