

Housing and Development Commission*

Digest by the Ballot Simplification Committee

Status: Approved Digest

On: Monday, August 8, 2016

Members: Packard, Anderson, Fasick, Fraps, Jorgensen

Deadline to Request Reconsideration: 12 p.m. on Tuesday, August 9

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

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

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, governed by the Planning Code, that generally requires developers of market-rate housing to pay a fee or to build affordable housing units;
- first-time homeowner loans and grants; and
- grants to support community development, nonprofit organizations and small businesses.

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

No City commission directly oversees the entire scope of operations of MOHCD and OEWD, unlike many other City departments. These agencies must seek approval from the Planning Commission and Board of Supervisors for certain proposed policy changes. The Board approves their budgets and some of their agreements, programs and grants.

MOHCD and OEWD follow a competitive selection request-for-proposals process for neighborhood improvement, small business assistance, job training and development of affordable housing on City-owned property. Most of those grants are not reviewed and approved by the Board.

The Proposal: Proposition ___ is a Charter amendment that would create the Housing and Development Commission. The Commission would have seven members, three nominated by the Mayor, three appointed by the Board, and one appointed by the Controller. The Mayor's nominees would be subject to approval by the Board. Commissioners could serve up to two consecutive four-year terms. Commissioners could be removed from office only for official misconduct.

Proposition ___ would create establish the Department of Economic and Workforce Development (DOEWD) and the Department of Housing and Community Development (DOHCD) to assume the powers and duties and to replace OEWD and MOHCD. These two offices would cease to exist. The Commission, instead of the Mayor, would have the power to appoint and remove the heads of these two new departments.

The new Commission's responsibilities would also include holding noticed public hearings to:

- continuing to develop a five-year strategic plan specifying the City's goals for affordable housing and community development projects;

** Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*

- **establishing** new rules for the competitive selection process for the development of affordable housing on City-owned property. These would replace any rules that the Board adopts or ballot measures that the voters approve before March 1, 2017, relating to a competitive bidding process for the City's development of affordable housing. These rules would be subject to rejection by a two-thirds vote of the Board;
- **making** recommendations to the Board 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 adopted or the voters approved before March 1, 2017;
- **review and make** recommendations **to the** Board **on** approval of development agreements that DOEWD administers; and
- **review any conveyance of City surplus property and make recommendations to the Board of Supervisors;**
- **overseeing** the spending of the City's affordable housing funds.

A "YES" Vote Means: If you vote "yes," you want to **create** **establish** the Housing and Development Commission to oversee ~~two new departments~~ (the Department of Economic and Workforce Development and the Department of Housing and Community Development); two new departments that will take over the duties of the Office of Economic and Workforce Development and the Mayor's Office of Housing and Community Development.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.