HOUSING REVIEW COMMITTEE

A limited-purpose committee established to propose a standard for what constitutes a “significant increase in residential development potential.”

Notice of Meeting

Hearing Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
Thursday, February 7, 2013
9:00 am

Members: Olson Lee, Director, Mayor’s Office of Housing
              John Rahaim, Director, Planning Department
              Todd Rufo, Director, Office of Economic and Workforce Dev.

Cell Phone and/or Sound-Producing Electronic Devices Usage at Hearings
Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings).

San Francisco Lobbyist Ordinance
Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site http://www.sfgov.org/ethics.

Accessible Meeting Policy
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Know Your Rights Under the Sunshine Ordinance
Government’s duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people’s business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people’s review.
A. CALENDAR ITEM: Definition of “Significant Increase in Residential Development Potential”

In November of 2012, the voters of San Francisco passed an amendment to the City’s Charter to create a San Francisco Housing Trust Fund. Among other provisions, the Amendment stabilizes the cost of future inclusionary or affordable housing requirements, with certain exceptions. Section 16110 (h)(1)(B)(iv) exempts from fee stabilization “an area subject to a change in zoning enacted after November 6, 2012 that affects 40 or more acres or greater and results in a significant increase in residential development potential, where the area is not also encompassed by a Special Use District adopted after November 6, 2012.” The Amendment also creates a Housing Review Committee to recommend a standard to the Board of Supervisors for what constitutes a significant increase.

Staff has prepared language that is substantially similar to the significance threshold used to determine the exemption for Special Use Districts and other local (site) specific re-zonings.

Recommendation: Approval of the proposed standard to the Board of Supervisors for what constitutes a significant increase.

The staff memo, as well as a copy of the Housing Trust Fund Charter Amendment is available at: www.sfgov.org/moh under “Housing Division,” or by contacting: Daniel Adams, San Francisco Mayor’s Office of Housing, at (415) 701-5528, 1 South Van Ness Avenue, 5th Floor, San Francisco, 94103.

B. PUBLIC COMMENT

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

(1) responding to statements made or questions posed by members of the public; or
(2) requesting staff to report back on a matter at a subsequent meeting; or
(3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Adjournment