

A photograph of the San Francisco City Hall dome, a large, ornate, light-colored stone structure with a prominent central dome and a tall, slender spire. The building is set against a clear blue sky. A dark teal rectangular box is overlaid on the left side of the image, containing the title text in white.

# **Housing & Economic Development Bodies**

**Commission Streamlining Task Force**

October 1, 2025

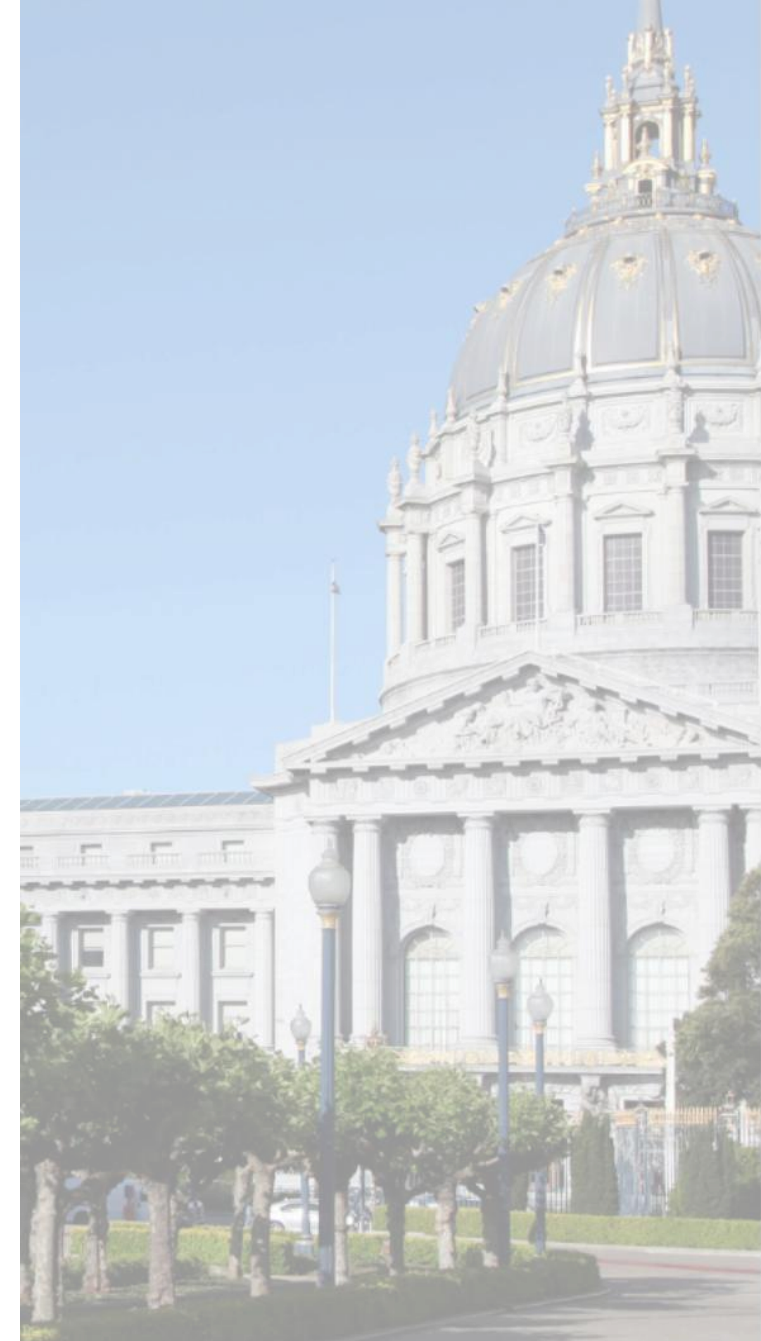


## Process and Next Steps

- **Today – November 5:** discuss bodies by policy area. The Task Force may vote to eliminate public bodies
  - Today's meeting will be organized by department
  - The Task Force may amend its decisions at any time before the final legislation is approved
- **By February 1:** approve final report
- **February 4:** review draft legislation
- **February 18:** approve legislation
- **By March 1:** legislation introduced to the Board of Supervisors

# Staff Recommendations for Housing and Economic Development Bodies

- **31 Housing and Economic Development policy bodies** identified
- Staff evaluated each of these against the Task Force's evaluation criteria, contacted City departments to gather more information, and considered any public input received
- After further investigation, **staff recommend the Task Force keep 16 and combine or eliminate 15**



# How Did We Evaluate Whether to Keep or Eliminate Each Body?

Category		Evaluation Criteria	Outcome if Yes
1	Required by state or federal law	1A. Does state or federal law explicitly require the existence of this specific body?	Keep
		1B. Does this body fulfil some function required by state or federal law?	Go to 1c
		1C. Could either another body or City staff fulfil this legal requirement?	Consider combining or eliminating
2	Inactivity	2A. Is this body inactive (did not meet in last year)?	Consider eliminating
		2B. Is there a clear rationale to maintain the body despite its inactivity?	Consider combining or modifying
3	Borderline Inactivity	3A. Is this body borderline inactive (met < 4 times in the past year or > 25% of seats are vacant)?	Consider eliminating or consolidating
		3B. Could these issues be addressed by applying templates?	Consider modifying
4	Overlap with other bodies	4A. Do other bodies cover a similar topic or policy area?	Go to 4b and 4c
		4B. Could this body reasonably be combined with others in its policy area?	Consider combining or eliminating
		4C. Could this body reasonably take on the work of others in its policy area?	Keep and consider expanding scope
5	Breadth of Focus	5A. Is this body narrowly focused on a single funding source, neighborhood, age/ demographic group, or narrow topic?	Go to 5a
		5B. Could those interests be adequately represented by some other body or City department?	Consider combining or eliminating
If the answer is “no” to all criteria, consider keeping the body.			



# What Else Did We Consider?

1. Does this body serve a purpose that is **essential to the effective operation** of City and County government?
2. Does this body **bring in outside expertise** that would otherwise be missing from the City's work on the body's target topic area?
3. Are there **other active pathways for public input** regarding this policy area?
4. If the body fulfills a **function required by state or federal law**, could those functions reasonably be **carried out by City staff or another policy body**?
5. Does the body **struggle to meet quorum**? If so, why? Would issues be resolved by applying a template (e.g., reduce membership)?
6. Could the body **reasonably be combined** with others that cover a similar topic or policy area?
7. Could one or more **overlapping bodies** reasonably be **eliminated**?
8. If this body was **eliminated**, could these interests be adequately represented by City staff or other public bodies with a broader scope and mandate?

# Recommended Actions for Housing Bodies

## Keep (16)

Airport Commission

Asian Art Commission

Board of Appeals

Board of Directors of the San Francisco Downtown Revitalization and Economic Recovery Financing District

Building Inspection Commission

Cannabis Oversight Committee

Committee on City Workforce Alignment

Entertainment Commission

Fine Arts Museums Board of Trustees

Inclusionary Housing Technical Advisory Committee

Library Commission

Planning Commission

Residential Rent Stabilization and Arbitration Board

Small Business Commission (consider expanding scope)

War Memorial Board of Trustees

Workforce Investment Board

## Combine or Eliminate (15)

Abatement Appeals Board

Access Appeals Commission

Arts Commission

Bayview Hunters Point Citizens Advisory Committee

Board of Examiners

Citizens Committee on Community Development

Code Advisory Committee

Film Commission

Historic Preservation Commission

Interagency Planning and Implementation Committee (IPIC)

Market and Octavia Community Advisory Committee

SoMa Community Stabilization Fund Community Advisory Committee

South of Market Community Planning Advisory Committee

Street Artists and Craftsmen Examiners Advisory Committee

Structural Advisory Committee



# Today's Process

- **Agenda Item 7: Arts & Culture**
- **Agenda Item 8: Building & Permitting**
- **Agenda Item 9: Economic Development**
- **Agenda Item 10: Housing & Community Development**
- **Agenda Item 11: Planning & Land Use**
- **Agenda Item 12: Workforce Development**
- **For each agenda item, we will...**
  - Briefly introduce bodies and recommendations
  - Optional: Task Force member opening statements
  - Public Comment
  - Task Force member discussion and (optional) voting

# Agenda Item 7:

## Arts & Culture

- a) Arts Commission
- b) Film Commission
- c) Street Artists and Craftsmen Examiners Advisory Committee
- d) Library Commission
- e) War Memorial Board of Trustees
- f) Asian Art Commission
- g) Fine Arts Museums Board of Trustees



# Arts & Culture

	Arts Commission
<b>Purpose</b>	Oversees public art, cultural funding, arts programs, and design review of City structures.
<b>Current Type</b>	Governance
<b>Outcome</b>	Combine or eliminate (may combine with other arts-related commissions, recommend the new Arts Agency to perform functions, defer decision-making pending details about new Arts Agency, or eliminate completely)
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to governance or advisory template
<b>Exceptions</b>	None
<b>Other</b>	None

# Arts Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	15	15 maximum	5-7	Yes – Advisory
Appointing authority	Mayor	N/A	Mayor	Yes – both
Appointment confirmations	None, BOS may reject with 2/3 majority within 30 days.	None	None <sup>1</sup>	Yes- Governance
Member removal	At will	At will	At will	Yes - both
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	11 members have specific arts qualifications, 4 do not.	None required <sup>3</sup>	None required <sup>3</sup>	Yes
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes – Governance
Hiring and firing authority	Sole authority to appoint and remove	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	Yes	N/A	Retain status quo	Yes – Governance
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No role	N/A	No role	Yes - both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)
2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).
3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Arts & Culture

	Film Commission	Street Artists & Craftsmen Examiners Advisory Committee
<b>Purpose</b>	Promotes filmmaking and supports a wide range of productions	Advises the Arts Commission on the certification of artists to sell their work in designated spaces, including street vending locations citywide
<b>Current Type</b>	Governance	Advisory
<b>Outcome</b>	Combine or eliminate (primary role is advocacy and networking; future uncertain due to merger into new Arts Agency)	Combine or eliminate (invalidated by 2018 state law and superseded by 2020 Public Works program)
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to governance or advisory template	None recommended, but if kept: <ol style="list-style-type: none"> <li>1) Increase term length from 2 to 3 years</li> <li>2) Add 4-term limit</li> <li>3) Move from Police Code to Administrative Code</li> <li>4) Add a 3-year sunset date</li> </ol>
<b>Exceptions</b>	None	None
<b>Other</b>	None	None

# Film Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	11	15 maximum	5-7	Yes – Advisory
Appointing authority	Mayor	N/A	Mayor	Yes - Both
Appointment confirmations	None	None	None <sup>1</sup>	Yes – Both
Member removal	At will	At will	At will	Yes - Both
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	Professional experience in film, arts, media, or related fields	None required <sup>3</sup>	None required <sup>3</sup>	Yes
Establishing authority	Administrative Code	Administrative Code	TBD	Yes - Advisory
Sunset date	None	3 years	None	Yes – Governance
Hiring and firing authority	Firing authority	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	Limited	N/A	Retain status quo	Yes – Governance
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No	N/A	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)

2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).

3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Arts & Culture

	Library Commission	War Memorial Board of Trustees
<b>Purpose</b>	Sets policy, provides strategic direction, and approves budget for the City's 28 libraries.	Oversees the Opera House, Veterans Building, Davies Symphony Hall, and Zellerbach Rehearsal Hall
<b>Current Type</b>	Governance	Governance
<b>Outcome</b>	Keep	Keep (legally required; special fiduciary responsibility)
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to governance or advisory template	1) Appointees serve at will 2) Remove department head hiring/firing authority
<b>Exceptions</b>	None	3) Allow for 11 members rather than 5-7 4) Board retains authority to set term limits; recommend 12-year maximum per template
<b>Other</b>	None	5) TBD: establishing authority (keep in Charter or move to Administrative Code?)



# Library Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	7	15 maximum	5-7	Yes – Both
Appointing authority	Mayor	N/A	Mayor	Yes – Governance
Appointment confirmations	None	None	None <sup>1</sup>	Yes – Both
Member removal	At will	At will	At will	Yes – Both
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	None	None required <sup>3</sup>	None required <sup>3</sup>	Yes - Both
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes - Governance
Hiring and firing authority	The Commission may nominate qualified candidates for the role of City Librarian. The Commission may remove the City Librarian on its own initiative.	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	No	N/A	Retain status quo	Yes - Both
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No role	No role	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)

2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).

3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Arts & Culture

	Asian Art Commission	Fine Arts Museums Board of Trustees
<b>Purpose</b>	Oversees the Asian Art Museum and its collections, funding, and cultural programs	Oversees the Fine Arts Museums, ensuring preservation, accessibility, and public cultural programs
<b>Current Type</b>	Governance	Governance
<b>Outcome</b>	Keep (legally required; special fiduciary responsibility)	Keep (legally required; special fiduciary responsibility)
<b>Template Alignment</b>	1) Appointees serve at will	1) Appointees serve at will
<b>Exceptions</b>	2) Keep 27 commissioners (larger than standard 5-7) 3) Commission nominates members; Mayor appoints 4) 3-year terms (aligned with museum industry norms) 5) Commission sets its own term limits (recommend maximum 12 years) 6) Retain authority over museum director hiring/firing	2) Reduce cap from 62 trustees; keep 7+ for fundraising 3) Board nominates, Mayor appoints 4) 3-year terms (aligned with museum industry norms) 5) Commission sets its own term limits (recommend maximum 12 years) 6) Retain authority over museum director hiring/firing
<b>Other</b>	7) Keep in Charter	7) Keep in Charter 8) Align quorum language to other bodies

# Agenda Item 8:

## Building & Permitting

- a) Building Inspection Commission
- b) Code Advisory Committee
- c) Structural Advisory Committee
- d) Board of Appeals
- e) Board of Examiners
- f) Abatement Appeals Board
- g) Access Appeals Commission

# Building & Permitting

	Building Inspection Commission
<b>Purpose</b>	Oversees the Department of Building Inspection, sets policy, hears appeals, and sits as the Abatement Appeals Board.
<b>Current Type</b>	Governance
<b>Outcome</b>	Keep
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to governance or advisory template
<b>Exceptions</b>	None
<b>Other</b>	None

# Building Inspection Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	7	15 maximum	5-7	Yes - Both
Appointing authority	Mayor (4 seats) and Board of Supervisors President (3 seats)	N/A	Mayor	Yes - Advisory
Appointment confirmations	Yes	None	None <sup>1</sup>	<b>No</b>
Member removal	For cause	At will	At will	<b>No</b>
Term length	2 years	3 years maximum	4 years	<b>No</b>
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	Mayor: 2 structural engineers, architects, or residential builders BOS Pres.: 1 residential tenant or employee of a non-profit housing organization	None required <sup>3</sup>	None required <sup>3</sup>	Yes - Both
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes – Governance
Hiring and firing authority	Nominates and sole authority to fire DBI Director	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	No	N/A	Retain status quo	Yes – Governance
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No	No role	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)

2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).

3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.



# Building & Permitting

	Code Advisory Committee	Structural Advisory Committee
<b>Purpose</b>	Advises the Building Inspection Commission on building codes, related rules and regulations, and proposed ordinances that may affect construction permits	Provides independent expert review to the Director of Building Inspection on the design and construction of buildings with special features or special design procedures
<b>Current Type</b>	Advisory	Advisory
<b>Outcome</b>	Combine or eliminate (fold into Building Inspection Commission or Structural Advisory Committee)	Combine with Code Advisory Committee or eliminate (shift to staff/peer review)
<b>Template Alignment</b>	If kept: <ol style="list-style-type: none"> <li>1) Reduce from 17 to 15 seats</li> <li>2) Add 4-term limit</li> <li>3) Move to Administrative Code from Charter and Building Code</li> <li>4) Add a 3-year sunset</li> </ol>	If kept: <ol style="list-style-type: none"> <li>1) Move to Administrative Code from Charter and Building Code</li> <li>2) Add a 3-year sunset</li> </ol>
<b>Exceptions</b>	None	3) No term limit
<b>Other</b>	None	None

# Building & Permitting

	Board of Appeals	Board of Examiners
<b>Purpose</b>	Hears and decides appeals of decisions by various commissions, departments, bureaus, agencies, and officers of the City	Reviews and approves new construction materials and methods, considers variances from building code requirements, provides code interpretations, and hears appeals of abatement orders involving construction safety or technical code questions
<b>Current Type</b>	Regulatory	Regulatory
<b>Outcome</b>	Keep; consider expanding scope into a single citywide appeals board	Combine into a single citywide appeals board
<b>Template Alignment</b>	Appeals Board template: 1) Members should be removable for cause <sup>1</sup> 2) Add 3-term limit 3) Add qualifications	None recommended, but if kept, align with appeals board template: 1) Reduce from 13 to 7 seats 2) Members should be removable for cause <sup>1</sup> 3) Increase term length from 3 to 4 years 4) Add 3-term limit
<b>Exceptions</b>		
<b>Other</b>	4) Keep in Charter	5) TBD: establishing authority (keep in Charter or move to Administrative Code?)

1. TF will define Appeals Board removal thresholds at a later date

# Building & Permitting

	Abatement Appeals Board	Access Appeals Commission
<b>Purpose</b>	Hears and decides appeals when property owners challenge Department of Building Inspection (DBI) actions, such as orders to fix unresolved building code violations or disputed final assessment bills. DBI's governing body, the Building Inspection Commission, sits as the AAB.	Conducts hearings on the Department of Building Inspection's (DBI) interpretations of disability access regulations and enforcement. Legally required under state law.
<b>Current Type</b>	Regulatory	Regulatory
<b>Outcome</b>	Combine into a single citywide appeals board	Combine into Board of Appeals, with a dedicated subcommittee to meet state disability access requirements
<b>Template Alignment</b>	None recommended, but if kept, align with appeals board template: 1) Members should be removable for cause <sup>1</sup>	None recommended, but if kept, align with appeals board template: 1) Members should be removable for cause <sup>1</sup> 2) Add 3-term limit
<b>Exceptions</b>	2) Term lengths and limits should be governed by the Building Inspection Commission	None
<b>Other</b>	3) TBD: establishing authority (keep in Charter and Building Code or move to Administrative Code?)	3) TBD: establishing authority (keep in Charter and Building Code or move to Administrative Code?)

1. TF will define Appeals Board removal thresholds at a later date

# Agenda Item 9:

## Economic Development

- a) Airport Commission
- b) Board of Directors of the San Francisco Downtown Revitalization and Economic Recovery Financing District
- c) Small Business Commission
- d) Entertainment Commission
- e) Cannabis Oversight Committee

# Economic Development

	Airport Commission
<b>Purpose</b>	Oversees the construction, management, supervision, maintenance, extension, operation, use and control of all Airport property, as well as the assets under the Commission's jurisdiction
<b>Current Type</b>	Governance
<b>Outcome</b>	Keep
<b>Template Alignment</b>	<ol style="list-style-type: none"> <li>1) Add 3-term limit</li> <li>2) Remove department head hiring/firing authority</li> <li>3) Require statement of qualifications</li> </ol>
<b>Exceptions</b>	<ol style="list-style-type: none"> <li>4) Retain for cause removal and ability for voters to recall an appointee<sup>1</sup></li> </ol>
<b>Other</b>	<ol style="list-style-type: none"> <li>5) TBD: establishing authority (keep in Charter or move to Administrative Code?)</li> </ol>



# Economic Development

	Board of Directors of the San Francisco Downtown Revitalization and Economic Recovery Financing District	Small Business Commission
<b>Purpose</b>	Responsible for preparing and overseeing a financing plan that directs certain property tax revenues toward major commercial-to-residential conversions and other projects that support downtown's recovery.	Oversees the Office of Small Business. Makes recommendations to the Mayor, Board of Supervisors, and City departments regarding laws and policies that affect small businesses. Reviews and approves Legacy Business Registry applications.
<b>Current Type</b>	Other	Governance
<b>Outcome</b>	Keep (legally necessary for the City to pursue downtown revitalization activities)	Keep
<b>Template Alignment</b>	No changes recommended – Task Force could discuss alignment to Governance or Advisory template	No recommendations issued – Task Force to discuss alignment to Governance or Advisory template
<b>Exceptions</b>	None	None
<b>Other</b>	None	None

# Board of Directors of the San Francisco Downtown Revitalization and Economic Recovery Financing District

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	5	15 maximum	5-7	Yes – both
Appointing authority	President of the Board of Supervisors (3 seats) and the Board of Supervisors (2 seats)	N/A	Mayor	Yes - Advisory
Appointment confirmations	None	None	None <sup>1</sup>	Yes - both
Member removal	At will	At will	At will	Yes - both
Term length	4 years	3 years maximum	4 years	Yes - Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	BOS President: 3 members of the Board of Supervisors  BOS: 2 members of the public	None required <sup>3</sup>	None required <sup>3</sup>	Yes - both
Establishing authority	Administrative Code	Administrative Code	TBD	Yes - Advisory
Sunset date	Once the District stops receiving property tax revenue	3 years	None	<b>No</b>
Hiring and firing authority	No	N/A	Consultative responsibilities only	Yes - Advisory
Contract approval authority	No	N/A	Retain status quo	Yes - Advisory
Budget approval authority	No	N/A	Yes	Yes - Advisory
Employee discipline authority	No	No role	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)

2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).

3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Small Business Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	7	15 maximum	5-7	Yes
Appointing authority	Mayor, Board of Supervisors	N/A	Mayor	<b>No</b>
Appointment confirmations	None	None	None <sup>1</sup>	Yes
Member removal	At will	At will	At will	Yes
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	Yes	None required <sup>3</sup>	None required <sup>3</sup>	Yes
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes - Governance
Hiring and firing authority	Yes	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	No	N/A	Retain status quo	Yes
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No	No role	No role	Yes

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)  
2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).  
3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Economic Development

	Entertainment Commission	Cannabis Oversight Committee
<b>Purpose</b>	Coordinates planning and permitting for events and venues throughout the City, manages and mediates venue and residential relations, and promotes venues and events for economic and cultural enrichment	Advises the Board of Supervisors (BOS) and Mayor on the implementation and enforcement of cannabis laws and regulations
<b>Current Type</b>	Regulatory	Advisory
<b>Outcome</b>	Keep; potentially assign appellate functions to the Board of Appeals	Keep
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to Governance or Advisory template	1) Reduce from 16 to 15 seats
<b>Exceptions</b>	None	None
<b>Other</b>	None	None

# Entertainment Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	7	15 maximum	5-7	Yes – Both
Appointing authority	Mayor (4 seats); Board of Supervisors (3 seats)	N/A	Mayor	Yes – Advisory
Appointment confirmations	Mayoral appointments subject to BOS approval w/ a public hearing and vote within 60 days	None	None <sup>1</sup>	<b>No</b>
Member removal	For cause	At will	At will	<b>No</b>
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	Neighborhoods, entertainment, urban planning, law enforcement, and public health	None required <sup>3</sup>	None required <sup>3</sup>	Yes – Both
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes – Governance
Hiring and firing authority	Yes	N/A	Consultative responsibilities only	<b>No</b>
Contract approval authority	N/A	N/A	Retain status quo	Yes - Both
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	None	No role	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)  
2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).  
3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.



# Agenda Item 10: Housing & Community Development

- a) Citizens Committee on Community Development
- b) Inclusionary Housing Technical Advisory Committee
- c) Residential Rent Stabilization and Arbitration Board
- d) SoMa Community Stabilization Fund Community Advisory Committee

# Housing & Community Development

	Citizens Committee on Community Development	Inclusionary Housing Technical Advisory Committee
<b>Purpose</b>	Makes recommendations to the Mayor and Board of Supervisors on United States Department of Housing and Urban Development (HUD) funding allocations and policy matters that are directly related to community development efforts in the City	Reviews the City's regular study of affordable housing requirements to make sure they are financially realistic. Advises City officials on whether developers can meet these obligations while still building new housing
<b>Current Type</b>	Advisory	Advisory
<b>Outcome</b>	Combine or eliminate (HUD participation requirements can be met through alternative public processes)	Keep
<b>Template Alignment</b>	If kept: 1) Appointees serve at will 2) Increase term length from 2 to 3 years 3) Add 4-term limit 4) Add 3-year sunset	1) Add 3-year term length 2) Add 4-term limit
<b>Exceptions</b>	None	3) Do not apply a sunset date
<b>Other</b>	None	4) Clarify codified meeting cadence

# Housing & Community Development

	Residential Rent Stabilization and Arbitration Board	SoMa Community Stabilization Fund Community Advisory Committee
<b>Purpose</b>	Implements and administers the City's residential rent control ordinance by enacting policies, rules, and regulations as needed. Considers appeals of decisions issued by the Rent Board's Administrative Law Judges. Determines the interest rate on residential security deposits	Makes recommendations on funding priorities for cultural preservation, community improvements, public investments, affordable housing, and jobs-housing linkage programs. Monitors implementation of area plans.
<b>Current Type</b>	Regulatory	Advisory
<b>Outcome</b>	Keep; potentially assign appellate functions to the Board of Appeals	Combine with SoMa CPAC or eliminate (29% vacancy rate and limited future funding)
<b>Template Alignment</b>	No recommendations issued – Task Force to discuss alignment to governance or appeals template	If kept: 1) Reduce from 7 to 5 seats 2) Reduce term length from 4 to 3 years 3) Modify to sunset in 3 years
<b>Exceptions</b>	None	None
<b>Other</b>	None	None

# Rent Board

Template component	Current State	Appeals Board Template	Governance Commission Template	Currently Aligned?
Number of Members	5	3-7	5-7	Yes – Both
Appointing authority	Mayor	N/A	Mayor	Yes - Governance
Appointment confirmations	None	N/A	None <sup>1</sup>	Yes – Governance
Member removal	At will	Members are “removeable” - removal is not at will but is at a lower threshold than for cause removals. Details TBD.	At will	Yes - Governance
Term length	4 years	4 years	4 years	Yes – Both
Term limits	None	3 terms	3 terms	<b>No – assign term limits</b>
Qualifications	Yes	Qualifications required; determined by authorizing legislation	None required <sup>2</sup>	Yes – Both
Establishing authority	Administrative Code	TBD	TBD	<b>No – Task Force to discuss</b>
Sunset date	None	None; Evaluate workload/purpose every 5 years.	None	Yes – Both
Hiring and firing authority	Yes	N/A	Consultative responsibilities only	<b>No – Task Force to discuss</b>
Contract approval authority	No	N/A	Retain status quo	Yes – Both
Budget approval authority	Yes	N/A	Yes	Yes – Governance
Employee discipline authority	No	N/A	No role	Yes – Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)

2. Not required to have specific qualifications. However, if there are If no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.

# Agenda Item 11:

## Planning & Land Use

- a) Planning Commission
- b) Historic Preservation Commission
- c) Bayview Hunters Point Citizens Advisory Committee
- d) South of Market Community Planning Advisory Committee
- e) Market and Octavia Community Advisory Committee
- f) Interagency Planning and Implementation Committee

# Planning & Land Use

	Planning Commission	Historic Preservation Commission
<b>Purpose</b>	Oversees the Planning Department, reviews Planning Code and General Plan changes, and approves most permits.	Advises the city on landmark and historic district designations. Reviews and approves changes to designated historic buildings and districts, including major alterations and agreements that encourage the preservation and rehabilitation of historic properties
<b>Current Type</b>	Governance (with Regulatory functions)	Regulatory
<b>Outcome</b>	Keep	Combine with Planning Commission or eliminate (functions handled by staff)
<b>Template Alignment</b>	<ol style="list-style-type: none"> <li>1) Mayoral appointments without Board of Supervisors confirmation</li> <li>2) Appointees serve at will</li> <li>3) Add 3-term limits</li> <li>4) Remove department head hiring/firing authority</li> </ol>	<p>If kept:</p> <ol style="list-style-type: none"> <li>1) No appointment confirmations</li> <li>2) Appointees serve at will</li> <li>3) Reduce from 4- to 3-year terms</li> <li>4) Add 4-term limits</li> <li>5) Modify seat requirements</li> <li>6) Add a 3-year sunset date</li> </ol>
<b>Exceptions</b>	None	None
<b>Other</b>	<ol style="list-style-type: none"> <li>5) Keep in charter</li> <li>6) Clarify scope with department and City Attorney's Office</li> </ol>	<ol style="list-style-type: none"> <li>7) Move from Charter to Administrative Code</li> </ol>

# Historic Preservation Commission

Template component	Current State	Advisory Committee Template	Governance Commission Template	Currently Aligned?
Number of Members	7	15 maximum	5-7	Yes – Both
Appointing authority	Mayor	N/A	Mayor	Yes – Both
Appointment confirmations	BOS	None	None <sup>1</sup>	No
Member removal	For cause	At will	At will	<b>No</b>
Term length	4 years	3 years maximum	4 years	Yes – Governance
Term limits	None	Case-by-case <sup>2</sup>	3 terms	<b>No</b>
Qualifications	Yes	None required <sup>3</sup>	None required <sup>3</sup>	Yes – Both
Establishing authority	Charter	Administrative Code	TBD	<b>No</b>
Sunset date	None	3 years	None	Yes – Governance
Hiring and firing authority	No	N/A	Consultative responsibilities only	Yes - Advisory
Contract approval authority	No	N/A	Retain status quo	Yes – Both
Budget approval authority	No	N/A	Yes	Yes – Advisory
Employee discipline authority	No	No role	No role	Yes - Both

1. For Governance Commissions, appointments are effective immediately unless rejected by 2/3 of the Board of Supervisors within 30 days (per Charter § 3.100.18)  
2. For Advisory Committees, term limits are handled on a case-by-case basis if the body re-authorized. Suggested maximum service per member is 12 years total (4 terms).  
3. Neither Advisory Committees nor Governance Commissions are required to have specific qualifications. However, if there are no explicit requirements, the appointing authority must submit some information on why a candidate is qualified.



# Planning & Land Use

	Bayview Hunters Point Citizens Advisory Committee	South of Market Community Planning Advisory Committee
<b>Purpose</b>	Advises on planning and land use policy for Zone 2 and Survey Area C of the Bayview Hunters Point Redevelopment Project Area	Reviews development proposals, recommends priorities for public improvements funded through impact fees and community facilities districts, and helps monitor implementation of the SoMa area plans.
<b>Current Type</b>	Advisory	Advisory
<b>Outcome</b>	Eliminate (50% vacancy rate)	Combine with SoMa Stabilization Fund CAC or eliminate (36% vacancy rate)
<b>Template Alignment</b>	If kept: 1) Add 6-term limit 2) Add a 3-year sunset	If kept: 1) Add 4-term limit 2) Modify to sunset in 3 years
<b>Exceptions</b>	None	None
<b>Other</b>	3) Consider reducing from 12 seats to address vacancies 4) Remove City Administrator as an appointing authority	3) Consider reducing from 11 seats to address vacancies

# Planning & Land Use

	Market and Octavia Community Advisory Committee	Interagency Planning and Implementation Committee
<b>Purpose</b>	Provides advice to the Planning Director, the Interagency Plan Implementation Committee, the Planning Commission, and the Board of Supervisors regarding implementation of the Market/Octavia Area Plan and the plan's community improvements	Coordinates across City agencies to prioritize expenditure of developer impact fee funding for infrastructure and public improvements needed to support growth enabled by specific area plans
<b>Current Type</b>	Advisory	Staff Working Group
<b>Outcome</b>	Combine or eliminate (sunset legislation is pending at BOS)	Eliminate from Code; continue as staff working group with public reporting
<b>Template Alignment</b>	If kept, advisory template: 1) Add 4-term limit 2) Move to Administrative Code from Planning Code 3) Add 3-year sunset	If kept, advisory template: 1) Add a 3-year sunset
<b>Exceptions</b>	None	2) Term lengths and term limits, which aren't applicable to a staff working group
<b>Other</b>	None	None

# **Agenda Item 11:**

# **Workforce Development**

- a) Committee on City Workforce Alignment
- b) Workforce Investment Board

# Workforce Development

	Committee on City Workforce Alignment	Workforce Investment Board
<b>Purpose</b>	Brings together City department heads, nonprofit executives, and labor leaders to better coordinate workforce development services across City departments and increase service effectiveness	Oversees workforce development strategies and receives and manages federal funding through the Workforce Innovation and Opportunity Act (WIOA)
<b>Current Type</b>	Staff Working Group and Advisory Committee hybrid	Advisory
<b>Outcome</b>	Keep	Keep (legally required)
<b>Template Alignment</b>	<ol style="list-style-type: none"> <li>1) Reduce from 17 to 15 seats</li> <li>2) Incorporate 4-term limit for public seats</li> <li>3) Add a 3-year sunset</li> </ol>	<ol style="list-style-type: none"> <li>1) Reduce from 28 to 17 seats</li> <li>2) Remove Board of Supervisors appointment confirmations of Mayoral appointees</li> <li>3) Add 6-term limit</li> </ol>
<b>Exceptions</b>	None	<ol style="list-style-type: none"> <li>4) Do not apply a sunset date</li> </ol>
<b>Other</b>	None	<ol style="list-style-type: none"> <li>5) TBD: Member removal</li> </ol>