



City and County of San Francisco
Meeting Minutes
Rules Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Hillary Ronen, Shamann Walton, Gordon Mar

Clerk: Victor Young (415) 554-7723

Monday, September 23, 2019

10:00 AM

City Hall, Committee Room 263

Regular Meeting

Present: 3 - Hillary Ronen, Shamann Walton, and Gordon Mar

The Rules Committee met in regular session on Monday, September 23, 2019, with Vice Chair Shamann Walton presiding. Vice Chair Walton called the meeting to order at 10:03 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Vice Chair Walton and Member Mar were noted present. Chair Ronen was noted not present. A quorum was present.

Chair Ronen was noted present at 10:13 a.m.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

190899 [Administrative Code - Temporarily Displaced Tenant Preference in City Affordable Housing - Compliance with Right to Return for Temporarily Displaced Tenants]

Sponsors: Peskin; Brown

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant's right to re-occupy such tenant's rental unit; and restricting the issuance of a certificate of final completion unless a landlord provides such evidence.

09/03/19; ASSIGNED to Rules Committee. President Yee waived the 30 Day Rule pursuant to Board Rule 3.22.

09/11/19; REFERRED TO DEPARTMENT. Referred to the Dept. of Homelessness and Supportive Housing, Department of Building Inspection, MOHCD and Rent Board for informational purposes.

Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Jon Givner (Office of the City Attorney); Amy Chan (Mayor's Office of Housing); provided an overview and responded to questions raised throughout the discussion. Shelby Nacino (Asian Law Caucus); Marla Knight (North Beach Tenants Committee); Hannah Chung (API Legal Outreach); Rose Berryessa; Pak Hong Ng; Steven White; George Lim; Speaker; Kam Tu; Rita; Sarah French; Diva Valto; Gen Fujioka; Speaker; spoke in support of the matter.

Chair Ronen moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, on Page 1, Line 7-12, to replace 'and restricting the issuance of a certificate of final completion unless a landlord provides such evidence' with 'clarifying that temporary evictions for capital improvements are intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable; and modifying the standards that the Rent Board must consider when reviewing a request to authorize a temporary eviction for capital improvements to last more than 3 months; Page 6, Lines 5-6, to insert 'that would make the unit hazardous, unhealthy, and/or uninhabitable while work is in progress'; Page 6, Line 10, to insert 'landlord will only require the'; Page 6, Line 18-20, to insert 'and (iii) provide the tenant a form prepared by the Rent Board that the tenant can use to keep the Rent Board apprised of any future change in address'; Page 7, Lines 2-10, to insert 'In reviewing an application for an extension of time, the Board or its Administrative Law Judge shall consider whether the landlord has delayed in seeking the extension; the reasonableness of the landlord's time estimate; whether the work is reasonable and necessary to meeting state or local requirements concerning the safety or habitability of the building or the unit; whether any tenants have objected that the cost of securing alternative housing during the time extension would cause them a financial hardship; and any other extraordinary circumstances. The Board or its Administrative Law Judge may grant or deny an application, or may approve a shorter period of time, based upon the consideration or the facts of the case; and adding other clarifying and confirming changes. The motion carried by the following vote:

Ayes: 3 - Ronen, Walton, Mar

Ordinance amending the Administrative Code to add a preference in City affordable housing programs to tenants temporarily evicted from rental units for capital improvements or rehabilitation work; requiring landlords who regain possession of such rental units to provide evidence of complying with a tenant's right to re-occupy such tenant's rental unit; clarifying that temporary evictions for capital improvements are intended to cover work that would make the unit hazardous, unhealthy, and/or uninhabitable; and modifying the standards that the Rent Board must consider when reviewing a request to authorize a temporary eviction for capital improvements to last more than 3 months.

Chair Ronen moved that this Ordinance be CONTINUED AS AMENDED Rules Committee Meeting of September 30, 2019. The motion carried by the following vote:

Ayes: 3 - Ronen, Walton, Mar

190497 [Administrative Code - Mental Health Board/Behavioral Health Commission]

Sponsors: Stefani; Mandelman

Ordinance amending the Administrative Code to change the name of the Mental Health Board to the Behavioral Health Commission; to include in the definition of a "consumer" one who receives substance use services; and to permit a consumer who is an employee in a behavioral health public or private agency and who does not have any interest, influence, or authority over any financial or contractual matter concerning the employer, to be appointed to the Commission.

05/07/19; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 6/6/2019.

05/14/19; REFERRED TO DEPARTMENT. Referred to Public Health and the Mental Health Board for informational purposes.

Heard in Committee. Speakers: Andrew Mullan (Office of Supervisor Catherine Stefani); Helynna Brooke, Executive Director (Mental Health Board); provided an overview and responded to questions raised throughout the discussion. Jon Sanders, Terezia Bohrer, Gregory Ledbetter, Idell Wilson, and Richelle Slota (Mental Health Board); spoke in support of the matter. Speaker; spoke neither in support nor opposition on the matter.

Member Mar moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Ronen, Walton, Mar

ADJOURNMENT

There being no further business, the Rules Committee adjourned at the hour of 11:25 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Rules Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.