



City and County of San Francisco
Meeting Minutes
Budget and Finance Committee

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

Members: Mark Farrell, Eric Mar, John Avalos

Clerk: Linda Wong (415) 554-7719

Wednesday, October 8, 2014

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Mark Farrell, Eric Mar, and John Avalos

MEETING CONVENED

The meeting convened at 10:08 a.m.

REGULAR AGENDA

140920 [Lease Disposition and Development Agreement and Lease and Access License - Geneva Office Building and Powerhouse Rehabilitation - Cameron Beach Rail Yard]

Sponsors: Avalos; Farrell

Resolution approving and authorizing a Lease Disposition and Development Agreement and 55-year Lease and Access License to the Friends of the Geneva Office Building and Powerhouse for the rehabilitation and use of the Geneva Office Building and Powerhouse for Cameron Beach Rail Yard; affirming a community plan exemption determination by the Planning Department and adopting findings pursuant to the California Environmental Quality Act; authorizing the San Francisco Municipal Transportation Agency Director of Transportation, or designee, to execute and make certain modifications to the Access License; and authorizing the General Manager of the Recreation and Park Department, or designee, to execute certain documents, make certain modifications, and take certain actions in furtherance of this Resolution.

(Fiscal Impact)

09/02/14; ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Nicole Avril (Recreation and Park Department); Harvey Rose (Budget and Legislative Analyst's Office); Male Speaker; presented information concerning the matter and answered questions raised throughout the hearing. Dan Weaver, spoke in support of the hearing matter.

Supervisor Farrell requested to be added as a co-sponsor.

Supervisor Mar, seconded by Supervisor Avalos, moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE by the following vote:

Ayes: 3 - Farrell, Mar, Avalos
(Fiscal Impact)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

File Nos. 140907 and 140759 were heard together.

140907 [Annual Performance Contract Renewal - California Department of Health Care Services - Mental Health Services]

Resolution retroactively approving Performance Contract No. 14-90344, between Community Behavioral Health Services and the Department of Health Care Services, incorporating the Mental Health Services Act, Projects for Assistance in Transition from Homelessness, the Mental Health Plan, and Community Mental Health Services Grant for the period of July 1, 2014, through June 30, 2015; and authorizing the Department of Public Health, Community Behavioral Health Services Director, to sign said agreement and any and all amendments in the future. (Public Health Department)

(Fiscal Impact)

08/26/14; RECEIVED FROM DEPARTMENT.

09/09/14; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Marlo Simmons (Department of Public Health); Harvey Rose (Office of the Budget & Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Male Speaker; spoke neither in support nor opposition to the hearing matter.

Supervisor Mar, seconded by Supervisor Avalos, moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

Resolution retroactively approving Performance Contract No. 14-90344, between Community Behavioral Health Services and the Department of Health Care Services, incorporating the Mental Health Services Act, Projects for Assistance in Transition from Homelessness, the Mental Health Plan, and Community Mental Health Services Grant for the period of July 1, 2014, through June 30, 2015. (Public Health Department)

(Fiscal Impact)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

140759 [Mental Health Services Act 2014-2017 Integrated Plan]

Resolution adopting the Mental Health Services Act 2014-2017 Integrated Plan. (Public Health Department)

07/07/14; RECEIVED FROM DEPARTMENT.

07/15/14; RECEIVED AND ASSIGNED to Neighborhood Services and Safety Committee.

10/02/14; TRANSFERRED to Budget and Finance Committee.

Heard in Committee. Speakers: Marlo Simmons (Department of Public Health); Harvey Rose (Office of the Budget & Legislative Analyst); provided an overview and responded to questions raised throughout the discussion. Male Speaker; spoke neither in support nor opposition to the hearing matter.

RECOMMENDED by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

140798 [Business and Tax Regulations Code - Amendments to Common Administrative Provisions, Business Registration, Payroll Expense Tax, and Gross Receipts Tax]

Ordinance amending the Business and Tax Regulations Code by: revising the minimum filing amounts for the payroll expense tax and gross receipts tax and making the amounts consistent with administrative requirements for the small business exemptions; clarifying penalty and interest provisions; clarifying that each member of a combined group engaged in business in San Francisco must register with the Tax Collector; clarifying when annual adjustments must be made to the business registration fee; clarifying the basis of the business registration fee; and deleting obsolete registration provisions. (Treasurer-Tax Collector)

07/11/14; RECEIVED FROM DEPARTMENT.

07/22/14; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 8/21/2014.

08/15/14; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for informational purposes

09/02/14; RECEIVED FROM DEPARTMENT.

09/16/14; SUBSTITUTED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker: Greg Kato (Office of the Treasurer and Tax Collector); provided an overview and responded to questions raised throughout the discussion.

RECOMMENDED by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

140848 [Contract Amendment - Institute on Aging - Not to Exceed \$38,993,299]

Resolution retroactively amending Resolution No. 457-10, approving new modified grant agreements between the City and County of San Francisco and the Institute on Aging, to add funding in the amount of \$26,763,970 to continue the provision of Community Living Fund - Case Management and Purchase of Services, Aging and Disability Resource Center, Alzheimer's Day Care Resource Center, Case Management, Elder Abuse Prevention Services, and Adult Day Health/Adult Day Care Services for the period of July 1, 2014, through June 30, 2019, in a modified grant total amount not to exceed \$42,908,836. (Human Services Agency)
(Fiscal Impact)

07/18/14; RECEIVED FROM DEPARTMENT.

07/29/14; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speakers: Dave Curto (Human Services Agency); provided an overview and responded to questions raised throughout the discussion. Male Speaker; spoke neither in support nor opposition to the hearing matter.

Supervisor Avalos, seconded by Supervisor Mar, moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

Resolution approving the grant agreements between the City and County of San Francisco and the non-profit Institute on Aging to provide Adult Day Health/Adult Day Care, Alzheimer's Day Care Resource Center, Case Management, Center for Elderly Suicide Prevention, Citywide Information and Assistance Supervisor, Clinical Supervision Collaborative, Community Living Fund, Elder Abuse Prevention, Forensic Center, Linkages, Young Adults with Disabilities Home-Delivered Meals Assessment services to seniors and adults with disabilities during the period of July 1, 2010, to June 30, 2019, for a total not to exceed the amount of \$38,993,299. (Human Services Agency)
(Fiscal Impact)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

140874 [Administrative, Subdivision Codes - Tenant Buyout Agreements]**Sponsors: Campos; Avalos, Kim and Mar**

Ordinance amending the Administrative Code to require landlords to provide tenants with a disclosure of the tenants' rights before the landlord commences buyout negotiations; to require landlords to file a form with the Rent Board indicating the address of the unit that may become the subject of buyout negotiations; to require all buyout agreements to be in writing and to include certain statements about the tenant's rights; to allow tenants to rescind buyout agreements for up to 45 days after the agreements are fully executed; to require landlords to file a copy of buyout agreements with the Rent Board and to pay a fee to the Rent Board; to require the Rent Board to create a publicly available, searchable database of buyout agreements; to require the Rent Board to provide an annual report to the Board of Supervisors regarding tenant buyouts; to authorize tenants to bring civil actions for actual damages and civil penalties against landlords who fail to provide the required disclosures about the tenants' rights; and to authorize certain non-profits to bring civil actions for a landlord's failure to file a buyout agreement with the Rent Board; and amending the Subdivision Code to prohibit buildings from entering the condominium conversion lottery if the owners of the building have entered certain tenant buyout agreements.

07/29/14; ASSIGNED UNDER 30 DAY RULE to Land Use and Economic Development Committee, expires on 8/28/2014.

08/15/14; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection, the Department of Public Works and the Rent Board for informational purposes.

09/15/14; TRANSFERRED to Budget and Finance Committee.

09/16/14; SUBSTITUTED AND ASSIGNED to Budget and Finance Committee.

09/24/14; NOTICED. Notice regarding fee increase sent for publishing.

10/01/14; NOTICED. Notice regarding fee increase sent for publishing.

Heard in Committee. Speakers: Supervisor David Campos (Board of Supervisors); provided an overview and responded to questions raised throughout the discussion. Tommi Avicelli Mecca; Andrew Szeto; Diana Flores; Leticia Arce; Peter Greene; J. Scott Weaver; Brian Basinger; Michael Rouppe; Candy Smallwood; Ted Gullickson; Richard Gato; Brooke Turner; Thyme Moyer; Male Speaker; spoke in support of the hearing matter. Bruce Grimes; Joanne N.; spoke in opposition to the hearing matter.

Supervisor Avalos, seconded by Supervisor Mar, moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE by the following vote:

Ayes: 3 - Farrell, Mar, Avalos

Ordinance amending the Administrative Code to require landlords to provide tenants with a disclosure of the tenants' rights before the landlord commences buyout negotiations; to require landlords to file a form with the Rent Board indicating the address of the unit that may become the subject of buyout negotiations; to require all buyout agreements to be in writing and to include certain statements about the tenant's rights; to allow tenants to rescind buyout agreements for up to 45 days after the agreements are fully executed; to require landlords to file a copy of buyout agreements with the Rent Board; to require the Rent Board to create a publically available, searchable database of buyout agreements; to require the Rent Board to provide an annual report to the Board of Supervisors regarding tenant buyouts; to authorize tenants to bring civil actions for actual damages and civil penalties against landlords who fail to provide the required disclosures about the tenants' rights; and to authorize certain non-profits to bring civil actions for a landlord's failure to file a buyout agreement with the Rent Board; and amending the Subdivision Code to prohibit buildings from entering the condominium conversion lottery if the owners of the building have entered certain tenant buyout agreements.

(Supervisor Farrell dissented in Committee)

RECOMMENDED AS AMENDED by the following vote:

Ayes: 2 - Mar, Avalos

Noes: 1 - Farrell

ADJOURNMENT

The meeting adjourned at 11:33 a.m.

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