

MEETING SUMMARY
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW RESIDENTS
October 24, 2007
5:30 p.m. to 7:00 p.m.
Hunters View Tenant Association Offices
227-229 West Point Road, San Francisco, CA 94124

The meeting began at approximately 5:30 p.m. with approximately 30 people present, (not including the development team members, and city and authority staff).

The meeting was called to order by Tessie Ester, president of the Tenant Association. Surlene Grant, facilitator, reviewed the agenda for the evening.

AGENDA

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| • Welcome and Introduction | Tessie Ester |
| • Brief Project Description and Overview | Surlene Grant |
| • Relocation Plan | Juan Monsanto, SFHA
Paul Carney, Devine & Gong |
| • Next Steps | HVCP and All |
| • Dinner | |

Surlene provided a very brief overview of the project and reminded attendees that the focus of this meeting was for a more in-depth conversation regarding the relocation guidelines that will be established for the Hunters View revitalization Relocation Plan.

There was overall consensus from residents on the discussion topic, except for one resident who wanted to have a more thorough discussion on the environmental issues. She raised this as a concern and context for relocation and expressed concern that families would be relocating to other units on the property that might be dangerous. She was also concerned that during the reconstruction there might be negative environmental impacts from living in close proximity to an active construction area.

Question: She asked what the developers will do to protect us (during the reconstruction).

Answer: All residents and HVCP partners agreed that this was an important topic and decided that this should be discussed at a future construction meeting when the appropriate people who will be involved with this component of the project can discuss the mitigation measures that will be taken to ensure an environmentally safe demolition and new construction. Juan added that there are construction codes that must be enforced in the demolition and new construction of buildings and that the City monitors these construction sites closely.

Relocation Plan Approval Process

The overall process was explained regarding completing the Relocation Plan.

- 1) Residents will review the draft Relocation Plan and will need to assist the San Francisco Housing Authority staff to move the Plan forward for Authority Commission approval prior to being sent to HUD for their approval and implementation by January 2008.
- 2) San Francisco Housing Authority Commissioners will review the Relocation Plan and will need to approve it before it is sent to HUD for their approval and implementation.
- 3) HUD will review the Relocation Plan, along with other documents, and will then provide final approval.

It is important that the Hunters View residents **revisit the Relocation Plan for effectiveness periodically** so that amendments can be considered when appropriate.

The Relocation Plan will be publicly available to ALL residents.

Relocation Plan Discussion

Paul handed out the relocation guidelines, which had been divided into six key color coded sections, and explained that the relocation guidelines that everyone was now reviewing would become the components of the written Relocation Plan. To facilitate the review and the preparation of the final plan, Paul and Juan announced that they would go through each section with the residents so that they could thoroughly review each section and understand each component of the Relocation Plan.

Juan indicated that the Relocation Plan will need to be completed by January 2008. The final plan will be created by residents, the Housing Authority and the development team, working together and it will then be submitted to HUD for approval. The Plan provides for an amendment clause which will allow for changes to the plan in the future, if need arises.

The color-coded information sheets, which captured different sections of the Relocation Plan, were distributed for discussion. Paul and Juan indicated that during this meeting the focus would be primarily on the Introduction; Description of the Relocation Process; and Returning to Your New Home.

- A. Introduction (Blue Sheet)
- B. Description of the Relocation Process (Goldenrod Sheet)
- F. Returning To Your New Home (Light Brown)

Three additional sheets were distributed to the attendants for their review prior to the next HVCP meeting with the discussion at the Tenants Association on November 28, 2007.

- C. Relocation Benefits and Assistance (Pink Sheet)
- D. Relocation Services (Orange Sheet)
- E. Eligibility (Green Sheet)

Paul and Juan briefly reviewed the information in Section A and Section B, all of which had been presented at previous meetings with the resident and HVCP. They then proposed to discuss Section F of the Relocation Plan, which covers the conditions for returning to the new units. Paul and Juan said that they wanted to focus on Section F because there have been many questions about this topic in prior meetings. They suggested that the next resident meeting would cover Sections C, D, and E, which cover the details of the relocation process.

Discussion on “RIGHT TO RETURN” if Residents are in GOOD STANDING

The group reviewed the definition of “**Good Standing**”

- Good Standing status is determined by SFHA.
- A resident suggested making the following change: the language should state that residents have the “*Right to Return as Renters or as Owners*”
- The conditions for good standing are:
 - The returning families (relocatee) to the new site, whether they have moved on-site or off-site, must not have any outstanding financial obligation or past due rent owed to the San Francisco Housing Authority, except in the case where a stipulated payment plan is in place with the San Francisco Housing Authority to pay off the debt. A stipulated payment plan requires one-half of the balance be paid immediately and one-half paid over time. The Authority will review every case on a case-by-case basis.
 - Returning families (relocatee) to the new site must be eligible for services with the utility companies -- i.e., in “Good Standing” with the utility companies.
 - Returning family members may not have been convicted of a felony crime from the date of the start of relocation at Hunters View.
 - Returning families (relocatee) has complied with all provisions of their current lease. Criminal activity constitutes a breach of the lease and therefore is cause for eviction.

- Returning families (relocatee) have not committed an act of fraud according to SF Housing Authority's lease regulations. For example, it would be fraudulent if someone who is not on the lease was living at a residence, or if the family members had given false information to the Authority.

Relocation Benefits

If a family member has a Felony conviction during the relocation process, the member with the conviction will not be allowed to move into the new development. The family will still be allowed to relocate to the new housing. The violating family member will not be allowed to be on the lease or allowed on the premises of the new development.

Residents requested that the SF Housing Authority, HVCP, COO and other City agencies provide support over the next year, before construction, to help families **stay in or return to Good Standing status.**

Good Standing Workshops

The Housing Authority and HVCP committed to engaging City Services and Resources to provide assistance in working with residents over the next few years to restore their Good Standing status and discussed holding Good Standing workshops onsite starting in 2008.

Eligibility for Relocation

- o The San Francisco Housing Authority will contact all relocated residents to have them "re-occupy" the new housing units in the newly built phase. All residents in Good Standing will have the right to return.
- o All families will be relocated to appropriate size units based on family size. For example, if a resident is currently in a three-bedroom unit, and only requires a one-bedroom unit, the resident will be relocated to a one-bedroom unit, not the three-bedroom unit.
- o Households wanting to add or delete persons to and from their lease must go immediately to the Property Manager to determine if that person is eligible to be added to the lease.
- o All residents who owe back rent should meet immediately with the Property Manager to pay the back-rent or to create a Stipulated Agreement to pay any past due rent.

Residents stated they need more details around the timing for payment of all unpaid rent in order for them to be in Good Standing for the Right to Return. Juan mentioned that

further clarification will be discussed at the next meeting, and that the full language will be available in writing.

It is critical for residents to provide **Change of Address Information the Authority** if they do not relocate on site and want to return. It is the resident's obligation to make sure the SF Housing Authority knows how to keep in touch with them.

Margaret indicated that HVCP provides the Hunters View Tenant Association with copies of the meeting summary notes. The notes are also included in the Hunters View Newsletter.

Additional "Parking Lot" Questions to Be Revisited at the Next Meeting

During the course of the meeting, residents brought up several other topics and discussion points. Because this meeting was dedicated to spending the time to discuss the relocation process and the Relocation Plan, these other issues were "parked" or captured on an additional sheet of paper to be discussed or handled at the next meeting or at a later date.

A resident asked if the HVTA can be alerted when a resident is having trouble paying their rent, or if they are negotiating a stipulated payment contract. The Housing Authority staff responded that such information is private and confidential; as such, the Authority is not legally allowed to share any client information with anyone unless the client has given permission to the Housing Authority to do so.

A resident asked if a person's wages are being garnished, does that impact their Good Standing status. The Housing Authority responded that this will be answered at the next meeting.

A resident asked about utility deposits. The Housing Authority staff indicated that the Housing Authority will pay utility deposits if a resident moves off-site during relocation and again, when they return to the site.

A resident asked about the utility connection costs. HVCP confirmed that these costs will be paid for residents when they move as part of the Relocation Plan.

A resident asked why felons are prohibited from being a part of the new Hunters View and suggested that the SFHA look at this as an issue of the fairness of the law.

Closing

The facilitator acknowledged the meeting attendees for their attentiveness and work during this session. The meeting was adjourned for dinner at 7 p.m.

The next meeting on November 28th will focus on relocation.