

**MEETING SUMMARY**  
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)  
Meeting with  
HUNTERS VIEW RESIDENTS  
November 28, 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 20 residents present, (not including the development team members and city and authority staff).

AGENDA

- |                             |                     |
|-----------------------------|---------------------|
| • Welcome and Introduction  | Tessie Ester        |
| • Meeting Purpose and Recap | Surlene Grant       |
| • Relocation Plan           | Juan Monsanto, SFHA |
| • Dinner                    |                     |

The meeting was called to order by Tessie Ester, president of the Tenant Association (HVTA). Surlene Grant, facilitator, reviewed the agenda for the evening. Both Tessie and Surlene emphasized that the purpose of the meeting was solely to discuss the components of the Relocation Plan.

Special introductions were made of San Francisco Housing Authority Commissioner Mrs. Jane Hsu and of Ms. Kimberly Brown, President of the San Francisco Housing Authority Tenants Association.

Juan Monsanto began the review of the various components of the Relocation Plan, the table of contents and the various sections that had been circulated previously. He pointed out that this was the third focused relocation meeting the group has had to discuss the different components of the Plan. The Plan had been discussed in September, October and now in November.

Juan reminded everyone that in September the discussion focused on the Introduction of the Relocation Plan and those issues relevant to residents' concerns. These issues were summarized into a table of contents and addressed in Sections A and B of this Plan. We also discussed the Relocation Process which was also summarized in these sections; in October the focus was on the process for "Returning to Your New Home", which was later summarized as Section F of this Plan; finally, for this meeting in November the focus was Relocation Benefits and Assistance, Relocation Services, and Eligibility, which are summarized in Sections C, D and E of this Plan.

RELOCATION BENEFITS AND ASSISTANCE (Section C)

The San Francisco Housing Authority (SFHA) will provide a "family needs assessment" and develop a "Family Action Plan" for each family. The purpose of this plan is to look at each

family's specific needs and identify, with other City agencies the organizations that can provide for case management, housing placement, training and other needs.

In the course of the discussion, Juan introduced Michelle Daniels with Community of Opportunities (COO) to further detail COO's involvement with Hunters View Tenants. Michelle stated that COO is part of the HOPE SF program and would become more involved with employment and training opportunities at Hunters View. She stated that a key commitment of this project is "no displacement" of residents. Michelle stated that COO wanted to hear from the residents regarding the types of services and training they wanted. Future meetings would be scheduled for February with the residents to get this information. COO will be having Living Room meetings that will be hosted in residents' homes in Hunters View.

Michelle mentioned that COO will host a meet and greet event with the HV residents and community leaders from other housing authorities such as Seattle and Atlanta, whom have participated in successful public housing revitalization efforts. The meeting is scheduled for December 8<sup>th</sup>. It will be held in the afternoon.

Tessie interjected that COO and all the other programs that want to work with or meet with the Hunters View residents need to make the point of meeting with the HVTA prior to announcing such a meeting so that the residents can be part of the planning of the programs and services that are being brought into the community.

#### RELOCATION SERVICES (Section D)

Questions were asked regarding the kinds of services that will be at the One-Stop Shop:

Juan explained that a number of entities including the Housing Authority, COO and HVCP may have information or personnel available on revitalization and resident services at the One-Stop Shop. Currently, the contact information in the relocation plan handout is blank because that information is not available yet. This information will be included when the One-Stop Shop becomes operational and the contact person and information is available. The hours of the One-Stop Shop will be set ahead of time but will vary from day to day to allow for access during non-working hours. These hours will be based on when the greatest needs for services seems to exist.

Based on a question about safety at the site and what happens if you move off-site, Juan indicated that the household is responsible for removing all personal belongings at the time of the household's relocation date; the household would not be able to return to the vacated unit since it will be permanently boarded up for security and safety reasons. Other security and safety measures will be taken to secure the vacant site during the relocation process, since we know there will be a lot of vacant units. In terms of those who want to move off-site, these cases will be discussed on a case-by-case basis.

Question: Leotis commented that time is passing, and it seems that people will be working on the site soon, so therefore, residents should be receiving information about apprenticeship and job training and other benefits now.

Answer: This concern would be addressed in the next group meeting regarding Community Benefits proposed to be held in February 2007.

Kimberly Brown encouraged residents to become involved with decisions about how the support services funding is being spent and what uses they can have. She suggested that the tenants develop a “council” to look at the self-sufficiency services that are based on each individual household’s “Family Action Plan”. Each family is unique and has unique needs. She also encouraged residents to read and review the meeting notes that come from each of these meetings on a monthly basis to stay informed.

Question: Is any of the Redevelopment Agency money being used to fund the self-sufficiency programs?

Answer: Although funding will likely be available from a number of sources the project team and SFHA will be working to identify those sources and will be partnering with a number of agencies, community based organizations and service providers, including COO, to fund some of the self-sufficiency programs or provide in-kind services.

Questions about Phasing: The Relocation Plan outlines the phased moving of residents. As a consequence, there were several questions related to phasing and how it all will work, scheduling, timing, etc.

Answer: This phasing will be explained in greater detail during the group meetings dealing with Design of the development site. Juan used a map to help explain the three areas and the phasing. The idea is to keep everyone on site during the revitalization. Residents with special needs can move off site on a case-by-case basis.

Question: What will the rents be for the new units?

Answer: Rent will remain as they are now...30% of the household’s income, as certified during the annual re-certification process. A residents or family’s eligibility will be determined on a case-by-case basis and following federal regulations.

Juan emphasized that it is *important* that residents ensure that they are not past due on the utility bills as they need to be in good standing with the utility company to move into a new unit.

#### ELIGIBILITY (Section E)

Question: HOPE SF Task Force guidelines and COO stated that there is no displacement, so how does this policy differ from what the plan says will happen?

Answer: Based on the size of the family and the special needs, a household may have to be relocated off-site. For example, they may need more bedrooms than are available, such as a five bedroom unit, or a unit with bathroom access for someone in a wheelchair. Currently, accessible units for disabled persons are not available at Hunters View until the new Hunters View is

rebuilt. SFHA is required to provide “reasonable accommodations” to those persons with special needs. The goal is to make sure every home meets the family composition and meets the special needs of the family.

Question: This discussion regarding the special needs categories opens up an opportunity for a floodgate of requests for moving from the site and / or vouchers. HOPE SF is attempting to prevent displacement and flight, but the Eligibility component seems to offer a number of loopholes for “special needs”

Answer: These requests will be reviewed on a case-by-case basis and applied with consideration for federal regulations. They will not be offered to everyone, nor will they apply to everyone. The SFHA will make sure each family is advised of the opportunity and the process to move on-site or return to the site, if they have moved elsewhere due to their household needing to meet special needs that cannot be provided on-site.

Suggestion:

It was determined that language would be added to the Eligibility Section stipulating that families who are moved from Hunters View due to special needs will also have the same first right of return to the revitalized site as those who stay living on-site during the revitalization process.

Question: What is going to keep people from moving out of the neighborhood to some other neighboring community or city?

Answer: Juan pointed out that there are **no** Section 8 vouchers available through this process, unlike with HOPE VI. He indicated that if federal regulations allow and “*if*” vouchers were available, then it might be possible for a number of people to request portable vouchers and move off-site. However, SFHA does not have currently portable vouchers available at all, and any that become available are strictly for those in the waiting list, which includes almost 30,000 families. There are currently no subsidies available for relocation Section 8 Voucher either.

Juan further explained that the section on Eligibility (Section E) meets the language offered in the Admissions and Occupancy Policy for the Authority, which is approved by HUD on an annual basis.

Question: Going back to the discussion about the self sufficiency money, could it be used for paying for carpenter school or other training?

Answer: This point and the other points about the particulars of a self sufficiency fund will be addressed at a future discussion about the Community Benefits Plan.

Question: What happens if the size of the resident’s household changes during the period of time of the relocation and move?

Answer: These concerns are addressed in Section C of the proposed Relocation Plan. SFHA will look at each of the specific family needs on a case-by-case basis.

### Phasing

Juan reviewed the phasing plan and identified which areas of the site will be developed first and in what order households will need to move. From this discussion, additional comments were stated regarding using Section 8 Home Choice Voucher Program versus staying in Hunters View. Michelle, from COO, listed some of the long-term disadvantages of moving with a voucher, such as the need for annual lease renewal with an individual property owner which could result in a resident having to look for housing each year versus a more secure housing opportunity through site-based housing as Hunters View will become.

Question: Regarding moving, are the costs paid?

Answer: A moving allowance will be provided to each family per the HUD relocation allowance which is based on number of rooms and the family composition. Moving allowances will be paid for each move – that is a move to a relocation unit, as well as the move to the new unit. If a person wishes to move their own household, a moving allowance will be provided for the self-move. The stipulations are spelled out in the Relocation Plan. The number of rooms that are counted are determined by counting the Kitchen, Living Room, Dining Room and the individual Bedrooms.

### Announcements

Zulaikha Khalil, a HV resident who has gotten employment with the architect for the project, announced that there is an upcoming Park Tour to look at parks in other parts of the City and to access what would be beneficial and desirable for Hunters View. She passed out information flyers and directed interested individuals to call her if they are interested in participating in the tour. A date and time for the tour will be announced.

Tessie again reminded the members of various groups from COO, SF Housing Authority, Redevelopment Agency, HVCP and others who may want to come and work with the Tenants to call the Tenants Association to coordinate dates and to see if there is interest.

Juan and Surlene thanked everyone for their work and contributions to creating the Relocation Plan. Juan explained that it all would be compiled into a single document and presented to Hunters View residents, and submitted to the SFHA Commission and HUD as part of the approval for the revitalization of the site process.

Surlene thanked everyone for their participation for the past several months. She reminded everyone that they would not be meeting in December because of the holidays and that we would reconvene in January 2008 with a discussion regarding Design.

Dinner was served.