

MEETING SUMMARY
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW RESIDENTS
Tuesday, June 24, 2008
5:30 p.m. to 7:00 p.m.
Hunters View Tenant Association Offices
227-229 West Point Road, San Francisco, CA

The meeting began at 5:30 p.m. Approximately 15 residents attended. At least three people were attending the monthly meeting for the first time. In addition, several members of the project team were present. Tessie Ester, President of the Hunters View Tenant Association called the meeting to order and welcomed everyone.

Margaret Campbell with Hunters View Community Partners (HVCP), the development team, reviewed the Development Schedule. She acknowledged that in June the development team had gone before the Planning Commission and had secured the requested approvals and she thanked those residents who came to City Hall to speak at that meeting. Margaret also indicated that in July the team will go before the Board of Supervisors for approval of the zoning changes and it would be great to have resident participation at those meetings as well. Margaret indicated that she will follow-up to coordinate these meetings with residents. Margaret also mentioned that in late summer 2008, the development team will seek additional funding for the project from the State. If all goes according to schedule, the demolition and construction of Phase I is anticipated to begin in fall 2009.

The only agenda item for this meeting is the Relocation Plan. The initial version of the Plan, previously vetted by the residents, had been reformatted and tweaked into a more formal document for submission to the Department of Housing and Urban Development (HUD). A relocation consulting firm, Overland Pacific & Cutler, Inc. (Overland), has been retained to work with the residents and San Francisco Housing Authority (SFHA) to manage the relocation process. Additionally, since the last meeting in May, residents received "Do Not Move" letters. The receipt of the letters generated many questions about the process, and the meeting provided an opportunity to discuss the letters and answer questions.

When the meeting started, Tessie, on behalf of the Tenant Association, stated that the residents have a lot of questions about the plan. She stated that there seemed to be some parts of this plan were different from the original plan. She said that the Tenant Association cannot support this plan, if they do not understand the changes.

David Richman with Overland addressed questions regarding the "Do Not Move" letters first. David emphasized that the residents should not move now as they would lose their right to relocation benefits. Another copy of the letter will be hand-delivered to each unit on Wednesday, June 25. When it is time for the residents to move, they will be relocated on-site. Early in the planning stage, the residents stated that they did not want to move off-site and thus the development team has been working to minimize off-site relocation.

David led the residents in a section-by-section review of the plan. He pointed out that many of the sections are exactly as presented in the previous plan. Residents have rights during the relocation process – including a right for housing. There are laws that protect the residents’ rights during the relocation process. If residents move now before the relocation process starts, then the residents will not receive benefits or assistance. When the relocation process starts, residents will receive a 90-day notice regarding the process.

Question: The residents have received two “do not move” letters – the same letter sent twice. Why do they need to send another?

Answer: SFHA must follow legal requirements regarding noticing. SFHA sent one letter by regular mail, one by certified mail, and tomorrow, each unit will receive one hand-delivered.

Question: If a resident moves off-site independently and voluntarily right now, can the resident return to a newly developed unit?

Answer: The relocation process will not officially start until HUD approves the Disposition Process. Therefore, if a resident moves now, he/she is moving on his/her own and will not receive relocation benefits. (Note that after the meeting Paul Carney confirmed that while residents who choose to move off-site now are not eligible for relocation benefits, they will still have a right to return to the newly constructed units).

Discussion: In order to move into a new unit or return to the revitalized site, a resident must be in Good Standing throughout the process. The old plan and new plan on page 11 go into the details of Good Standing. The wording should be the same. The residents expressed concern that if a person is in “Good Standing” then he/she is “current”; therefore, she should be able to move out and return to the project. Residents expressed concerns that the Plan should include more of what they requested.

There is a need for more documentation (directions in writing) regarding the process for moving on or off site. The residents want in writing that residents who are in Good Standing can return.

Page 30 of the Plan defines Good Standing. Everything in the old (initial version) of the plan is addressed in this current version of the plan.

Page 15, Section F of the Relocation Plan provides for Advisory Assistance with a phone number residents can call.

Page 16, Section G outlines the Relocation Benefits. Residents have a choice between fixed payments or to use an approved mover. The money for the fixed payment is based on the number of rooms in the tenant’s current unit (see page 24 for the Resident Fixed Moving Payment Schedule). David explained that with the fixed payment, the money is paid in two installments: one in advance of moving and one after the resident has vacated the unit. Several of the residents responded that they needed all the money at once.

Comment: On page 6 of the Plan, there is a list of the number of bedrooms. Currently there are seven units with 5 bedrooms. The plan says that there are no five-bedroom units. We need larger number bedroom units.

Response: There will be five bedroom units. The unit count in the Plan is incorrect and it will be corrected.

Question: Where are Phase I, Phase II, and Phase III?

Answer: A site rendering was used to show the residents the various stages and phases of the work. People who currently live in the area of Phase I will be relocated on site to the areas of the other Phases, while the Phase I is under construction. The plan is for Phase I residents to be relocated to refurbished units in Phase III area.

Comment: There are parts of the project area, especially in Phase III where the residents do not want to go. They do not feel safe in parts of Phase II and III.

Response: Other options will be researched and explored to address safety concerns.

Question: Can Section 8 vouchers be used for the tenants to move to places they want to move to?

Answer: HUD releases the vouchers. There is a list but at this time, there are currently no vouchers available.

Question: If a resident receives Section 8, can the resident come back to the new development?

Answer: Yes. Section 8 is an obligation that the SFHA has to honor. If a resident moves without a Section 8 voucher, then the resident is not eligible for relocation benefits but has the right to return to the site.

Comment: There should be a list of current tenants, so that if some move out in this process, they can return. In addition, a list should be made of residents who have already moved out (recently) and should be able to return. There was concern that some tenants who have lived at Hunters View for years and moved away may not have preference to return.

Response: SFHA will seek to identify tenants who moved away and will attempt to determine if there is a method to include them. The goal of this project is to serve the current residents. (Note: After the meeting it was determined that any resident who has moved off of the site since February 6, 2006 and remains in Good Standing, is eligible to return to the new Hunters View).

Question: If a resident uses Section 8 to move while the project is being done, will the resident have the right to come back?

Answer: Section 8 is not currently part of the planned relocation process although SFHA will continue to assess if this resource might be available to Hunters View. .

Question: What are the criteria for moving into the new units?

Answer: Being in Good Standing is the key criteria for moving into the new units. The goal for this project is to have all the residents move into the new units. This has been the goal from the very beginning.

Comment: Looking at the example of Hayes Valley and other projects, many of those tenants did not return.

Response: The goal of the project is to keep residents at Hunters View.

Question: If a resident receives a letter “to move” does that mean the resident will get one of the new units?

Answer: Yes, so long as that resident remains in Good Standing.

Question: When the tenants move to the refurbished units, will there be window shades? – will the units be move-in ready?

Answer: SFHA is required to make sure the units are of quality and meet standards and window shades are one of the requirements.

Question: The payment schedule for the fixed moving costs is on page 24. Is this schedule different from the old schedule?

Answer: No, the schedule and the amounts are the same. It is just a different page layout than what was used in the earlier draft of the Relocation Plan.

Questions: Will residents decide where they move to? Will they select the location of the temporary units? Who decides?

Answer: Property Manager has to identify units. Residents will be assigned a unit based on family size and composition.

Question: Page 14 talks about the numbers of persons per unit. A resident shared that in her family there are two boys, 1 girl and one parent. The boys are growing older; will they ever have their own rooms?

Answer: The number of rooms assigned to a family is determined by a formula of two people per room; different sexes are separated. In this case the boys will always have to share regardless of their respective ages (whether they are children or teens) or the age difference between them (the years between or if one is very young and the other much older). The girl will have her own room.

Question: Who pays the utility deposit?

Answer: Payment of utility deposits is the responsibility of the tenant. If the tenant is unable to pay for a utility deposit, it may be possible to receive assistance on a case-by-case basis. Utility connection fees associated with the temporary relocation will be paid as part of the relocation benefits. They will be paid either as part of the fixed payment plan outlined in the Relocation Plan or, if the residents elect to be moved and not take the fixed payment, paid directly by the Developer or Housing Authority.

Question: Who are the approved movers? Residents expressed concerns about stealing and other damages to property.

Answer: The moving company will be bonded and insured.

Question: Can the household name – or name on the lease – and the name used to register for PG&E services be different names for the same unit?

Answer: We will look into this and provide some follow-up on the answer.

Question: How can tenants move into the new units without service from PG&E? The tenants have to have PG&E service.

Answer: Yes – residents will not be able to move into units if they cannot secure a PG&E account.

Question: What if a resident wants to move him/herself?

Answer: A resident has the option and will receive the fixed-payment option.

Question: What if people are not ready to move during the time frame?

Answer: Resident participation in the relocation process is critical to the success of this project. The SFHA and Hunters View Community Partners will be in constant contact with the residents about the timing of the relocation. The relocation plan describes the noticing requirements that we need to follow, including providing at minimum a 90-day notice to move. SFHA and Hunters View Community Partners will work with tenants to make sure that they are prepared to move in time for the start of construction.

Question: When we moved in several years ago, the tenants had to pay a deposit – does that deposit stay with us?

Answer: Yes – the deposit that has already been paid stays with the household and residents will not have to pay a new deposit.

Question: The Plan on page 22 says that a person has only 30 days to return to a unit. What happens if a person becomes ill and cannot move within 30 days? – Will SFHA extend the time? Example: A resident is disabled and may not be able to complete a move in 30 days; this may cause a delay in the process.

Answer: If you are already on-site, coming back in 30 days is not projected to be a problem. Situations like this will be considered on a case-by-case basis. SFHA, Overland and the HVCP all realize that unexpected surprises can happen and will work with residents when such situations occur. Communications is needed between the resident, SFHA authority and relocation staff to make sure everyone knows what is going on.

David shared additional comments regarding the residents' ability to appeal the Relocation Process. He pointed out the Attachment 2 outlines the Grievance Process and that Attachment 3 outlines the SFHA Administrative Requirements. He reminded people that they should follow the letters they just received and “do not move.”

FOLLOW UP ACTIVITIES:

- Residents requested another meeting with David to continue to review the Plan. Tessie will call David to arrange that meeting.
- Paul Carney, with the development team, will work on documenting the process and procedures regarding moving on one's own and/or moving off site.
- Overland will ensure that translators needed for the various languages are available on the phone line (page 15).
- SFHA will arrange of a tour of some of the typical rehabilitated units before residents move in.
- Dominica with the SFHA will walk through the complex to pass out another round of "Do Not Move" letters. Lottie and Chris volunteered to walk with Dominica. In addition to the letters, they will distribute folders to residents. The idea of the folders is for everyone to keep the information regarding the revitalization in one place.
- Flyers, and information sheets, etc. need to be translated into Samoan language dialect and any other translations if needed.
- Safety is a concern of residents especially in regards to the relocation to the Phase III area. SFHA staff and the project team will look at options to help address these concerns.

IMPORTANT DATES:

July 14 – Board of Supervisors Land Use Meeting

July 22 – Next meeting with HVTA and HVCP team.

July 22 – Board of Supervisors Meeting regarding Hunters View Revitalization

July 29 – Board of Supervisors Meeting regarding Hunters View Revitalization