

# RELOCATION PLAN



## 'HUNTERS VIEW' REVITALIZATION PROJECT

PREPARED FOR

SAN FRANCISCO HOUSING AUTHORITY

•  
HUNTERS VIEW COMMUNITY PARTNERS  
•  
HUNTERS VIEW RESIDENTS

By

*OVERLAND, PACIFIC & CUTLER, INC.*  
7901 Oakport Street, Suite 4800  
Oakland, CA 94621-2015  
Phone: (877) 972-8908

DECEMBER, 2008

## TABLE OF CONTENTS

|  |    |
|--|----|
| INTRODUCTION . . . . .                                       | 3  |
| A. GENERAL DEMOGRAPHIC AND HOUSING CHARACTERISTICS . . . . . | 13 |
| B. RELOCATION HOUSING RESOURCES . . . . .                    | 14 |
| C. CONCURRENT RESIDENTIAL DISPLACEMENT . . . . .             | 15 |
| D. TEMPORARY RELOCATION . . . . .                            | 15 |
| E. PROGRAM ASSURANCES AND STANDARDS . . . . .                | 15 |
| F. RELOCATION ASSISTANCE . . . . .                           | 16 |
| G. RELOCATION BENEFIT CATEGORIES . . . . .                   | 17 |
| H. PAYMENT OF RELOCATION BENEFITS . . . . .                  | 19 |
| I. CITIZEN PARTICIPATION . . . . .                           | 20 |
| J. COMMUNITY RESOURCES and SERVICES . . . . .                | 21 |
| K. RELOCATION TAX CONSEQUENCES . . . . .                     | 22 |
| L. APPEALS POLICY . . . . .                                  | 22 |
| M. EVICTION POLICY . . . . .                                 | 22 |
| N. PROJECTED DATES OF DISPLACEMENT . . . . .                 | 23 |
| O. ESTIMATED RELOCATION COSTS . . . . .                      | 24 |

## ATTACHMENTS

## **INTRODUCTION**

The San Francisco Housing Authority (the “Authority”) has embarked on the revitalization of the Hunters View Housing Development (“Hunters View”) CAL 1-18(5) as part of the HOPE SF revitalization of Hunters View.

In the fall of 2006, Mayor Gavin Newsom and Supervisor Sophie Maxwell selected a broad-based task force to provide recommendations for addressing the conditions in San Francisco’s most distressed public housing while also enhancing the lives of its current residents.

As part of a comprehensive, multi-phased revitalization plan in the City of San Francisco (“City”), Mayor Newsom and the HOPE SF Task Force developed a plan that delineated housing opportunities in the City at the most distressed public housing sites, and created a HOPE SF Task Force Plan (“Task Force Plan”) to revitalize public Housing in the City; in particular, the Bayview Hunters Point’s Hunters View residential development.

The Task Force Plan established an opportunity for positive change. It also establishes a vision and principles that should drive the initiative and the menu of strategies for funding. HOPE SF envisions the . . . ‘*Rebuilding of our most distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities.*’ The HOPE SF Goals for Hunters View, based on the Task Force Plan, are:

- A. Ensure no loss of public housing units** – One-for-one replacement of two hundred sixty seven (267) public housing Units.
- B. Create an economically integrated community** – provide for a mixed income community.
- C. Maximize the creation of New Affordable Housing** – besides the one-for-one replacement of public housing units, also provide affordable rental and affordable homeownership opportunities, along with market rate homeownership. The sale of the latter will help subsidize the public housing replacement units.

## **HUNTERS VIEW RELOCATION PLAN**

- D. Involve Residents in the Highest Levels of Participation in the Entire Process** – engage residents in developing the Property/Project Design, Relocation and Occupancy Criteria
- E. Provide Economic Opportunities Through the Rebuilding Process** – connect with job training and service strategies to develop viable employment opportunities for existing residents
- F. Integrate Process with Neighborhood Improvement Plan** – Integrate the Hunters View Plan with schools, parks, transportation, public safety and neighborhood economic development.
- G. Create Environmentally Sustainable and Accessible Communities** – incorporate green building principles and design elements that meet long term accessibility needs.
- H. Build a Strong Sense of Community** – include, engage and reach out to the Bayview Hunters Point Community

To assist in the revitalization, the Authority has selected a development team (“Developer”). The Developer was selected according to Code of Federal Regulations 24 CFR 941.602(d) (1) utilizing a competitive proposal procedure for qualifications-based procurement in August, 2005. The Authority, in conjunction with community-based partners, public housing residents, the Mayor’s Office of Housing (MOH), and the San Francisco Redevelopment Agency (SFRA) staff, selected the revitalization team for this project following federal procurement regulations. The development entity is comprised of: The John Stewart Company (“JSCo”); Devine & Gong, Inc. (“DGI”); and, Hunters Point Affordable Housing, Inc. (a subsidiary of Ridge Point Non-Profit Housing Corporation/“Ridgepoint”).

‘Ridgepoint’ is a non-profit housing corporation founded in 1968 to develop, and operate low-, and moderate-income housing and community facilities for the residents of Bayview Hunters Point.

## **HUNTERS VIEW RELOCATION PLAN**

Ridgepoint recently completed renovations of two large multi-family housing projects in Hunters Point (Ridgeview Terrace and Jackie Robinson Apartments); one of which is adjacent to this proposed project. Ridgepoint places special emphasis on resident and community involvement and generating training and employment opportunities in all of its development efforts. Since 1968, Ridgepoint has had a presence in the Hunters Point community and is notably one of the few non-profit development partners to buy-out its for-profit partner, helping to ensure long-term affordability of housing in the Bayview neighborhood.

The John Stewart Company ('JSCo') was founded in 1978 with a commitment to providing high-quality management for affordable housing in the "Bay Area". Today, JSCo is a full-service development, housing management, and consulting organization employing over twelve hundred (>1,200) people, state-wide. The John Stewart Company has a management portfolio which now exceeds twenty eight thousand (>28,000) units in over three hundred fifty (>350) properties primarily and has developed approximately 3,000 units.

JSCo serves as general partner/owner on a substantial number of these developments; instrumental in building relationships with non-profit entities, public agencies and private lenders to create unique project ownership partnerships, infusing private investor capital into new, existing and some "troubled" projects to create and preserve sound, long-term affordable housing. Toward this end, JSCo has utilized both federal and state Housing Tax Credits, and Historic Investment Tax Credits.

Devine & Gong ('DGI') is a San Francisco-based real estate finance, and development services firm formed in 1985 that specializes in affordable housing subsidized by federal, state and local government. DGI has expertise in securing permanent financing and raising equity capital through low-income tax credits as well as all other relevant affordable housing financing services. DGI worked on three (3) multi-phased HOPE VI projects in Seattle; two (2) of which include the development of homeownership and rental units.

Hunters View (the 'Project'), located in San Francisco, California – the subject of this Plan – consists of fifty (50) buildings containing a total of two hundred sixty seven (267) residential dwelling units. The surrounding neighborhood consists of

***HUNTERS VIEW RELOCATION PLAN***

multi-family dwellings.

## **HUNTERS VIEW RELOCATION PLAN**

The existing Public Housing Units will be replaced unit for unit. The following chart represents the number of current occupied and vacant units, and the replacement housing needs of those households. OPC will conduct a needs assessment prior to the start of each phase of relocation to determine if there have been any changes in the replacement housing needs of the household. The unit mix will be adjusted accordingly so that there will be an appropriately-sized unit available in the new development for all current Hunters View residents and any household that has moved offsite since the initiation of negotiations of the Exclusive Negotiation Rights agreement in November 2005. The Authority estimates that there are approximately two hundred (200 +/-) households that at Hunters View or were living on site as of November 2005.

| HUNTERS VIEW RESIDENTIAL DWELLING UNITS<br>BY BEDROOM COUNT AND OCCUPANCY STATUS – 11.15.08 |     |       |      |      |           |               |     |       |      |      |           |
|---|-----|-------|------|------|-----------|---------------|-----|-------|------|------|-----------|
| Occupied by   |     |       |      |      |           | Vacant by     |     |       |      |      |           |
| Bedroom Count   |     |       |      |      |           | Bedroom Count |     |       |      |      |           |
| One   | Two | Three | Four | Five | Sub-Total | One           | Two | Three | Four | Five | Sub-Total |
| 1   | 42  | 66    | 36   | 5    | 150       | 6             | 36  | 47    | 24   | 4    | 117       |
| Units needed by current occupants   |     |       |      |      |           |               |     |       |      |      |           |
| One   | Two | Three | Four | Five | Sub-total |               |     |       |      |      |           |
| 23  | 52  | 57    | 17   | 1    | 150       |               |     |       |      |      |           |

## **THE PROJECT**

The Developer proposes to undertake rehabilitation of Hunters View. Located in the Bayview Hunters Point neighborhood of San Francisco, Hunters View currently includes 267 public housing units located on approximately 20 acres of land.

Constructed in 1957 on the foundations of World War II work-force housing, the units were never intended to be permanent and due to both their poor initial construction and years of deferred maintenance, the units at Hunters View have deteriorated beyond repair. The revitalization of Hunters View will include the demolition of all of the existing public housing units and other community facilities on the site, including the entire site infrastructure.

## **HUNTERS VIEW RELOCATION PLAN**

The revitalization of Hunters View will result in a mixed-income community that will include up to eight hundred (800) new residential units, including one-for-one replacement of the existing two hundred sixty seven (267) public housing units and will take into account not only accessibility issues, but household size.

The project proposal includes three hundred fifty (350) affordable rental units – two hundred sixty seven (267) of which will be the public housing units and up to four hundred and fifty (450) home ownership units, of which approximately fifteen percent (15%) will be affordable, including seventeen (17) units that will be developed by ‘Habitat for Humanity’. The Developer will comply with state and federal requirements for inclusion of accessible units on the site. This new mixed-income development will result in a range of resident incomes from less than ten percent (<10%) to well over one hundred twenty percent (>120%) of Adjusted Median Income (AMI).

The new Hunters View will also include new roads and walkways that maximize the site’s development capacity and enhance resident safety and community connectivity; infrastructure improvements that ensure all residents are adequately served; positioning of buildings and open spaces to maximize the site’s long-neglected “million-dollar” views for all residents; new community facilities with potential uses, such as a teen center, a computer learning facility, a childcare/Head Start center and children’s play areas; and, comprehensive supportive service programming that will assist residents through every stage of their life cycle.

Additionally, the development will be based on sustainable “green” building technologies and has been selected for the pilot program in Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND).

## **FINANCING**

Currently the proposed funding sources for the Project include:

- Tax-exempt Bonds;
- Low-income Housing Tax Credits (4% and 9%)
- Federal Appropriation
- HUD Public Housing Replacement Factor Funds

## **HUNTERS VIEW RELOCATION PLAN**

- State HCD MHP Loan
- State HCD Infill Infrastructure Grant
- San Francisco Redevelopment Agency
- City of San Francisco Mayor's Office of Housing funds (HOPE SF Subsidy)
- Federal Home Loan Bank AHP
- HUD ACC Rental Subsidy
- HUD Section 8 Rental Subsidy
- Private Funds

## **PROJECTED DISPLACEMENT**

As a result of the proposed construction, rehabilitation and site improvements and, through the utilization of vacant units, households temporarily displaced during unit demolition and reconstruction will be accommodated on-site. Rehabilitation is proposed to proceed in approximately three phases, which is discussed further under Relocation Resources, Section B.

Hunters View is generally located both east and west of Middle Point Road – and, bisected on the east by West Point Road – South of Evans Avenue and, north of Hare Street, in San Francisco, California. The surrounding area is comprised of multi-family dwellings and industrial sites.

The regional and site-specific location of the Project and an aerial view of the project site are shown at **Figures 1., 2. and 3.**, respectively.

**(Remainder of page intentionally left blank)**

## HUNTERS VIEW RELOCATION PLAN

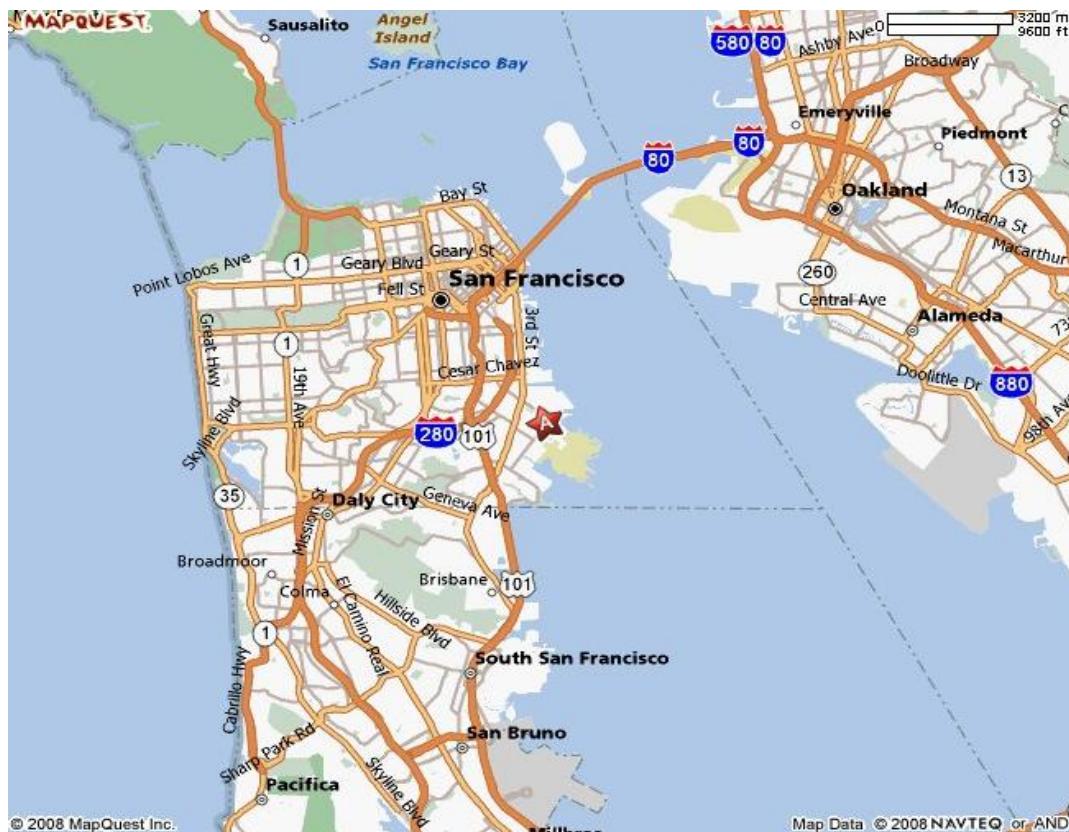


Figure 1. – Regional Location

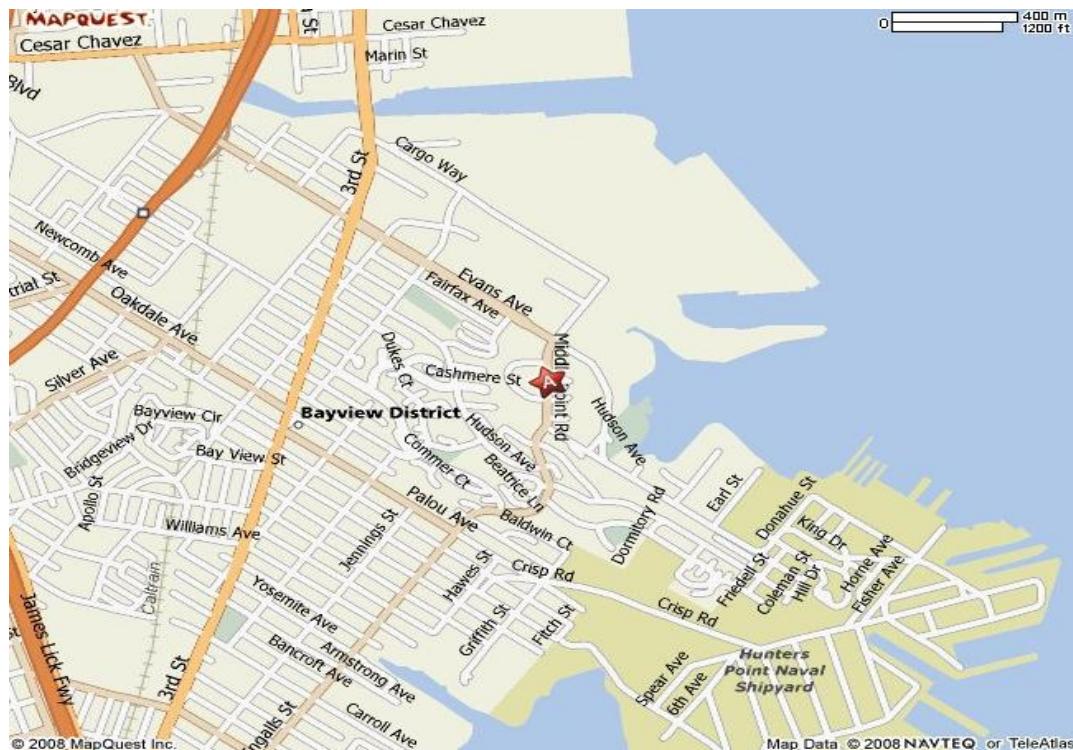


Figure 2. – Site-specific Location

## HUNTERS VIEW RELOCATION PLAN

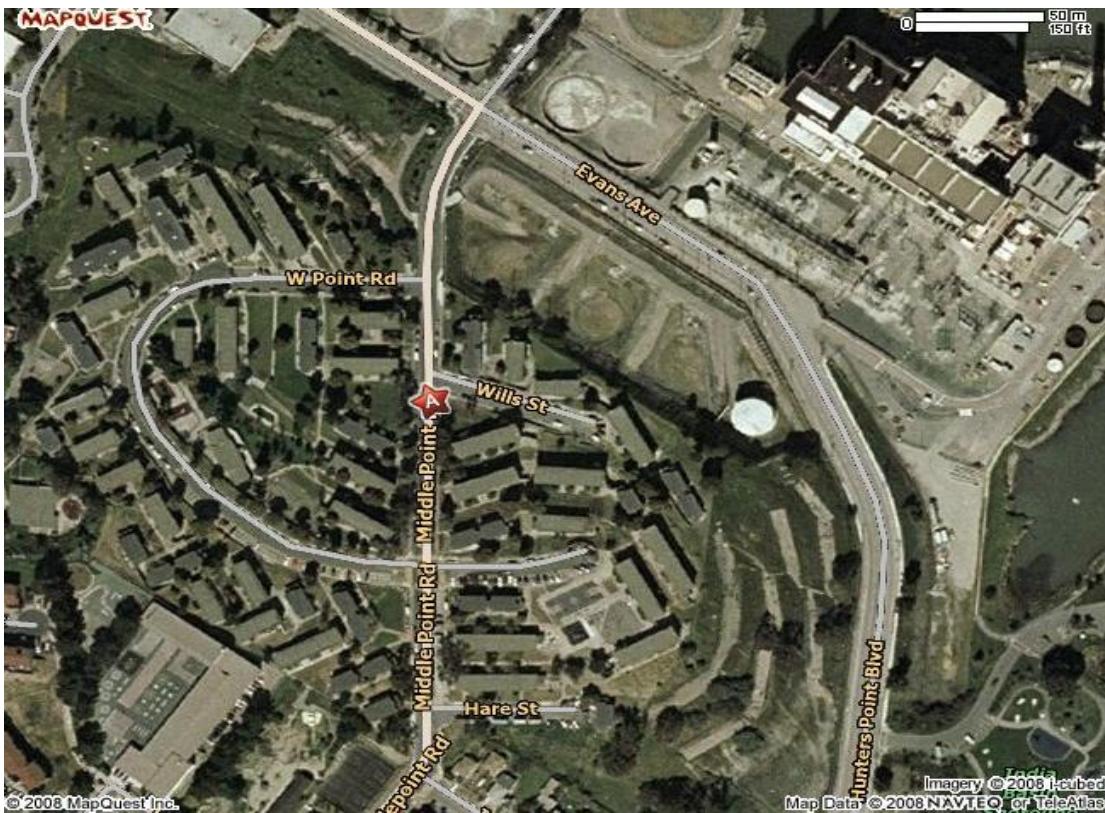


Figure 3. – Aerial View

Overland, Pacific & Cutler, Inc. (OPC), a consulting firm specializing in providing relocation assistance consulting services, has prepared and will implement this Relocation Plan (the ‘Plan’) on behalf of the Developer and the Authority. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Project occupants.

This Plan incorporates the results of an initial assessment survey by the Authority, as well as the proposed redevelopment schedule. This Plan provides for a needs assessment survey, its incorporation into the planning and implementation process, and details of the Developer’s proposed relocation methodology.

## **HUNTERS VIEW RELOCATION PLAN**

This Plan sets forth policies and procedures necessary to conform to statutes and regulations established by the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24, the California Relocation Assistance Law, California Government Code Section 7260 et seq. (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements and the HUD Handbook 1378, Tenant Assistance and CPD Notice 02-08, issued September 7, 2002. This Plan also addresses and accounts for the HOPE SF principles outlined previously.

Pursuant to federal regulations governing the disposition of public housing projects (24 CFR 970), the Uniform Relocation Act does not apply to the disposition of Hunters View. However, in accordance with 24 CFR 970.21, the San Francisco Housing Authority must offer each family displaced comparable housing. Such comparable housing may include, if available, tenant based assistance such as a Housing Choice Voucher (Section 8 certificates), project based assistance or occupancy in a unit operated or assisted by a public housing authority at a rental rate paid by the family that is comparable to the rental rate applicable to the unit from which the family is vacated and based on the household's composition. In addition, the San Francisco Housing Authority is required to notify each family of the proposed displacement at least 90 days prior to the displacement date.

The residents are entitled to payment of actual and reasonable relocation expenses and are eligible to receive advisory services.

Should the Authority submit an application for HOPE VI funding in the future, this Plan also follows the HOPE VI Revitalization grant funding guidelines. Additionally, requirements for the Authority's rights to relocate residents are outlined in the Admissions and Continued Occupancy Policy (ACOP) approved by HUD in the PHA Plan, which is included by reference as part of the current Hunters View lease compliance requirements signed by each household during their annual re-certification interview.

During re-occupancy of the rebuilt site, current Hunters View residents will not be subjected to the new screening criteria that will be developed and required for new applicants and any of the non-public housing units.

## **HUNTERS VIEW RELOCATION PLAN**

The guiding principles and Developer commitments for this project are:

- a.** One-for-one replacement of all two hundred sixty seven (267) current public housing units with new equally affordable public housing and/or project-based voucher replacement units;
- b.** Current Hunters View residents will have the first right to move into the newly developed units as long as they have not been evicted or are not in the process of being evicted at the time at the time they are offered occupancy in one of the newly developed units.
- c.** Hunters View residents will have first priority, if and when qualified, to purchase below-market for-sale housing;
- d.** Relocation of residents off-site will be minimized during construction through phased on-site relocation;
- e.** Any relocation off-site would be with comparable housing, and will provide relocation benefits;
- f.** Residents will be part of the planning for the new housing through meetings at Hunters View, newsletters, fliers and information available at a website and/or on-site office;
- g.** Residents will be involved in the construction and operation of the new housing by being offered job training, employment, and contracting opportunities throughout the process and after completion of construction;
- h.** The new housing will be high quality with extensive new amenities like internet access, high quality materials, a computer learning center, children's play areas, and other senior and family community spaces; and,
- i.** Construction will be energy efficient and based on healthy and green construction principles as much as possible, including features such as maximizing natural light and heat, using non-allergenic, recycled materials and renewable energy sources, and recycling of demolished materials.

## **HUNTERS VIEW RELOCATION PLAN**

With certain narrow exceptions, it must be noted that federal funds *cannot* be used for any displaced person who is not lawfully present in the United States.

The project shall comply with all of the San Francisco General Plan guidelines and zoning requirements and conform to adjacent land uses. No negative impact on the surrounding neighborhood is foreseen.

No mandatory displacement activities, if any, will take place prior to the required reviews and approval of a mandated Relocation Plan.

### **A. GENERAL DEMOGRAPHIC AND HOUSING CHARACTERISTICS**

To implement this Plan, personal interviews will be conducted with the residential occupants of the project site prior to implementation. Inquiries will include household size and composition; ages of occupants; ethnicity; language first spoken in the home; and, disabilities/health problems, if any. Special consideration will be necessary to accommodate temporarily displaced households with any ADA-related issues and/or other special needs.

Relocation advisory assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the Plan and eligible benefits.

### **B. RELOCATION HOUSING RESOURCES**

The Plan anticipates temporary displacement of households as a result of the project moving forward, only through the utilization of vacant and newly-constructed units.

Subject to change, the following is the anticipated phasing for the rehabilitation and household moves:

- 1.** Households in Phase 1 will be relocated to vacant units located within Phase 2 or 3 of the Project. Once the demolished units have been

## **HUNTERS VIEW RELOCATION PLAN**

reconstructed, residents will be moved into Phase 1, allowing Phase 2 to be vacated.

- 2.** Households in Phase 2 will be moved into *either* phase 1 or rehabilitated units in Phase 3. Phase 2 units will be demolished and new units constructed.
- 3.** Households in Phase 3 will be moved directly into newly completed units in the previous phases once Phase 2 is completed.

The Authority's Occupancy Standards will be applied to all moves; whether to a temporary dwelling unit or newly constructed home. In addition, household demographics, such as senior households, may be moved into newly created senior housing on site. The following chart reflects the Authority's occupancy standards.

### **Minimum-Maximum Number of Persons Allowed per Unit**

| <b>Number of Bedrooms</b> | <b>One (1)-Bedroom</b> | <b>Two (2) - Bedroom</b> | <b>Three (3) - Bedroom</b> | <b>Four (4) - Bedroom</b> | <b>Five (5) - Bedroom</b> |
|---------------------------|------------------------|--------------------------|----------------------------|---------------------------|---------------------------|
| <b># Persons</b>          | 1-2                    | 3-4                      | 5-6                        | 7-8                       | 9-10                      |

The Authority will endeavor to keep as many families as possible on-site. Some residents may be allowed to move off-site on a case-by-case basis through an Authority Administrative or Priority Transfer, outside of the relocation process pursuant to the ACOP, or through a Housing Choice Voucher, if available. The Authority will make every effort to accommodate Administrative Transfers, if any, onsite.

Any household who has moved off-site (other than those evicted by the Authority) since the initiation of the negotiation of the Exclusive Negotiation Rights Agreement in November 2005 until the newly constructed replacement housing is available for occupancy, will have the right to return to the newly constructed replacement housing at Hunters View. These households will receive a 30-day notice of their Right to Return to Hunters View. To be eligible to return, households must respond within the required 30-day period, acknowledging their desire to return, and complete the process to return to the newly constructed replacement housing within

***HUNTERS VIEW RELOCATION PLAN***

90 days.

## **HUNTERS VIEW RELOCATION PLAN**

Those households that move off-site will be offered the rights to return to a newly constructed unit after all households remaining onsite have moved to a newly constructed unit.

If a household is moved off-site as a special accommodation, during the implementation of this Plan, said household will have the right to return to the newly constructed replacement housing at Hunters View and will be eligible to any relocation benefits to which they may be entitled were they to remain onsite.

### **C. CONCURRENT RESIDENTIAL DISPLACEMENT**

There are no projects now, or planned in the immediate future, which will impact negatively upon the efforts, and ability of the Developer in relocating displaced households on-site.

### **D. TEMPORARY RELOCATION**

There is no anticipated need for temporary relocation beyond that which is outlined in this Plan. As such, this Plan addresses only those moves required to implement said Plan and revitalization, and specifically excludes any other moves that may be necessitated by Authority property management through occupancy standards, habitability issues, Administrative and Priority transfers or other related matters.

### **E. PROGRAM ASSURANCES AND STANDARDS**

There shall be adequate funds budgeted to temporarily relocate all the households. Services will be provided to ensure that displacement does not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, sexual orientation, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California

## **HUNTERS VIEW RELOCATION PLAN**

Fair Employment & Housing Act, and the Unruh Act, as well as any otherwise arbitrary, or unlawful discrimination.

The relocation program to be implemented by the Authority shall conform to the standards and provisions set forth in the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24) and all other applicable regulations and requirements.

Households which will be temporarily displaced will receive a minimum of a:

- Ninety (90)-day notice prior to their need to move;
- followed by a thirty (30)-day notice and;
- a seven (7)-day notice.

## **F. RELOCATION ASSISTANCE**

A representative from OPC is available to assist any displaced household having questions in regard to relocation and/or assistance in relocating. Relocation staff may be contacted by calling, **Toll Free: 877.972.8908** during the hours of 9:00 a.m. to 6:00 p.m., Monday through Friday and are also available by appointment on-site.

The OPC offices are located at:

**Overland, Pacific & Cutler, Inc.  
7901 Oakport Street, Suite 4800  
Oakland, CA 94621-2089**

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to households being displaced. Close contact will be maintained with each household. Specific activities will be:

1. To fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits;

## **HUNTERS VIEW RELOCATION PLAN**

- 2.** To determine the needs of each residential displacee eligible for assistance;
- 3.** To provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or any arbitrary circumstances;
- 4.** To assist each eligible person to complete applications for benefits;
- 5.** To make relocation benefit payments in accordance with the Uniform Relocation Act, where applicable;
- 6.** To inform all persons subject to displacement of the Developer's and Authority's policies with regard to eviction and property management; and,
- 7.** To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of the Developer's and Authority's decisions with respect to relocation assistance.

## **G. RELOCATION BENEFIT CATEGORIES**

Benefits will be provided in accordance with the URA, the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid directly by the Developer and Authority for temporary, on-site displacements upon submission of required claim forms and documentation in accordance with approved procedures.

The Developer and Authority will provide appropriate benefits for all eligible households as required by the above laws and requirements.

### **Residential Moving Expense Payments**

The subject households will be eligible to choose to receive a payment for moving expenses **or** having the move performed by an Authority approved licensed

### ***HUNTERS VIEW RELOCATION PLAN***

professional mover. The payment will be made based upon *either* a fixed room-count schedule *or* an invoice for actual reasonable moving expenses from the licensed professional mover.

## **HUNTERS VIEW RELOCATION PLAN**

Moving assistance will be provided for the first, and any subsequent moves required by the Developer to complete the revitalization.

- a) **Fixed Payment** - A fixed payment for moving expenses is based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation, as indicated in **ATTACHMENT 1** and includes utility re-connections.

A fixed payment will be paid in two installments; with an advance payment immediately *prior to* the move and a final payment upon verified vacation of the original unit; occupancy of a replacement home; complete execution of the new lease; and, a signed Certificate of Abandonment of the prior unit.

*- Or -*

- b) **Actual Reasonable Moving Expense Payments** – The displaced tenants may *elect* to have a Developer and Authority approved and licensed, professional mover perform the move and the Developer and Authority will pay for the actual cost of the move as follows.

The payment for an Actual Reasonable Moving Expense will be made directly to the mover, and may include:

- (i) Transportation of the personal property;
- (ii) Packing, crating, unpacking, and uncrating of the personal property;
- (iii) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property, if required;
- (iv) Insurance for the replacement value of the property in connection with the move;

## **HUNTERS VIEW RELOCATION PLAN**

- (v) The replacement value of property documented to have been lost, stolen, or damaged in the process of moving (though not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is *not* reasonably available; and
- (vi) Other moving-related expenses that are *not* listed as ineligible under § 24.301(h), as the Developer and Authority determines to be reasonable and necessary.

Those households which are required to move temporarily on-site for redevelopment activities and elect to have a licensed, professional mover perform the move will have their residential moving payments paid directly to the movers by the Developer and Authority.

Reimbursement of any utility re-connection charges will be made to the household upon submission of necessary documentation. The Authority will pay the cost of disconnecting and reconnecting existing resident-supplied services such as telephone, cable television and/or other telephone lines for fax machines and/or personal computers. The telephone re-installation will be paid only to the individual resident whose name appears on the telephone bill.

Cable re-installation will be paid only to the individual resident whose name appears on the existing cable bill. If the resident needs assistance with PG&E deposits, the deposits will be advanced through a City-sponsored program.

During their temporary move, residents' housing costs will remain the same as they were at their unit *prior to* displacement and are subject to changes through the recertification process. If the household's income increases or decreases, the rent will still be calculated based upon 30% of that updated income.

## **H. PAYMENT OF RELOCATION BENEFITS**

Affected households will not be displaced unless replacement housing is located as defined above.

## **HUNTERS VIEW RELOCATION PLAN**

Relocation staff will inspect replacement units to verify that they meet the standards of decent, safe, and sanitary housing as defined in Section 6008, sub-Division (d) of the Guidelines along with HUD Housing Quality Standards (HQS). Any relocation benefit payments required will be made expeditiously.

### **I. CITIZEN PARTICIPATION**

Copies of this Plan will be available to the residents to promote review and participation. The Developer and Authority will ensure the following:

- 1.** Full and timely access to documents relevant to the relocation program;
- 2.** Technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
- 3.** A general notice of this Plan shall be made available to all displacees of the proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project;
- 4.** The Plan will be reviewed to ensure that it is feasible; and complies with locally-adopted rules and regulations governing relocation.

To ensure ongoing input and support for the project, the Developer and Authority shall hold regularly scheduled meetings with the Residents and collaborate on a regular basis with the Hunters View Tenants Association. There is also ongoing communication with the Bayview Hunters Point Project Area Committee (PAC), which is the local project review board. The Developer and Authority are also in regular communication with the India Basin Neighborhood Association, which is the organizing body for the neighborhood in which Hunters View is located, and they have provided invaluable input and are also supportive of this project.

### **HUNTERS VIEW RELOCATION PLAN**

In addition, a Relocation Committee formed by residents and the Hunters View Tenants Association (“HVTA”), and representatives of community and governmental organizations are invited to participate. Developer representatives and Authority staff will ensure that relocation decisions are fair, equitable and feasible for the Residents and Authority.

The Developer, Authority and the Hunters View Tenants Association will periodically review, and evaluate the effectiveness of this Plan as it applies to efficient management, fair and equitable treatment of residents and applicants for housing at Hunters View, and for conformity with applicable local, State, and Federal laws and HUD regulations.

Amendments or revisions to the Plan may be proposed by, and will be discussed with residents and their representatives. Prior to adoption of any amendment or revision, all amendments to the Plan will be made available to residents and the public, including the Hunters View Tenants Association and the Relocation Committee, and will be submitted for approval, if required.

### **J. COMMUNITY RESOURCES AND SERVICES**

Along with Authority staff, other agencies and organizations will work with the HVTA to assist families with counseling; referrals to other sources of assistance; drug or alcohol treatment; schools; voter registration; neighborhood services; and, various other governmental, agency-related services. These services may be offered at the Resource Center located at 245 West Point Road, or off-site at other locations.

The Authority, City Agency staff and the Developer will be available to answer questions regarding community services during the relocation and construction process. These individuals will be available to meet with the HVTA Board members and other residents on a regular basis for planning, and to answer questions.

The Developer, City Agencies, community-based organizations and the Authority will continue referrals, training, and education to provide economic development opportunities for Hunters View residents. These opportunities will be made available with the Hunters View Tenants Association and Hunters View residents.

**K. RELOCATION TAX CONSEQUENCES**

In *general*, relocation payments are *not* considered income for the purpose of the Internal Revenue Code of 1986, or the Personal Income Tax Law, Part 10 of the Revenue and Taxation Code.

The above statement on tax consequences is *not* intended to be provision of tax, or legal advice by the Authority, City, Developer, its Agents, Consultants or Assigns.

Households are encouraged to consult with personal tax and/or legal advisors concerning the tax consequences of relocation payments.

**L. APPEALS POLICY**

The appeals policy will follow the standards described in Section 6150 et seq. of the Guidelines. Briefly stated, tenants, Households or Residents will have the right to ask for review when there is a perceived grievance regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility for relocation benefits, the amount of any payment, or the failure to provide a comparable replacement housing referral. The Authority will engage an independent third-party mediator to review grievances and appeals. The Appeal/Grievance Policy is included as **ATTACHMENT 2**.

**M. EVICTION POLICY**

Eviction is permissible only as a last alternative. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction may be undertaken only for one or more of the following reasons:

- 1.** A material breach of the rental lease agreement or the San Francisco Housing Authority Admissions and Continued Occupancy Policy, and failure to correct such breach, if applicable, within 30 days of notice;

## **HUNTERS VIEW RELOCATION PLAN**

- 2.** Performance of a dangerous, illegal act in the unit by tenant, its guests or invitees, or any combination thereof;
- 3.** Maintenance of a nuisance, and failure to abate within a reasonable time following Notice;
- 4.** Refusal to accept temporary, replacement housing;
- 5.** A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the Developer.

An unlawful occupant, a person or household who occupies without property right, title or payment of rent or a person legally evicted, with no legal rights to occupy a property under State law or Housing Authority rules and regulations, is ineligible for relocation benefits.

## **N. PROJECTED DATES OF RELOCATION**

Households will receive, following the approval of HUD for the disposition, and if required to move temporarily, a:

- Ninety (90)-day notice prior to their need to move;
- followed by a thirty (30)-day notice and;
- a seven (7)-day notice.

Residents will be given a minimum of a ninety (90)-day Notice to return to their replacement apartment, as applicable, for those residents who remain on site.

Residents, who have chosen to move off-site, will be given a thirty (30)-day option notice to exercise, so as to be able to return.

## **HUNTERS VIEW RELOCATION PLAN**

The Developer anticipates starting demolition in the Phase 1 area of Hunters View in the fall of 2009. Construction of the *housing units* for Phase 1 is anticipated to begin in spring, 2010, and anticipated to be completed in the fall 2011.

Phase 2 *construction* is anticipated to begin in fall, 2011 and anticipated to end in fall, 2013. Phase 3 *construction* is anticipated to begin in fall, 2013 and anticipated to end in fall, 2015. To the extent possible, the Developer will work to compress this schedule.

Initial Ninety (90)-Day Notices to Vacate for those residents in the Phase 1 area should begin to be issued in early 2009.

## **O. ESTIMATED RELOCATION COSTS**

The Developer and Authority pledge to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the project. Any and all required financial assistance will be provided.

The following is the anticipated relocation cost:

|   |                      |
|---|----------------------|
| Moving Costs Only – Temporary, on-site moves:   | <b>\$ 400,000.00</b> |
| (To the extent possible, including contingency) |                      |

**(Remainder of page intentionally left blank)**

**ATTACHMENT 1:  
RESIDENTIAL FIXED MOVING  
PAYMENT SCHEDULE \***

EFFECTIVE AUGUST 22, 2008

**FIXED MOVING SCHEDULE (CALIFORNIA)**

| Occupant owns furniture           | Occupant does NOT own furniture |
|-----------------------------------|---------------------------------|
| 1 room                            | \$ 625.00                       |
| 2 rooms                           | \$ 800.00                       |
| 3 rooms (one bedroom apartment)   | \$ 1,000.00                     |
| 4 rooms (two bedroom apartment)   | \$ 1,175.00                     |
| 5 rooms (three bedroom apartment) | \$ 1,425.00                     |
| 6 rooms (four bedroom apartment)  | \$ 1,650.00                     |
| 7 rooms (five bedroom apartment)  | \$ 1,900.00                     |
| 8 rooms                           | \$ 2,150.00                     |
| each additional room              | \$ 225.00                       |

\* Please see Section G. for description of benefit categories

**Note:** "Room" excludes bathrooms, Hallways and closets.

**ATTACHMENT 2:  
RELOCATION APPEAL/GRIEVANCE POLICY**

**HUNTERS VIEW REVITALIZATION PROJECT  
RELOCATION APPEAL / GRIEVANCE PROCEDURES**

**Purpose.**

The purpose of this procedure is to set forth the San Francisco Housing Authority's ("Authority") guidelines for processing appeals from determinations as to relocation eligibility, the amount of a relocation payment or the failure to provide comparable replacement housing referrals.

**Right of Review.**

- (a) Any appellant, that is any person who believes him/herself aggrieved by a determination by the Authority as to eligibility, the amount of a relocation payment or failure to provide comparable replacement housing referrals, may, at his or her election, have his/her claim reviewed and reconsidered by the Authority in accordance with the procedures set forth herein, as supplemented by the procedures the Authority may establish for the conduct of hearings.
- (b) A person or organization directly affected by the relocation project may petition the California Housing and Community Development Department ("HCD") to review the Authority's final relocation plan to determine if the plan is in compliance with state laws and guidelines, or to review the implementation of the relocation plan to determine if the Authority is acting in compliance with its relocation plan.

**Notification to Appellant.**

If the Authority denies or refuses to consider a claim, the Authority's notification to the appellant of its determination shall inform the appellant of its reasons, and the applicable procedures for obtaining review of the decision. If necessary, such notification shall be printed in a language other than English.

**Stages of Review by the Authority.**

- (a) **Request for Further Written Information.** An appellant may request the Authority to provide him or her with a full written explanation of its determination and the basis therefore, if he/she feels that the explanation of the Authority's determination accompanying the payment of the claim or notice was incorrect or inadequate. The Authority shall provide such an explanation to the appellant within three weeks of its receipt of his or her request.
- (b) **Informal Oral Presentation.** An appellant may request an informal oral presentation before seeking formal review and reconsideration. A request for an informal oral presentation shall be filed with the Authority within the period described in subsection (d) of this section. The Authority shall afford the appellant the opportunity to make such presentation before a management-level Housing Authority staff person designated by the Executive Director and who has not previously participated in the relocation decision. The appellant may be represented by an attorney or other person of his/her choosing at his/her expense.

This oral presentation shall enable the appellant to discuss the claim with the designated Housing Authority staff person. The designated Housing Authority staff person shall make a summary of the matters discussed in the oral presentation to be included as part of the Authority's file on the appellants relocation. The right to formal review and reconsideration shall not be conditioned upon requesting an oral presentation.

- (c) **Written Request for Review and Reconsideration.** At any time within the period described in subsection (d) below, an appellant may file a written request with the Authority for formal review and reconsideration. The appellant may include in the request for review any statement of fact within the appellant's knowledge or belief or other material that may have a bearing on the appeal. If the appellant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefore, the Authority may grant the appellants request by granting the appellant a definite period of time to gather and prepare materials.

## **HUNTERS VIEW RELOCATION PLAN**

(d) **Time Limit for Requesting Review.** An appellant desiring either an informal oral presentation or seeking formal review and reconsideration, shall make a request to the Authority within eighteen (18) months following the date he/she moves from the property.

### **Formal Review and Reconsideration by SFHA.**

(a) **General.** The Authority shall consider the request for formal review and shall decide whether a modification of its initial determination is necessary. This formal review shall be conducted by an independent arbitrator (the "Arbitrator"). The Arbitrator shall consider the appeal regardless of form, and the Authority staff shall, if necessary, provide assistance to the claimant in preparing the written claim. When a claimant seeks review, Authority staff shall inform him/her that he/she has the right to be represented by an attorney at the claimant's expense, to present his/her case by oral or documentary evidence, to submit rebuttal evidence, to conduct such cross-examination as may be required for a full and true disclosure of facts, and to seek judicial review once he/she has exhausted the administrative appeal.

(b) **Scope of Review.** The Arbitrator shall review and reconsider the initial determination of the claimant's case in light of: (1) all material upon which the Authority based its original determination, including all applicable rules and regulations, except that no evidence shall be relied upon where a claimant has been improperly denied an opportunity to controvert the evidence or cross-examine the witness(es); (2) the reasons given by the claimant for requesting review and reconsideration of the claim; (3) any additional written or relevant documentary material submitted by the claimant; (4) any further information which the Arbitrator, in its discretion, obtains by request, investigation, or research, to ensure fair and full review of the claim.

(c) **Determination on Review.** The determination on review by the Arbitrator shall include, but is not limited to: (1) the Arbitrator's decision on reconsideration of the claim; (2) the factual and legal basis upon which the decision rests, including any pertinent explanation or rationale; and (3) a statement to the claimant that administrative remedies have been exhausted and judicial review may be sought. The determination shall be in writing with a copy provided to the claimant. The Arbitrator's decision shall be binding on the Authority.

## **HUNTERS VIEW RELOCATION PLAN**

(d) **Time Limits.** The Authority shall issue its determination on review as soon as possible but no later than six weeks from the date of the hearing. In the case of appeals dismissed for un-timeliness or for any other reason not based on the merits of the claim, the Authority shall furnish a written statement to the claimant stating the reason for the dismissal of the claim as soon as possible but not later than two weeks from receipt of the last material submitted by the claimant, or the date of the hearing, whichever is later.

### **Refusals to Waive Time Limitation.**

Whenever the Authority rejects a request by a claimant for a waiver of the time limits, the claimant may file a written request for reconsideration of this decision, except that such written request for reconsideration shall be filed within 90 calendar days of the claimant's receipt of the Authority's determination.

### **Extension of Time Limits.**

The time limits specified may be extended for good cause by the Authority.

### **Recommendations by Third Party.**

Upon agreement between the claimant and the Authority, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the Authority for its final determination. In reviewing the claim and making recommendations to the Authority, the third party or parties shall be guided by the provisions of this Appeals/Grievance Procedure.

### **Review of Files by Claimant.**

Except to the extent the confidentiality of material is protected by law or its disclosure is prohibited by law, the Authority shall permit the claimant to inspect all files and records bearing upon his or her claim or the prosecution of the appellant's grievance.

#### **HUNTERS VIEW RELOCATION PLAN**

If an appellant is improperly denied access to any relevant material bearing on his or her claim, such material may not be relied upon in reviewing the initial determination.

#### **Effect of Determination on Other Persons.**

The principles established in all determinations by the Authority shall be considered as precedent for all eligible persons in similar situations regardless of whether or not a person has filed a written request for review. All written determinations shall be kept on file and available for public review.

#### **Right to Counsel.**

Any aggrieved party has a right to representation by legal or other counsel at his or her expense at any and all stages of the proceedings set forth in this procedure.

#### **Stay of Displacement Pending Review.**

If an appellant seeks to prevent displacement, the Authority shall not require the appellant to move until at least twenty (20) calendar days after the Authority has made a determination and the appellant has had an opportunity to seek judicial review. In all cases the Authority shall notify the appellant in writing, twenty (20) calendar days prior to the proposed new date of displacement.

#### **Joint Appellants.**

Where more than one person believes themselves aggrieved by the failure of the Authority to refer them to comparable permanent replacement housing, the appellants may join in filing a single written request for review. A determination shall be made by the Authority for each of the appellants.

***HUNTERS VIEW RELOCATION PLAN***

**Judicial Review.**

Nothing in this Appeals/Grievance Procedure shall in any way preclude, or limit a claimant or the Authority from seeking judicial review of a claim upon exhaustion of such administrative remedies as are available herein.

**(Remainder of page intentionally left blank)**

**HUNTERS VIEW RELOCATION PLAN**



**RELOCATION ASSISTANCE APPEAL**

**INSTRUCTIONS:** This is an appeal of a determination made by the Displacing Agency under the California Relocation Assistance Law (Government Code, Section 7260 et seq.) or Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 USC §§4601 et. seq.). Complete this document, explaining the nature of your complaint and reasons for this appeal below. Attach extra pages if needed. You will be notified of the date when your complaint will be considered.

|                  |              |
|------------------|--------------|
| Claimant:        | Agency:      |
| Site Address:    | Project:     |
| Mailing Address: | Consultant:  |
| Phone number:    | OPC case ID: |

|  |  |
|--|--|
| <b>Claimant Type:</b><br>Residential Tenant  | <b>This appeal is based on:</b><br><input type="checkbox"/> Eligibility only<br><input type="checkbox"/> Amount of Payment only<br><input type="checkbox"/> Eligibility amount |
| <b>Appeal Type:</b><br><input type="checkbox"/> Request for Further Written Information<br><input type="checkbox"/> Informal Oral Presentation<br><input type="checkbox"/> Formal Review and reconsideration |  |
| <b>Will you be present at the hearing?:</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No  | <b>Will you be represented by counsel?:</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No  |

.... continued next page.

**HUNTERS VIEW RELOCATION PLAN**

**Claimant's Statement:**

*I certify that the information provided on this form is accurate and complete.*

---

**Claimant Signature**

---

**Date**

**ATTACHMENT 3:  
EXHIBITS (ABRIDGED)  
TO  
THE RELOCATION PLAN**

The following documents are available for review at the offices of Hunters View Community Partners; at the Property Management Office; or, at the On-site Resource Center, located at 245 West Point Road.

- Uniform Relocation Act (46 U.S.C., Section 4600 et seq.), it's implementing regulations (49 Code of Federal Regulations, Part 24).
- HUD Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition Act of 1970.
- California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et. seq. (the Guidelines)
- California Relocation Assistance Law, California Government Code Section 7260, et. seq (the CRAL)
- American National Standards Institutes, Inc. (ANSI a117.1)
- Uniform Federal Accessibility Standards (UFAS)
- 24 Code of Federal Regulations (CFR), Part 35 (regarding lead-based paint requirements)
- Government Code Section 12955.3 (Definition of disability)
- Admissions and Continued Occupancy Policy of the Authority
- HUD's Allowances for Tenant-furnished Utilities and Other Services (04.04.01)
- Uniform Relocation Act (URA) – Residential Moving Expense and Dislocation Allowance Payment Schedule (date to be determined)
- Current proposed Architectural drawings

***HUNTERS VIEW RELOCATION PLAN***

- Current proposed Project schedule
- Copies of all financing commitments obtained to date.
- Revitalization Plan
- Phasing Plan
- Resident assistance program.

**(Remainder of page intentionally left blank)**

*HUNTERS VIEW RELOCATION PLAN*

## **EXHIBIT 1: COMMENTS TO THE RELOCATION PLAN**

The Authority received one letter with comments to the Hunters View Relocation Plan. The letter from John Carella of Bay Area Legal Aid is attached.

In addition, the Authority received one comment from a HUD representative.

## **HUNTERS VIEW RELOCATION PLAN**

### **RESPONSE TO LETTER RECEIVED FROM JOHN CARELLA, BAY AREA LEGAL AID**

In the letter from Bay Area Legal Aid, there were two comments to which the Authority needs to respond.

#### **Comment #1:**

First, in a change of great importance to the tenants, the Development Team removed the broad language regarding “good standing” and replaced it with a simple statement that current Hunters View tenants have the first right to return to the redeveloped property “provided they have not been evicted, or are not in the process of eviction.” This is almost precisely the language that the tenants and their advocates have sought from the beginning. The one point that could use clarification is the meaning of the phrase “in the process of eviction.” We take that term to mean the legal process of eviction, which begins with a Summons and Complaint served on the tenant and filed with the Superior Court. We would ask that the Commission confirm this understanding of the phrase, preferably through an amendment to the Relocation Plan.

#### **Response #1:**

The Authority confirms that the meaning of the phrase “in the process of eviction” is the legal process of eviction, which begins with a Summons and Complaint served on the tenant and filed with the Superior Court.

#### **Comment #2:**

The second point where the Relocation Plan leaves room for interpretation is the issue of a “written promise” of the right to return for any tenant who may have to move off site. In the November 22, 2008 letter, Mr. Alvarez stated that the Housing Authority agreed to this demand of the tenants and pointed to new language in the Relocation Plan that confirms the right of tenants to return and states that they will be given 30-day notices to return. What the Relocation Plan does not say is whether or not the residents who move off site would be given a written promise of their right to return at the time they move from Hunters View.

It may well be that, by confirming agreement to the residents’ demand of a “written promise,” Mr. Alvarez means to imply that each family would receive such a promise at the time of their move. Regardless of whether this provision is added to the plan (or is implied from the language), we believe it should be the practice that any resident moving away from Hunters View during redevelopment be given a document that clearly states their right to return to the rebuilt Hunters View. Providing residents with such a written promise would both ease fears of displacement and decrease the chance that someone

### ***HUNTERS VIEW RELOCATION PLAN***

might mistakenly fail to invoke their right to return to their community. We would ask that this practice be set out in the Relocation Plan or be otherwise incorporated into the Housing Authority's and OPC's practices during the relocation.

#### **Response #2:**

The Authority confirms that any resident moving away from Hunters View during redevelopment will be given a document that clearly states their right to return to the rebuilt Hunters View.

The Housing Authority received one additional comment from a HUD representative.

#### **Comment #3**

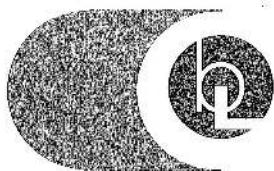
Please clarify what is meant by "Federal Appropriation" in the list of Project Sources on pages 7-8.

#### **Response #3**

The Authority received a Neighborhood Initiatives Grant from the federal government to pay for design and construction costs.

***HUNTERS VIEW RELOCATION PLAN***

## HUNTERS VIEW RELOCATION PLAN



Ramón P. Aviles  
Executive Director

January 6, 2008

San Francisco Housing Authority Commission  
c/o Henry Alvarez, Executive Director  
San Francisco Housing Authority  
440 Turk Street  
San Francisco, CA 94102

Re: Final Comments to Relocation Plan for Hunters View

Dear Commissioners:

We are writing on behalf of our clients at the Hunters View development as part of the public comment process for the Relocation Plan for Hunters View. As you know, Bay Area Legal Aid and its partner organizations have been working with the Hunters View tenants through on-site clinics since March of 2008 and were intimately involved with the Working Group of tenants that reviewed prior drafts of the plan.

The most recent draft of the Relocation Plan includes several changes from prior drafts that will be of great benefit to the residents of Hunters View. These changes pertain to the issues of "good standing," the promise of a right to return, and the guarantee of appropriately-sized units for each returning family. These changes are highlighted in the attached November 20, 2008 letter from Henry Alvarez to the members of the Working Group. The new provisions are the positive outcome of hours of meetings between the tenants and developers, and reflect the ultimate success of the collaborative process that has taken place over the past several months.

The tenants with whom we have spoken believe that the current plan addresses their greatest concerns regarding their right return, and feel that they are ready to move on to the new round of challenges in the relocation and redevelopment process. Therefore, we urge the Commission to approve the plan at its upcoming meeting and move forward with the redevelopment of Hunters View. At the same time, we would like to note two points that could use further clarification, either in the plan or through statements of the Commission.

First, in a change of great importance to the tenants, the Development Team removed the broad language regarding "good standing" and replaced it with a simple statement that current Hunters View tenants have the first right to return to the redeveloped property "provided they have not been evicted, or are not in the process of eviction." This is almost precisely the language that the tenants and their advocates have sought from the beginning. The one point that could use clarification is the meaning of the phrase

San Francisco County Regional Office  
50 Fell Street, 1st Floor  
San Francisco, CA 94102

Phone: 415.982.1300  
Toll Free: 800.551.5554  
Fax: 415.982.4243

[www.baylegal.org](http://www.baylegal.org)



Serving the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara

## HUNTERS VIEW RELOCATION PLAN

Page 2

January 6, 2009

"in the process of eviction." We take that term to mean the legal process of eviction, which begins with a Summons and Complaint served on the tenant and filed with the Superior Court. We would ask that the Commission confirm this understanding of the phrase, preferably through an amendment to the Relocation Plan.

The second point where the Relocation Plan leaves room for interpretation is the issue of a "written promise" of the right to return for any tenant who may have to move off site. In the November 20, 2008 letter, Mr. Alvarez stated that the Housing Authority agreed to this demand of the tenants and pointed to new language in the Relocation Plan that confirms the right of tenants to return and states that they will be given 30-day notices to return. What the Relocation Plan does not say is whether or not the residents who move off site would be given a written promise of their right to return at the time they move from Hunters View.

It may well be that, by confirming agreement to the residents' demand of a "written promise," Mr. Alvarez means to imply that each family would receive such a promise at the time of their move. Regardless of whether this provision is added to the plan (or is implied from the language), we believe it should be the practice that any resident moving away from Hunters View during redevelopment be given a document that clearly states their right to return to the rebuilt Hunters View. Providing residents with such a written promise would both ease fears of displacement and decrease the chance that someone might mistakenly fail to invoke their right to return to their community. We would ask that this practice be set out in the Relocation Plan or be otherwise incorporated into the Housing Authority's and OPC's practices during the relocation.

Finally, we would add our own observation that the Working Group process produced the ultimate tenant-influenced Relocation Plan as smoothly as could be expected for such a complicated and contentious project, and we hope that this model of tenant input, cooperation, and protection of the right to return becomes a feature of future HOPE SF redevelopment projects.

Very Truly Yours,

BAY AREAL LEGAL AID



John F. Carella  
Staff Attorney

## HUNTERS VIEW RELOCATION PLAN



**SAN FRANCISCO HOUSING AUTHORITY**  
440 Turk Street • San Francisco CA • 94102 • (415) 554-1200

November 20, 2008

Hunters View Relocation Working Group  
c/o Hunters View Tenant Association  
227 West Point Road  
San Francisco, CA 94124

Dear Hunters View Relocation Working Group:

I am writing in response to your October 22, 2008 letter to the San Francisco Housing Authority Commission regarding your concerns about the draft Relocation Plan for the Hunters View revitalization project. We appreciate all of your efforts in participating in the working group and have carefully considered the issues you raised.

We understand that your primary concern was the use of the Good Standing criteria to determine who can move into the new site. Your request was that any household that has not been evicted or is not in the process of being evicted be eligible to return. We have considered this request and have agreed to it.

We have revised the language in the attached November 2008 draft Relocation Plan to reflect this change. The prior Plan stated (pp 11-12):

- b. Current Hunters View residents will have the first right to move into the newly developed units as long as they remain in Good Standing (in compliance with the Authority Lease).
- c. Good Standing means that the resident household is complying with the lease according to the following stipulations:
  - i. All Households must be current on their rent and/or must be current with their repayment agreement, if any; or enrolled in a resident assistance program (RAP);
  - ii. Will have the ability to obtain service from utility companies, which may include participation in a City-sponsored utility assistance program;
  - iii. Will not have been convicted of a felony or fraud as indicated in the applicant's file with the Authority or as information is sent from federal and state Agencies after the date of initial notification of relocation provided by the Authority through the time of screening, excluding any matters currently under investigation;
  - iv. Will have complied with all provisions of the Authority lease including criminal activity prohibition;

## HUNTERS VIEW RELOCATION PLAN

Page 2 of 3  
Letter to Hunters View Relocation Working Group

The revised Relocation Plan states (p. 12):

- b. Current Hunters View residents will have the first right to move into the newly developed units provided they have not been evicted, or are not in the process of being evicted at the time they are offered occupancy in one of the newly developed units.

All references in the Plan to Good Standing have been deleted. We believe that this change provides clarity and consistency to the process for continued occupancy at the new Hunters View and addresses your primary concern with the Plan.

You raised two additional concerns in your letter that we have now addressed in the revised plan. You have requested that the Plan provide assurances for the following:

1. The Developers will take specific steps to accommodate us if there are not enough right-sized units for every family;
2. Anyone moved off the hill during construction will be given a written promise that they have the right to return.

To address concern #1 we have added the following language to the Plan:

OPC will conduct a needs assessment prior to the start of each phase of relocation to determine if there have been any changes in the replacement housing needs of the households. The unit mix will be adjusted accordingly so that there will be an appropriately-sized unit available in the new development for all current Hunters View residents and any household that has moved off-site since the initiation of negotiations of the Exclusive Negotiation Rights agreement in November 2005. The Authority estimates that there are approximately two hundred (200 +/-) households at Hunters View or which were living on site as of November, 2005. (page 6)

To address concern #2 we have added the following language to the Plan:

The Authority will endeavor to keep as many families on-site. Some residents may be allowed to move off-site on a case-by-case basis through an Authority Administrative, or Priority Transfer, outside of the relocation process pursuant to the ACOP; or, through a Housing Choice Voucher, if available. The Authority will make every effort to accommodate Administrative Transfers, if any, onsite.

Any household which has moved off-site (other than those evicted by the Authority) since the initiation of the negotiation of the Exclusive Negotiation Rights Agreement in November 2005, up until the newly constructed replacement housing is available for occupancy, will have the right to return to the newly constructed replacement housing at Hunters View. These households will receive a thirty (30)-day notice of their Right to Return to Hunters View. To be eligible to return, households must respond within the required 30-day period, acknowledging their desire to return, and complete the process to return to the newly constructed replacement housing within ninety (90) days.

## **HUNTERS VIEW RELOCATION PLAN**

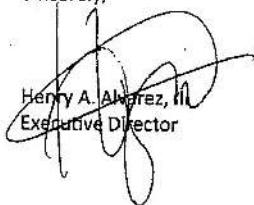
Page 3 of 3  
Letter to Hunters View Relocation Working Group

Those households which move off-site will be offered the rights to return to a newly constructed unit after all households remaining on-site have moved to a newly constructed unit.

If a household is moved off-site as a special accommodation, during the implementation of this Plan, said household will have the right to return to the newly constructed replacement housing at Hunters View and will be eligible to any relocation benefits to which they may be entitled were they to have remained onsite.

I have reviewed the changes with staff, and we believe that we have addressed the concerns you expressed about the October 2008 draft Relocation Plan. We look forward to meeting with you to discuss and finalize the revised Plan.

Sincerely,



Henry A. Alvarez,  
Executive Director