

**MEETING SUMMARY**  
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)  
Meeting with  
HUNTERS VIEW RESIDENTS  
**FEBRUARY 27, 2008**  
5:30 p.m. to 7 p.m.  
Hunters View Tenant Association Offices  
227-229 West Point Road, San Francisco, CA

The meeting began at approximately 5:30 p.m. with approximately 15 residents present, (does not include the development team and city agency staff).

Tessie Ester, president of the Tenant Association, called the meeting to order, welcomed everyone and stated the purpose of the meeting. She continued to encourage resident participation at the meeting and acknowledged that there were a couple of people attending for the first time.

Jane Hsu, Commissioner, San Francisco Housing Authority (Housing Authority) was introduced.

Tessie requested changing the standing meeting date because of scheduling conflicts. (A discussion was held at the end of the meeting and the new meeting date, pending confirmation will be the Fourth Tuesday of each month, same time, and same place.)

In addition, the Hunters View Tenant Association (HVTA) Board of Directors requested that the development team hold additional meetings with the Board to discuss the various forthcoming plans in detail – the ramifications, schedules, funding and financing, etc. This meeting would help the Tenant Association Board better educate and inform the other tenants. (At the end of the meeting, Juan and others on the development team clarified that some of the information they want will become available as part of the demolition and disposition process. In addition, development team members will meet with the Board members as requested and an update provided at the monthly meetings.)

Margaret Campbell with the HVCP team announced that the Environmental Impact Report (EIR) will be available on Friday, February 29, 2008. Copies of the report will be provided to the HVTA Board of Directors and will be available at the HVTA office. Additional copies will be available at the nearest public library and available, and at the various Housing Authority offices, including the property management office, the 440 Turk Street office and the 1815 Egbert offices, amongst others

Surlene Grant, the meeting facilitator, explained that the purpose of this meeting was to review the “final” draft of the Relocation Plan prepared by a team of Hunters View residents, development team members, stakeholders and SFHA staff. Since June 2007 residents have been reviewing “preliminary” relocation guidelines leading to this relocation plan. Today’s meeting is to review the final draft version that will be submitted to HUD; HUD allows for this relocation plan to be amended in the future, upon everyone’s agreement.

Juan Monsanto with the Housing Authority proceeded to walk the residents through the top discussion items. The group started the discussions about the Relocation Plan in June 2007. Juan reminded everyone of the development and relocation-related guidelines that are reflected in the Relocation Plan:

- Resident Right to Return

- One-for-One Replacement of Units
- On-Site Relocation

Juan reviewed the concerns and questions that were brought up in the earlier meetings, which were recited from a list of items based on recent phone calls and correspondence as a result of circulating the “final” draft version at the last meeting a month ago (several copies had also been left with the HVTA). Juan described the various sections (color-coded) that had been discussed during the last few months and reviewed the concerns expressed to make sure everyone in the room was satisfied with the way those issues were inserted and explained in the plan.

**Section A – Introduction (Blue)**

- One-for-one replacement (4, page 6)
- Agreements for the right to move and return (6, page 7)
- Good Standing – (6, page 7)
- Convictions – (6, c, iii, page 7)

**Section B – Process (Yellow)**

- Phasing (page 9)
- Moving and Moving back (page 9)
- Good Standing (page 9)

**Section C – Benefits (Beige)**

- Eligibility Notice (page 11)
- Do Not Move Notice (page 11)
- Survey (page 11)
- Benefits (page 12)

**Section D – Services (Pink)**

- Phasing (page 16)
- Rent @ 30% (page 16)

**Section E – Eligibility (Salmon)**

- Family Composition (page 17)
- Getting a Moving Allowance (page 18)
- Payment for Utilities Deposit (page 19)

**Section F – Requirements (Green)**

- Right to Return (page 21)
- Moving Back and Good Standing (page 21-22)
- Back Rent / Lease Violation / Felony Conviction(s) (page 22)
- Amendment Process (page 23)

Question: Why is the moving allowance so low? (Referring to the pink sheet showing HUD allocations based on household size. This amount does not cover the first and last rent requirements for any units, anywhere?)

Answer: The moving allowance is based on the allowance allocated by HUD; this is based on the cost of living in every state, and California is one of the states that pay the most.

Question: Why are there not any Section 8 opportunities?

Answer: Section 8 opportunities are not currently available from HUD. Congress has not allocated any more funding for this kind of rent subsidy. However, the SFHA will continue to pursue opportunities related to Section 8 as they become available.

Question: Can the HOPE SF program help with getting vouchers or make more money available?

Answer: HOPE SF is a City sponsored initiative and it is not affiliated with HUD. Therefore, Section 8 vouchers are not available through this program. The City is committed, however, to supporting residents through the relocation process in many other ways.

Question: How many residents agree with the amount stated for the moving expenses?

Answer: General comments from the audience indicated that it will cost more than what is provided in the HUD allocation. Juan indicated that the HUD moving allowance is sized to cover the cost of the move and that it is the only moving funding provided by HUD at this time.

Question: Has the Housing Authority looked into using the development funds for relocations and project based Section 8 housing?

Answer: Financing for this project is very tight at this time and since there will be on-site relocation, additional relocation financing should not be necessary. However, SFHA will look into the possibility of making some of the housing relocation cost part of the larger development funding.

Question: What are the rooms that are considered in determining # of rooms to move?

Answer: Rooms are the rooms with furniture. Bathrooms and kitchens are not included in the room count. Bedrooms, living rooms and dining rooms are included in the room count. The HUD moving allowance is currently calculated as follows.

One Bedroom Apartment	(3 rooms of furniture)	\$1,000.00
Two Bedroom Apartment	(4 rooms of furniture)	\$1,175.00
Three Bedroom Apartment	(5 rooms of furniture)	\$1,425.00
Four Bedroom Apartment	(6 rooms of furniture)	\$1,650.00
Five Bedroom Apartment	(7 rooms of furniture)	\$1,900.00

Suggestion: It was suggested that the San Francisco Housing Authority look at the relocation allowance that is provided for by the Redevelopment Agency for Relocation and compare that amount with what is provided for through the HUD process and establish parity. Juan will check those amounts to see how they compare.

Juan reiterated that the goal is to make sure that the residents do not have to shoulder the burden of the relocation. He emphasized that the plan can be amended at anytime. The residents can bring issues to HVTA, the Housing Authority, and the Development Team, if needed, and upon general consensus, the plan can be amended and submitted to HUD for their approval.

Question: Does the Housing Authority or the Development Team know of Community of Opportunities (COO) plan to help residents with rent?  
Answer: Tessie announced that COO is introducing a program to help residents with their back rent. The program will be formally announced within the week to all Hunters View residents.

Juan walked the residents through the steps of the Relocation Process. When the Relocation process begins, residents will:

1. Receive a Relocation Notice from the Housing Authority – this notice will state that there is a revitalization process in place and that those families in “Good Standing” and currently living in Hunters View qualify for the moving allowance to relocate to another phase of the project
2. Receive a copy of the Relocation Plan – this is the final draft that the community has been discussing for the last 9 months. It will be sent to HUD for their review, but the document will continue being discussed to make sure residents understand that their rights are being protected.
3. Receive a “Do Not Move” notice - It is important that residents stay until the Housing Authority asks them to move to another phase and a moving allowance is provided. Some families may be moved for administrative reasons, however Juan mentioned that if anyone is in contact with a family that moved offsite after August 15, 2005, to please have them contact the Housing Authority in order to determine their right to return to the site.
4. Participate in a Needs Assessment Survey – this Needs Assessment Survey will consist of:
  - a. Intake at the Information and Resource Center located at 245 West Point Road;
  - b. Discussion and information on moving from one unit to another; and
  - c. Information regarding the various education, self sufficiency and empowerment services available, along with other benefits.

HVTA residents and the Authority Commission will receive all draft plans for review.

Margaret explained that keeping the current schedule for the Relocation Plan approval and the other steps discussed tonight are crucial; the proposed submission to HUD is May 2008. Additionally, this information is necessary to apply to other state bond financing for the project. Margaret will present a schedule of some of the forthcoming meetings and deadlines at the next meeting.

Question: Before a resident is moved or relocated, does s/he have any choice or voice in the decision regarding where the family will be relocated. Is there any say about where s/he feels more (or less) comfortable?  
Answer: People will be evaluated on a case-by-case basis. The schedule and location of the relocation is part of the phasing of the site plan. During the relocation process intake, each family will be interviewed and they will be able to discussed their particular needs at that time.

Question: Does the resident have to wait for his/her turn or phase before getting the relocation money?  
Answer: Yes. Residents in Phase I must move first. Therefore, the residents in Phase I will get the relocation assistance and allowance, and those on Phase 2 will have to wait.

A resident shared that he has concerns about relocating “outside” of the Hunters View community. He is willing to relocate in order to return to what he anticipates will be a better unit, but he doesn’t want to relocate beyond the neighborhood.

Answer: Relocation needs for each family will be discussed during the needs assessment survey, and will be addressed on a case by case basis.

Another resident shared concerns about people getting the relocation money ahead of time and using the money for something other than the needs related to the relocation. The comment was made that people who are unstable financially might use the money for other things other than what its intended purpose.

Answer: A family will receive their moving allowance at the time of their approved relocation only.

City staff commented that Communities of Opportunities (COO) programs would be working with some of the people who had these kinds of needs, as well as providing direct social services to prevent people using the money for other things.

Tessie shared that the residents would like to know who is working in the project area on the relocation and intake. The residents requested specifically that Hunters View residents work on the relocation and in the office.

Question: Residents requested that the services be services that they really need.  
Answer: The best services are those that are resident-driven and truly needed. Margaret suggested that the next monthly meeting focuses on the kinds of programs and services that the residents want to see / have.

Question: When will the COO center open?  
Answer: It should open within the month.

Question: Has the Demolition Plan been submitted to HUD?  
Answer: No. There will be resident meeting to discuss this plan as well, but sometime in April 2008 in the form of a Demolition Disposition Application to HUD. Their approval will provide the opportunity for the project to move forward and obtain further financing. The Housing Authority will also create a tentative schedule listing of deadlines for HUD documents and will present it (when available) at a HVTA meeting.

Following the question and answer discussion, Surlene reviewed the topics and concerns which required follow up or action. These items included:

- A new meeting date (as mentioned above, the new proposed standing date is the fourth Tuesday of the month).

- Additional meetings between the development team, Housing Authority and the Tenant Association Board to explore the schedules and implementation in more detail.
- Informing the HVTA of the social services and other individuals /entities that will be working in the project area, specific to COO.
- The next meeting will look at residents' preference of community needs and benefits.

Meeting was adjourned at 7 p.m.

**NEXT MEETING -- TUESDAY, MARCH 25, 2008 (subject to confirmation from HVCP and HVTA)**