

HUNTERS VIEW REVITALIZATION

FREQUENTLY ASKED QUESTIONS

THE NEW DEVELOPMENT

Who is rebuilding the Hunters View site?

In August 2005, the San Francisco Housing Authority (SFHA) conducted an open competitive process to select Hunters View Community Partners (HVCP) to revitalize Hunters View. HVCP is a partnership consisting of The John Stewart Company, Ridge Point Non-Profit Housing Corporation, and Devine & Gong, Inc.

Will all 267 existing public housing units be replaced?

100% of the existing 267 public housing units will be replaced with 267 equally affordable new public housing units so that all families who are in Good Standing can return to their community.

Will there be units in addition to the 267 apartments for public housing residents?

In order to help finance the 267 new public housing units and to create a mixed income community, up to 533 additional housing units will also be developed. These additional units will include affordable rental (working family or low income tax credit units), affordable homeownership, and market rate homeownership. In addition, the planned revitalization of Hunters View will include new parks, community-serving retail, a new day care facility, and a community building.

Will the additional housing make the site overly crowded?

The current density of the site, approximately 13 units to the acre, is much lower than the surrounding properties (which average about 25-30 units per acre). The revitalized Hunters View will have a density that is similar to the surrounding community.

How will residents be involved in planning the new housing?

Residents will be part of the planning for the new housing through meetings at Hunters View, newsletters and fliers. Resident meetings are currently held the fourth Wednesday of each month at 5:30 PM at the HVTA office. Each meeting focuses on a different area (design, relocation, management/operation, environmental issues, and community benefits) and all residents are encouraged to attend and participate.

How will residents be involved in the construction and operation of the new housing?

Residents will be offered job training, employment, and contracting opportunities throughout the process and after completion of construction.

What will the new community be like?

The new housing will be high quality and include many new amenities such as a computer learning center, children's play areas, and other senior and community spaces. The majority of the rental units will be in two and three story attached single-family homes and three to four story buildings including townhouses, townhouses over flats, and stacked townhouses. Many of the homeownership units will be in stacked four to seven story buildings.

Will the housing be environmentally-friendly and energy efficient?

All construction will be energy efficient and based on healthy and green construction principles such as maximizing natural light and heat, use of recycled materials, use of renewable energy sources like solar hot water heating, and recycling of demolished materials.

Will the new units be the same sizes as the current units?

The new units will be as large (or potentially larger) than the current units at Hunters View.

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Will my new apartment be in the same location on the site with the same view as my current apartment?

The new site plan will be very different than the current layout. All of the buildings will face streets and will be built to maximize views for all of the residents on the site. Because of these changes, you will likely not be able to return to the exact same location.

Will there be units that accommodate the disabled?

Units for the disabled will come in a variety of bedroom sizes and they will be dispersed throughout the site where accessible paths of travel can be made.

How will safety and environmental hazards be addressed during demolition and construction since residents will still be living on the site?

There will be safety precautions and environmental consultants engaged to ensure resident safety throughout the process. Urban projects often require that these precautions be taken so that there is a protocol that already exists that will be followed. For example, precautions will be taken so that demolition debris and dust does not affect residents, and the construction zone will be securely fenced for children's safety. The development team has been monitoring the grading process at Hunters Point Shipyard and has learned valuable lessons that will be applied to Hunters View.

How will unit fire safety be addressed through the design? Will units have two ways out?

Some units, but not all, will have a front door and a back door. Fire codes are very strict and designed to ensure resident safety: for example, bedroom windows must be big enough for people to get out and for firefighters to get in if needed. All the units will have a sprinkler system.

How long will it take to start construction, and how long will construction take?

Demolition and construction of Phase I are currently scheduled to begin in mid to late 2009 and it will take about two years from that point for units in Phase I to be ready for occupancy.

Is there a way for it to happen faster?

There is a lot of design work that needs to be done and approvals that need to occur in order for work to begin. However, resident support is probably the single most important factor that will help this project move faster. Residents should come to resident and community meetings to provide their input, and then write letters of support or come to public meetings such as those for the Planning Commission to express their approval.

RELOCATION AND RESIDENT RIGHT TO RETURN

Will Hunters View residents automatically be allowed to return to the new units after construction?

Hunters View residents who are currently on the lease will have the right to return to the new public housing replacement units, as long as they remain in Good Standing and are current on their utility bills. Current Hunters View residents will also have first priority to purchase new below-market for-sale housing, if they qualify.

What is GOOD STANDING?

Good Standing means that the resident household has not violated the lease, has not been convicted of a felony, and is current on their rent payments. SFHA will work with residents to

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identify any potential obstacles to Good Standing and develop a program of information, counseling and services aimed at overcoming these obstacles so that residents may remain in or retain Good Standing.

How will I be able to get information about relocation?

A Relocation Support Committee (the "Support Committee") will be formed consisting of SFHA staff, HVCP representatives, and Hunters View residents and will work out of the Community Resources Center that is being established at Hunters View. The Support Committee will provide assistance and counseling to residents throughout the revitalization process.

Is there going to be self-sufficiency case management during the Relocation Process?

Yes. Each household at Hunters View will receive social services assistance on a case by case basis, and will be referred to the appropriate agency, group or department.

How will SFHA communicate with residents? I want to make sure I know what's going on.

In addition to the Community Resources Center, SFHA will provide regular reports about the status of the relocation and revitalization process to the Hunters View Tenant Association (HVTA), and provide these regular reports and individual updates to existing and relocated residents in the form of letters, newsletters, and a website (www.huntersview.info)

Will there be a "professional" bilingual staff person that will translate for non-English speaking residents?

Yes. There will be bilingual staff and/or third party interpreters to translate.

Will I have these promises about relocation and moving into the new housing in writing?

Yes, a Relocation Plan has been prepared with feedback from the Hunters View residents and will provide guidelines for the relocation process, including the relocation assistance that will be provided to residents. The Plan must be approved by the Authority Commission and HUD and every resident will receive a copy of it.

I would like to relocate within Hunters View during the relocation process because I don't want to move off-site - can I do that?

Off-site relocation of residents during construction is voluntary and will be minimized. HVCP will work with the residents and the community to build the new Hunters View in phases so that the maximum number of residents can temporarily relocate on-site during reconstruction.

Will I be temporarily relocated to comparable housing that will accommodate my family?

Yes, Federal Relocation Law requires that all Hunters View residents who are relocated, even temporarily, must be relocated to comparable decent, safe, sanitary, and affordable housing. Whether on site or off site, your apartment size will be based on the size of your family. When you return, your new unit will also be based on the size of your family.

How will I be able to temporarily relocate on site if the units that are currently vacant are not in good condition?

SFHA will be fixing up the vacant units before people move into them to ensure that they are decent, safe, and sanitary units. The renovation work in these units may present employment opportunities for residents.

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When are you going to relocate me?

Relocation of the Phase I area will probably start in 2008. See the next questions, and please review the phasing plan and/or speak with a representative of HVCP or SFHA to determine if you are currently housed in the Phase I area.

What are my choices for relocation?

Current Hunters View residents will be given choices for temporary relocation based on their family composition, units available on site and possibly units available at other public housing properties.

Can I relocate to a larger apartment (e.g. from a one bedroom to a two-bedroom) when I relocate or when I return to Hunters View?

Residents may relocate to a larger apartment if their family composition calls for additional bedrooms. Likewise, residents may need to move into a smaller unit if their family composition has changed. Family composition means that only a certain number of family members can live in a 1, 2, 3 or 4 bedroom unit.

What kind of benefits will I receive during the relocation process?

Relocation benefits will be determined based on whether the household moves on-site or off-site on a case by case basis. When appropriate, the household may receive moving or utility hook-up benefits according to the Uniform Relocation Code (URC) and HUD regulations.

How will SFHA know my household relocation needs?

A Relocation Needs Survey will be prepared with your family to identify your particular needs during the relocation process. The relocation needs survey will also ask you if you want to return to Phase One, Phase Two or Phase Three of the redeveloped Hunters View.

How can I receive a copy of my Relocation Needs Survey?

A resident can ask for a copy of their signed Relocation Needs Survey at the time of interview or anytime during the relocation process.

Is the Relocation Needs Survey binding?

You have the right to change your mind at anytime during the process. The survey is taken to gather information for preliminary statistics in preparation for the move.

Will 'return' information packets be available?

Once the 'Return' process starts at Hunters View, information packets will be available to all residents. The packet will include information on schools, transportation, utilities & other vital information.

During the 'Return' Process, is there going to be assistance with general social services, such as connection with Unified School Districts, welfare office, change of address, family assistance, etc.?

Yes, all the above services will be part of the overall Relocation Process. See the answer to the question immediately above.

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Am I responsible for my security deposit when I move out or return to Hunters View?

If you are currently in a public housing apartment, and you move to another public housing unit, SFHA will hold your current Security Deposit until you return. Assistance in the form of a loan may be available for the security deposit if you move to another type of housing.

How are seniors and the disabled being assisted during the Relocation Process?

SFHA staff will make every effort to assist seniors and disabled on the lease. A Community Resources Center will be located on the ground floor and will be wheelchair accessible.

Will there be Section 8 Vouchers for relocation at Hunters View?

Currently, there are NO Section 8 Vouchers available for relocation off-site.

What type of unit can I move back into if I relocate off-site?

You have the option to return to a public housing replacement unit. If you qualify for a “working family” Low Income Tax Credit or first time homeownership unit, you can apply separately for either one, and will be given first preference.

How will SFHA notify residents when they can return to Hunters View?

SFHA will have a database with all Hunters View residents and their temporary addresses. This database is kept current during the entire relocation process and is updated quarterly. You must inform SFHA of your new address at all times.

What do I do if I have legal obstacles?

The Relocation Services Manager will work with you on a case-by-case basis. Referrals may be made to organizations that can provide legal counseling.

How long will I have to move?

All households will be given adequate time to move.

Who do I contact if I have any more questions?

For more information you can contact: Juan Monsanto at SFHA at monsantoj@sfha.org or (415) 715-3217, or Cassandra Coats at Ridge Point Non-Profit Housing Corporation at rview@sbcglobal.net or (415) 821-7440.