

Hunters View Relocation Working Group Relocation Plan Questions and Answers

The Relocation Plan Working Group held meetings on the following dates:

1. September 3, 2008
2. September 4, 2008
3. September 10, 2008
4. September 17, 2008
5. September 18, 2008
6. September 24, 2008
7. October 2, 2008
8. October 7, 2008
9. October 8, 2008

The Relocation Plan Working Group reviewed the Draft Relocation Plan for the Hunters View Revitalization Project dated August 2008 prepared by Overland, Pacific, & Cutler, Inc. The following are the questions and answers that were discussed in the Relocation Plan Working Group meetings.

Introduction

Question 1: What does the number CAL 1-18(3) mean in reference to Hunters View? (p. 3)

Answer: Dominica Henderson (Dominica) from San Francisco Housing Authority explained that that numbers is CAL 1-18(3) is the HUD identification number for Hunters View.

Question 2: What is the definition of one-for-one replacement? (p.3)

Answer: Kaila Price (Kaila) from the San Francisco Mayor's Office of Housing explained that one-for-one replacement means that of the 267 units that currently exist at Hunters View, 267 will be replaced. So there will be NO loss of public housing units at Hunters View.

Question 3: What do "economically integrated community" and "mixed income community" mean? (p.3)

Answer: Kaila explained that this means that different unit types will be mixed throughout the site. There will be four different unit types at Hunters View. 1) Public Housing Units; 2) Tax Credit Affordable Rental Units; 3) Affordable Home Ownership Units; and 4) Market Rate For-Sale Units. For-sale units and rental units cannot be in the same building because of the way that financing works but rental unit blocks and for-sale unit blocks will be checker-boarded throughout the site and the idea is that no one will be able to distinguish the difference between a rental or for-sale building from the outside of the buildings. Additionally, both rental units and for-sale units would be positioned on the

site in a fair and optimal way so that as many residents as possible have access to good views, amenities, etc.

Question 4: Explain the sentence, “The sale of the latter will help subsidize the public housing replacement units.” (pp.3-4)

Answer: Paul Carney (Paul) of Hunters View Community Partners explained that this means that the profit made from the sale of the market rate for-sale units will be used to help finance the construction of the public housing, affordable rental and affordable home ownership units.

Question 5: Provide detail on the Neighborhood Improvement Plan (schools, parks, transportation, public safety and neighborhood economic development). (p.4)

Answer: Paul explained that the master site plan for the project includes new parks and other public open space for residents. There will be new roads within the site and that connect to the surrounding community. The Head Start will be relocated to a new space on the site. In partnership with the City, the Developer will provide economic benefits to the neighborhood before, during, and after construction of the new units.

Question 6: Explain what “incorporate green building principles and design elements that meet long term accessibility needs” means. (p.4)

Answer: Paul explained that the new development will be as environmentally responsible and sustainable as possible, including using building materials within the units that encourage healthy living. In addition, accessible units will be provided as required by the law.

Question 7: Define Code of Federal Regulations 24 CFR 941.602(d)(1) as it relates to the selection process for the Developer. (p.4)

Answer: Dominica explained that the procurement process for selecting the development team must comply with the above regulations. Because the Hunters View project is a mixed-finance redevelopment, the Authority must comply with the appropriate regulations that allow it to work with outside partners and the abovementioned regulation allows for the Authority to seek, based on qualifications, a partner through a competitive proposal process.

Question 8: Explain the sentence “Ridgepoint...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” (p.5)

Answer: Larry Hollingsworth (Larry) of Hunters View Community Partners explained that his organization, Ridge Point Non-Profit Housing Corporation (a member of the development team), has owned and operated Ridgeview Terrace Apartments since 1968

and acquired Jackie Robinson Apartments in 2000 when it was at risk for being converted to market-rate housing.

The Project

Question 9: Explain the income mix, including detail on the incomes associated with the AMI percentages, for the overall project. (p.6) [Relates to #3]

Answer: Kaila explained that as described in the answer to Question 3, Hunters View will be a mixed-income community. It will consist of households who qualify for public housing, households that earn 50% of the Area Median Income (affordable rental), households that earn 80% of the Area Median Income (affordable homeownership), and market-rate homeowners.

2008 Median Income for the City and County of San Francisco

| Area Median Income | 1 Person Household | 2 Person Household | 3 Person Household | 4 Person Household | 5 Person Household | 6 Person Household | 7 Person Household | 8 Person Household |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 50% AMI | \$29,050 | \$33,150 | \$37,300 | \$41,450 | \$44,800 | \$48,100 | \$51,400 | \$54,750 |
| 80% AMI | \$46,450 | \$53,050 | \$59,700 | \$66,300 | \$71,650 | \$76,900 | \$82,250 | \$87,550 |

Question 10: Explain how the design will “maximize the site’s long-neglected “million-dollar” views for all residents” (p. 7)

Answer: Paul explained that the buildings (both rental and homeownership) in the new site plan have been placed on the site so that the maximum numbers of units have views. In addition, the new public parks will also have views.

Question 11: Explain what the “comprehensive supportive service programming that will assist residents through every stage of their life cycle” will be. (p.7)

Answer: Paul explained that the Developer is working with the City of San Francisco to develop a services program that will serve Hunters View residents before, during, and after construction of the new units. The Developer will engage the residents in the development of the services plan.

Question 12: Define what the Leadership in Energy and Environmental Design for Neighborhood Design (LEED-ND) program is. (p.7) [Relates to #6]

Answer: Paul explained that LEED is a program run by the U.S. Green Building Council that provides third-party verification that a project is an environmentally responsible and sustainable development. The LEED program is typically used for individual buildings. The Neighborhood Design program was created to provide guidance in developing environmentally responsible large-scale projects such as Hunters View.

Financing

Question 13: Review sources of financing and explain how they relate to the relocation program. (p.7)

Answer: Paul explained that the Developers were proposing to access all available federal, state, local, and private sources of money to pay for the Hunters View project. He provided specific examples of funding in these various categories. These sources are listed in the Relocation Plan, because the use of these sources requires the Developer to follow federal or state relocation law. Each one brings its own set of rules and legal requirements.

Projected Displacement

Question 14: Define what “In compliance with statutory requirements” means. (p.10)

Answer: David Richman of Overland, Pacific, & Cutler (David) explained that this plan was prepared to meet the federal and state laws, rules, and requirements for relocation. These rules for relocation are defined by law, which makes them “statutory requirements.”

Question 15: Describe the process by which “the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Project occupants.” (p.10)

Answer: David explained that the Relocation Plan is based on the specific circumstances of this development, the type of relocation required, and the information on the relocation needs that is known to date. OPC will engage in a needs assessment, to evaluate household size and any special needs any household might have, closer to the time of the relocation for each phase.

Question 16: Explain the following regulations as they relate to the Relocation Plan:

- i. Uniform Relocation Act (46 U.S.C. ' 4600 et seq.);
- ii. it's implementing regulations (49 C.F.R.) Part 24);
- iii. the California Relocation Assistance Law;
- iv. California Government Code Section 7260 et seq. (the “CRAL”) and the California Relocation Assistance and Real Property Acquisition Guidelines,
- v. Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements and
- vi. the HUD Handbook 1378, Tenant Assistance and CPD Notice 02-08, issued September 7, 2002. (p.10)

Answer: David explained that the list of laws and rules included in the Plan were those that the Developers were required to follow as a result of the financing sources being used.

- i. Uniform Relocation Act (46 U.S.C. ' 4600 et seq.) - This is the federal law that defines relocation requirements if federal funds are used.

- ii. it's implementing regulations (49 C.F.R.) Part 24) - This is the set of rules that developers must follow if the federal law applies to a project.
- iii. the California Relocation Assistance Law - This is the state law that defines relocation requirements if state funds are used.
- iv. California Government Code Section 7260 et seq. (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines - This is one set of rules that developers must follow if the state law applies to a project.
- v. Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements - This is the other set of rules that developers must follow if the state law applies to a project.
- vi. the HUD Handbook 1378, Tenant Assistance and CPD Notice 02-08, issued September 7, 2002. (p.10) - This is the set of rules that developers must follow if the project receives funding from HUD (like HOPE VI).

Question 17: Explain the following: "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." (p.10) [Relates to #16]

Answer: David explained that the Housing Authority must apply with a Demolition and Disposition Application to HUD to transfer the property to the Developer in order for the Developer to demolish the existing buildings and build new buildings. This Demolition and Disposition Application process does not require the Developer to follow the federal Uniform Relocation Act. However, the Developer will follow the Uniform Relocation Act, because there are other sources of financing in the project that do require it.

Question 18: Please discuss whether Section 8 Housing Choice Vouchers will be available. (p.10)

Answer: Dominica explained that the Housing Authority does not currently have Section 8 Housing Choice Vouchers to offer to Hunters View residents specifically because the Authority currently is only offering vouchers to people that have moved up on the Section 8 waitlist. There is a possibility that the Authority could receive relocation vouchers, but the Authority would need to apply to HUD to receive them. The Authority cannot apply for vouchers until HUD has approved the Demolition and Disposition Application. The Demolition and Disposition Application cannot be submitted until after the Relocation Plan is adopted by the Housing Authority Commission.

Question 19: Please clarify the following: “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.” (p.10)

Answer: Paul explained that this sentence is saying that residents who are moved onsite will continue to have their rent determined the same way it is now, and will not change because of the rehabilitation. Rent adjustments will only occur if income changes.

Question 20: Please define the terms ACOP and PHA Plan. (p.11)

Answer: Dominica explained that the ACOP is the Authority’s Admissions and Continuing Occupancy Policy, which is the policy that governs how the Authority admits people into public housing and how the Authority enforces its lease. The PHA Plan is the Public Housing Authority Plan, which is required by HUD. This document outlines the Authority’s expectations for the year in terms of operations, management, development, etc. The ACOP is submitted to HUD as part of the PHA Plan.

Question 21: Please review the definition of Good Standing. (p.11)

Answer: Paul explained that the definition of Good Standing:
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 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;
- v. Will have not been found guilty of fraud as indicated in the applicant’s file with the Authority or as information is sent from federal or state agencies;

This is the criteria the Developer will use in determining which Hunters View households are eligible for re-occupancy into the new housing units. It is the Developers’ and City’s commitment that all existing residents be eligible for occupancy in the new units. The Developer and the City are committed to working with residents to identify potential obstacles to remaining in Good Standing and clearing them prior to occupancy.

Question 22: In Section IV of the Good Standing definition, please define “prohibition.” (p.12)
Answer: Paul explained the Good Standing definition says that residents must comply with the existing lease including those areas of the lease that do not allow for (prohibit) criminal activity.

Question 23: Please discuss the meaning of “if and when qualified” in reference to resident priority for purchase of the below-market for-sale housing. (p.12)
Answer: Kaila explained that the Developer and the City will give priority for affordable homeownership units (those available to households who earn 80% of Area Median Income) to Hunters View residents. However, unlike the rental units where existing residents will not be subject to the new screening criteria, potential home buyers from Hunters View will need to meet the lending criteria (income, credit score, etc.) of the bank making the loan to the resident. As part of the services plan, residents will have access to first-time home buyer programs and services to assist them in purchasing a unit.

Question 24: Please clarify the agreements and plans for resident hiring. (p.12)
Answer: Margaret Campbell (Margaret) of Hunters View Community Partners explained that the Developer is working with the City on an economic development program for the project, including resident hiring programs. This topic will be discussed at future resident meetings.

Question 25: Please clarify the statement: “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.” (p.12)
Answer: David explained that the Developers cannot use federal funds to pay relocation benefits to displaced persons who are not in the United States legally. The project has sources that are not considered federal funds.

General Demographic and Housing Characteristics

Question 26: Please define “Displaced Occupants.” (p.13)
Answer: David explained that the term “Displaced Occupants” refers to any person who is asked to move from their current unit as a result of a project that receives public funds. A displaced occupant can be someone who is moved permanently or someone who is moved temporarily. While the residents are not “displaced” during the redevelopment, but moved to temporary residents, the term “displaced” must be used in the document because of the requirements in preparing the document.

Relocation Housing Resources

Question 27: Please provide more detail on the Housing Authority's Occupancy Standards than is provided in the "Minimum-Maximum Number of Persons Allowed Per Unit" chart. (p.14)

Answer: Dominica explained that the Occupancy Standards, which the Authority is legally obligated to follow, are outlined in the ACOP as the minimum and maximum number of persons allowed in a unit based on federal and local health and safety standards. Of course special circumstances are considered when determining household unit size. But in order to comply with federal fair housing laws and local health and safety standards, the Authority follows these minimum/maximum standards as the rule for how many people are allowed to occupy one unit.

Question 28: If a household member has a disability, can an accommodation be made to the Occupancy Standards? (p.14)

Answer: Dominica explained that the Authority is required to provide adequate housing to its residents. Therefore, they are obligated to make a reasonable accommodation to the Occupancy Standards if necessary. If a household needs accommodations because of a household member's disability, the head of household should contact the Property Manager with all appropriate documentation.

Temporary Relocation

No questions

Program Assurances and Standards

Question 29: Explain the following regulation as it relates to the implementation of the Relocation Plan: Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. Part 24) (p.15) [Relates to #16]

Answer: David explained that this is a reference to the federal law and rules the Developer must follow if federal funds are used.

Relocation Assistance

No questions

Relocation Benefit Categories

Question 30: Why is the fixed payment disbursed in two parts instead of all at once before the move? (p.18)

Answer: David explained that the first relocation payment is made in advance of the move to help the resident pay for up-front moving costs. The second payment is made after the move is completed to ensure that the resident has fully vacated their current unit. The funds that are being used to pay for these relocation costs are public and thus there is a fiduciary responsibility to ensure that they are being used effectively.

Question 31: Explain the following regulation § 24.301(h) as it relates to other moving expenses that are listed as ineligible. (p.19)

Answer: David explained that the relocation assistance will cover those costs that are not listed as ineligible in the relocation law, such as moving grab bars and other accessibility issues.

Question 32: How will utility transfer fees be paid if the utilities are in the names of minors? (p.20)

Answer: David explained that the relocation assistance is intended to enable residents to transfer utilities from their current unit to their new unit. OPC will work with residents who need special assistance in transferring utilities.

Payment of Relocation Benefits

Question 33: Will residents be able to choose which units they are relocated to? (p.20)

Answer: Paul explained that residents will not be able to choose the units into which they are relocated. The Developer and OPC will ensure that residents are moved into an appropriately-sized unit and as stated in the plan will make accommodations for those households with special needs on a case-by-case basis.

Citizen Participation

No questions

Community Resources and Services

Question 34: Can all services be located onsite? (p. 22)

Answer: The services plan for Hunters View has not been determined yet. It is likely that some services will be located on-site while others will be located off-site. The City and the Developer will be working with Hunters View residents to determine the best plan to serve residents.

Relocation Tax Consequences

Question 35: Explain the sentence “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.” (p.22)

Question 36: Explain the sentence: “Households are encouraged to consult with personal tax and/or legal advisors concerning the tax consequences of relocation payments.” (p. 22)

Answer: ***Question 35 and Question 36 were answered together.***

David explained that the Relocation Plan states that in general, the relocation payments are not considered taxable income; however the Authority, the Developer, the City, and OPC cannot provide tax advice so residents should consult with a tax professional.

There are resources in the community for tax advice and those resources can be included as part of the services program for the site.

Appeals Policy

Question 37: Explain the sentence “The Authority will engage an independent third-party mediator to review grievances and appeals. (p.23)

Answer: David explained that if the residents object to a decision about their eligibility for relocation assistance, they have the right to appeal. To ensure fairness in the Appeals process, the Authority will engage an independent third-party mediator to review appeals and give a decision that the Authority must go along with.

Question 38: Explain the reasons given for possible evictions and how that relates to eligibility for relocation. (p.23)

Answer: David explained that residents who have not yet been evicted at the time they are asked to move for the relocation program are eligible for relocation assistance.

Question 39: Define “unlawful occupant” (p24)

Answer: David explained that any resident who has been evicted and continues to live in the unit is an “unlawful occupant.” If the resident has not been evicted, they are a lawful occupant and eligible for relocation benefits.

Projected Dates of Relocation

No questions

Estimated Relocation Costs

No questions

Additional Questions

Question 1: Can there be a preference for grown children coming off the lease for the new units at Hunters View?

Answer: Dominica explained that while all current households at Hunters View get preference for the new units at Hunters View, there is currently no policy that allows for preference to be given to households who currently live in one unit and who want to move into two separate units (these households currently only have preference for one unit). Additionally, Allyn Hayes, Housing Authority staff, explained that the Authority does not “split” households by allowing household members to split from one household into two without following the appropriate wait list procedures. Dominica suggested that any resident that wants to receive his/her own unit at the new Hunters View should submit an application at 440 Turk Street in order to get on the wait list.

Question 2: Who is this for? – who are “we”?

Answer: The Relocation Plan is a document prepared by HVCP to put in writing HVCP’s commitments and responsibilities to the Hunters View residents regarding the relocation program.

Question 3: Question(s) about process of the residents receiving letters “now” to move out “now” when people are supposed to be able to stay.

Answer: Nicole Dickerson of the San Francisco Housing Authority explained that residents who receive a transfer notice who do not wish to move should respond in writing to the letter. Residents can write: “I am a Hunters View resident and am not interested in moving at this time” on the notice and bring it to the property manager or HVTA to be faxed to Nicole’s office. Residents receiving these notices do not need to move.

Question 4: Will there be elevators in the buildings for handicapped individuals?

Answer: Some buildings will have elevators and there will be accessible units for those households who need them.

Question 5: In moving, and bringing in furniture – how will we know the furniture will fit?

Answer: While no guarantee can be made, the Developer is working with the architect to ensure that the new units fit furniture as best as possible. The furniture constraints at Valencia Gardens are well understood and the team is working to avoid this at Hunters View.

Question 6: What is it that OPC does?

Answer: OPC is the expert on relocation law and they have been hired to ensure that all laws related to the relocation of Hunters View residents are being followed.