

## **Sunnydale HOPE SF Master Relocation Plan Summary**

**This document is a summary of the draft Master Relocation Plan for the Sunnydale HOPE SF. Please review this and give us your comments by May 4, 2016. You can contact us as described at the end of this document. Please be advised that this summary of the relocation plan, nor the plan are in any way intended to advise residents to begin the relocation process. Please do not take steps to relocate or move prior to receiving advanced notification.**

**Introduction:** The San Francisco Housing Authority (SFHA) selected the Sunnydale Development Co., LLC (“Developer”), a partnership between Mercy Housing and Related Companies, to develop and carry out a revitalization plan for Sunnydale (“Project”).

The Project is comprised of 11 phases of demolition and construction of Replacement Public Housing Units and other housing units. All Sunnydale households will be relocated from their current units to other on- and off-site housing units (“Relocation Units”). The estimated schedule for the construction of the new housing units, streets, utilities and neighborhood serving facilities is from 2017-2030. The Project will develop one-for-one replacement of the existing 775 public housing units (“Replacement Public Housing Units”). SFHA determined that the Developer will develop a Master Relocation Plan and implement the Plan.

Sunnydale Households have numerous protections including rights to Federal and State relocation assistance in accordance with Federal and State relocation assistance laws. In accordance with the City of San Francisco’s Right to Return to Revitalized Housing Ordinance, households who remain in Good Standing, meaning those households that have not been evicted or been served with a summons and complaint for eviction by SFHA have the Right to Return to a revitalized housing unit. Upon completion of the new units, each Sunnydale household will be moved to a newly constructed unit that meets their needs within the new Sunnydale development. Some Sunnydale households may have the opportunity to move voluntarily and permanently to affordable

units in other neighborhoods. Current non-residential occupants will also be required to relocate and in some cases be able to take occupancy in a new space at Sunnydale.

SFHA will continue to own the land where all affordable units are located, including the 775 Replacement Public Housing Units. SFHA will execute long term ground leases with individual limited partnerships in which affiliates of the Developer are general partners. The new housing will be owned and managed by these entities established for those purposes.

**Purpose of the Relocation Plan:** This document is a summary of the Master Relocation Plan developed for the Project. The purpose of the Relocation Plan is to describe the relocation requirements under local, state and federal laws to assist SFHA and the Developer in implementing the relocation. The Plan is also a way to communicate relocation rights, benefits and eligibility criteria of the required relocation program to the Sunnydale households.

**Federal and State Relocation Laws for the Project:** The Project is being assisted by federal funding sources including HUD's Choice Neighborhood Initiative (CNI) and proposes to use other federal funds including HOME, CDBG and potentially Rental Assistance Demonstration. The federal funds require that the SFHA provide a relocation program including relocation planning and assistance in accordance with the Uniform Relocation Act (URA). The City of San Francisco funding to the Project requires the relocation program is also in accordance with the State of California Relocation Assistance Law (CRAL) and Guidelines (Guidelines).

**Relocation Program Requirements:** The primary relocation responsibilities of SFHA and the Developer under the URA and CRAL include the following;

1. Prepare a Relocation Plan (Plan), receive comments on the Plan during a 30 Day Comment Period, and present the Plan to the SFHA Board of Commissioners for approval.
2. Provide Counseling and Relocation Advisory Services to help residents to prepare for and execute their relocation.

3. Provide Written Relocation Notices to Sunnydale-Velasco households, including a Notice of Eligibility (NOE) describing the household's relocation benefits and a 90 Day Notice to Vacate to be issued 90 days before the household is to move.
4. Provide temporary housing or help the household secure permanent replacement housing.
5. Provide Moving Assistance to temporary and/or permanent replacement housing.
6. Provide an opportunity to Appeal Relocation Decisions.

**Relocation Assistance Team:** Sunnydale households will work with Mercy Housing's Relocation Staff throughout the relocation process starting with resident meetings and focus groups, and individual household interviews. Mercy Relocation Staff will work with all households prior to and during each phase of the Project to create an individual relocation plan for the household and then execute their relocation.

**Relocation Notification Plan:** Mercy Relocation Staff will provide all required written notifications to the household including their Notice of Eligibility (for relocation benefits), the 90-day Notice to Vacate, and a 30-day Notice to Vacate. Depending upon the final funding plan for the Project, additional written notifications may be required. All notices will be translated into the household's primary language, personally served and explained where possible or delivered certified return receipt mail.

**Moving Assistance Plan:** Mercy Relocation Staff will meet with each household to explain the moving assistance services that will be made available to them. Mercy expects to hire a moving contractor (or multiple contractors if needed) to provide moving services. Services would include full packing, moving, loading, unloading, unpacking, and full replacement value insurance necessary to move the household's personal property to and from their relocation housing unit. Similar services will be provided to households being directly relocated to their new replacement unit.

Additional vendors may be needed for debris hauling services and other services that may be needed by senior and/or disabled households. These needs will be handled on

a phase by phase, case by case basis. Such services are referred to as related services. All moving and related services will be directly paid for by the Developer.

**Residents' Right to Return to Revitalized Housing:** In addition to the URA and CRAL requirements that protect Sunnydale household, San Francisco's Right to Return to Revitalized Housing Ordinance provides that public housing households have a right to revitalized housing and relocation assistance after a relocation from their original unit, so long as the household is in good standing, meaning that it is not in the eviction process or has not been evicted by SFHA.

The Ordinance treats all lawful tenants residing within a unit as a household, and the household shall be eligible to return to a single revitalized unit and not separate replacement units.

All current households, whose tenancy at Sunnydale was not lawfully terminated prior to, or after, the Initiation Date (date of first notice for eligibility for relocation assistance), shall have a right to, and the highest priority for, a replacement unit at the new Sunnydale development.

**Replacement Housing Plan:** All 775 existing Sunnydale-Velasco housing units will be replaced one-for-one by the Project. Most of the new replacement units will be constructed on the Site but it is anticipated that some new replacement units will be located outside of the Site, including in the immediate area or in other neighborhoods.

All households will be required to vacate their current or original units to accommodate the demolition and construction process. The construction of units is expected to last longer than 12-months per phase. The primary replacement housing resource will be the units to be built by the Developer; however, some households may need to be temporarily relocated off-site to housing arranged for by the Developer on their behalf during construction of new units at Sunnydale.

The Plan is to move as many households from their original units to vacant units at Sunnydale. In essence, the households that will be able to be relocated on-site during the construction will be transferred to another low income public housing unit.

Any increased housing cost related to temporary housing will be paid for by the Developer.

**Required Relocation Plan Review Period:** In accordance with the Guidelines, the draft Plan is required to be circulated for a 30-day public review and comment period.

The draft Plan will be made available to each Project household and non-residential occupant for a 30-day review period so that written and verbal comments on the draft Plan can be collected. Sunnydale-Velasco households are receiving a written notice that the draft Plan is available to read and that the Plan is summarized in this document. Non-Sunnydale residents, including public agencies, advocacy groups and other interested parties, will also be invited to provide written comments to the draft Plan. The comment period will open from April 4, 2016 to May 4, 2016.

A copy of this Plan will be available for review at the following locations (all in San Francisco) beginning on April 4, 2016:

- Sunnydale Health and Wellness Center at 1711 Sunnydale Avenue
- Mercy Housing and YMCA office at 1657 Sunnydale Avenue
- SFHA Leasing Office at 1654 Sunnydale Avenue
- Boys & Girls Club at 1654 Sunnydale Avenue, Second Floor
- TURF at 1652 Sunnydale Avenue
- Vis Valley Strong Families at 1704 Sunnydale Avenue
- Samoan CDC at 2055 Sunnydale Avenue

The draft Plan may also be accessed online at [www.sfha.org](http://www.sfha.org) and [www.sfmohcd.org](http://www.sfmohcd.org). A summary of the draft Relocation Plan will also be presented at a Sunnydale resident meeting on Monday, April 4, 2016 at 5:30pm – 7:30pm at the Sunnydale Community

Room at 1654 Sunnydale Avenue. The draft Plan will be revised to incorporate the comments.

The revised Plan will be presented for approval to the San Francisco Housing Authority Commission (Commission) this Summer, 2016. A written notice will be mailed to the Sunnydale-Velasco households about the Commission hearing that can be attended and comments submitted in person.

Any written comments or questions received will be included in the Final Master Relocation Plan to be presented to the Commission for approval.

**All written comments should be mailed, faxed, or emailed by May 4, 2016 to:**

**Chad Wakefield  
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**Verbal comments may be discussed with Chad at 510.760.6071 by May 4, 2016.**