

QUESTION #2: WILL I HAVE TO MOVE? CAN I LOSE MY HOUSING?

Will I have to move because of the conversion to RAD?

The RAD law says that no one will have to move permanently or lose their housing due to RAD.

The owner cannot require you to move if there is a change in the number of bedrooms that you need or if after the improvements, there are fewer total units in the building (due to the redesign of efficiency apartments, or social service offices, or to create common space). You have the right to stay where you live now, as long as you are following the program rules, such as paying your rent and complying with your lease.

What happens if I have to move temporarily because of repairs and rehabilitation?

Your building will be repaired and/or rehabilitated, but the type of repairs currently expected should not require you to move from your unit.

The level of repairs needed will be different in each building. The developers are currently determining the scope of work and the costs for each development.

Depending on the type of work needed, you may need to move temporarily. If you do need to move, most likely it will be within the same property. But, if you do need to relocate temporarily off site, you will be moved to another comparable public housing unit or another affordable housing unit with the same rent and tenant protections you have now. If the move is VERY short-term, you could be moved to a hotel. All the costs of your temporary relocation will be paid by the new owners.



For more information and help, contact:

Housing Rights Committee of San Francisco, 415-703-8634 Ext. 111 or candy@hrscsf.org
Bay Area Legal Aid, 415-982-1300

There are laws that protect you if must relocate temporarily. Your protections include:

- A reasonable advance notice of the temporary relocation;
- Reimbursement for moving expenses to and from your temporary unit and other costs of relocation (Relocation payments are not considered income);
- Your temporary housing must be decent, safe and sanitary;
- While it is not likely to happen, if the relocation extends beyond one year, you must be offered permanent relocation assistance.

REMEMBER! Anyone who has to move temporarily during repairs and rehabilitation has the right to return.

The new owners are required to create a relocation plan for each of the RAD housing developments and will submit them to the City and the SFHA by January 15, 2015. The relocation plans will outline your rights, including your rights under temporary moves, any relocation payments owed to you and the moving assistance to be provided. Temporary moves are defined as less than 12 months. But, most temporary moves in San Francisco due to RAD should be for a much shorter time. As a RAD tenant, you will have an opportunity to comment on the proposed relocation plan.

Will I be re-screened as a result of the conversion?

No. You are still a resident, even if you must move while repairs are being done, so you will not have to prove good credit, rent history, or undergo background checks in order to move back.

Will any public housing units be lost due to RAD?

The RAD program was created to preserve public housing.

Loss of units is not planned or expected. The SFHA has stated in writing that no units at any of the Phase One RAD sites will be lost and HUD has approved this. The SFHA could, with HUD's approval and approval of the SFHA Commission, remove a very small number of units (not more than 5 units or 5% of the total number of units). Such a change would have to go through another local process that would include public hearings, where you would be able to share any concerns.

For more information and help, contact:

Housing Rights Committee of San Francisco, 415-703-8634 Ext. 111 or candy@hrscsf.org
Bay Area Legal Aid, 415-982-1300