

MEETING SUMMARY
Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
January 26, 2010 - 5:45pm-7:00pm
Hunters View Tenants Association Office
245 West Point Road, San Francisco, CA

The meeting started at approximately 5:45 PM, with approximately 17 residents present. Tessie Ester welcomed everyone in attendance and gave a brief overview and introduction to the meeting. Margaret Campbell then introduced Bill Johnson, the superintendent for Cahill-Nibbi JV, who provided an overview of the scope of work currently underway, which includes the installation of a construction fence.

Bill walked through the project schedule over the next few months. He stated that he is based on site and that a construction trailer will be put on site next week at the northern corner of West Point and Middle Point. The fence currently being installed will be completed mid-next week. He emphasized that the streets will be blocked off starting Monday, with the gates shut to through traffic on West Point Road, the horseshoe-shaped section. There will be security on-site to help route drivers away from the construction area, as well as flag men to direct truck traffic and to keep pedestrians safe.

Bill went on to explain that the cleaning of the units will start next week, followed by abatement of asbestos in buildings around the second week of February. Demolition of buildings will start after abatement and will last for approximately two months, which will consist of a large excavator tearing buildings to the ground; this will result in a lot of noise but the construction dust will be controlled by water. There will be no hazardous materials in the building during demolition since they will have been removed during the abatement of the units. The demolished buildings will be shredded and loaded into semi trucks, leaving behind concrete foundation slabs for erosion control until grading begins. Site work is then anticipated to begin in late spring and construction on the first buildings will start about six months after the site work begins.

Question: Can you send out the construction schedule for residents? Residents also requested a map of the work and a timeline.

Answer: Yes, we'll send out information

Question: Is the abatement certification in San Ramon?

Answer: Correct – abatement is a specialized part of workforce that deals with hazardous materials inside buildings. Before tearing down the buildings, certified workers will abate any hazardous materials inside the buildings.

Question: How long will abatement take?

Answer: 3 months

Question: Why did I receive a letter in the mail about demolition permits for only two buildings?

Answer: Margaret responded that there are 18 total buildings to be demolished in Phase I area, but that all applications were submitted together. Once the permits are issued, signs will be posted for 15 days before demolition begins.

Question: What about residents that cannot put up with the noise? Are there relocation options?

Answer: Bill stated that the work hours will be from 7am – 5am. Dominica responded that if residents want to transfer, they must talk to her and not just the property manager. Dominica reminded everyone that residents were remaining on-site because it was their request to do so. That said, Dominica reminded everyone that Housing Authority residents always have the option to move off-site and that anyone that is concerned should speak with Dominica.

Question: If we transfer off-site, are we eligible for a relocation payment?

Answer: Dominica stated that this will be evaluated on a case-by-case basis, depending on whether or not the reason for moving is related to the revitalization.

Question: I have medical problems and am concerned about being exposed to asbestos. Why have we been allowed to live in these units if there is asbestos in them?

Answer: The asbestos and other toxic materials are contained within the building materials and are not exposed (such as the glue under the floor tiles). As the buildings are demolished these hazardous materials would become exposed and so they must be removed before any buildings are demolished. The point of the project is to improve the living environment for Hunters View residents.

Question: Why didn't you move everyone off-site?

Answer: Dominica responded that residents requested on-site relocation. However, residents are not required to stay on site. Particularly if it's a health reason, she urged residents to go through the SFHA process already in place. Even residents that move off-site still have right to return to Hunters View.

Question: Where will abatement start?

Answer: Bill replied that they will start by taking out the three buildings on southwest corner of the north intersection of Middle Point and West Point, inside the horseshoe.

Question: What protection will there be for all the dust? What are the risks?

Answer: Bill responded that dust will be controlled with water. However, the abatement will not have any dust because the buildings will be sealed and all materials removed from those buildings will be sealed.

Question: Do the concrete slabs have any environmental impact?

Answer: The slabs have been tested, and there is nothing in the concrete that can cause harm. The concrete will be crushed and taken off-site or reused on-site again. The concrete foundations will not be removed as part of this initial scope of work.

Question: Can you give us a picture of how buildings will be taken down?

Answer: Bill described how an excavator machine will take buildings apart piece by piece.

Question: Won't the water used during abatement contaminate the soil?

Answer: Bill stated that water will be used to control dust during demolition, and that abatement will not require the use of water. Erin Carson of SF Redevelopment Agency explained that the abatement process requires sealing buildings and bagging materials so that hazardous materials will never touch air or soil outside of the buildings. Once abatement is complete, wood and non-hazardous materials are ready to be demolished.

Question: Who will be monitoring the air?

Answer: Margaret responded that two agencies are involved – Department of Public Health monitor dust and Bay Area Air Quality Management District monitor asbestos-related soil dust once the project starts to dig into the ground. Both agencies will oversee air monitors and consultant to make sure the project is not exceeding any threshold levels. Under certain conditions, work will be shut down.

Question: Where will the waste be taken?

Answer: Margaret responded that there is already a plan for where all waste will be taken, and that the environmental consultant will come out to walk through the hazardous materials disposal and dust control plan at the next meeting. There will also be a hotline on the fence for any questions outside of these meetings, and resident should feel free to ask Bill questions.

Comment: I don't want to do abatement work because I'm concerned for my health; I'd like to do demolition work.

Response: Bill explained that the buildings are all wood, so the demolition contractor will be doing most of the work with machines. Once demolition is complete, there will be more jobs available for site demolition, grading, infrastructure, new electric lines, trench works, roads, etc. Demolition and abatement has a smaller labor force than the later infrastructure work.

Margaret introduced Guillermo Rodriguez from CityBuild to discuss workforce matters.

Comment: I filled out forms and went through training and wasn't hired, but non-residents have been hired.

Response: Guillermo indicated that they have made job placements based on qualifications and hiring priorities. Guillermo asked Tessie for a list of residents that are in unions and ready to work to supply to the contractors.

Comment: Lack of information is causing this trouble. There's confusion because there are so many different entities working. You need to be more organized to avoid misinformation.

Response: Guillermo responded that they started coming 2 years ago with the RAMP program, and they also came in early December for the CityBuild program. The approach was to use a service connector model to assess residents, identify jobs, and help place residents into those jobs. Guillermo stated that his goal is to have residents on lease in training and job opportunities that help them gain skills to build careers.

Comment: Residents aren't working now because they didn't have time to get the classes done in the beginning. The City said they would work with ages 18-25 first to get into training first, but that didn't happen, and some of the younger people don't want the jobs. Other people not from here jumped the list.

Response: Kyra said that Parent University started filling out surveys in August. Residents have to be on the lease to qualify. Guillermo responded to the concern about older residents getting jobs, and will add that to the list of issues to address. He emphasized that while the RAMP program was only for that age group, jobs are for everyone.

Guillermo pointed out that there will be many more jobs later on. He pointed out that out of the twelve total abatement workers in this first phase, 6 of those abatement positions will be available for Hunters View residents.

Comment: A resident stated that COO has been hand-picking people to hire.

Response: Guillermo pointed out that the hiring priority is for Hunters View residents on the lease with the right skills. If no one is available, then next on the list is Housing Authority residents in Bayview.

Question: I'm not a resident anymore but I still live in Bayview; can I be a laborer?

Answer: Guillermo emphasized that the hiring priority is to hire HV residents on lease. Dominica added that it's a Housing Authority requirement for the development team to prioritize residents on the lease and have 25% workforce hours from HV residents on lease. This is the case for all Housing Authority contracts. After that minimum requirement is met, then there are other requirements that can be met with other people (residents of Bayview, etc.).

Comment: Even if the first priority is residents on lease, there are still residents on lease that are not in unions. If more than half of youth haven't been in a union, we don't want to discourage them from working.

Comment: Out of the 12 abatement positions, how many are allocated for residents? And what are the qualifications and training needed to be a part of this workforce? What's the ratio of residents to nonresidents hired?

Response: Guillermo responded that six of the 12 positions are for residents. Nibbi/Cahill is using all union labor for this first part of project, which means union members in active standing with a union. The assessments with Kyra required that residents answer if they had been in unions before. Guillermo added that 6 people underwent training for abatement; 2 were on lease, and the remaining were in the process of getting on the lease. The project's goal is to have 50% of jobs be for residents.

Comment: There were non-residents that went to abatement training.

Response: Those that attended abatement training were residents that were getting onto the lease before they boarded the bus. Kyra stated that she approached 26 people that were qualified, but not all wanted to go.

Question: Is it too late now for residents to get jobs? Can residents fill slots instead of non-residents?

Answer: Guillermo stated that while there was a longer list of candidates, abatement training required candidates to pass drug and health screenings. Kyra urged residents to do assessments if they had not already.

Comment: The limitations on drugs are eliminating residents from jobs

Response: The team responded that that is a City policy that cannot be changed; those interested in construction jobs should be prepared to pass a drug test.

Guillermo stated that all of the residents' concerns were valid, and that the City is meeting with the HVTA board this week about meeting these goals. Margaret also emphasized that residents should come to meetings to get information.

Margaret then introduced Christina Mun of JSCo, who announced that there will be a youth charrette on 2/6/10 at the former Head Start and encouraged residents to take flyers and tell youth to participate. The youth will have input on planning and programming for the new Phase I park, and there will be information on upcoming internship opportunities with the City. Parents are also welcome to join.

Dominica announced the HOPE SF Academy event and encouraged residents to come participate.

Margaret announced that the team wanted resident input on naming the new street created in Phase IA. She passed out sheets for residents to take and submit at a later time.

Tessie thanked everyone for coming and adjourned the meeting around 7:00 PM. Dinner was served.