

MEETING SUMMARY  
Hunters View Community Partners and Hunters View Tenants Association  
Meeting with Hunters View Residents  
November 13, 2009 - 4:17pm-5:48pm  
Hunters View Tenants Association Office  
245 West Point Road, San Francisco, CA

The meeting started at approximately 4:17 PM, with approximately 33 attendees throughout the course of the meeting. Tessie Ester welcomed everyone in attendance, and pointed out that many residents did not attend the important resident meeting on the HOPE VI application. She then introduced Margaret Campbell from the John Stewart Company, Kaila Price, Amy Tharpe, and September Jarrett from the City, and Jesse Mason and Ulysses Montgomery.

Margaret started by updating residents on the project schedule. Residents in Phase I have been relocated into Phase II and III units, and the goal is to start abatement in December of this year. Infrastructure would follow in the spring, with buildings starting to go up in the summer or fall of next year. A construction fence will go up around the Phase I area in December.

Question: Will anyone from the neighborhood help install the fence?

Response: Margaret responded that the fencing contractor is currently being selected and there may be some employment opportunities. In addition, there is a workshop about construction that is tentatively scheduled for Saturday, December 5 and these types of questions will be answered.

Margaret then introduced Guillermo Rodriguez from CityBuild to discuss the approach of the Mayor's Office of Economic and Workforce Development (MOEWD) to prepare and train residents for jobs. Guillermo stated that CityBuild has started working with Local 67, the Laborers' Asbestos & Lead Removal union, and the contract for abatement will most likely work with this union. Local 67's training academy is located in San Ramon, and its training program lasts one week (40 hours in five days). The training program requires participants to pass two tests on the first day: a drug test and a respiratory health exam. The respiratory health exam will determine if the participant has enough lung capacity to work with a respirator and oxygen tank. Exact timelines will be established with the project team by next week.

Question: If training should start before work starts, why does your timeframe start the abatement class sometime in December?

Response: Guillermo responded that the plan is to start training before December. Training should start closer to the start date so that residents will be ready to work on site right after the training ends.

Question: What is the selection process for resident members in this program?

Response: Guillermo responded that MOEWD has talked to the Tenants Association and is working with Kyra Worthy of Parent University to do assessments of residents interested in construction jobs. MOEWD is working to restore good standing for any residents that have been union members in the past, such as helping them pay dues to return to good standing.

- Comment: If that person is no longer in a union, it is probably because he hasn't been working. Young people in the community should be prioritized for these jobs.
- Response: If any individual has been in union before, they may already be trained and need just a one day certification class instead of undergoing the entire program. Also, if there are folks that have worked in the past and have not been working, the City wants to help them work on site.
- Comment: San Ramon is an excellent facility for training, but what about the residents who get disqualified for not having drivers' licenses?
- Response: Guillermo responded that CityBuild has this requirement because the City wants to make sure that individuals can have a career, and not just a one-day job. The project's abatement will only last so long, so residents that are trained with licenses are qualified for the next abatement jobs in other locations outside of the neighborhood, such as in Richmond.
- Comment: Even if residents have suspended drivers licenses, they don't need licenses to work up here. If they can arrive at work on time, they should get the job; don't handicap them before they get in the door. Sometimes we need 30 days to be ready to pass a drug test, and if December is next month, that doesn't give enough time for a person to be clean.
- Comment: You stated that you were going to employ residents. We need a document stating how many out of total jobs will go to residents. We want the project to start, but want to make sure community has its opportunity. Otherwise the job won't start.
- Question: Lottie said she had several residents that went through abatement training earlier that are still not employed – what should she tell those residents who are prepared with certificates already?
- Response: Guillermo responded that this certification only lasts a year. Kyra confirmed that there are 213 residents identified during the needs assessment that have certificates, and that MOEWD has this list already. Guillermo stated that MOEWD will have an orientation with these residents in good standing to identify skill trades and assist in re-activating their union memberships.
- Question: When will these residents who need to be connected to training programs or are already certified start getting phone calls after collecting all this data?
- Response: Kyra is the main point of contact, and Parent University will lead this effort.
- Question: CityBuild also has carpenters' training – is it possible for residents to be trained in this as well?

Response: Guillermo responded that the City's community-based partners are working to connect residents to all CityBuild programs.

Question: How is Parent University prioritizing hires? Two non-residents are working in the COO office.

Response: Lottie responded that residents did not apply, and that residents needed to go through the process as all applicants had done.

Guillermo stated that he will come back with updates on training and services. In the meanwhile, he pointed to Kyra as the main connector for information for the City process.

Comment: We need to define what a service connector is at some point.

The Tenants Association Board turned over the meeting to Dominica Henderson of the Housing Authority. Dominica presented an update to the HOPE VI application, stating that out of the \$122 million available in HOPE VI funds nationally, Hunters View will be applying for \$22 million. The HOPE VI grant is for physical revitalization of the site, which also includes funding for community supportive services. The San Francisco Housing Authority has been awarded for other sites, including Hayes Valley, Valencia Gardens, Bernal, Plaza, and North Beach. The Housing Authority has applied and been denied for Hunters View three times before, making this the fourth application. The application will be submitted next week.

Dominica continued to say that the application only included Phases I and II because of expenditure deadlines required phases to be completed by 2015. Phases I and II total 166 demolished units to be replaced by 288 affordable rental units and 180 homeownership units of which 15% will remain affordable.

Question: If Hunters View has already been denied three times, why would we expect to get it this time?

Response: Dominica responded that in the past, Hunters View had not been far along enough to be competitive for HOPE VI funds. She further explained that the project today is very different from 2001, and the application awards more points for being closer to the start date.

Question: How many resident meetings were listed in the application? We disagree with the number of meetings listed and did not have any input on the application.

Response: Dominica responded that there had been 141 total meetings publicly and with community input, which includes both residents and extended community partners. The application also lists 38 resident meetings that have been held in Hunters View. She offered to discuss these further after the meeting.

Question: I have only heard about HOPE VI doing a bad job in the past like at Valencia. Why should we follow them?

Response: Dominica responded that HOPE VI is a national program with sites across US. She has a book that she will share that details the progress of the program, its mistakes, and several successful projects that have since remedied those mistakes. For example, in the past residents left and did not return to HOPE VI projects, so the Housing Authority has learned to now consult with residents and conduct on-site relocation.

Question: Will there be any assistance for low income, first-time buyers or a program like the Northridge Coop?

Response: Dominica responded that it was part of the community service portion of application. In addition to one-to-one rental housing replacement, the application includes funding for financial literacy, homeowners' counseling, and down-payment assistance up to \$35,000.

Question: Where is the money coming from? The HVTB Board should be receiving these funds.

Response: Dominica responded that the funds are from HUD and are awarded to the Housing Authority. Margaret also offered to share the costs and what funds have already been secured for the project.

September clarified that while there are only five HOPE VI awards nationwide, if Hunters View were to be awarded, there would be more time to do collaborative planning and refine or update the plan. She elaborated that the services portion of the application included a new state-of-the-art childcare center, Early Learning Center with Head Start, a full-day summer camp, teen leadership and employment, transportation for seniors, leadership training and opportunity, and other resident initiatives. The community spaces also could include an "auto kiosk," part-time library in HV with programs for all ages plus a computer lab with 25 laptops. Lastly, the application also included money for continuing service connectors and community resource development. Amy Tharpe emphasized that even if Hunters View is not awarded HOPE VI funds, they were committed to working with the community towards these goals, and to continue the planning process with residents.

Comment: If the residents and Tenants Association are a nonprofit, then they are entitled to bring money directly to themselves to help facilitate this process. Technical support should be provided to residents so that HVTB can become a partner for funding and double fundraising efforts. The Tenants Association has a list of documents and accounting that they want the Housing Authority and John Stewart Company to supply.

Response: Amy Tharpe responded that the City would love to see leadership be more autonomous, apply for nonprofit status, and work with SFHA to fundraise for own funds independently. The City invested in HOPE SF Academy resident training program to support this growth and ability to ask questions.

Comment: It's been a long time since we've had a meeting, and we need to focus on providing strong basic education and training for our kids.

Kyra Worthy then announced that there will be a senior luncheon at Sarah's house on November 23, as well as a senior meal program delivered to the site for free 2 days a week. In addition, on November 24<sup>th</sup> there is a senior outing to Redhawk Casino; transportation will be provided.

Starting in January, Bingo will be held in the community room with Sarah at the Adult Day Health Center. The Bingo activity is focused on seniors in the community, ages 45 and over.

The raffle winners of food coupons were drawn: Pearl and Loretta.

The meeting adjourned at 5:48pm, and dinner was served.