

MEETING SUMMARY  
Hunters View Community Partners and Hunters View Tenants Association  
Meeting with Hunters View Residents  
February 18, 2010 - 5:30pm-7:00pm  
Hunters View Tenants Association Office  
227-229 West Point Road, San Francisco, CA

The meeting started at approximately 5:45 PM, with approximately 20 residents present. Tessie Ester welcomed everyone in attendance and gave a brief overview and introduction to the meeting. She briefly stated that jobs and health were of utmost importance to the community, as demonstrated by the gathering of residents before the meeting. She introduced Margaret Campbell of John Stewart Company.

Margaret Campbell then introduced September Jarrett of the Mayor's Office, who reminded residents about the HOPE SF Youth Leadership Academy. She stated that the deadline for applications is Monday, and she passed around flyers and applications to the room. September stated that she would be available at the end of the meeting to discuss applications further.

Question: What are the actual requirements for the program?

Answer: September answered that are looking for Hunters View youth, as well as youth from each HOPE SF site, to be committed to showing up and learning with the program.

Question: How many youth are you looking for?

Answer: September responded that they were starting with five youth, but could expand at a later time if the program was successful.

Question: How are the five selected?

Answer: September described the application and interview process, emphasizing that the City wanted youth that showed commitment and interest.

September continued by asking residents what they'd like to see for neighborhood youth programming this summer. September Jarrett of the Interagency Council of the Mayor's Office conducted a brainstorm with Hunters View residents on what types of programs and services they would like to see for children and youth this summer.

- Paid jobs and job readiness training for youth ages 15 to 25, working inside and outside of the neighborhood.
- Summer camps and field trips off-site for younger youth every Friday (such as Heritage Camp)
- Sports programs in basketball, football, baseball, soccer, golf, tennis, and swimming.
- Art classes including music studio.
- Computer classes.

- Transportation to get children safely to and from activities.
- Parenting classes

It was noted the residents need opportunities – and that the opportunities provided need to be high quality. September thanked everyone for their ideas and committed to returning to the residents soon. Tessie stated that residents would see September much more, and instructed the youth to fill out the applications.

Margaret outlined the rest of the agenda, which focused on construction and environmental conditions on the site. Bill Johnson, the superintendent, started the construction discussion by giving a brief overview of construction progress. Bill stated that the fence was up, and that the hazardous materials (such as asbestos and lead) were being abated or removed from buildings in a safe manner. Bill later indicated that while abatement consisting of removal of appliances, kitchen cupboards, and trash had begun, abatement of asbestos had not yet begun. Lead in paint on the items thrown out for disposal had been encapsulated. Abatement will proceed for 5 more weeks, and demolition of the buildings will start in middle of March.

Question: Who's working on the abatement now?

Answer: Bill answered that the abatement workers were all certified and that local workers are supplied by CityBuild. Kyra will be the contact for CityBuild construction related jobs. Kyra added that workers are subject to the established hiring priorities that prioritizes residents on the lease. Workers must also pass a drug test. Anyone interested in a construction job should contact Kyra to start the process.

Question: Why do I need to be on the lease? I've lived here my whole life.

Answer: Dominica answered that the developer is required by contract to prioritize hiring residents on the lease, and that the only way the Housing Authority can identify residents is by checking the lease; there is no other acceptable method of confirmation. Dominica continued to state that if residents wanted to get on the lease, they must talk to the property manager. She also stated that the Housing Authority allows for some mitigated circumstances, so she encouraged all residents to check if they might qualify.

Question: There are people on the lease but they aren't being given the job.

Response: Dominica responded that if residents are already on the lease and are looking for work, there might be other jobs for them outside of Hunters View as well. The group agreed to talk more about jobs and hiring priorities at a later time.

Margaret passed around a fact sheet about construction and introduced Dan Levine of the John Stewart Company. Dan explained that building demolition has not yet started, and gave an overview of the three major environmental concerns for health and safety that the team is addressing. First, any asbestos must be removed and lead-based paint must be stabilized before buildings are removed so it will not enter into the air. Second, the team will work to keep dust from going outside the project site,

which is marked by the project construction fence. The generation and spread of dust will be monitored and controlled. Third, the site is underlain by serpentine rock, which can contain naturally-occurring asbestos. No ground disturbing work is currently being undertaken, so the focus right now is on the first two items.

Question: Is the serpentinite rock green?

Response: Dan Levine introduced Bob White of PSI as the hygienist who undertook the hazardous materials surveys for the buildings and who wrote the Health and Safety Plan for the project. Bob White responded that it was the green rock, and as the state rock of California, it is very common to the area. However, the team takes it seriously and will deal with it appropriately. The abatement taking place right now is for the buildings above the ground; while there is no soil work now, the plans and procedures have been set up for the next phase of work to ensure that work will also be carried out safely.

Bob talked about how PSI surveyed the older buildings to identify the asbestos and lead materials in the buildings. He found that there was nothing uncommon – they found some asbestos in the floor tiles and sheet rock but that was not unexpected given the age of the buildings. He also informed the group that the process to remove these materials is highly regulated with licensed professionals, monitored by skilled engineers.

Question: Is 40 hours enough to train abatement workers?

Response: Bob responded that once trained, workers are integrated into the crews that have vast experience working with these materials and that there are supervisors that oversee the process. Dan added that there are different levels of asbestos training – one for workers and one for supervisors which is more intensive. In addition, there is another hygienist, Sorbor Twegbe, also present on-site to monitor practices on behalf of the development team; Twegbe publishes daily reports and tests air quality. Dan pointed out that workers themselves are more responsible with materials because they are at greatest risk of exposure.

Question: I'm concerned about the dust – what's in the dust? Are you going to install some air monitors?

Response: Bob explained how OSHA, EPA, BAAQMD have requirements for leak-tight containment for disposal of any hazardous materials. All hazardous materials that are removed will be contained and moved into dumpsters, contained securely within those dumpsters, and then moved off the property. For removal or stabilization of lead based paint containing materials, established regulations are followed when removing, collecting, and disposing of lead based paint from the buildings before demolition. After abatement or removal of all hazardous materials in the buildings, the buildings can be safely taken down.

Dan introduced Bronson Johnson of ENGEO, the soils engineer who helped develop the dust control plans and other dust control measures. Bronson stated that a major goal of the dust control plan was to prevent dust from crossing past the construction fence (project boundary). He described several measures of proposed dust control. One example of those measures is the mesh backing on the site fence. Once the project enters the grading phase where soil will be disturbed, additional controls will be required, including wetting the soil to prevent dust from becoming airborne.

Question: If Lennar's Shipyard dust is coming up here, then how will you protect us from the dust across the street?

Response: Bronson responded that watering is just one component of many various proposed dust control measures. For example, if there is a disturbed area that will remain inactive, then a chemical stabilizer will be sprayed to cover the top. Another example is that inactive stockpiles will be tarped. In addition, the team will monitor weather data for wind conditions, and will put dust monitors around the site. There are two types of dust monitors – particulate monitors and airborne asbestos monitors. The asbestos monitors contain cassettes that collect dust particles within the air samples and will be tested in a lab to count asbestos fibers collected during a 24 hour sampling period during earth-disturbing activities. Those results will be supplied on the same day they are submitted to the lab.

Question: If you knew about the risk of Mesothelioma, why is it just now being discussed with community?

Response: Bronson responded that the naturally-occurring asbestos is a natural mineral that exists across California. Monitoring already done on-site shows very low asbestos in the air under background conditions, and that the action level during construction sets a threshold that is one-eighth of the State limit considered to be acceptable for occupational safety. Bronson stated that the proposed mitigation measures and action levels have been designed to protect the health of the workers and the residents from health risk.

Statement: People have died from asbestos in our community.

Response: Bronson responded that it is the workers in asbestos factories that have historically gotten sick due to high levels of exposure in the past; however, the concentrations of asbestos in that type of environment are significantly higher than those anticipated on site due to construction activities and exposure occurred over a much longer time period. The asbestos present in the buildings must be disturbed in order to be a health hazard. Bob added that although asbestos fibers are not visible in the lungs, the cassettes collected by the air monitors used on site will show actual fibers that are identified under a microscope.

Question: How do we know that dust control measures are working? Information lines are always a taped recording.

Response: Bob responded that construction controls are all in place for when materials are being disturbed. The baseline monitoring that took place before construction gives the background level of asbestos and dust generation; during construction, the construction team is held to the air quality thresholds that have been determined by the city and the state.

Question: Can you contain all of the work within a tent so that there is no risk to residents?

Response: Bronson responded that the team had looked into this idea, but that it was not a viable solution. Specifically, the elevation changes that will occur during site grading prevent us from establishing a stationary structure. Dan restated that there will be hundreds of workers whose health depends on those same safety measures. The first priority is to avoid producing dust to start with, and then preventing the dust from exiting the site.

Question: When the wind blows, it swirls around up on the hill. Will there be 24-hour service to monitor this dust?

Response: Bronson responded that there will be 8 monitors (4 for asbestos and 4 for general dust) installed around the perimeter of the site that will be monitoring dust levels when earth-disturbing activity is occurring. During demolition, only the particulate monitoring (general dust) will be operated.

Question: When will you be installing monitors?

Response: They were installed two weeks ago for background monitoring, and the dust monitors will be reinstalled when demolition of the buildings begins.

Question: Why are you not monitoring during abatement? We see dust and trash in uncovered piles outside of units. Why aren't the workers wearing suits, and why are they outside of the work area during lunch? Give us information about the work being done.

Response: Bill stated that all hazardous materials remain contained within the buildings at present. Pre-cleaning of the units, which included removing non-asbestos or lead containing furniture and debris was completed yesterday. During removal of non-asbestos containing debris, such as kitchen cabinets, lead paint will be painted over to stabilize it. Now staff is wrapping and sealing all windows and doors, building by building. Abatement staff will be wearing suits during work. Once asbestos removal begins work is being done, there will be chambers created inside the buildings for changing suits, etc. Bill stated that no one should ever see a worker wearing a suit outside of the abatement area during asbestos removal. Bill added that the work schedule is from 7:00 AM to 3:30 PM, but the workers have breaks and lunchtime off and are free to go off-site for those times.

Question: Last week there was a gas leak, why didn't you tell residents about it? Give us information about the work being done. We need an emergency siren or other notification for residents to know of the dangers.

Response: Margaret thanked the resident for the suggestion, and suggested the team institute a more formal communication process to keep residents updated. For example, a regularly published newsletter with updates on the project could be distributed to all residents on a regular basis.

Margaret asked how the newsletter should be disseminated. Residents responded that it should be mailed, hand out like flyers, and placed in both the Resident Manager's office and the HVTA office. Dan added that in the immediate moment, there is no emergency siren. He clarified that the dust monitoring is not an emergency response system. He pointed out that there was a hotline for all questions or concerns, so residents would not just depend on the newsletter to answer questions.

Question: We were told that the Tenants Association office was going to be moved to down near the work area in the former Head Start space. Isn't that a health risk, especially to children? Also, it doesn't have access for seniors.

Response: Margaret responded that the developer does not make the decision about where the HVTA office is located and that the HVTA should follow-up with SFHA.

Margaret stated that resident meetings have been scheduled to take place every third Thursday of the month at 5:30. Tessie adjourned the meeting and dinner was served.