

MEETING SUMMARY
Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
March 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 3 residents present, which grew to 12 residents over the course of the meeting. Tessie welcomed residents and encouraged residents to ask questions during the meetings. Tessie also mentioned that flyers for employment with the Census, copies of past meeting minutes, and the HVA newsletter were available by the front door. She then introduced Margaret of the John Stewart Company (JSCo), who outlined the agenda as covering updates on construction and services, with a workforce representative available to answer questions about hiring and contracting.

Margaret started by introducing the Newsletter that was developed in response to the last meeting as a communication tool to help residents stay updated on the project. Margaret stated that the first newsletter was sent out on Monday. The newsletter contains information about the start of demolition. The newsletter will go out periodically, and Margaret asked for feedback from residents to better meet their needs for project information and updates. Margaret then introduced Dan Levine of Construction Services at JSCo., who then passed it onto Bill Johnson of Cahill/Nibbi to provide a construction update.

Bill reported that 50% of the Phase I buildings have been abated on the inside. Abatement means any hazardous materials have been properly and safely removed. In addition, the team has started taking down trees. Some trees that are close to buildings or power lines will be taken down with the buildings at a later time. Demolition of the buildings will begin on Monday or Tuesday, using two excavators. Bill described the process of demolition, which will include knocking down the buildings, and loading trucks with the building debris inside the fenced area. He noted that there will be dust monitoring throughout demolition, and that they will be following dust control measures which will include wetting down of buildings and debris before loading trucks.

Question: Why aren't you watering down the tires of some trucks before they exit the construction site?

Response: Bill responded that once tree removal began, a dust monitor and an independent consultant, Engeo, has been monitoring the air and overseeing the process. All dust control measures are being followed.

Question: How safe is the air, especially the community center next to the fence?

Response: Dan responded that any asbestos within the buildings is completely contained inside the units. Air monitors are not only along the perimeter of the construction fence, but also outside of buildings as a means to ensure that there is no airborne asbestos outside of the buildings being abated. The level of asbestos in the air is monitored by an independent

third party. The soils engineer, Engeo, is on-site daily, along with APC, the construction manager, and Bob White of PSI is monitoring dust during demolition and was present for the first day of tree removal. A third party hygienist is also overseeing the abatement of all buildings. All of these third party consultants are certified professionals.

Question: Can you provide the credentials for these experts?

Response: Dan responded that the team was happy to provide credentials. In addition, a Bay Area Air Quality Management District staff person has also visited the site to monitor as well. This person checked Engeo's monitors, and approved the dust control plan and site conditions. The air will be tested daily using monitors that are placed around the Phase I area. If dust levels reach a certain action level, work has to be shut down. Margaret encouraged people to call the construction hotline anytime there is a question or concern related to dust control.

Question: Has anyone tried to call the health department about rodents coming out of buildings?

Response: Dan responded that he recognizes that Hunters View has had urban wildlife issues. Margaret asked who residents typically contact about their urban wildlife concerns and said she would try to identify the right contact for these issues.

Question: How long will it take to remove trees?

Response: Bill answered that most trees will be removed by Monday, and trees remaining next to buildings will come down with buildings. Dan emphasized that the slabs under the buildings will remain until infrastructure earthwork begins.

Question: Are the air monitors like the Shipyard's and Power Plant's? We want to ask BAAQMD to come out daily to oversee work.

Response: Bill said that BAAQMD staff includes Sylvester (building demolition) and Naomi (grading) and stated that the inspectors showed up without warning to check the project so that they can make sure that everything is being carried out according to the plans.

Question: Why is Kyra the environmental contact?

Response: Kyra is not the contact for environmental questions; if you have any questions about environmental concerns or the construction, please call the construction hotline at (415) 677-2270.

Comment: The community is very concerned about dust and contamination from worker clothing. The community is also concerned about moving the community to the former Head Start building next to the construction site.

Response: Greg responded that no contaminated clothes are allowed outside the buildings being abated. Workers change inside changing stations before entering and leaving the buildings. Margaret added that the location of the HVTa office is a Housing Authority and HVTa decision. Dan noted that there are 4 dust monitors around the perimeter of the

construction fence, and offered to collect a couple weeks of dust data to share with the residents.

Comment: Some residents like using the former Head Start space and would like to use it more.

Comment: The whole HVTA Board is not here, and the community is getting caught in the middle instead of being represented.

Response: Tessie responded that SFHA was facilitating the HVTA discussions.

Question: I heard someone speak at a mosque meeting about contamination across Bayview Hunters Point, including Hunters View.

Response: Dan requested the name of this speaker. He stated that there is naturally containing asbestos, as discussed at the last meeting, but that baseline monitoring showed that there was basically no traceable levels of asbestos in the air.

Comment: We need proper information for the community: the Shipyard was contaminated during WWII, but in Hunters View there's only asbestos in the rock. This should not stop our economic agenda.

Question: What types of dust monitors are you using? Who's reading the samples? Has there been an EIR that lists the chemical breakdown?

Response: Margaret responded that these questions were covered last month and earlier tonight and that there will undoubtedly be ongoing questions that the team is happy to answer. Engeo is a third party certified consultant who drafted the dust control plans that were approved by Bay Area Air Quality Management District and the San Francisco Department of Public Health. Engeo also oversees dust monitoring to ensure compliance. Dust is being monitored 24-7. There are four PM-10 dust monitors and four asbestos dust monitors. The location and number of monitors was determined with input from the Department of Public Health and Bay Area Air Quality Management District. Margaret will provide copies of the dust control plans through the HVTA

Comment: People don't return to meetings because the same topics are covered in every agenda. We should have resident meetings without the developer present to talk about other items we're concerned about.

Response: Margaret responded that this construction update was a part of the agenda, and that construction updates would always be on the agenda because work is progressing. She pointed out the hotline (posted on the fence and in the newsletter) as another source of information on construction.

September of the Mayor's Office followed up on last month's discussion about the Youth Leadership Academy internships, the leadership development and skill building program in which youth work with the development team. Four West Point youth have been selected, with one opening remaining. The

City is seeking youth ages 14 to 16 that are able to commit 10 hours per month after school and 4 hours one Saturday per month. The monthly stipend is \$75 per month with a completion bonus of \$100. September passed out applications.

Question: Can adults be in the program?

Response: September responded that adults from development team are involved, and would be open to hearing how adults interested in participating could be involved.

Question: How are you motivating the kids?

Response: September responded that it was the program's the interesting questions, fun, food, and stipends.

Question: Do parents know about this program?

Response: September responded that applications require parent permission forms, and that parents were invited to come to interviews.

September discussed summer services and opportunities for residents. September reported that there are no summer school plans at this point due to budget cuts. September was cautiously optimistic about having a summer heritage camp for Hunters View. September will follow up with the residents about planning a resource fair on site at end of April.

Comment: We should have nutrition/hygiene education for kids, and use the food bank vegetables to teach food preparation.

Response: September added it to the list of suggestions. She is following up with SFHA about summer opportunities and will announce the summer resource fair date soon.

Question: Where is Kyra? She has not been hiring anyone on the lease even if they are trained and have paid union dues.

Response: Judy Soros of CityBuild responded that Kyra is the point of contact for any residents interested in work. September added that she was concerned to hear about this occurrence, and would talk to Parent University about it. She emphasized that the first hiring priority is for Hunters View residents on lease.

Question: Who can change this process?

Response: Judy responded that CityBuild and Mayor's Office has assigned Kyra to do this job, and that staff must follow this process.

Comment: Qualified, trained workers should be selected. CityBuild should not send out unprepared workers because they're setting them up for failure.

Response: Judy responded that CityBuild works to match the contractor's request with Kyra's list, based on qualifications and hiring priorities. September clarified that the goal of having one point of contact is to reinforce the hiring priorities using one list. September took

down three residents' names to look into of the status of their referrals with Parent University.

Comment: CityBuild should have a relationship with the community..

Response: Judy responded that she would take the feedback back to CityBuild.

Comment: Main issue is that the correct information hasn't been sent out to everyone. The blame is general. In the past, service providers tried to get residents to training sessions but no one went. People with families should get the jobs because they'll be responsible, not the young people.

Comment: We need to see what Hunters View will look like in the future – give us the drawings.

Response: Margaret responded that the developer wants a transparent process, and suggested that perhaps the next meeting would be an appropriate time to go through the design with the architects.

Tessie adjourned the meeting at 7:15 PM, and dinner was served.