

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
April 15, 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 10 residents present. Tessie Ester welcomed everyone in attendance and introduced Margaret Campbell of John Stewart Company. Margaret gave a brief overview of the meeting agenda, which would focus mostly on building and unit design.

Announcement: HVTA, SFHA and HOPE SF are partnering to host a summer fun and resource fair in Hunters View on Saturday, May 8th from 12 noon – 3 pm on the basketball courts. Summer activities and programs will be highlighted for Hunters View child and youth of all ages.

Question: How come the newsletter doesn't include information on the shortage of State funding? We should be informed of when employment is expected to end. If construction won't start until next year, you need to communicate with residents about it.

Response: Margaret responded that while the State has promised \$30 million for infrastructure, it's still unclear when funds can be accessed. She noted that while there will be a lag, the team was working as hard as possible to access the money. She thanked residents for suggesting the use of the newsletter to communicate these efforts, and asked for more suggestions moving forward.

Question: Once works stops after demolition, can those workers still be workers for the next phase or do they have to go through the same process. Less Hunters View tenants are working than outside people.

Response: Kyra responded that only 6 people remain working on-site. Workers that have been on-site have been offered other positions, including some in Salinas. Service connectors are trying to help all Hunters View workers find work in this in this challenging construction and economic environment.

Comment: Design looks good, but we need to start training the young people now so they can build it. Another resident added that there was a lack of communication between residents and the service connectors, but that training should occur during this lag.

Comment: One resident noted that residents are going to work but are not being trained; residents need to learn how to stay on the job. Nibbi is a good contractor, and Hunters View is fortunate to have them.

Comment: Residents need to have their own meeting with the full HVTA board, without the service providers or community partners, to discuss what they need from the developer and City. Residents should have more unity.

Response: Tessie responded that SFHA and HVTA have a board meeting scheduled on Tuesday at 1PM to resolve board issues and schedule the next resident meeting.

Comment: I have environmental concerns about leaving the site exposed.

Response: Margaret responded that the team will secure the site, will put down grass or some covering on top of any disturbed soil to make sure there are no environmental issues during the break in construction. The Dust Control Plan that includes details about how the site will be handled.

Question: How come there's only one water hose on site? Not all trucks are getting washed down, and we have health concerns.

Response: Margaret pointed out that the team strictly follows the Dust Control Plan established before the project started. She noted that HVTA had copies of the Dust Control Plan. A resident working on-site also pointed out that he worked to wet down trucks, and that the site was very strict on dust control measures. Residents were encouraged to contact the construction hotline immediately if they notice something of concern or have questions about anything they observe on site. The number is 415-677-2270.

Margaret then introduced the architects Anne Torney of WRT Solomon ETC and Paulett Taggart of Paulett Taggart Architecture. Anne passed out handout on green buildings, which outlined measures taken to ensure healthier units. After reminding residents about the entire site plan, Anne outlined Phase IA with the new Fairfax connection, along with the three new blocks of housing in Phase I.

After indicating the Phase I Park on the site plan, Anne gave a brief summary of a charrette that took place in February to include youth in planning for what activities and ideas they wanted to see in the park. Kids built a model of the park and will continue to work on the programming through summer. Anne gave more detail about Block 4, and then Paulett then gave an overview of Blocks 5 and 6.

Question: Where will public housing residents live?

Response: Anne responded that, as in the rest of San Francisco, the community will be mixed like a checkerboard, alternating blocks of rental and ownership housing, with the idea that you can't tell the differences in income levels of the residents from looking at the buildings. She noted that both renters and owners will be in townhomes and apartment buildings with flats. She also noted that that blocks with rental housing will be at high areas on the site, as will blocks with ownership. In all of these ways, Hunters View will be like neighborhoods throughout San Francisco.

Comment: Residents decided that they wanted a mixed community in the relocation working group

Question: Will rental housing be of good quality?

Response: Anne referred everyone to the sheet handed out at the meeting entitled 'Hunters View: High Standards for Green and Healthy Buildings' which described some of the characteristics of the rental housing, including design and construction practices to prevent mold and support residents health; security, accessibility, etc. Anne noted that the rental housing would incorporate these measures but not necessarily all of them would be included in the ownership housing.

Question: The residents expressed a desire for laundry hookups in the units. Why are they not included in the buildings in Phase 1A? If there is common laundry, please make sure that there are enough washers and dryers for the number of families anticipated to live there.

Response: The team heard the residents' desire for in-unit laundry hookups but, as discussed in earlier resident meetings, there will be common laundries in each of Blocks 4, 5 and 6. The team will verify the number of washers and dryers and make sure that there will be enough based on experience with other family buildings.

Question: Do the contractors have an estimate of when Phase I will be finished?

Response: Margaret responded that it takes about 2 years to finish Phase I, starting with site work in late summer or early fall of this year.

Question: What is the tallest housing for residents? I'm concerned about accessibility for seniors.

Response: Anne noted that Block 4 is 3-4 stories, and that the front doors of all the units in Block 4 are wheelchair accessible, meaning that every front door of and living area of every unit can be accessed by wheelchair, as well as the Courtyard, community room, laundry etc. In addition, all interiors of all the flats in Block 4 are accessible or adaptable to those in wheelchairs. In Blocks 5 and 6, all the common areas are accessible, too. There are additional accessible units in Blocks 5 and 6, including some townhomes that have an accessible bedroom and bathroom on the main accessible living floor, for families who want to live in a townhome but may have a family member who is elderly or disabled.

Question: What is in the Block 4 Community Room?

Response: Anne responded that the Block 4 Community Room is a big flexible space that could host a variety of events and classes, and includes a kitchen that can be opened to the larger room for cooperative cooking or teaching and smaller rooms and offices for meetings.

Question: How about retail space for small businesses for residents?

Response: Anne responded that while that activity was not included in Phase IA, later buildings do have retail included in their design

Question: Who determines who lives in which unit?

Response: Margaret responded that SFHA and future management will form a plan with residents about this process.

Question: Does everyone on site have the right to return?

Response: Margaret responded that the Relocation Plan addresses these rights. A resident added that residents had worked on the Relocation Plan, and that each resident has the right to return if they are in good standing (i.e. paid rent). Everyone in Phase I has seen this Relocation Plan.

Margaret stated that resident meetings have been scheduled to take place every third Thursday of the month at 5:30. Tessie adjourned the meeting at 7:00PM, and dinner was served.