

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
April 28, 2009 - 5:00pm-6:30pm
Hunters View Tenant Association Office
227-229 West Point Road, San Francisco, CA

The meeting started at approximately 5:00 PM with approximately 10 residents present. Tessie Ester, President of the Hunters View Tenants Association (HVTA) welcomed everyone who was in attendance. She then introduced Margaret Campbell, Project Manager at the John Stewart Company.

Margaret Campbell provided an overview of the schedule and indicated that this meeting would be a question and answer session and that no specific topic would be presented (like it normally is).

Question: Who will own the land once the new units are developed?

Answer: The San Francisco Housing Authority currently owns the land and that the land underlying the rental units will be on a long term ground lease with the San Francisco Housing Authority. The land underlying the home ownership units will either be transferred in fee simple (sold) or be a long term lease. Margaret indicated that this is still being negotiated with the San Francisco Housing Authority and will have to be approved by their Commission.

Comment: Can the HOPE SF newsletter to be translated into Samoan.

Question: Will those who buy the affordable home ownership units be able to transfer them to their heirs (at death) or sell the unit at market value when they decide they want to move.

Answer: The affordable home ownership units will have a subsidy from the San Francisco Redevelopment Agency in the range of several thousand dollars in order to make them affordably priced. The Redevelopment Agency will want to ensure that these units stay affordable for the long term so there will be restrictions in place to limit the sales price of the unit upon resale. Margaret indicated that she didn't know exactly how the Redevelopment Agency's program worked but that she would get more information to share with residents.

Question: Will there be any single family homes?

Answer: All units would be attached and that there would be no single family homes on the site.

Comment: A resident indicated that it is important that they have views from their units.

Question: Will all of the public housing units be concentrated in one part of the site?

Answer: Different unit types (public housing, affordable rental, affordable home ownership, and market rate home ownership) will be integrated throughout the site as shown on the site plan (see attached). It is not possible to put both for-sale and rental units into one building because of how the buildings are financed, so the approach of the team has been to checkerboard the different types of buildings around the site.

Question: Will there be fire extinguishers in the units?

Answer: The new units will be built to meet the fire codes and there will be fire extinguishers in the hallways and/or in units.

Question: Will there be curfews for visitors?

Answer: The House Rules have not yet been drafted but when they are resident input will be sought. Visitors will be allowed on-site and allowed to stay overnight but the exact rules will be determined when the House Rules are drafted. Residents are encouraged to read their SFHA lease agreement to see what rules are currently in place.

Question: What will the transition be from San Francisco Housing Authority management to John Stewart Company management?

Answer: The John Stewart Company will manage the new units and the San Francisco Housing Authority will manage the existing units. Eventually, as all of the new units are built, the John Stewart Company will manage all of the rental units.

Question: What lease will be used?

Answer: This has not yet been determined but the San Francisco Housing Authority lease may be used or a different lease (that includes all of the required HUD provisions) may be used, or it may be a combination of the two.

Question: Can there be a Tenants Association at the new Hunters View even if the San Francisco Housing Authority is not the manager?

Answer: Yes.

Question: How will we ensure the new Hunters View is safe and secure?

Answer: The team is designing for safety and will have security and cameras. Residents will also need to do their part to help ensure the new Hunters View is a safe and secure community to live in.

Question: Can residents get priority for the abatement jobs?

Answer: Yes. Hunters View residents get priority for hiring but it's important to start working now to ensure that residents meet the qualifications of the job.

Question: What are the job training and employment opportunities and how are we ensuring residents are ready for those jobs?

Answer: The Mayor's Office of Economic and Workforce Development (MOEWD) is working on training and employment programs now and launched the RAMP program earlier this year. Nine Hunters View residents expressed interest in the program but did not end up participating despite rigorous outreach to them.

Comment: There is concern that RAMP is only targeted to people between the ages of 18-24.

Answer: There will be other programs as well that target all age groups.

Question: Will there be programs to help residents with their other barriers to employment (substance abuse and criminal backgrounds)?

Answer: There will be a comprehensive service program for Hunters View residents and the city is building out the framework to help ensure residents are linked to the available resources. Several Service Connectors have already been hired to help connect residents to these kinds of services.

Question: Is it possible to see a physical model of the site?

Answer: Yes, a physical model can be brought to the site to help residents better visualize what the new Hunters View will look like.

The meeting adjourned at approximately 6:30 PM and dinner was then served.