

## MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association  
Meeting with Hunters View Residents  
June 17, 2010 - 5:30pm-7:00pm  
Hunters View Tenants Association Office  
227-229 West Point Road, San Francisco, CA

The meeting started at approximately 6:10 PM with 8 residents present. Tessie started the meeting and stated that despite the lower turnout, HVTA had been working with the Southeast Jobs Coalition to outline several issues that residents face. She brought up the concern over jobs, requested an update on the construction schedule, identified the need for drug programs on-site, and brought up issues with security and lighting on-site. She also proposed that job training classes be held at City College on Evans through CityBuild and YCD specifically for Hunters View residents. September responded that she recognized the need for the on-site services, heard the suggestion of classes and jobs, and stated that these would be addressed later in the meeting.

Upon Tessie's suggestion, all those present introduced themselves to the group.

Margaret then laid out a brief agenda that included transportation, street naming, and programs and services. She introduced Jeremy Nelson of Nelson\Nygaard, who had returned from last month's meeting to discuss transportation planning issues for the site. Jeremy stated that JSCo. and Enterprise had asked Nelson\Nygaard to do some additional thinking around the already designed street grid. Specifically, he looked at how streets are laid out to ensure that they would be safe for walkers, cars, and bicycles. He also looked at parking for existing and new residents, transit access, and the impacts and ideas for transit shelter designs to ensure that they would be safe, well-lit, and relevant.

Question: How will you interact with Muni and guarantee that buses will show up on time on new route?

Response: Jeremy answered that because he does not work for Muni, he cannot guarantee Muni's service. But he is looking at proposed changes to Muni's service and analyzing the impacts, such as where lines would go, how transfers would work, etc. He is also looking into Next Bus technology for stops in Hunters View.

Question: Are you going to tell us how the bus will change for the next phase of construction?

Response: Margaret stated that JSCo. will be work with Muni to make sure that buses are routed properly to still serve the site during construction.

Comment: When you build these bus stops, build stronger stops so it won't be damaged. The platforms need to be cleaned like the 3<sup>rd</sup> street rail station. We have lots of broken glass and damaged garbage cans.

Response: Jeremy responded that these were good points – transit shelters should be built to last. Dan added that property management (not Muni) will have the maintenance responsibility in the future, so that maintenance should improve.

Question: How are you measuring current parking demand?

Response: Because the schedule of this analysis is so accelerated, the current amount of street parking is assumed to be adequate at this point.

- Comment: There isn't a parking problem now, but there will be with new residents. Also, I can't see my car from my unit now.
- Response: Jeremy responded that he is looking into where parking is currently located and where it will be with the new construction. He also stated that having secure on-street or off-street parking is a priority. For example, streetscaping and other general conditions can help on-street parking be within view of units. When studying parking, Jeremy will be comparing the proposed parking with the average car ownership rates for families.
- Comment: Dominica Henderson noted that the Housing Authority would appreciate having more information and statistics about car ownership and parking use to apply to Housing Authority properties.
- Question: Will there be parking for residents or for anybody? Everyone should have their own numbered spot, and if a household has two cars, then there should be a spot for one outside and one in the garage.
- Response: Margaret stated that some units would have garage spaces and some would require on-street parking.
- Comment: Visitors to Alice Griffith must obtain a tag from the security guard or office in order to park on-site. We should have a similar system.
- Response: Margaret responded that this was a good point that would be taken under consideration.
- Question: If people have two cars, we need a space large enough to park two cars in one space.
- Response: Jeremy responded that the goal is to have an adequate number of parking spots using different strategies. Jeremy also indicated that part of the transportation strategy includes ensuring good biking options and transit access.
- Question: Will we have bike lanes on our roads?
- Response: Jeremy responded that the City's Bicycle Plan has proposed adding bicycle lanes on Innes. Nelson\Nygaard is proposing that the architect design streets for slower vehicle speeds to make it safer to ride on the new streets, as well as wider sidewalks for better pedestrian safety.
- Question: Will we have parking meters? Valencia Gardens has issues with guests being towed because of parking meters. I'm concerned about families visiting for Thanksgiving, for example.
- Response: Margaret responded that while it's ultimately a City decision, there are no plans for meters. She added that while not all parking will be assigned, there will be lots of on-street parking and that it will be similar to other San Francisco neighborhoods where visitors can park on the street. Jeremy is working to figure out the demand for street parking. Jeremy added that if resident street parking was a concern, residents might consider advocating with the City for permit parking. Margaret stated that the team was exploring options for maximizing all transportation options, with the awareness that lot of people have to travel off the hill daily.
- Question: Are you going to have a community room and an after school program for kids?

Response: Margaret responded that yes, Phase I will have a small community room and park. In addition, Phase II will house the main community facilities once that phase is built out.

Margaret moved forward in the agenda to the schedule update. She stated that currently, the team was continuing to work on accessing state money to start infrastructure. While there has been positive movement, the timing was still out of the team's control. In the best case scenario, there will be utility work starting in August or September, during which the utility company will come on-site and complete preliminary work. Then street demolition, which includes tearing out old streets and sewer lines may start in October.

Question: My building always gets flooded because of the sewer lines. Won't the work on the sewage lines create a terrible odor while you're working on them?

Response: Dan Levine of JSCo. responded that they were aware of this issue, which occurs because the sewer lines are over 50 years old. The new development includes building all new sewer lines. The smell is from live sewage. In order to replace the sewers, the sewage will be stopped, pumped out, or rerouted, so there will be no real smell associated with sewer work. Also, although the new development will not include work on existing units, replacing the sewage system in Phase I will actually improve some flow in other areas because the system is interconnected. However, the new development will not fix broken pipes for existing units.

Dominica responded that the sewers are common problems that SFHA is fully aware of, and they are a large part of the reason why the site is being redeveloped. If residents have a significant sewer problem that is continuous, SFHA can move the household into another unit that does not have the same sewer problem. She stated that there are some vacant units on-site.

Question: Why don't we have an emergency line?

Response: Dominica responded that residents should either call 311 or contact the property manager with property emergencies.

Question: What will you do to fix our sewers?

Response: Dan responded that the developer will only work on sewers related to the Phase I area, but other issues should be addressed by the Housing Authority.

Question: Are you having trouble with the contractor? Fred Blackwell and Doug Shoemaker said the start would be in September at the latest.

Response: Margaret stated that it's all about financing. There will be some pre-work in August or September, but the bulk of the infrastructure work cannot begin until there is access to state money. There will be a new man-gate installed shortly with the fencing firm that is already under contract. This month, the grading and infrastructure work will be put out to bid, so there will be a few days where contractors will be on site visits before submitting bids. Dan added that they would notify HVTA those dates when contractors would visit the site.

Question: Will any residents work on the fence?

Response: Dan responded that Olivera Fence already hired residents upon starting the contract last winter and that local hiring will continue to be a condition of all awarded contracts. Dan added that the

team would also be looking into increasing lighting inside construction area. The pre-construction work will start with the “backtie of utilities” which means re-routing the utilities that go through Phase I so that street lights and utilities to the Phase II and III units aren’t effected during construction. Then concrete slabs will be removed once work is about to start; this will require that dust control measures start with work.

Question: When will dust monitoring start?

Response: Dan responded that dust monitoring will start when they start disturbing soil.

Question: As a member of the Citizens’ Committee for administering CDBG, I did not support the selection of Urban Strategies because they do not do barrier removal or have as much expertise in job readiness.

Response: September responded that everyone agreed upon the importance of getting residents working. She clarified that Urban Strategies’ role was not to replace workforce agencies, but that their role was one of connecting residents to the needed services, opportunities and programs in neighborhood including local workforce development groups. Urban Strategies is establishing a local dedicated team working in Hunters View each day charged with getting to know each household, understanding their goals and supporting their access to services for each member including workforce training but also health, school choice, child care, and youth programming, or anything else a family identifies as needed.

Comment: Why do you have to go outside of California to find this firm?

Response: September acknowledged that the service connection model through which Parent University was first contracted was not as successful as hoped. Urban Strategies was selected through a request for proposal process and has the specific experience in assisting distressed public housing communities going through transformation.

Question: Kids are still waiting for these jobs. CityBuild, Parent University, and JSCo. have not done what has been asked of them. What are you going to do with CityBuild? Last time, the CityBuild rep had a bad attitude – can you use someone else?

Response: September said the City has asked the developer to work with CityBuild. She agreed that resident training and local hiring did not go well enough. But noted that the first phase of construction achieved 20% Hunters View resident hires and over 50% of total local hires. In addition to what OEWD already does, she stated the need for resources and experience in connecting residents not just to construction jobs but to other work as well. Urban Strategies will work closely with OEWD and CityBuild to meet resident workforce needs going forward.

Question: Can you get one person from Hunters View to verify who actually lives here?

Response: September said residency verification is a focus to continue to improve going forward. SFHA will continue to play a role in the residency verification process .

Comment: We need service providers to provide drug programs and work programs to get fit to work. Also, there isn’t summer school anymore, and we have teenagers willing to work. For example, my daughter is 14 and has to go to Potrero Hill to sign up for a summer job.

Response: September reported that efforts to establish an on site group addressing substance abuse is in progress and confirmed that this and summer employment opportunities are key priorities for the service connectors,. She offered to discuss summer opportunities for youth with the resident off line.

Tessie adjourned the meeting and dinner was served.