

## MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association  
Meeting with Hunters View Residents  
August 25, 2009 - 5:00pm-6:50pm  
Communities of Opportunity/HOPE SF Office  
245 West Point Road, San Francisco, CA

The meeting started at approximately 5:20 PM with approximately 8 residents present; 3 more residents joined throughout the course of the meeting. Approximately 23 people attended the meeting. Margaret Campbell welcomed everyone in attendance, and suggested that everyone go around the room for introductions. She then outlined the agenda for the meeting, stating there would be a general project update and that the bulk of the meeting would be spent on workforce training and hiring.

Margaret then provided the project update. She pointed out that relocation is occurring now, with residents moving from Phase I into Phases II and III, with the goal of relocating all households from Phase I by fall 2009. At the same time, the team is working towards being ready to start abatement and demolition work on Phase I by the end of the year. Infrastructure and site work would then start in spring 2010 and construction on the first three buildings would start mid to late 2010. Margaret discussed that the first phase of the project would consist of all affordable rental housing (including public housing units), and that the goal is to complete Phase I by the end of 2011. She also explained that the team is working on securing the additional necessary funding commitments for Phase I of the project, although great progress has been made with over \$70 million in financing secured for the project so far.

Margaret also announced that in order to more precisely define the abatement and demolition work that unit assessments in Phase I would be undertaken the following week. The unit assessment would involve several consultants visiting each unit in the Phase I area over a one week period. So resident may see this work underway.

Margaret then began the workforce portion of the meeting by introducing staff from the multiple city agencies that were present to share more information on the goals, opportunities and process for resident hiring. Margaret indicated that several residents have already been hired for non-construction jobs, but that as ground-breaking nears, the team is working to ensure residents are prepared for the construction job opportunities that will result from this project. Margaret then turned the meeting over to Kimberly Wilson from San Francisco Redevelopment Agency to discuss hiring goals for the project.

Question: A resident asked if there had been any bids for an abatement contractor.

Answer: Kimberly answered that the abatement and demolition contract had not yet been bid nor will it be for another month or so. However, once it goes out to bid, a formal procurement process will be followed.

Question: A resident asked if any residents will be involved in reviewing bids and giving input in selecting sub-contractors.

Answer: Kimberly answered that residents have been involved in the selection of the General Contractors and architects but for the smaller scopes of work like abatement and demolition that there would not be a selection panel. A formal bid process would be

used to ensure a fair process that encourages local contractors and disadvantaged businesses to bid on the work. Kimberly also indicated that she oversees the procurement and bidding process, and works to make it easy as possible for local and disadvantaged business enterprises to make a competitive bid. Part of this process includes a pre-bid meeting would for each bid process.

**Comment:** A meeting attendee stated that if there are contractors then there must be preliminary drawings with schematics and a model. She stated that it behooves residents to be at the table when the model is being designed and to be incorporated in process.

**Answer:** A resident responded to say that residents had been involved in the process. Margaret followed up by explaining that there have been monthly resident meeting for several years now and each meeting focuses on one of five different focus areas one of which includes design. She also stated that future meetings will cover designs, and that they are always happy to share information. She also pointed out that all meeting minutes are posted on the Hunters View website at [www.huntersview.info](http://www.huntersview.info).

Kimberly then walked through the hiring goals for the project as follows:

- 25% of all construction workforce hours performed by Public Housing Residents
- 50% of total construction hours (by trade) performed by San Francisco residents (this is not on top of the 25% construction workforce requirement)
- 30% of the permanent, full-time employees hired should be Section 3 residents

Kimberly indicated that there can be overlap in meeting these goals. For example a Hunters View resident is also a San Francisco resident so their workforce hours would count towards both goals.

Kimberly then outlined the hiring priorities for this project:

1. Hunters View public housing residents on the lease
2. Hunters View Community of Opportunities members and folks who are living in Hunters View but are not on the lease
3. Housing Authority residents living within 92124
4. Bay View Hunters Point project area residents
5. San Francisco Housing Authority residents in 94134 and 94107 (Potrero)
6. San Francisco Housing Authority residents in all other zip codes

Kimberly introduced Kyra Worthy as the contact that will help link residents to jobs and also assist them with removing barriers to employment. Examples of barrier removal include helping a resident obtain a drivers license. Kimberly emphasized that her own role is to ensure that all contractors and developers are making good faith efforts to enter into contracts with minority-owned and small business firms, as well as attain employment participation by Hunters View, Bay View and San Francisco residents.

**Question:** How many residents have actually gotten jobs or prepared to get these jobs?

**Answer:** The Community of Opportunities office has an “out of work” list of 63 residents with details on what they are capable of, and the office is working closely with Kyra to ensure that this information is transferred via the necessary paperwork. Quite a few residents on the list have gotten jobs.

Comment: A meeting attendee noted that the goal should be to hire as many people from Hunters View as possible rather than focusing on all of San Francisco.

Answer: Kimberly indicated that Fred Blackwell, the Executive Director for the Redevelopment Agency, feels the same way, and that as indicated in the hiring priorities, Hunters View residents who have the appropriate job qualifications will have priority for the jobs.

Comment: A meeting attendee noted that many residents did not complete high school, and their educational status, such as not having a diploma, should not hinder their access to jobs.

Question: A resident asked about the San Francisco City College's program for pre-apprentices.

Answer: Amy Wallace from the Mayor's Office of Economic and Workforce Development indicated that they are working in partnership with that program.

Comment: There should be "job readiness training" (JRT) and contractors coming into Hunters View should be required to hire residents in administrative or other types of jobs.

Comment: Residents are interested in long term employment, and not all are interested in construction jobs.

Christina Garcia, Contract Compliance Supervisor with the San Francisco Redevelopment Agency stated that the Redevelopment Agency's role is to monitor the process. She stated that they do this very aggressively, and that is it their job to make sure that Hunters View residents are getting priority in hiring, and that local, small, minority-owned, and women-owned firms are prioritized to bid on projects.

Amy Wallace of the Mayor's Office of Economic and Workforce Development (OEWD) stated that there is a process in place to get residents trained and identified for the upcoming construction related jobs. She also stated that they are in the process of figuring out exactly what those jobs will be.

Question: One resident said he works with USA Youth Build for ages 17 to 24 and that a supervisor had asked him to work directly with Alex Francois on the project. He asked how job readiness training can be carved out for getting work ethics up to par specifically for Hunters View..

Answer: Job readiness training might be specific to construction or other types of work. OEWD is in charge of making sure that folks are ready, trained, certified, and able and ready to work on site as well as access all other opportunities beyond the site in Bay View and beyond, in construction and non-construction jobs. OEWD's job is to ensure residents are trained for jobs and linked with opportunities, while the Agency's job is to enforce the hiring goals.

Question: Who's paying for training?

Answer: The City is paying for the training. Current City contracts have set aside slots for job readiness programs, and prioritize Hunters View residents in many of the programs administered.

Question: Will job readiness training be on site?

Answer: No.

Question: Young men were offered training at City College earlier this year for construction, do you know if anyone is in that program?

Answer: The team does not know now but can find out. There have been a few events with City Build, RAMP with Goodwill, and Conservation Corps., which is a Job Readiness Training program. Kyra will talk through the process of how she is working on ensuring access to opportunities. The team is thinking about barriers to getting jobs, better jobs, or training, such as transportation, childcare, GED, and others. Some barriers are longer-term, like the GED which takes a while, and we want to make sure folks have as many options and opportunities available.

Comment: All contractors and subcontractors are required to make good faith efforts to hire residents.

Kyra then provided information about the Services Connectors and passed out two Parent University flyers.

1. Information on jobs and connect with Service Connectors: Every Tuesday and Thursday starting 8/25/09 from 1:30-3:30pm at the COO/HOPE SF Office. Call 415-375-7630 to schedule an individual appointment.
2. Family mixer event on 9/19/09 at Malcolm X Academy, 350 Harbor Rd. For more information call 415-375-7630. Childcare and dinner provided.

Question: If residents on the lease are first priority, what about kids not on the lease?

Answer: Kyra responded that Parent University has Service Connectors to connect all households to jobs, regardless of who is on the lease. An extensive needs assessment has been done; Parent University does not turn over documents to the City; they use these to advocate for residents. Kyra stated that it was her job to sit with residents to explain what it takes to get jobs. Kyra stated that 26 residents came in to fill out the Workforce Assessment Form the day before, to see what they want to do and what they are qualified to do. The Service Connectors will help residents get linked to jobs or connect them to the training opportunities and services they need to acquire the skills they need to get a job.

Question: What happens to qualified men and women like carpenters or laborers? Do they have to go through process?

Answer: Kyra still needs their information so she can make sure these residents are being supported.

Question: What is the role of the Tenants Association?

Answer: They can make a referral to this office on Tuesday or Thursday, or can come up to Parent University to fill out forms.

Question: What about those residents who have a conviction?

Answer: The San Francisco Public Defenders Office offers CLEAN SLATE which is the best starting point for those residents with convictions.

Comment: Residents need to take ownership and deal with problems within their own houses.

Comment: Rodney Hampton informed the group that he can connect kids ages 16 to 24 to Glide Youth Build for training.

Response: Kyra reminded everyone that there is a staff person on duty on Tuesday and Thursday from 1:30 to 3:30 to talk with residents about their employment and educational goals.

Question: Can all community-based organizations have the same household assessment information being collected by the Service Connectors?

Answer: Kyra and the Parent University team will be the central point of contact for all training and placement information. They will work with the community based organizations to support Hunters View residents but the data collected from residents is confidential. One of the priorities right now for Kyra and the team is to collect information from all job-seekers by the end of September, so that the team can understand the workforce needs of the residents.

The meeting was adjourned at 6:50 PM.