

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
September 16, 2010 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Tessie Ester started the meeting and encouraged everyone to sign in. She emphasized that the most important priority of the project is getting residents into training. She pointed out that there are no residents working in the Urban Strategies office. She then turned it over to September for service announcements.

September Jarrett of the Mayor's Office announced that Edgewood will have office hours at Malcolm X between 9:30am to 11:30am for residents to pick up their files. These files contain the information from Parent University's service connector interviews. If residents cannot visit during this time, September instructed residents to contact Jenny McTackett at (415)682-3281 to arrange a more convenient time.

Comment: Deva requested that the files be brought to HVTA office instead of requiring them to go to their office.

Comment: Tessie stated that Urban Strategies is doing a new assessment but that the service connectors already have some resident information.

Tessie turned it over to Margaret Campbell of JSCo., who introduced the development team and welcomed all the new faces. She stated that these resident meetings are held on the third Thursday of every month from 5:30 to 7:00PM and encouraged everyone to continue attending. This meeting's agenda includes a regular update on construction, including a follow up to the site walk from two weeks ago, as well as workforce and job training to address the issues brought up earlier. She turned it over to Dan Levine of the Construction Services of JSCo. Dan reported that at last month's resident meeting, several residents had requested a tour through the site before the start of work. The work currently occurring on site is the back-tie of utilities, in order to connect any utilities that go through the site currently and ensure continuity of service for surrounding buildings. This work of relocating and reconnecting utilities will involve some work out on the street and will take about two months. The tour consisted of walking through the site and included residents, HVTA, the design team, BAAQMD, the geotechnical engineer.

Dan went on to explain the dust monitoring efforts as work is being done. He explained that naturally-occurring asbestos is found in rock formations in Hunters View, similar to other areas of the City. Residents are protected from the spread of asbestos containing dust and all other dust by construction practices such as wetting down the dirt, and though monitoring with staff and with test equipment. The general contractor (Bill Johnson of Cahill-Nibbi) does daily inspections and reports of the work and BAAQMD visits the site nearly daily to oversee the work. The geotechnical engineer observes the work in progress and checks monitors daily, collecting and replacing cartridge samples daily and sending them to the lab; the construction manager Allan Butler and some JSCo. staff also participate in site observation and monitoring. Dan reported that the #1 priority is to prevent dust from emanating from the site. Dan presented a large graphic of the test monitor results to date. The first type of monitoring tracks airborne dust of any kind on a real time basis, which is indicated on the graph with action levels. Dan noted that BAAQMD had complimented Cahill-Nibbi dust controlling construction practices in following the Dust Control Plan and keeping the dirt wet. The second type of monitoring is specifically tracks airborne dust of

asbestos-containing materials. Dan's graph indicated two different levels of asbestos structures per cubic meter. The higher level of 100,000 structures per cubic meter is based on OSHA's personal level limit which was established for worker protection. For the Hunters View project there is an even lower level of compliance, which is 16,000 structures per cubic meter, which was established for this project by BAAQMD. Monitors are placed both upwind and downwind of the construction activity. Baseline readings were originally taken before the project started on 4 monitors over 5 days and detected negligible levels of dust or asbestos structures in the air; one monitor indicated some minimal ambient readings during this baseline period.

Question: What's the safest way for residents to ensure that dust levels are kept down? Families are complaining about breathing issues. I want to talk about these issues further.

Response: Dan suggested residents and the HVTA could form a smaller group or a committee to have more conversations with the experts present. He also offered to provide another copy of the dust control reports and test results for the Community Center.

Question: There really is no safe exposure of asbestos, and it takes about 30 years before manifesting itself. Is it possible that the public could get a copy of the MSDS sheets and brochures? Community members need to be aware of the contaminants.

Response: Dan noted that the person had made some very important points. There will not be any MSDS sheets during the grading and excavation activities, since there are essentially no manufactured products being used, but there will be a binder with similar materials required for when building construction actually begins. Dan asserted that it was absolutely true that long-term continual exposure to asbestos takes many years to manifest, which is how the 16,000 action level was established. The 16,000 BAAQMD level established is based on data that at this level of exposure for 70 years, 24-hours per day, 7 days per week, the risk of cancer is substantially increased. Compared to this level, the project consists of momentary exposure, but the project is still held to the higher standard.

There were two test readings above the 16,000 threshold (though well below the 100,000 Action Limit) during the first four days, which required the construction work to stop (work was cancelled today) in accordance with the Dust Control Plan, so that the causes could be established and remedied. It was determined that the monitors were too close to excavation and were reading concentrated particles; this was corrected, and BAAQMD has approved work to start again. Dan stated that he would update the presentation boards and post in the community room, and will continue to update visuals in the office for HVTA to keep and display for community. Margaret added that there is also a bulletin board outside the construction fence for easy public access with project updates.

Question: Is there an alert system for when dust reaches the action level? Could you contact the president or one of the members of the board?

Response: Dan responded that the team can notify whoever the Board wants notified.

Comment: The Mother's Committee and Youth in Action shut down the power plant because it was so toxic, and 50% of the children have asthma. When wind blows, dust is blown all over the hill.

Response: Dan responded that the goal during construction is to maintain dust transmission at or below levels that exist without construction.

Question: Did the residents in the nearby buildings receive notification that the work stopped? We need more information about what you're doing about dust.

Response: Nearby buildings did not receive notification. Overall dust monitoring is real-time, but reading asbestos monitoring results must be sent into the lab and seen the next day. We can make more information available in flyers for residents to learn more about the activities. Dan stated that based upon evaluation by the Hygienist, Geotechnical Engineer, BAAMQD, and Department of Public Health, no one's health will be jeopardized provided the Dust Control Plan standards and practices are being observed and enforced; he offered to make the dust control experts available for further questions.

Margaret stated that the second part of agenda is about workforce and training but first reported on the construction schedule. She stated that the team is in the middle of utility back-tie work, which will take about 2 months to complete. The project is preparing to start infrastructure work in November. All the financing for Phase I (infrastructure and 107 units of housing) has been committed, and the team is working to enter into agreements to access the money and start the work.

Question: What happens on the November start date?

Response: Margaret responded that the goal is to start as soon as we can, but the team doesn't have control over all pieces (permits, agreements, etc.). The infrastructure work is a significant scope.

Comment: Be clear, and use laymen's terms so everyone can understand when residents need to be clean, in compliance and ready to work.

Response: Margaret said we can't make guarantees on when we can start work. Because of the legal agreements and agencies involved, the team can only keep pushing forward and that the target is to have work start in November. In the meantime, anyone interested in working on the site should be working with Urban Strategies and ensure they are clean.

Comment: I won't sign any HOPE VI document until I see Phase I being done.

Response: Margaret responded that this topic should be revisited at a later meeting. However she noted that despite starting the project 5 years ago, we're only just now starting work substantially. The HOPE VI application is about securing funds for the future to complete the whole site, and she encouraged a separate meeting to discuss it further.

Margaret introduced Kelly Dearman of Urban Strategies to discuss training, jobs, and what residents can do to position themselves for the upcoming opportunities. Kelly introduced herself and noted that she is a resource to connect residents not only to construction jobs, but to as many opportunities as they can.

Question: Are you turning the project over to Urban Strategies?

Response: Margaret responded that the project team and Urban Strategies are working as partners. The project team will continue to do construction and development while Urban Strategies brings expertise in service connection.

Comment: There should have been training since we started the project in 2005. Tessie encouraged residents to attend the 9/21 SFRA Commission Meeting at 5PM to come down to talk about the lack of jobs and training.

Response: Margaret noted that there have been many discussions about training and even trainings conducted on-site that were made available from the City. It's not just about making opportunities available – everyone must do their part. We have the same goals, so the discussion should now be about process.

Question: You're bringing an outside agency from St. Louis to handle everything you're doing? Why wasn't this task given to a local CBO?

Response: Margaret responded that Urban has a phenomenal track record, and they have been selected by the City because of their experience.

Kelly noted that Urban Strategies has been working here for 2 months after the City approached them to do this work. Urban has a service connector to help connect residents with available job trainings. She noted that SFHA, City and SFRA have minimum requirements to get any of these jobs: be on-lease; be clean, and meet other minimum requirements of the unions. Urban is a resource to assist residents in getting over any of these barriers.

Comment: I'm from Positive Directions Equals Change, which helps people who have substance abuse problems and have problems showing up at their jobs. I am here to support HVTA in whatever direction they want to go in, and to create opportunities for young men who want to work.

Question: Don't you have a clear focus on how to engage residents? No one from HV works in this office; how can you create this access.

Response: Kelly responded that Urban does have a clear focus that they're hoping to get clearer. They were told that everyone wants jobs, so they have been determining where residents are in the job-seeking process.

Comment: ABU is already established and has relationships that Urban doesn't have. Urban is not making enough progress. Get training going, or else shut it down.

Question: How many people are working, and how many are residents vs. non-residents. What happened to the residents that worked in the last phase?

Response: Kelly responded that they don't do the actual hiring but instead act as the access point to pass onto the City.

Question: In January, they said the second phase would start in June. But now it's November 1 and no residents are working. What is the hiring process?

Response: Christina Garcia of SFRA contract compliance stated that the process was as follows: if you are a Hunters View resident on-lease, clean, with a GED, talk to Kelly and Urban can make sure you are put to work. If a resident is qualified and meets the minimum requirements, he or she will be passed onto CityBuild or SFRA. Ultimately, contractors interview and choose to hire workers directly.

If residents need to get onto the lease, Kelly can also help. Kelly and her staff will make sure all documents are ready.

Comment: That process creates obstacles for the people here by alienating them out of the process. What if there are residents that are clean and on-lease but do not have a GED – that sets them up for failure; this was not required 6 months ago.

Response: Christina responded that the hiring priorities and requirements are set by the City and that they have not changed over the last year: first priority is HV residents on lease, then other SFHA residents on lease, then HV COO members.

Comment: I've worked in construction and am working now. The project is going to hire more people from this area, but you have to qualify. It takes one week of classes to get your certificates, and it's free. Work will go for more years, and I expect to see everyone working here.

Comment: I work for SFHA, and we received training on the job, and then went to school. That would work the best, that's how I learned. We need a training place here in SF.

Comment: The training at YCD is not working now. Why can't there be a training program in SF?

Response: The City is using existing resources. The current training program in San Leandro offers free room and board and transportation for this week-long training.

Question: Do the contractors have a commitment to hire a certain number of local people over time?

Response: Margaret responded that the team is aggressively pursuing all the hiring goals for the project.

Comment: This process has a lot to be desired; all contracts should have requirements and be monitored.

Response: Christina responded that she is the one responsible for monitoring contracts and the hiring goals.

Question: Why can't there be a training program in SF?

Response: It's a commitment but they're using existing resources. The current training program to San Leandro comes with transportation provided.

Tessie adjourned the meeting and thanked everybody for coming; dinner was served.