

MEETING NOTES

ATTENDING: Jack Gardner & Margaret Campbell, JSCO
Paul Carney, Devine & Gong
Patrick Zak
Dan Solomon, Anne Torney & Alex Salazar, Solomon
Barbara Smith & Denise Kimble, SFHA
Hunters View Residents (approximately 25 in attendance)

DATE: March 28, 2006

SUBJECT: Hunters View Resident Meeting Notes - Design

Introductions:

- The meeting began at 6:00 PM with an introduction by Monica Autry, HVTA President
- Jack Gardner reconfirmed the Hunters View Community Partners commitments and goals stated in the February 2006 statement sent to all Hunters View residents (see list below)

Items Discussed By Topic (all action items are underlined>)

PG&E Land:

- Ms. Weaver asked who owns the PG&E parcels adjacent to the site and whether they could be used for relocation housing
- Jack responded that as far as he knows PG&E owns the land and that the development team is talking with PG&E about options to acquire this land for inclusion into the Hunters View site
 - Jack committed that the development team confirm ownership of the parcels

Relocation:

- Residents voiced their concern over relocation and what would happen to them during development
- Residents indicated that they prefer to be relocated on site during the development
 - Residents indicated concerns regarding the safety of living on site during construction and Jack discussed that precautions will be taken (barriers, dust minimizing techniques, security, etc.) to ensure the safety of all residents
- It was pointed out that many residents cannot live at other developments (many parents are afraid to have their kids live at other sites because of gang issues)
 - It was discussed that offsite relocation will be minimized as much as possible and that the size of the phases will greatly impact the ability to relocate residents onsite
 - Jack indicated that residents will receive a range of options for relocation when the time comes and that everyone who remains in good standing during construction will have the right to return
 - Residents requested to receive something in writing from SFHA about their Right to Return and the Good Standing criteria

Design Discussion:

- San Francisco Neighborhoods: Dan Solomon presented the SF neighborhood design principles that should be incorporated into the Hunters View revitalization. These principles include:
 - Stepping houses up the hill
 - Inclusion of parks
 - Maximization of views
 - Building type appropriate to SF
 - Pathways that connect the site internally and externally

- Pathways: Anne Torney discussed the desired pathways
 - Residents indicated that they do not want the natural pathways that have been created to go away - they were assured by Anne that the architects are working to incorporate these into the site so that they are usable and safe
 - Pathways that have been created by residents to access destinations offsite
 - The North staircase to get to Bayview Plaza (Wallgreens)
 - Through Jackie Robinson to get to Bus #54 on Hudson Street (residents indicated that this is a dangerous path and that it should be secured)
 - Down the hill towards the park and the Bay to fish and swim
 - Through the site to get to Malcolm X (rather than walk around on the street)
 - Residents indicated that they are concerned about a new fence that was recently erected that blocks access to Fairfax
 - Residents indicated that they want improved lighting along these walkways to create a safer environment
 - HVTA will walk the site with the design team to discuss the desired pathways – Margaret will coordinate a date
- Open Space:
 - Residents discussed that it is important to have open space belong to households so that it feels as though someone owns it (it will make it safer)
 - Marie Harrison indicated that residents want their own front and back yards
 - Anne asked residents what they would like to be included in the open space (tot lot, barbecue, gardens, playing field, basketball, etc.)
- Design Desires & Tradeoffs:
 - Residents indicated they do not want units that are any smaller than what they have now
 - Some residents indicated that they would like larger bathrooms
 - Residents like the idea of townhouse units (no one above or below them)
 - Dan indicated that to increase the density required for project feasibility and to include the residents desired unit types, some taller buildings (4-6 stories) may need to be incorporated into the site
 - Residents indicated that they understand there will be some tradeoffs that need to be agreed upon

Other:

- Tiffany Smith requested translation of fliers into Spanish and possibly other languages
- Tessie requested that meeting notes to be taken and distributed
- Residents asked if SFHA is filling vacant units
 - Barbara Smith responded that the vacant units are not currently being filled because of the desire to be able to relocate residents onsite during construction
- Denise indicated that this is the beginning of a long process and that all questions will be answered at all meetings (even if the topic has been covered before)
- Tessie indicated that if any residents are scared to ask their questions in this forum that they should give their question to HVTA who will pose it for them
- It was agreed that the ground rules and development team goals will be posted at all future meetings

Conclusion:

- Monica wrapped up the meeting at 7:30 PM and thanked residents for the great turnout
 - She requested that the residents and HVTA receive all information in writing
- Jack thanked everyone for their participation and suggested that the next meetings cover job training, jobs, relocation and design
 - Margaret and Juan will follow-up on next months meeting time

Development Team Goals (as referenced above)

- Replace all current public housing units
- Minimize off-site relocation during construction
- Provide comparable interim housing and relocation benefits
- Hunters View residents will have first right to return

- Residents will be involved in planning, construction and operation of the new housing
- Residents will have job training, employment & contracting opportunities
- Residents will have first priority to purchase below-market for-sale units
- Construction will be high quality with extensive amenities
- Construction will be based on healthy and green construction principles