

MEETING SUMMARY

HUNTERS VIEW COMMUNITY PARTNERS and HUNTERS VIEW RESIDENTS AND TENANT ASSOCIATION

Community Meeting
April 25, 2007
5:30 p.m. to 7:00 p.m.
Hunters View Apartments, San Francisco, CA

The meeting began at approximately 5:35 p.m. The meeting was called to order by Tessie Ester, President of the Tenant's Association. Tessie welcomed residents of the community. She stated that the meeting was to get an update regarding the project. She offered comments regarding what the Hunters View (HV) residents don't want in the new development (Ms. Ester indicated that this feedback was based on what they have learned from other public housing development sites).

Among the items she listed that they do not want:

- Paid on-street parking
- Restrictions on children playing outside after 6 p.m., the 10 p.m. curfew, and on being able to barbeque at home
- \$20 a day late fees as part of the lease agreement such as at Valencia Gardens, and
- Restrictions on how long visitors can stay in apartments

Tessie introduced Patrick Zak, a member of the Hunters View Community Partners (HVCP) development team. Patrick restated that the meeting was to provide an update of activities to date and to get agreements from the community regarding some of the future plans. He stated the need for the two groups – development team and residents – to meet regularly and for residents to become more involved in the process.

Tessie reviewed the Ground Rules and an emphasis on the commitment to start the meeting on time and end it on time. (5:30 to 7:30).

Tessie introduced Tamika Trammel as the new Vice President for the Tenant's Association and Mr. Montgomery as a development consultant who is working with the Tenant's Association.

Patrick reviewed the Three Guiding Principles for the development project.

1. One-for-One Replacement of all Public Housing Units
2. Temporary Relocation on Site
3. Tenants Right to Return

The Guiding Principles have been agreed to by the Hunters View residents, the San Francisco Housing Authority and the development team. The new Hunters View will be built with these commitments in mind. Patrick gave highlights of the project such as how many units were being planned, who would live there, etc. He explained that the public housing units would be replaced

on a one-for-one basis, and that there would be a mix of market rate and affordable homes for purchase, and affordable rental. He stated the number of units in the overall development would be approximately 600-700. Several questions came from the audience.

Q: Will there be a Senior Center and Children's Center?

A: Yes, and we want you (the residents) to tell us what the best configuration would be.

Q: Why did it take 6 months for the development team to return to meet with the residents?

A: We have tried to arrange for meetings but were not able to schedule times that worked with the Tenants Association.

NOTE: A couple of residents spoke to the point that it is not important as to why we did not meet earlier, but the fact is that we are meeting now. One resident suggested that everyone go talk to someone else who was not in attendance.

Jumoke Hinton Hodge joined Patrick to explain to the residents the need for each of them to get involved with the project and to tell the development team what they want to see and to assist with coming to some decision. Jumoke introduced the idea of creating working groups or "community advisor" groups that the HVCP team would work with. Jumoke also discussed the interaction between the development team and Communities of Opportunity to integrate all social services programs within the community – jobs, training, apprenticeships, education and children and youth programs.

Barbara Smith from the Housing Authority suggested adding resident readiness and assistance as part of the relocation working group.

The four "Community Advisor" Groups are: Relocation, Design, Community Benefits and Resources, and Management and Operations.

Margaret Campbell with HVCP provided an update as to "where we are now." Margaret said that for the past year the residents and development team have been working on site planning issues and that the team has developed project financing strategies based on that site plan. Margaret indicated that the basic master plan of the site has been created and that the team will soon begin designing the Phase I area. The team would like more resident input on the master plan before it is finalized and also is eager to get resident input on the Phase I design. Margaret also indicated that the new Hunters View is estimated to cost approximately \$300 million and that the team is planning to pursue a variety of funding sources including \$10M in Multi-Family Housing Program (MHP funds), from a state funding source. The team plans to submit this financing application in the middle of 2008 (next year) and will first need to do more work on the design and complete the environmental review for the new Hunters View.

Margaret stated that projects like this take a long time, specifically for the planning and finance. She anticipates that relocation of residents in the Phase I area will begin in 2008, demolition in 2009 and construction in late 2009 or early 2010. She explained that people would be moved

within the site. A number of tenants in previous meetings as well as in this one have expressed concerns regarding their safety if they have to move off site. The project team is working with that knowledge and will do everything they can to not move anyone off site, and instead will move people within the Hunters View community.

Margaret stated that it should be noted that it is extremely difficult to predict when each phase of the revitalization will be complete because it is hard to know how long the planning and the environmental review process will take. As currently projected though, Phase 1 is projected to be complete in 2011 -- 4 years from now. Phase 2 is anticipated to be complete in 2013, and Phase 3 is anticipated for completion in 2015. All phases will include a mix of unit types including public housing units, affordable rental units and home ownership units.

Surlene Grant, with the development team and Jumoke Hodge then began a discussion with the group regarding the work of the Community Advisor groups and next steps.

The following is a brief description of each group and who signed up to be a part of these groups*:

DESIGN – *What will the building look like? What kind of facilities will there be?*

- Gail Hampton Deve
- Dorothy and Darryl Edwards
- Rashad Thomas

COMMUNITY BENEFITS – *How will residents participate and benefit from this revitalization? Some examples include local hiring (a goal of 25% resident hiring during the project is targeted), new and improved amenities (a senior center and nicer community space) and immediate benefits such as being hired to renovate the currently vacant units.*

- Leaotis Martin
- Elizabeth Faatoui

MANAGEMENT – *Discussion and input on the rules and operation of the site once it is redeveloped.*

- Leaotis Martin
- Juanita Bedford
- Dorothy / Darryl Edwards
- Lisa Arnold

ON-SITE RELOCATION / RESIDENT ASSISTANCE – *Discussion and documentation of the rights of Hunters View residents, the Temporary Relocation Plan, resident readiness assistance, the Right to Return, etc.*

- Leaotis Martin
- Dena Youngblood
- Gail Hampton
- Dorothy Smith
- Elizabeth Faatoui
- Dorothy and Darryl Edwards

- Diane Rice
- Lisa Arnold

(*Surlene has the original sign in list and will hold on to it for use in future workshops.)

A question was raised as to the accountability of the working groups – who do they report to? The discussion centered on the role of the Tenants Association (TA) in this process. Prevailing opinion was that the Working Groups should record and report in writing to the TA and that the TA would disseminate the information to the development team and all the residents. Tessie stated that there would be Resident Meetings (without the development team and SFHA) and then Development Meetings (with the residents, the development team and SFHA).

Tessie restated that the MOU / Letter of Agreement still needed to be signed and indicated she plans to discuss it with Barbara.

Tessie and the Tenant Association indicated that they will discuss the next meeting date and will let the development team know when they are available. The development team expressed that they would like to meet in the middle of May with all residents and that they would like to start working with the Community Advisor groups immediately.

The development team asked the residents if we could all meet again in a month and Tessie indicated she would let the team know, because she wanted to meet with the residents first. Childcare was provided with over 15 children attending.

NOTE: The FAQs sheet was distributed at the meeting.

Meeting was adjourned at 7:00 for dinner.