

**MEETING SUMMARY**  
**HUNTERS VIEW COMMUNITY PARTNERS (HVCP)**  
Meeting with  
**HUNTERS VIEW RESIDENTS**  
**April 30, 2008**  
5:30 p.m. to 7 p.m.  
Hunters View Tenant Association Offices  
227-229 West Point Road, San Francisco, CA

The meeting began at approximately 5:30 p.m. Approximately 18 residents attended and participated in this meeting, along with five members of the project team.

Tessie Ester, president of the Tenant Association, called the meeting to order and welcomed everyone. The sole purpose of the meeting was for the residents to review the architectural designs and provide input and comments on the currently proposed designs. The meeting was set up in a manner so that all of the residents could sit around the meeting table and look at the plans, point to areas of concern and get a better sense of how the site and the units would look and function.

Anne Torney, the Master Planning architect presented most of the information during the meeting. She wanted to get the resident's response to:

- 1) The Overall Site Plan; and
- 2) The Individual Unit Plans

**DISCUSSION OF THE OVERALL SITE PLAN**

Using a large-scale aerial with an overlay, Anne described the new street layout and the new orientation of site. With large scale renderings of various points on the development site, she showed what the views would be like. She pointed out that currently many of the views are blocked by buildings and housing units. There will be new view corridors open by the new layout that will allow residents to see various city, skyline and bay views. She also discussed where the various parks and open spaces would be in the new site.

The meeting was very interactive and several question and comments were raised as Anne went through the overall site plan.

Question: Will the "horseshoe" remain (referring to West Point and the curve of the street as the main street through the project)?

Answer: No, part of West Point will remain but it will be straightened out to allow for more street connections. West Point will run through to Cashmere.

Question: Will we continue to have the circular traffic islands and traffic circles?

Answer: The islands may not be there, but there will be traffic calming devices like speed bumps and other things to slow down cars.

Question: How many more units will there be in the new development?

Answer: The current plans will be a total of about 750 units of all types and will include one for one replacement of all public housing units. There will be 267 public housing units; 83 affordable housing units; and about 450 for-sale homes of which 10-15% will be affordable. There will also be 17 Habitat for Humanity units, which is great because they will have even deeper affordability. The maximum number of units that could be built at the site is 800 (per the approvals being sought). This density is contextually appropriate for San Francisco and Hunters View is currently much less dense than most of San Francisco.

Question: In looking at the site plan, how many parks will there be – three or five parks?

Answer: There are two major parks and many other open spaces. The group reviewed all the open spaces together and Anne explained where they are located and how they would function. For example, one is near the elementary school, and the other is near the future senior center site.

Question: Will the “Senior” building be a combined living and recreation facility?

Answer: This is something that the development team is looking at. Currently it looks like the building will include community facilities on the ground floor and senior units on the upper floors.

Question: How many homes will be built in Phase I?

Answer: In Phase I there will be approximately 280 units total and about 120 of those will be affordable rental units.

#### **DISCUSSION OF INDIVIDUAL UNIT PLANS:**

Question: Will the floor plans be open with the kitchen, dining room and living room all opening to each other?

Answer: There are various floor plans; some will have rooms with open connections to each other. Some people may prefer a combined dining and living room; for others a separate dining room may work better so kids can do homework there if the TV is on in the living room.

Comment: Please make sure there are linen closets. Currently, most of the existing units are without linen closets

Question: You have showed all the great views. Will there be balconies, patios and other places to enjoy the view?

Answer: The design team is working to position the buildings and orient the units so that as many residents as possible (in both rental and for-sale units) can enjoy views. There are many tradeoffs that have to be considered as there are limited funds to undertake this revitalization. The team must ensure that the design is financially feasible and that the project can ultimately be built so these tradeoffs must be closely considered now. For example,

amenities like balconies and private outdoor spaces might not always be possible because of the cost associated with those amenities. So as an alternative, the team is working to create open space where all residents can be outside and enjoy the view. The team is trying to balance all of the wants and needs of the residents and so it is important to have all of these tradeoffs on the table now and to get resident input on what is most important to them.

Question Will there be garages?

Answer: Some units will have garages while other units will not have garages. Cost, safety and operation are considerations when determining if a building or a unit will have a garage. The hilly site also makes it difficult to include garages in some buildings. The current parking ratio (the number of on-street and off-street parking spaces per unit) is currently greater in the proposed plan than what currently exists. So if a unit does not have its own garage then there should be sufficient on-street parking.

Comment: The units need to have back doors. Anne showed some of the units and the exit to the back.

Question: Regarding the accessibility for handicapped and older residents, how will they be able to get to the bathrooms? The drawings did not show a bathroom at the downstairs level. People need a bathroom on the downstairs level. What happens when people visit who cannot manage stairs?

Answer: Anne reviewed some of the different proposed unit plans. Many of the floor plans are flats with everything on one level. Also, many of the town home units have a bedroom and a bathroom on the main living level to accommodate a disabled family member and visitors.

Question to Group from Anne (architect):

What type of flooring would residents prefer for the kitchen? Living room?

Discussion: Most people want some kind of tile or rolled linoleum or hard floor surface. In the living rooms, some people want carpet but many others want hard floors with the option of adding their own carpet. There was some discussion regarding the rates of asthma and the affects that carpet and other building materials can have in contributing to asthma. It was suggested that perhaps the carpet would be used only in the living room and not in the bedrooms, especially the children's' bedrooms.

Question: Who would maintain and keep the carpet clean?

Answer: Each resident is responsible for the cleanliness of his /her own unit.

Question: How large are the kitchens? – will they only be used for cooking (as opposed to a kitchen that you can sit in or eat in)?

Answer: Anne showed different floor plans with different kitchen models. Most kitchens do not have space for a table but are open to a dining area that is immediately adjacent.

Question: Will there be washers and dryers in the unit?

Answer: That is still being looked at. There are higher costs associated with that as well as environmental concerns. There might be laundry rooms instead although it is still being considered.

Question: The drawing seems to show the mailboxes. Are the mailboxes the small key boxes and will residents get their own individual boxes?

Answer: The US Postal Service requires that the mail box be in a centralized location.

Comment: If the mail boxes are removed from the units, then they will be vandalized and people's mail stolen. People break into the mail box down the street. There need to be some secure place for the mail.

Answer: Margaret said the team is aware of these challenges and is trying to design the mail boxes so that they are safe and secure.

Question to the Group from Anne:

Are the people currently living in one-bedroom units physically challenged or are more of them seniors?

Response: There are some younger adults in one bedrooms and some with disabilities.

Question: What size units will each household get?

Answer: There was a brief explanation from development team members of the need for an audit to be done of the real needs of the families living at Hunters View to determine the real bedroom needs. Various examples were given of the typical housing; for example, a single mother with four sons would get a three-bedroom home – one bedroom for the mother and two bedrooms for two boys in each room.

Question: Are the plans that the group is reviewing the same plans for everyone who will live in the development?

Answer: No, these are the plans specifically for the rental units as the unit plans vary some by building.

Question: Will there be a difference in rental vs. market rate units?

Answer: The goal of this project is to have a neighborhood where the look of the buildings vary but no one can tell which building is an affordable rental building and which one is a market rate building. All buildings will be built using high quality construction practices and materials. The rental and for-sale units will vary in terms of floor plans and interior finishes because the needs of each prospective household must be met to make this

project successful. However, each unit will be high quality and will take advantage of the view to the greatest extent possible.

Question: Will pets be allowed?

Answer: Residents will have to follow Housing Authority rules regarding pets. This should be discussed further at the next resident meeting when Operations and Management is the topic of focus.

Comment: In reviewing the floor plan specifically regarding the placement of baths and half-baths, it was pointed out by a resident that some space could be obtained for larger rooms or additional bathrooms by moving the individual water heaters from under the stairs. This would allow for more space to build a bathroom with a combination tub *and* shower, as opposed to just a shower. It was also shared that there are smaller tankless water heaters that can be installed at the end of the units, thereby, eliminating the need to have large individual water heaters in each unit.

Question: Currently, residents do not pay for their water bills, will we have to in the new units?

Answer: No. Residents most likely will not pay their water bill in the new development.

Question to group from Anne:

Regarding some of the multi-level units – should there be a locked gate to the entrance, which would require a key?

Response: How would others get in? How would relatives get in to visit or to come and check on someone's home if they were out of town?

Question: A resident asked if they could put gates on their individual unit doors and windows.

Response: Most doors and windows will be slightly elevated from street level so this will not be necessary.

Question: How large are the windows? Will they be larger than they are now?

Answer: Anne described the typical window sizes. She also stated that some of the windows will be bay window style (reflective of San Francisco architecture) and that windows will be intended to let residents enjoy the views.

Comment: A resident suggested that no windows should be put by the doors or at least orient the door so that someone does not gain access to the door lock by breaking the front window.

The group looked at the designs and architectural drawings for a one-level (one-story) flat.

- Question: Is it wheel-chair accessible? How will people who come be able to get in? Where will they park?
- Answer: People will park on the street outside each of the units. If the unit is multi-level or stacked unit then their will be parking in the garage under the building providing an “accessible route.”
- Question: What about fumes from the cars parking in the garage?
- Answer: The garages will be equipped with special sensors and air / fan system that will turn on and clean out the air.
- Question: What about accessibility for seniors?
- Answer: All units in the dedicated senior housing building will be accessible and there will be some accessible units included in the development of each block
- Question from Anne to Group: How many of you have family members with accessibility needs?
- Response: Four people raised their hands.
- Question: Currently, I am in a five-bedroom with one shower, what will the new homes have more bathrooms and showers?
- Answer: Discussion regarding the layouts of the various units. The new five bedroom units will have two bathrooms. The three bedroom units will have one and one-half bathrooms. There are some units plans that currently show bathrooms with a mix of sink and tub (no toilet) and some with bathtub/ toilet / and sink. This brought a mixed reaction from the audience and the majority said they did not like the separation in the bathroom. The residents expressed strong desire for there to be a toilet in the same room as the tub.
- Question: How many one-bedroom units will there be in the development?
- Answer: The development team is looking at the overall projections for one bedroom units. Currently there are about eighty one bedroom units planned, which include the units in the senior building. It should be noted that the unit mix is still be refined to ensure it meets the needs of the residents.
- Comment: A resident shared that he shares his unit with his adult child and his grandchild. So with the new development, his family would really need two separate housing units.
- Response: The development team will work with the Housing Authority to make sure the right units are matched to the right people.
- Question: How big is the kitchen?
- Answer: Anne showed a comparison of various kitchen sizes in the unit plan options.

Comment from resident: It needs to be larger than those at North Beach.

Question: Will there be microwaves? Hood fans?

Answer: A stand alone microwave would be less costly to maintain or replace compared to an entire range top or hood system. There are various kitchen designs and sizes. There is one design option that has the eating area included in the kitchen; the others have the eating area outside the kitchen.

Question: When will construction begin?

Answer: The current schedule is for construction to start fall 2009.

Question: Will the residents get help with moving in and out of the units?

Answer: Yes, there were earlier meetings that went into great detail about this. In addition, there will be a relocation plan in place at the time of relocation. (The person who asked the question was asked to write a note on the sign in sheet so that the development team can send her a copy of the relocation plan.)

The meeting was adjourned at 7: p.m. and dinner was served.

#### **NEXT MEETING –**

The routine meeting date has now been changed to the fourth Tuesday of each month. The next meeting will be on **TUESDAY, May 27, 2008** from 5:30 p.m. to 7:00 p.m. and the topic will be job training/preparedness.