

MEETING SUMMARY

HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW TENANT ASSOCIATION (HVTA)

May 23, 2007
5:30 p.m. to 7:00 p.m.
Hunters View Housing, San Francisco, CA

The meeting began at approximately 5:35 p.m and approximately 15 residents were present. Childcare was available and there were about eight children in the group. The meeting was called to order by Tessie Ester, President of the Hunters View Tenant's Association (HVTA). Surlene Grant, HVCP outreach consultant, facilitated the meeting. The purpose of this meeting was to provide further information regarding the Hunters View project revitalization and to continue discussions with the Working Groups that were established in the April 25 meeting. The group decided not to break into smaller break-out Working Groups for this meeting due to the relative interest that everyone had for all issues.

It should be noted that two San Francisco Housing Authority (SFHA) Commissioners -- Jane Hsu and Millard Larkin – attended this meeting and participated in the discussion.

Following the welcome remarks, Margaret Campbell and Patrick Zak representing Hunters View Community Partners (HVCP) provided an update of the revitalization activities since the previous meeting, as well as a general over view of the project.

The Guiding Principles of the development project were reviewed:

- One for One Replacement of all public housing units
- Temporary On Site Relocation
- Tenants Right to Return

There were some clarifying questions asked. The group discussed the process for review and distribution of the meeting notes. It was determined that the meeting notes would be reviewed and approved by the HVTA within five days after receipt of the notes so that the development team (HVCP or SFHA) could then distribute them to all meeting attendants.

Surlene Grant then reviewed the work of the last meeting and the functions of the four Working Groups that were formed at the time. Approximately, five residents signed up for every working group.

Design Working Group – This group will work with the team to provide input on the overall site plan, as well as the design of the buildings and units. This group will provide input on things like unit size, closet space, bedroom size, playgrounds, green areas, pathway locations, and much more.

Relocation Working Group – This group will provide input on the temporary relocation process and will help draft the Temporary Relocation Plan. Topics that will be discussed include but are not limited to the quality requirements of the relocation housing, the location of the relocation units, the moving assistance and support that will be offered during relocation, and the phasing plan that will allow for on-site relocation.

Tessie Ester distributed the Frequently Asked Questions (FAQ) sheet that had been approved by the HVTA. These points will be the initial benchmarks for the Temporary Relocation Plan.

Operations and Management Working Group – This group will discuss the operation and management of the new Hunters View. This group will help create the rules that will be established for the new Hunters Views and will also discuss topics such as how many visitors are allowed to be at a unit, the rental lease, and more.

Community Benefits Working Groups – This group will explore the community resources and social services that will be offered in conjunction with the revitalization. This group will look at jobs, education, training and employment opportunities, and will also discuss the community spaces that should be included at Hunters View (such as a computer center, teen center, and/or Senior center).

During general discussion, questions were asked regarding the Working Group formation and individual assignments. Surlene Grant explained that everyone and anyone could participate in any of the Working Group that captured their interest. The individuals whose names were already assigned to Working Groups volunteered for those groups at the April 25 meeting or at a previous HVTA meeting.

Surlene Grant emphasized that the plan is to have all of these groups working throughout this planning period for the project. However, for this meeting, HVCP decided to focus on two groups: Relocation and Design.

DESIGN WORKING GROUP

The Design discussion started with Surlene reviewing a list of some of the points that were expressed in a November 2005 meeting. As anticipated, many in the audience didn't remember the meeting the desires and concerns that were expressed by residents at that meeting. Surlene reiterated that because this discussion took place so long ago, going over this list was intended to be a review of that meeting.

A resident suggested that in the future, the team send out the list before the meetings so that attendees could have time to review and reflect and not just offer ideas on the cuff so to speak and HVCP agreed and indicated that HVTA has the meeting minutes from the November 2005 meeting and that they would be happy to provide a copy to anyone who would like them.

Anne Torney from Solomon WRT (the Architect) presented the latest rendition of the site plan. The plan and her presentation focused on the site layout and the street connections in the site plan. She explained that much of San Francisco is on a grid pattern but that the streets in the

Hunters View community are not, and that they are more circular and do not provide as many street connections to the surrounding community. She showed how they could achieve a more conventional grid pattern within the neighborhood as well as connections with other nearby main streets. She showed where green space and parks will be located.

Residents asked questions and offered suggestion on how they thought the site layout could work better. Some of the suggestions were to change Fairfax Street so that it connects through the site from Keith Street either with a road or a pedestrian path. Residents emphasized that a pedestrian path needed to be in an area that is “safe” and that there needs to be access from to Hudson Avenue from Jackie Robinson Apartments. There was also a discussion concerning the residents’ access and being able to work with adjacent property owners to create the passageways, as well as involve Muni as to where the bus stops are located.

As the hour approached 6:30, Tessie announced that we needed to stop the meeting at 6:30 so that a “letter” could be read. The letter (attached to these notes) signed by Tessie Ester and copied to her consultants Ulysses Montgomery and Michael Strausz. The presentation and reading of this letter and the resulting conversation shifted the focus of the meeting from design for the revitalization of Hunters View to particular requests Tessie had laid out in the letter. Some in the audience expressed their concern that it would be better to spend time on the revitalization issues that involve the residents.

Surlene reviewed the points and commitments made up to this point in the meeting, and then facilitated the discussion regarding the points of the letter. There was no time dedicated to the relocation topics due to the added agenda item, but the group was able to come up with the following agreements to be followed as part of everyone’s responsibilities:

MEETING AGREEMENTS

- HVTA will provide a five day turnaround in reviewing of documents from the HVCP or SFHA. This includes minutes of the meetings. Should HVCP not receive any comments after the five days, the minutes will be distributed to the residents.
- The Development team will prepare the agenda in advance of the meeting in collaboration with the HVTA
- Meeting materials, including agenda, lists, and other materials will be sent out to residents in advance of the next meeting (as long as there is timely review and response from the Tenant’s Association)
- Commissioner Larkin expressed his concern about having ongoing meetings because we may be missing financing opportunities, and that he desires for the HVTA to commit to moving the process forward and the HVTA agreed they would work on a schedule with SFHA and HVCP.
- Neighboring property owners, community stakeholders and residents, will need to be involved in the discussion and the planning process, especially in this initial phase.

- HVCP will need to look at Muni and the bus schedules. Streets should be designed to allow for busses to go through the new revitalization area in order to provide proper access and to mitigate community isolation.

Prior to adjournment of this part of the meeting, Surlene asked the group for future workshop, dates, whether evenings or Saturday mornings would be better. Tessie responded that the HVTA will discuss and get back to the team.

Surlene then transitioned the meeting into a facilitated discussion regarding the points of the letter.

DISCUSSION REGARDING THE LETTER

The letter signed by Tessie Ester outlined a list of documents and action items that HVTA wanted from HVCP and its respective entities, as well as the SFHA (the letter is attached).

SFHA and HVCP responded that some of the requested information is available but that other information is not available yet and will not be available for some time because the process is just beginning and the team would like to work with residents on much of it.

The crux of the letter was the position of HVTA to stop participating in the public meeting process until certain requests were responded to. HVCP responded that residents have indicated that they would like to be involved in many of the decisions that the requested documents cover and that it is important for the residents, HVTA and HVCP to continue to meet so that those discussions can take place and documents prepared.

Commissioner Larkin indicated that it is important that the residents and HVCP keeps the process moving forward and that it is important to keep meeting so that residents can be involved with active participation, proper feedback and team effort.

The meeting ended at 7:00 p.m.