

MEETING SUMMARY
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW RESIDENTS
May 27, 2008
5:30 p.m. to 7:00 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 20 residents attended and participated in this meeting, along with members of the project team.

Tamika Trammell Vice President of the Hunters View Tenant Association called the meeting to order and welcomed everyone. The sole purpose of the meeting was for the residents to hear about the plans for the Employment and Job Training programs affiliated with the project. Surlene Grant introduced herself as the facilitator for the meeting.

SCHEDULE

Margaret Campbell with the Hunters View Community Partners (HVCP) development team went through the Development Schedule. She explained that the development team will make a presentation to the San Francisco Planning Commission on June 12th. She encouraged residents to come to the Planning Commission meeting to give their views about the project.

Surlene announced that HVCP would like to meet with residents prior to the Planning Commission to provide an overview of the Planning Commission process. This meeting would allow the residents to review what the team is going to present to the Commission. Before the end of the meeting, those in attendance discussed the possibility of meeting. Tessie Ester, President of the Tenant Association and Margaret Campbell will meet to find a mutual date during the week June 2 or June 9. The SF Housing Authority staff will help with transportation to the meeting if residents need it.

JOBS and JOB TRAINING

Patrick Zak, a consultant to the HVCP development team, shared that several hundred jobs will be created by this project. Most of positions will be true construction jobs, but many others will be positions related to construction, such as filing, record keeping, etc.

Patrick reviewed some of the key agreements made earlier with the City and the Development Team. San Francisco residents will receive a minimum 50% of all the construction jobs; of those jobs 25% will be targeted to public housing tenants. Hunters View residents will have first priority.

Residents must be qualified to work on the projects. This means, among other things that in order for a resident to participate in the job training and placement programs s/he must have a GED, be drug free and in most cases have a driver's license.

Comment: The Hunters View residents need the jobs; there is a concern about people from outside of the community getting jobs on this project.

Question: What is the role of James Richardson with ABU? How is he connected to this project?

Answer: He is not a member of the HVCP team. He is not connected to this project.

Question: When will people be able to work? – when should they be prepared to work?

Answer: Demolition for Phase I is scheduled for Fall '09. So people need to start doing things to get prepared.

Construction for each phase is scheduled to last about two years. In each phase there will be approximately 200 construction-related jobs available over the two-year period. The jobs will be of all types and include the many different trades, such as electricians, plumbers, carpenters, glazers, and others.

Phase I construction will be from 2009-2011;
Phase II construction will be from 2011 to 2013; and
Phase III construction will be from 2013 to 2015.

Communities of Opportunity (COO) and City Build will be responsible for the training. HVCP is partnering with the various City departments and City Build to make sure that the training programs are available.

Kimberly Wicoff, Deputy Director of COO announced to the residents that Dwayne Jones the Director of the COO program will meet with residents in early June to discuss short-term employment opportunities. These jobs will be in the immediate future and are different than the construction jobs associated with the project. COO staff will work with the residents to arrange for a date for this meeting.

COO acknowledges that not all residents living at Hunters View are on the lease and so they are working to figure out how to help all residents associated with Hunters View.

Guillermo Rodriguez and Judy Sorro with City Build provided background about the City Build program. City Build works with the trade labor unions to provide training and placement in entry level union jobs and to help people become union members. They find jobs all over the city.

Question: Is City Build a contracting agency? Does it bid for jobs?

Answer: City Build is not a contracting agency. City Build is a training and placement program and part of the Office of Economic and Workforce

Development. It does not bid for jobs with the City. The program staff works with contractors for upcoming jobs to secure placements for participants.

San Francisco has a First Source Ordinance which means that any project that has public money requires good faith efforts to hire San Francisco residents for new entry level jobs. City Build recruits and places San Francisco residents into the job positions. They are not a contractor.

Comment: The resident on the lease should get first priority for employment, followed by members of COO.

City Build offers two programs:

- 1) A program for individuals who are already union members in San Francisco
- 2) A 12-week training academy, similar to a pre-apprenticeship program, in a variety of types of jobs and positions. City Build does not pay while participants are going through their programs. City Build will pay the union dues of the new employees.

Question: What if someone is already a member of a labor union but s/he has not been working?

Answer: The residents would put his/her name on City Build's "out of work list."

The representatives from City Build passed out brochures and information sheets with the program's orientation schedule and other information about the upcoming classes.

Question: How long after training before a participant is placed?

Answer: There is a counselor who works with the participant throughout the program and then continues to find jobs and place individual participants for the average of three years.

Question: Is there a certificate when someone completes the course?

Answer: Yes. In addition, the City Build staff helps with the resume preparation. Also, many employers recognize the name of City Build and respond favorably to their requests.

Question: What is the length of time for someone to be hired?

Answer: This project has up to 6 years of construction work to be done. So placement on the Hunters View project could be up to 6 years of employment opportunities.

Question: Do participants get paid for going to classes?

Answer: The program is 12 weeks. There is no pay, but there are supportive services such as childcare and transportation that are provided.

Question: Can City Build provide its training programs at the Hunters View site?

Answer: Training is currently done at SF City College at the Evans Street campus because the program includes building a house so there are space and material needs that require the classes take place at SF City College.

Question: What if someone does not have their GED.

Answer: COO will help residents with the GED requirement.

Answer: City Build will hold seats in the training for residents who meet the qualifications and have their GED.

Question: Will City Build put their commitment about Hunters View residents – those that live in zip code 94124 – in writing?

Answer: Yes

Question: How can residents ensure that HVCP is committed to the job training and hiring goals?

Answer: The job hiring requirements are included in all of the loan documents that HVCP has with the City.

Question: What about jobs other than construction?

Answer: There will also be other job opportunities as HVCP and COO understand that not everyone wants to work in construction.

Question: Will the jobs be available for the handicapped?

Answer: It is not known if construction jobs will be available for the handicapped but other jobs will likely be available.

Question: How long is the GED training?

Answer: It depends on where you start in the process. Some people have started but didn't finish. Others are starting from the very beginning. COO is looking to bring the GED training to Hunters View.

The City Build representatives invited residents to attend an orientation for City Build. The next training will be on Thursday, June 6th at 3120 Mission Street from 3 to 5 p.m. This particular session is for people who are already in a Union. There will be additional orientations for people who are not already in a Union.

Question: When will the next 12-week training session?

Answer: Late summer or early fall 2008.

Question: When people finish the program do they get to keep the tools?

Answer: At graduation, the participants get tools and union dues paid for.

Question: What about those people who owe back union dues?

Answer: There is nothing special in place for this situation but the City Build representative said they would be happy to talk with a Union to see what can be done on this front.

After the series of questions and answers, Surlene reminded those in attendance of the follow up and action items:

- ✓ If there are more questions, residents can call the information number in the City Build brochure.
- ✓ There is a Planning Commission meeting on June 12th and residents are encouraged to attend.
- ✓ A date needs to be selected for development team and residents to meet about the Planning Commission Meeting.
- ✓ When the date for the new class is set, City Build will let the Hunters View Tenant Association know.

In addition to the resources provided by the COO and those being planned by City Build, residents can call the San Francisco Housing Authority's Resident Employment office for assistance with job training and placement: (415) 345-0125.

There were no more questions. The meeting ended at 6:40 p.m. Dinner was served for those in attendance.

NEXT MEETING –

The routine meeting date has now been changed to the fourth Tuesday of each month. The next meeting will be on **TUESDAY, June 24, 2008** from 5:30 p.m. to 7:00 p.m.