

MEETING SUMMARY

HUNTERS VIEW COMMUNITY PARTNERS Meeting with HUNTERS VIEW TENANT ASSOCIATION

Community Meeting
June 27, 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. The meeting was called to order by Tessie Ester, President of the Tenant's Association. Tessie welcomed residents of the community and stated the purpose of the meeting was to discuss the temporary relocation process. Tessie introduced James Fields who currently works with the San Francisco Redevelopment Agency. James indicated that he will be working with HVCP and the residents on local hiring and job training. James grew up in Bayview Hunters Point and said that he worked at Hunters View many years ago. After Tessie's initial comments she introduced Cassandra Coats with Ridgepoint Non-Profit Housing Corporation, one of the HVCP team members.

Introductions & Review

Cassandra introduced herself and the team and reviewed the Ground Rules for meeting participation. Cassandra then reviewed the Guiding Principles for the project

Guiding Principles:

- Resident Participation throughout the entire revitalization process
- One-for-One Replacement of all public housing units
- Phased Construction to allow for on-site temporary relocation
- First Right for current residents to occupy the new public housing units

Update

Margaret Campbell with John Stewart Company, one of the HVCP team members provided a general project update. Some residents asked questions regarding how frequently the group meets, and the schedule of Working Group meetings. Residents expressed they would like to meet more frequently and they strongly encouraged each other to participate so as to have more than one or two individuals involved in the decision making.

The residents decided that Hunters View residents, HVCP and SFHA will meet every fourth Wednesday of each month from 5:30 p.m. to 7:00 p.m. The next meeting will be held on July 25, 2007 at 5:30. It was discussed that additional Working Group meetings or other resident meetings may be held in between these regularly scheduled all-hands meetings. Additionally, it was discussed that the Working Groups might meet separately in the future, but currently, everyone agrees that it is most helpful for everyone to meet together so that everyone receives the same information at the same time.

There was also a discussion regarding meeting location. The options presented included the HVTA office, the Head Start or the Hunters Point Community Youth Park. Some residents expressed that they don't think the meetings should be held at the Hunters Point Community Youth Park because it is not part of Hunters View. Some residents said they would like to meet at the Head Start because there is more room there. Other residents indicated that they would like to remain at the HVTA office. It was determined that HVCP would discuss this further with HVTA when they meet in a couple of weeks.

A sign up sheet for the Working Groups was posted by the door. Additionally, a new Working Group focusing on Environmental concerns has been added to the initial four: Relocation, Management and Operations, Community Benefits, and Design. The Environmental Working Group will assist the development team in making the new Hunters View a healthy and green community. More specifically, this Working Group will discuss topics such as how to ensure that the demolition of the existing buildings and the construction of the new buildings are done in an environmentally safe manner. This Working Group will also discuss how the new buildings, infrastructure and open spaces can be as green and healthy as possible.

Margaret then discussed the Mayor's recently announced HOPE SF program that will generate critically needed funds to finance public housing revitalizations throughout San Francisco. Margaret handed out the Mayor's recent press release announcing HOPE SF and discussed how the guiding principles for Hunters View are consistent with the goals of HOPE SF. Margaret also indicated that Hunters View is currently first in the queue to receive funds from this program and that it is important that everyone works together so that Hunters View can maintain its first place position.

Relocation Working Group

Juan Monsanto of SFHA led the Relocation Working Group discussion by reviewing the draft Relocation Guidelines, which will be developed into the Hunters View Temporary Relocation Plan. Juan indicated that this draft document was meant to serve as a starting point for these discussions and that all points should be discussed and revised as the residents deem appropriate. He moved through the handout methodically addressing each of the points and the group asked questions and offered suggestions on each of the points. If there was a clarifying question, the answer was provided. However the more complex questions or points that needed a lengthy discussion were noted on the flip charts so that

they could be discussed in more detail at the next Relocation Working Group meeting. Juan indicated that all considerations, questions and issues will be considered by this Relocation Working Group and that the group will continue to meet to develop the draft relocation guidelines further. The following represents the abridged comments made during the meeting.

Draft Relocation Guidelines (See Attached)

- Replacement of all 267 Units
- Right of Return for Hunters View Residents
- On-site relocation is the #1 Priority
- Resident Choice in Relocation Locations
- Decent, Safe, Sanitary and Affordable Relocation Housing
- Relocation Plan with Resident Feedback
- Relocation Benefits for On-site or Off-site Relocation
- Relocation Information

Good Standing – A resident asked who determines if a person is in Good Standing: How does a resident find out and what “good standing” means?

It was explained that one criterion for being in Good Standing is having a history of paying rent in a timely manner. If a resident was behind in his/her payments but is now current, then s/he would be considered in Good Standing regarding rent payments.

There was discussion regarding felonies and how it affects Good Standing. Someone asked if SFHA takes into consideration the circumstances around a felony charge? Barbara Smith with SFHA explained that there is a process that a resident can go through that will allow the SFHA to review the circumstances. A person involved with a felony may be able to stay in public housing depending on the review of the circumstances. Two felony categories for which there are *no exceptions* are those associated with the production and sale of methamphetamines, and conviction of sexual crimes. Residents expressed that the timing of a felony (as to how long ago or how current) should also be considered. It was suggested that a first-time offender might be treated differently.

The Relocation Working Group will have future discussions regarding the use of a criminal record as criteria for remaining in “good standing.”

There was a request to get this information in writing and it was expressed that it seemed unfair to use a “felony” as a restriction for housing after a person has served his/her time. Also it was suggested that at a later meeting when Community Benefits are discussed, that the jobs associated with this project be awarded to the head of households so that they can have the means to become current with their rent and be able to return to the community.

Someone asked about residents who have had crimes committed inside their homes that they were not responsible for? The example provided was homicide. Juan responded that

the SFHA reviews these kinds of situations on a “case-by-case” basis. Language will be added to the guidelines to address this kind of circumstance.

Someone asked what happens if a person who commits the crime is not on a lease? The SFHA lease has very strict rules about the occupants of the units. This issue will be discussed at a Relocation Working Group soon.

The tenants shared a concern for tenants in “Good Standing” being evicted for someone else’s activities. It was questioned why a tenant should be responsible for the activities or items a visitor brings into the community or his/her unit? Barbara offered an example that if a tenant has a visitor with a history of arrest, then the head of household may be asked to agree not to have that person come there.

Some residents indicated that there are concerns and issues regarding the professional conduct of the police during their “visits” to Hunters View and how they treat people. A resident suggested a meeting with the SFPD at some point in time, but indicated that the discussion should be about current events, not the revitalization.

A resident pointed out that people should read the Lease Renewal Terms so that they are familiar with them and then one of the Working Groups can come together to help support residents be prepared to return to the revitalized site. The common agreement is that there should be a special meeting provided by SFHA management on how to pay on time, consequences of not paying on time, and ways to remain in good standing, including stipulated agreements and stay away orders.

On-Site Relocation -- All the residents agreed that this is the #1 priority. There were questions regarding how the buildings would be demolished and it was determined that this would be discussed in greater detail with the Environmental Working Group.

Someone asked how many times a tenant can expect to relocate. Juan stated that relocation for each households depends on what Phase they are in. Those in Phase I will be required to move twice (once into a rehabbed unit and once into a new unit) and it is the plan for those in Phase II and III to only have to move once (although it is possible that some of the households in Phase II will have to move twice).

Resident Choice of Location – Residents will be temporarily relocated to like size units that have been rehabbed in a high quality manner and if there is a need for changes in the number of bedrooms, it will be reviewed on a case-by-case basis. All households will be housed based on their family composition.

A resident asked “if you leave Hunters View today do you get the Right to Return to a new unit?” Juan indicated the “effective date” of eligibility for the Right to Return should be determined by SFHA, HVCP and residents together. It was discussed that it may be possible to make this date retroactive (for example the “effective date” could be January 2006).

Several residents expressed concerns specific to the *current* family mix of children and adults, along with the bedroom count of their units. Juan asked that they give their specific information to him after the meeting.

Decent Housing – It was discussed that during the relocation, SFHA is to check on each unit and to rehabilitate it as necessary to make sure that it is updated, clean and ready for occupancy. Juan indicated that the units will be rehabbed according to Housing Quality Standards (HQS).

A resident indicated that something needs to be done about the mice that have shown up throughout the neighborhood as a consequence of the PG&E tearing down their plant. Juan indicated that this information will be conveyed to the maintenance staff.

It was suggested by a resident that some of the problems they have now with the units should be addressed by the SFHA Commissioners and staff. Juan encouraged these people to see him after the meeting to write down the problems and see how they can be resolved as soon as possible on a case by case basis.

Relocation Benefits – Questions were posed about relocation cost and who will pay for the moving. Juan indicated that the Relocation Working Group will discuss this item further, but everyone should know that all costs associated with relocation will be the responsibility of SFHA/HVCP and that residents won't bear the burden. SFHA will pay for the moving of utility deposits, should that be necessary.

A resident asked if tenants can be allowed to move themselves and then keep the money that SFHA is planning on paying the moving company. It was determined that this is a possibility and that the Relocation Working Group can discuss this further and report to the group.

Regular Reports to Residents and HVTA regarding Relocation -- The reporting process requires accountability all across the board: tenants, HVCP, SFHA, all who are involved. This will be done via monthly resident meetings (4th Wednesday of the month), newsletters, minutes and door to door outreach.

Residents who voluntarily relocate off-site before the revitalization is completed, should give their new addresses to SFHA, so that information can be sent to them regarding their Right to Return.

Wrap-Up/Next Meeting

Residents discussed that there was a lot of interest in the topic of relocation and that many good ideas were shared. Residents again emphasized the need for continued and regular participation by all tenants. Those present observed that this was the largest

meeting of tenants ever and they encouraged people to come again, and to bring other family members and neighbors.

It was determined that the next meeting will be on July 25th at 5:30. After some discussion it was determined that the topic for that meeting should be Jobs and Community Benefits. Some residents indicated that they also want to talk about design again soon so it was determined that the August meeting should cover design.

For the next meeting, each resident was asked to think about the kind of work that they do or are interested in doing that could be transferred to this project. They were also asked to think about what kinds of job opportunities they think should be available and if there are any community organizations that can help with job readiness.

A resident suggested that HCVP not let all the jobs rest with a single entity like COO. There should be a proactive approach from everyone to get as many jobs as possible available to all residents.

Juan agreed to get demographic information regarding who lives in Hunters View to HVTA two weeks before the next meeting. Specifically, the number of males, females, children, and age categories.

The meeting was adjourned at 7 p.m. for dinner.