

MEETING SUMMARY

HUNTERS VIEW COMMUNITY PARTNERS (HVCP) Meeting with HUNTERS VIEW RESIDENTS

July 25, 2007
5:30 p.m. to 7:00 p.m.
Hunters View Tenants Association Office, San Francisco, CA

The meeting began at approximately 5:35 p.m. Approximately 40 people were present (including 30 residents). Childcare was made available. 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 community benefits. Tessie indicated that the residents had met previously without the development team or SFHA and that a number of residents had signed up for the four Working Groups and that she would share the list with the development team. Tessie introduced the board members of the Hunters View Tenants Association and then handed the meeting over to Patrick Zak.

Patrick introduced himself as well as the other members from the development team and city agencies. A resident reminded everyone that the Ground Rules for meeting participation should be followed.

Patrick indicated that there will be a number of community benefits that results from the revitalization of Hunters View including:

- 100% of the existing public housing units will be replaced with high quality units
- Community facilities such as a community center and Head Start
- Safer streets and community
- Employment opportunities

Patrick stated this meeting would focus mostly on the employment opportunities since it makes sense to have the Architects present to discuss any design related community benefits.

Patrick presented a Draft Hunters View Resident Employment Opportunities Plan and indicated that it was meant to serve as a starting point for the discussion but that nothing was finalized and that residents would help shape this plan.

Patrick began this portion of the discussion by reviewing the first part of the Plan which included the Goals. Patrick indicated that these goals are set by SFRA and SFHA and that they are intended to be minimum thresholds and that to the extent possible the development team will work to exceed these goals. The three basic goals include:

- 50% of the construction workforce hours will be targeted to San Francisco residents and 25% of those will be targeted to public housing and Section 8 residents.
- 25% of workforce hours for all non-construction related work will be targeted to public housing and Section 8 residents.

- Training opportunities will be provided to Hunters View residents to help ensure they are prepared for the jobs that arise out of this revitalization.

Question: A resident asked if they have to go through a training program again even if they are already qualified for a job.

Answer: Patrick stated that if residents are already qualified for a job then they will not have to go through a training program and that the training opportunities are intended to help those who are not yet prepared to take advantage of the job opportunities that will be made available.

Question: A resident indicated that they are concerned that the development team may be relying on Communities of Opportunity (COO) for the training and jobs for the revitalization of Hunters View and that there is concern that COO targets specific people and youth too much and that it is not fair.

Answer: The development team and staff from city agencies indicated that there is coordination with COO because of their involvement in Bayview Hunters Point but that the team is not relying solely on COO to oversee this component of the revitalization. The development team indicated that it will target all Hunters View residents equally.

Comment: A resident pointed out that it is most important that qualified people are hired for jobs because the work needs to be high quality.

Question: A resident asked when her unit will be torn down and if she can relocate to the exact same place on the site.

Answer: Margaret from the development team indicated that site planning documents were not brought to this meeting because the agenda was focused on Community Benefits but that at the last Resident meeting it was agreed that the August meeting would focus on Design and that we would cover these types of questions then.

Question: A resident asked if the meetings can be held in a different location because the HVTA office is too small to accommodate the growing size of the meetings.

Discussion: Many agreed that the size of the group of attendees was larger than the HVTA office can comfortably accommodate for an effective meeting. Residents expressed a desire for the meetings to be in a place with more space and one that would allow for better interaction and ability to hear the dialogue. After a discussion of a number of possibilities such as meeting at the Youth Park or Head Start Center, the group took several votes on different options regarding the large group meetings and the Working Groups. As a result, it was determined by voting that the larger group meeting which is schedule for every 4th Wednesday will be held at the Head Start Center (20 people voted “yes” for his option). After additional discussion, another vote was taken to check if *all* development team meetings – large, small, committees, or Working Groups – should be at the Head Start Center. This vote was 14 “yes” and 3 “no.” Therefore, ALL MEETINGS WITH THE HVCP (Development Team Partners) will be at the Head Start Center.

The discussion returned to Community Benefits and Patrick continued to move through the draft plan that was presented and started discussion the job opportunities that may be available to residents, some of the skill requirements and other details.

Patrick reviewed a number of the types of employment opportunities that should be available in the coming weeks and months. He started by talking about some of the “preconstruction” jobs.

Community Outreach Assistant -- Surlene Grant with ENVIROCOM explained that this person would work with her and Jumoke Hinton Hodge to provide outreach to the residents to let them know about meetings, assist with developing notices and letters, and help to provide staff at the One-Stop Center. She shared that this would be a part-time position (this means about 15-20 hours per week).

Architectural Assistant -- Assist the architectural team with things like surveys, photos and other activities that work toward the vision of Hunters View. This too would be a part-time, internship (this means 15-20 hours per week).

Trainees with other team members –Assist with surveys, coordinating reports and schedules. Both the Architectural and Engineering work will be entry level positions. The goal would be to have between 4 to 5 trainees. Again, these positions would likely be part time.

Relocation Coordinators – Two are needed. These positions will not become available until next year (2008). The Coordinators most likely should be from the Hunters View site and live on site. The Coordinators would assist residents to relocate and might also help with getting neighbors in ‘good standing’ And would work out of the One Stop Shop.

Resident Hiring Coordinator – This person would work with the contractors to track the performance goals.

Property Manager – These positions are described in the handout that Patrick distributed, enclosed). People should go to the website – www.jsco.net/employment to get more information.

Patrick explained that some of the jobs would be part time, some would be internships, and placements would be dependent of skill and interest. There will be an application process.

Throughout the discussion about the kinds of jobs and the responsibilities, through questions and more detailed explanation, additional key points were stated about the project and the community benefits.

Patrick and Barbara Smith from the SFHA explained that 50 percent of those hired had to come from San Francisco residents. Of that 50 percent, “at least” 25% of all work hours had to go to public housing residents with first priority to residents of from Hunters View.

Hunters View tenants will have the first opportunity to apply and interview for jobs. If a qualified person cannot be found from the Hunters View site, then the entity looking to hire (Development team, subcontractors, SFHA, or others) will look for individuals from the greater Hunters View neighborhood (as indicated above). If no one can be found in Hunters View then they will look locally in San Francisco.

The One-Stop Shop will be an office set up in the HV community where residents can come and find out information about the project, speak with people from SFHA, Communities of Opportunity, and more. The office will be located in Room 245 and should be open by the end of August.

SFHA will mail out announcements of job opportunities to all residents. Job announcements will be sent to all tenants and to the HVTA. They will also be posted in the One-Stop Shop.

There are many agencies and organizations involved with creating the job opportunities for the residents. HVCP (the Development team) is just one. The other organizations may be doing outreach and working on other initiatives at the same time.

Job training efforts will most likely involve the Mayor's Office of Communities of Opportunities, Young Community Developers and other programs and services in the area.

People need to be job ready, qualified and trained before they can get one of these jobs.

Residents should let Joyce Armstrong (415 345-0125) from SFHA know what their skills are and what they want to do. The SFHA will create a matrix of the jobs available and the kinds of skills needed. Applications to enter this list is available through Ms. Armstrong. Residents should call the Office of Fair Housing Residential Relations staff to tell them about their skills and job desires. (415 345 0125)

Question: A resident, Mimi, who works with the trade unions, asked about the construction jobs and who would pay the union dues? Will the construction companies have to use apprentices?

Answer: Patrick responded that he didn't have this level of detailed information at this time. As we move further in the process, he will have that information. Mimi volunteered to be a resource person on the subject of the union and apprenticeships.

Topics for the next Community Benefits meeting will include Job Training and Home Ownership. For a future meeting, we will ask SF Housing Development Corporation to come and talk about Home Ownership. We will also invite someone who moved from public housing to homeownership to come and share their experiences with the group.

The next Hunters View resident meeting will be on August 22nd at 5:30. The focus of that meeting will be the Design of the site.

In September, we will begin with the breakout sessions for the Working Group meetings.

The meeting ended at 6:45 p.m. and dinner was served.