

# HUNTERS VIEW REVITALIZATION MEETING NOTES

**ATTENDED:** Residents  
HVCP – Hunters View Community Partners  
SFHA – San Francisco Housing Authority  
See Attached List for Individual Participants

**DATE:** September 26, 2006

**SUBJECT:** Hunters View Resident Meeting – Site Planning

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## Items Discussed By Topic

### Introduction

HVCP began the meeting by highlighting the three key principles guiding the Hunters View Revitalization:

- HVCP is committed to One-for-One Replacement of all public housing units
- All Residents will have the Right to Return to the New Hunters View, so long as they remain in Good Standing
  - Good Standing means paying your rent, abiding by the lease and having no felony convictions during the relocation process
- By creating a phased development plan, HVCP will try to temporarily relocate all residents on-site during the redevelopment process (Residents have indicated that this is their strong preference)

### Site Planning

Vision: HVCP wants to create a mixed-income community that will include the following housing types (ownership and rental units will be mixed throughout the site)

- ACC Units (one for one replacement of existing units)
- Affordable Rental Units
- Affordable For-Sale Units
- Market Rate For-Sale Units
- A resident asked why we are planning to mix home ownership and public housing units on the site
  - HVCP indicated that it is important to have the market rate component of the project because it will help create a more stable community while also generating sales proceeds that are badly needed to fund the development of the public housing units
  - Some residents indicated that they think this mix of incomes and unit types will be good
  - Many residents acknowledged that having all units look like a typical residential community would help change the perception of what public housing looks like

San Francisco Neighborhood Typology: Solomon briefly discussed that Hunters View is not like a typical San Francisco neighborhood and that they're using the following design principles in their site planning to make Hunters View more like a typical San Francisco neighborhood:

- Streets that are organized in a connected grid
- Buildings and parcels that mimic the typical narrow 25' wide houses that step up and down the hills
- Pedestrian connections to the surrounding neighborhood such as parks and stairs
- Streets and park areas (many of them with stairs) as view corridors
- Lining streets with buildings that have gardens and courtyards in the mid-block, so there is a clear definition of public vs. private space.
- Buildings that step up and down the hills
- Hilltop parks

Unit Count: HVCP indicated that it is currently estimated that the new Hunters View will include 650 units

- Residents voiced their concern over this increase in number of units and the impact this would have on the unit size, site layout and density
- Solomon indicated that the new units will be at least as large and probably larger than the current units
- Residents indicated that they believe North Beach Place units are too small

Density: Solomon stated that Hunters View is much less dense than many San Francisco neighborhoods (both within and outside of Bayview Hunters Point) and that the land at Hunters View has not been used efficiently and that greater density can be achieved by including the following building types in the new Hunters View (see attached site plans and unit types)

- Attached Houses & Town homes (no stacked units)
- Three story attached town homes or town homes over flats
  - Some residents expressed concern over having to live above or below other residents (they would rather not have stacked units)
  - Solomon indicated that in some cases the units will be stacked, but there will also be units that are not stacked
- Four story buildings with individual exterior street level entries or individual entries from a mid-block courtyard
- Apartment Buildings
  - Some residents expressed concern that seniors may not want to live in an apartment building and that they would rather be on the ground floor for optimal accessibility
    - Solomon indicated that their experience is that some seniors like to be in secured buildings on upper floors as it makes them feel safer and that they will try to provide a variety of options
  - Some residents voiced concern over the high density nature of the apartment buildings as they think it is dangerous to have too many public housing residents in these buildings
    - Solomon indicated that these buildings would be used for senior units and the market rate for-sale units only.

Location of Units: Solomon showed the site plan and indicated the types of units that would be located in the various blocks throughout the site

- Many residents indicated that when the new units are built they want to live in the exact same location as they do now, and that they would like to keep their good views
  - HVCP and Solomon indicated that residents might not be able to return to the exact same location but that they would like to work with residents to create guidelines to help ensure residents can choose the location on the site where they will reside after the revitalization (and that they will work to provide some options that enable residents to move back to the same general area as where they currently live)
  - Solomon indicated that the next step is to map out on the site where people currently live and where they want to move back to
  - Solomon indicated that this is a complicated process that will take some time

Phasing: Solomon stated that the new Hunters View will likely be developed in three phases

- The exact boundaries of these phases have not yet been determined
- There will be a variety of unit types in each phase
- This phasing will allow residents to temporarily relocate on site during the revitalization

Relocation: HVCP is planning to temporarily relocate residents on site during the revitalization (many residents have indicated this is their strong preference)

- Residents asked how they will be temporarily relocated on the site if the units that are currently vacant are in uninhabitable condition
  - SFHA indicated that these units will be fixed up before people move into them and that current Hunters View residents would be relocated into a unit that matched their current family composition
  - SFHA also added that many units have been vacated in extremely bad condition, and that they are being reserved for those families who will temporarily relocate on site during the revitalization
  - SFHA also indicated that HUD is reducing SFHA's budget which is affecting the overall maintenance of all the public housing developments

- HVCP indicated that temporary relocation won't begin for quite awhile as there is a great deal of progress that has to be made first
- A resident asked what happens to those residents who don't want to stay on-site during the construction and would rather be temporarily relocated off-site (they don't think it is safe for them to be relocated to another public housing site)
  - HVCP responded that a Relocation consultant will be hired to oversee the whole process and that it is possible to temporarily relocate residents off-site to non-public housing sites

Open Space: Solomon indicated that a lot of the open space at Hunters View is neither private space nor public space and that usable and defensible open space that can be used by residents will be incorporated into the new site plan

Roads: Solomon indicated that some of the roads will change (so that the neighborhood is more like a typical San Francisco neighborhood, more homes can be added, and views can be maximized)

- Middle Point Road will remain as it is
- Parts of Willis and West Point Roads will remain
- New roads called Park Street East and Park Street West will be developed and a community center (with senior housing above) will be located at their intersection

Topography: Solomon indicated that the steepness of the site has an impact on site planning

- Blocks 5, 6, 8 & 9 (in the site plan) are the most complicated blocks which means it is hard to put high-density buildings on those blocks because it is hard to fit in the parking
- These blocks are still being refined

Disabled Units: Some residents asked if there will be units included that accommodate the disabled

- Solomon indicated that units for the disabled will come in a variety of bedroom sizes and that they will be dispersed throughout the site
- Solomon and HVCP will be meeting with the Mayor's Office of Disability in October to discuss the accessibility requirements

PG&E Parcels: HVCP indicated that these parcels might ultimately be incorporated into Hunters View but that it is too early to know

- Solomon indicated that some parts of these parcels are too steep to build on

Environmental/Health:

- A resident asked how HVCP will make sure that no one is negatively impacted (environmental and health wise) during construction since residents will be living next to the construction site
  - HVCP indicated that strict regulations apply and will be followed to protect the health of residents and that as the construction of Phase I approaches a detailed plan will be created that will be approved by the city and shared with the residents

## **Next Steps**

- Vacancy Mapping: Solomon, SFHA & HVCP will map where people currently live, where they could be temporarily relocated on the site and where they might be able to move back to
- Solomon would like to talk with residents more about open spaces and community connectors
- Residents indicated that they would like HVCP to start a website that contains information about the revitalization
- Residents plan to meet on their own on October 12<sup>th</sup> to discuss the revitalization
- HVCP will be scheduling a resident meeting towards the end of October