

MEETING SUMMARY
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW RESIDENTS
September 26, 2007
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. with approximately 15 people present, (not including the development team and city agency staff).

The meeting was called to order by Tessie Ester, president of the Tenant Association. Following Ms. Ester's brief welcome and remarks, Surlene Grant, facilitator, provided an overview of the meeting's purpose and the agenda for the evening.

AGENDA

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| • Welcome and Introduction | Tessie |
| • Meeting Purpose | Surlene |
| • Working Groups | All |
| • Re-assemble / Report Out | All |
| • Announcements | All |
| • Next Steps | HVCP and All |
| • Dinner | |

Surlene indicated that this meeting would be the first in which smaller "working groups" would convene to provide in-depth discussion of: 1) Community Benefits and 2) Relocation. Each group would meet, have an in-depth discussion focusing on the topic and then reconvene into the larger body to provide updates of their respective meetings.

After some discussion regarding how the evening would flow, where the groups would meet and other general directions, the larger group was divided into two smaller groups. Some participants went upstairs to discuss community benefits; the others remained in the downstairs space to discuss relocation.

COMMUNITY BENEFITS WORKING GROUPS DISCUSSION

Jumoke Hinton Hodge and Patrick Zak with the HVCP development team facilitated this discussion. There were three residents who participated in this discussion.

General Brainstorming

The discussion started with a general brainstorm session about community benefits. Ideas generated were:

- Inclusion of Recreational Areas throughout the development
- The Community Benefits process should help support residents get prepared for homeownership and link them with existing programs

Long Term Employment Opportunities

Discussion of employment opportunities (both shorter term and long term) was a key focus of the group and residents indicated that:

- Long term employment opportunities should be an outcome of this revitalization effort.
- HVCP should support readiness programs that help residents be gainfully employed
- HVCP and the Hunters View community need to be honest about the barriers that get in the way of residents attaining employment opportunities (i.e. drug addictions, criminal records, no job history, apathy, etc.) and should work to overcome these barriers. Also need to work to ensure residents have transferable skills after short-term employment opportunities.

Some of the types of long-term jobs that could result from the revitalization project include:

- Working in the management company,
- Custodial services,
- Security monitors,
- Security officers

HVCP activities

- HVCP should work closer with the Mayor's Communities of Opportunity Program.
- HVCP should make a commitment to giving HV residents 1st priority in any hiring. HVCP should help support residents in getting jobs with other entities perhaps through referrals or other services.

Communications and Distributing Information

In discussing how information about job opportunities should be circulated, the following ideas were offered:

- Go through the Hunters View management office (SFHA)
- Utilize One Stop Shop and Workforce Development programs funded by the state and federal government to post or circulate job information.
- Provide better tracking of job opportunities
- Post all announcements with the Tenants' Association
- Send via US Mail
- Door-to-Door campaigns
- Website
- Newsletters
- SFHA Hotline

Service Coordination

Residents suggested that HVCP should hire a Service Coordinator to work with residents about potential problems or concerns they have with the project. A Service Coordinator would help identify issues and act as a referral source for residents.

In addition, residents suggested that another good community benefit would be to provide computer training for residents. Residents also thought that HVCP and SFHA should work on issues of Good Standing with residents (such as helping to deal with back rent and eviction prevention).

Another component of the community benefits should be to help residents take advantage of job opportunities by helping them link to resources such as childcare and transportation.

Towards the end of the community benefits discussion, questions regarding relocation came up. (Coincidentally, this tied into the discussion that was happening in the other room; thus demonstrating at this time, the strongest interest and compelling need for information from the residents is with relocation.)

Relocation Dialogue (from the upstairs groups):

Question: When will relocation and construction actually happen?

Answer: Phase I: Will start in approximately 24 months from now: Fall of 2009
Residents will be in temporary housing approx. 2yrs
Residents will move to new units in approx. 2011

Question: A resident asked if they get to choose the new units they will stay in during relocation, how long will they be in the temporary unit, and when they move into the new units if they will have the same neighbors?

Answer: The facilitators explained that residents will be involved in the relocation planning but that residents might not get to select exactly where they want to be relocated to or who they live next to as it will depend on the location of the currently vacant units and the reconfiguration of the newly built units.

Question: A resident expressed concern regarding the scheduling and what would happen during the 24 plus months and asked why it would take so long for HVCP to start the demolition and construction of the project.

Answer: The facilitators explained that the planning for a project of this scope takes a lot of time and that the residents should take advantage of this two to four year period to work on other “things” that will improve their quality of living such as credit repair, employment and preparing for home ownership if so desired.

The brief discussion of relocation also shed light on some of the community benefits that may need to be associated with the relocations efforts.

At the end of the discussion, the participants in this group joined with the other participants. The facilitators provided an overview of this discussion once everyone was together in one large group.

RELOCATION WORKING GROUP DISCUSSION

Juan Monsanto with SF Housing Authority, and Paul Carney and Surlene Grant with HCVP facilitated this breakout group. There were about 10 residents who participated in the discussion.

Juan reviewed the work and notes from the previous informational meetings held with the residents regarding the Relocation Plan. He emphasized that the goal of this meeting and subsequent meetings is to come up with a Relocation Plan that can be submitted to Housing and Urban Development (HUD) that everyone agrees with.

Relocation matters for consideration

From Juan's overview, there was some general discussion regarding the many components that need to be reviewed or defined with input from the residents; components such as "good standing", credit checks and more that go into a plan.

As Juan presented the overview, several questions were asked.

Q: Would a resident have a right to return to the revitalized Hunters View site?

A: Juan Monsanto stated that the residents would have such a right to move to the new units, as long as they are in Good Standing.

Q: How will the units be designed and will they have carpet?

A: It was explained there would be a working group just for the design concerns, and this question would be answered then.

Q: Residents are concerned that they will need to have credit checks in order to return.

A: Juan Monsanto and Paul Carney confirmed that the residents will be subject to the same screening process as they are now in the annual certification process. Juan added that residents have requested workshops presented by SFHA staff and/or neutral parties to inform and advise residents on how to stay on top of their bills, pay rent, get on a stipulated agreement, improve their credit check, etc.; he said more information will be brought in at the next meeting.

Q: Who decides who gets to return? Who makes up the criteria of who comes back?

A: Again, it was referenced that what is on a tenant's lease now will most likely be carried forth. Juan mentioned the importance of staying in good standing with SFHA.

Language regarding felonies needs to be clarified. It was previously stated that someone with an "old" felony may be dismissed. A common language and understanding needs to be developed regarding the type of felony and the definition of "old" felony.

Tenant desires regarding relocation

A few tenants expressed a strong desire to have clear decisions regarding the components of the Relocation Plan. In addition, another resident wanted to make sure that there is resident input as to who are some of the groups and individuals who are providing resources and coming to work with the residents on relocation or benefits.

It was suggested that next time we meet solely on the topic of relocation because there are so many questions that need to be answered in depth and concerns addressed by the residents.

A participant shared his concern about the “reality” of returning to the site. While one person gave voice to this concern, it was evidently a concern of many. An example was cited by the tenant of an instance in which family members were relocated out of subsidized public housing and told that if they wanted to return, they would have to have an income level of \$30,000 (indicating that many in the development do not have such an income, thus how could they return).

Use of Home Choice Vouchers (Section 8)

There is a desire for use of Section 8 vouchers so that if a tenant does not want to move or “relocate” on-site during the development work, then they could live elsewhere. Juan with SFHA responded that there are no vouchers available at this time, but that we will be on the look-out for Hunters View vouchers if an opportunity to apply for vouchers comes up. Paul stated that if people wanted to move from the site, they should let HCVP know. The issue of whether residents would like to temporarily relocate offsite and the availability of vouchers to do so would be discussed at a future meeting.

Regarding the One-Stop Shop

The purpose of the One-Stop Shop was explained. It will provide all of the resources and information regarding relocation and resources in one location. For example, for this One-Stop Shop, it will likely house the relocation resource staff, Communities of Opportunity, and the developer’s representative. Juan indicated that the One-Stop Shop would be for services to the residents, and keep residents informed on the revitalization process by SFHA and HVCP staff and other community organizations. The property Management Office will stay where it is currently located.

Towards the end of the discussion, Alex, a journalism student from San Francisco State University introduced himself and explained that he was at the meeting to do a story. He took some photographs after getting permission of the group for being at the meeting. Members of the group asked that he make whatever photographs or articles published about the meeting available to the tenants. Alex provided his contact information to Barbara Smith with SFHA.

Kimberly Hill-Brown, a SFHA employee and also President of the Public Housing Tenants Association (PHTA) as well as a current tenant in public housing, stated the residents have the obligation to be involved. She emphasized the importance of their involvement and the need for leadership among the tenants. As a result of her comments,

questions about the terms of office for the tenant association officers and other procedural question were asked. Surlene reminded people that this is not the point of this meeting and that additional meetings should be set up to discuss the governance of the organization.

Next Steps

Because of the widespread interest in the relocation discussion; the need to meet scheduling deadlines and the fact that all the residents present wanted to participate in the same discussion at the same time, it was agreed that the next meeting would be one meeting on relocation. As the group continues to meet on relocation or other subjects and we see value in breaking into smaller groups we can consider it. However, the next meeting on October 24th will focus on relocation.

Juan will send an outline of the Relocation item prior to the next meeting. He will have it translated.

The following calendar was shared with the participants regarding the development of the Relocation Plan:

September 26, 2007	Discussion regarding the relocation process
October 24, 2007	Discussion regarding phased return, resident needs and resident participation.
November 28, 2007	Discussion of housing choice, moving costs, good standing, notices, and administrative issues.
December (meeting date to be determined)	Continued Discussion

The facilitator acknowledged the meeting attendees for their attentiveness and work during this session. The meeting was adjourned for dinner at 7 p.m.