

MEETING SUMMARY

Hunters View Associates, Urban Strategies,
Hunters View Tenants Association and Hunters View residents
January 19, 2012 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

These minutes begin at around 5:45PM, after the meeting had begun. Uma Murugan introduced herself as an Urban Strategies representative. She explained Urban Strategies has a contract with the City to provide service connection to residents. There have been 65 residents who have gone through union training, with 10 residents certified in the union. 9 residents have been placed in a job, with one placed but choosing not to join. She gave an example of Avanya, who was trained, certified, and in the union, and is now working at an off-site location.

Question: How many more jobs will there be for residents?

Response: Through the partnership with CityBuild, there continues to be more construction jobs coming. Construction jobs, by nature, are short-term.

Comment: A resident added that if construction work stops, then you go work elsewhere. Construction is not a job, it's a career. But the nature of construction means that there are not permanent positions, so you cannot limit yourself to one area. Once you get into the union, you can work anywhere. For example, America's Cup is coming, and you need to take it upon yourself to be a part of that work. There are not enough black laborers in unions because of discrimination. Urban Strategies should bring construction people here to talk about construction so residents can get the right information.

Uma added that there is training available for residents, and shared that several residents had gone through All Sector Academy. One resident graduated CityBuild, three are currently enrolled, and one resident is enrolled in Healthcare Academy. As long as residents keep in touch, Urban Strategies will keep providing job listings as they come up.

Question: A lot of people don't do construction. What jobs are available for them?

Response: Uma responded that there is a weekly Jobs Club that can address these interests. For example, at the last Jobs Club, Lowe's human resources attended and presented on what they seek in new hires.

Comment: We need more jobs for our youth.

Response: Uma agreed and responded that they would look into more opportunities for youth.

Comment: What is the plan for folks who have been incarcerated recently, or have issues with drugs?

Response: Uma responded that Urban Strategies is a service connector for all residents, whether they're ready or not to work. Urban can connect to other services.

Uma went on to note that Urban Strategies' focus for 2012 will be to support residents through the re-occupancy and relocation process. There is a workshop on Saturday that will cover this topic more fully, with information. Childcare will be provided.

She went on to note that a Hiring Committee was formed to help interview candidates for open Urban Strategies positions. Dorothy and Lottie both served on the Committee. Decisions on service connectors and the senior project manager will be made shortly.

Dan Levine of JSCo provided a construction update. He announced that the PG&E lines are to be transferred underground, which requires that power be suspended once for Hunters View residents. He noted that this would affect residents beyond Hunters View, and that PG&E will be responsible for sending out notices directly to affected households. On 1/24/12, there will be a power outage that will not affect Hunters View residents, and one on 1/26 that will affect Hunters View residents from 8:00AM-4:30PM. It will probably take less time than that, and some residents may not be impacted. He noted that these power lines will feed beyond Hunters View to a large portion of the City. Dan continued to announce that if there are any residents with special needs dependent on electricity, such as respirators, to please talk to Dominica at the Housing Authority or Tanya, the SFHA resident manager. He encouraged residents to inform their neighbors as well.

Question: How does this affect Cahill-Nibbi's work, if PG&E is out there working?

Response: This work is necessary since Cahill-Nibbi cannot continue their work until the poles and power lines come down. The schedule has already been delayed because PG&E has been pulled off the site to go work on Candlestick.

Dan continued with his construction update. Block 6, facing Middle Point, is on schedule to be complete in November 2012. At the re-occupancy and relocation, there will be site plans available. The construction team continues to work with the Air Board to monitor dust and implement dust control measures. Dan said he was available to talk further if anyone had questions after the meeting, and invited residents to attend the monthly dust meeting that will be held with residents and Marie Harrison.

Question: I know PG&E monitors toxic chemicals in the soil. Why don't you test for it at Hunters View?

Response: Dan responded that these are present on PG&E's site because of PG&E's activities and materials used on the site previously. Hunters View has only been residential uses, and soil testing showed that this monitoring was not necessary at Hunters View. The only monitoring required was for naturally occurring asbestos, which is overseen by both the Department of Public Health and Bay Area Air Quality Management District.

Dan Levine announced that Bill Johnson of Nibbi is being replaced by Dan Hanley of Nibbi. Chris Parker of Cahill is also on-site full time.

Elizabeth Colomello of the San Francisco Redevelopment Agency introduced herself to the group and gave an update on the funding situation in light of Redevelopment Agencies going away. She stated that SFRA funding for both Phase 1 and Future Phases are enforceable obligations. The contracts are in place, and the City's successor entity, which will likely be the Mayor's Office of Housing, will be overseeing these existing loans.

Question: How much funding has SFRA promised Hunters View?

Response: In total, it is about \$45 million for the entire redevelopment.

Question: What are the economic development obligations tied to that funding? Such as hiring local businesses, economic development to help contractors.

Response: These obligations are all part of the loan agreements, and the successor entity will be required to enforce these terms.

Question: Where did these hiring priorities come from?

Response: This was established in partnership with the Tenants Association and other residents, the Housing Authority, Mayor's Office of Housing, and the Redevelopment Agency about 3.5 years ago.

Comment: What residents were involved? This was dictated to residents once the area was categorized as blight. This money should reach residents.

Response: September Jarrett of the Mayor's Office stated that the hiring priorities are posted on the wall, and that this information is still being tracked. This will continue for future phases.

Dominica Henderson of the Housing Authority announced that there will be a workshop on Saturday on re-occupancy and relocation. Residents will remember that there was a similar type of workshop in 2009 to kick off relocation from Phase 1, and now Phase 2 residents will be moving into the new Phase 1 units. This event will be hosted by the Housing Authority, John Stewart Company as the new manager, and there will also be Urban Strategies and a table on financial management to help prepare for the upcoming move.

Question: What are the requirements for moving into the units? I want to get ready now.

Response: Dominica noted that there will be standard Housing Authority requirements of income certification. Residents will not need to reapply, just certify the way that residents normally do every year. There are no screening criteria beyond not having been evicted or in the process of being evicted (a very specific legal process).

Dominica continued to say that notices will be sent out with more information specific to each household. The workshop will have a presentation and then stations for further information. The Relocation Plan and the Relocation Committee has this process down in writing: Phase 2 residents must move in order for demolition to occur. These will be followed by Phase 1 residents that had been moved into Phase 3 in 2009, followed by Phase 3 residents.

Question: Do we get a certificate showing our right to return?

Response: Dominica responded that this had been provided, but also that the Relocation Plan that is available on the website and will be available at the workshop.

The meeting was adjourned and dinner was served.