

## MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association  
Meeting with Hunters View Residents  
January 20, 2011 - 5:30pm-7:00pm  
Hunters View Community Center  
125 West Point Road, San Francisco, CA

Tessie Ester welcomed all those in attendance. She started the meeting by pointing out a flyer that clearly listed the hiring priorities for Hunters View. She announced that Urban Strategies has many resources provided by SFRA solely for the purpose of preparing residents aged 18+ for jobs. These resources include preparing resumes (Willie), paying for union dues and California IDs (Kelly), and other items (Akili).

Tessie then turned it over to Margaret Campbell of the John Stewart Company. Margaret outlined that the agenda would start with a construction overview, and then Kelly of Urban Strategies would talk about jobs and the human side of project.

Margaret announced that after 6 years of planning, the project is about to start construction on Phase I of the project. All Phase I units have been demolished, the permits and approvals necessary to start work are in place, and the team is very close to having all documentation in place to start. Residents should anticipate seeing activity on-site starting next week or two when the general contractor will be mobilizing. Once started, it is not anticipated that the project will stop until the Phase I buildings are completed.

Question: What about the news about funding for redevelopment agencies being taken away?

Response: Erin Carson, Development Specialist of SFRA, explained to the group that the Governor has publicly suggested cutting Redevelopment from the State budget; every year, proposals are made to cut the budget. However, this proposal would not affect the first phase of the project as SFRA has already committed those funds. Erin added that the other City agencies invested in the project (MOH, HSA, OEWD, SFHA) would strive to insulate HV from any impacts of this proposal.

Question: Was there a shortage of money that prevented the project from starting?

Response: Erin responded that the State money had been committed but the documents for the sources of funding had to be finalized, which was a lengthy process. She highly recommended that residents vocalize their concerns regarding his proposal for cutting redevelopment agencies directly to the Governor and to reach out to their neighbors as well. Erin agreed to supply a template letter to the Governor for residents to use, as well as his phone number and email.

Question: Can the resident council have a list of the parties that are investing in the project?

Response: Yes. Margaret will provide a list of the financing sources immediately.

Question: What's the actual start date?

Response: Margaret responded that the start is anticipated next week or two; however, she cannot be more exact because it depends on the logistics of getting the finalized agreements signed.

Question: Can we have a phone conference every week to obtain information to share with the community?

Response: Margaret responded that this is a great idea that they will definitely do. Tessie said HVTA will get the information weekly and will make a flyer.

Next, Dan Levine from Construction Services of John Stewart Company introduced himself and explained he was working with Cahill-Nibbi. He pointed out that Bill Johnson of Nibbi will remain the construction superintendent for the project. He outlined the first scopes of work that residents would see on-site. First, the contractor will set up on-site, including preparing the site for storm water management; this ensures that when dust control measures are employed involving water, that water will be controlled throughout the site. He added that there is already water protection on-site, but it will change to adjust to the scope of construction.

Question: Will Hunters View residents be hired to work in the first two weeks of work?

Response: Dan responded that he would have to check trade-by-trade, but he knows the first scope of work of setting up the site will be done by Cahill-Nibbi staff. However, the first one to two months of the project will definitely include resident workers.

Kelly added that Urban Strategies has assessed 57 households and has employment assessments of 100+ people. For all residents that are union-ready and ready to work, they have filled out CityBuild applications, and CityBuild has their applications now. Urban Strategies will work residents on updating union dues, transportation, resumes, babysitter, trainings, etc. Every Wednesday there is a Jobs Club meeting from 2-3PM to focus on these issues, but the Center is open every day for residents to drop in.

Question: Why isn't anyone from CityBuild here?

Response: September Jarrett of the Mayor's Office responded that Fatinia Holmes is a dedicated CityBuild staff person for Hunters View and is present at Community Center several times per week. CityBuild is present on-site for the Jobs Club every Wednesday from 2:00 to 3:00PM. September will talk with CityBuild and ensure the answers to any questions are shared with the HVTA.

Comment: You should be able to tell us who is going to work on this first phase by next week. If we're starting that work, then everything should be in place.

Response: Kelly agreed, and Urban Strategies is working closely with CityBuild. Urban intends to have everyone who is willing and able to work to have jobs. For residents that are not currently on-lease, Urban Strategies will work with them to try to get them on-lease. She added that Bay Area Legal Aid is also available to help residents get through these types of issues. Tessie added that they had just agreed to have a conference call scheduled weekly to cover project updates, including this requested data.

Dan proposed that once the storm water and dust control measures are set up, HVTA could pull together a group of residents to attend a walk-through of the construction site. This would cover how dust control will work, such as the actual location of dust monitors. Tessie pointed out how important it would be for residents to attend this tour, because of environmental health concerns.

Dan continued to say the first two months of the project will include removal of asbestos-wrapped pipes below the ground (many Hunters View residents will be employed for this phase of work), demolition of building slabs, and building the connection of a temporary sewer line that will run below West Point. Also, a fire truck

turnaround will be constructed near the Community Center playground, which will include the elimination of some parking spaces. Bill Johnson will lay that out soon. There may be a new accessible pathway created to the Center during this fire truck turnaround.

Question: Can you provide a work scope for residents?

Response: Dan offered a written schedule and a narrative of the expectation of site work. He noted that activity schedules often change on a daily basis but confirmed they would post this information on the bulletin board and in the Community Center.

Question: I was here last year when we looked through the designs, and now you're constructing them already?

Response: Margaret noted that Dan is discussing the infrastructure work, and the vertical construction will come later. Tessie offered to catch up this resident on the evolution of the building design.

Dan stated that grading and infrastructure work will take place in the next 6 to 8 months, including moving dirt, building streets and utilities, etc. Afterwards, vertical construction will begin in late summer or early fall, and the entire phase will be done in 2 years. Vertical cannot start until utilities and other infrastructure is complete.

Question: You're saying it will take 2 years. Does that mean I will move into my new unit in 2 years, in early 2013?

Response: Dan responded that it should take approximately 2 years, and they will post the actual construction schedule moving forward.

Comment: A resident noted that there could be delays in work due to rain, such as when they are moving earth. Dan agreed, and added that it could also be delayed by other forces, like PG&E.

Question: Are you going to make sure the houses are going to be built well, so they'll be earthquake safe?

Response: Dan responded that yes, the buildings will be built with quality construction, and the City is in charge of making sure buildings are built correctly and safely.

Question: What will you do to help us with our children ages 16 and under? We want to see more after school and weekend activities. On January 26 at 3:45PM there was a drive by. We want it to be safer.

Response: September offered to talk more about programming with HVTA and to come to resident meetings to discuss options.

Comment: Reggie Higgins of Nibbi stated that a lot of residents followed through to qualify, to go to training for free, pay for union dues, etc. Kelly has a list of trainings on the table in the Center. Tessie noted that there were only 2 residents that went to training using transportation from Urban Strategies, so it's up to the individual to follow through use the resources. Tessie noted that there are others (unions, other zip codes) after Hunters View on the priority list, so residents cannot be mad if they're not ready by the time jobs start.

Question: What if you have all the qualifications already before, but are not in a union? E.g. Class D license, hazwopper training, etc.

Response: All Hunters View residents can have one-on-one appointments with Urban Strategies. If you are not a Hunters View resident, then you have to go through CityBuild; if you are already enrolled in CityBuild, talk to them about trying to get onto the project (other zip codes are Priority #6). Other options include going to 3120 Mission between 11AM to 3PM on Mondays, or going to the union directly and getting on their work list. Kelly stated that she can help direct neighbors towards these resources, but she has to focus on Hunters View residents.

Comment: CityBuild told me to go the union, and that they would pay for the dues. But if a project hires non-union contractors and I get hired to work on the project, the union will punish us for working on non-union jobs. Now the union won't accept me despite receiving CityBuild's referral.

Response: September responded that this is about Hunters View and 94124 people working – the goal on this job is to have 50% local hires in the order of the 6 priorities Tessie has listed. Urban Strategies is a special resource for Hunters View. If you're from Hunters View, have a one-on-one to Kelly and her staff to address these issues. If you're a neighbor, CityBuild is the path. September offered her card to help navigate CityBuild – she will take a list tonight and follow up by early next week.

Question: John Stewart has 300 projects in San Francisco of varying sizes. Hunters View residents should have a real opportunity to work at those places.

Response: Margaret responded that John Stewart manages many properties as a third party property manager throughout the state. She noted that Hunters View is the only one under construction now, but not everyone wants construction jobs because they're seasonal. She stated that John Stewart Company has property management opportunities that are listed on the company website, and she encouraged any Hunters View residents to let them know if they are applying to any positions so they can talk through the position and help track the application. Margaret noted that hiring decisions are made at each property but that herself or Christina should be contacted if someone is interested in one of the posted positions as they will ensure the hiring manager gets the resume and understands that it's a Hunters View resident. She added that they also try to identify opportunities at firms (e.g. engineers, architects, etc.), and these opportunities are listed at [www.huntersview.info](http://www.huntersview.info). Kelly has all of this information, so she is the first resource to ask about these jobs.

Question: John Stewart Company and other firms like engineers must have internships for youth.

Response: Margaret agreed that there need to be opportunities for youth. Last year they had a youth program and interested in continuing and growing on those opportunities – she pointed out the work they accomplished on the walls of the Community Center. Dominica added it was the same at the Housing Authority. Margaret said they've actually had trouble finding applicants for these types of positions in the past and asked for help finding applicants. Kelly will post all opportunities at the Community Center.

Comment: A lot of these corporations won't hire unless you have a diploma or GED, even including construction. You're not giving them a chance and they get discouraged.

Response: Dominica Henderson of SFHA responded that there are opportunities/programs that exist at this moment for anyone to use. She encouraged residents to talk to Kelly about getting a GED. She

guaranteed that the City will not change this policy; the City is not trying to set unreachable goals, they are only encouraging everyone to meet the minimum of obtaining a high school diploma. For those that already have a GED, there are job opportunities.

Question: Can you help set up another hazmat and asbestos training class for the kids, including flagger jobs.

Response: September responded she would look into this. Reggie said if residents could get to San Ramon, they would get hired. Kelly helps only Hunters View on-lease residents pay union dues and pay for transportation.

Comment: If they're not on leases, can we make some arrangement with John Stewart to get them jobs? Otherwise, there will be a disaster because they want to work. I used to live here for 15 years, but am not a priority anymore because I moved to Northridge.

Response: September took this person's name down. Margaret responded that they can talk about it.

Question: I don't live here but I live in 94124; can I work here?

Response: Yes, and the priorities are clearly listed.

Question: When is the next meeting? By next meeting, there should be some people from this meeting that should be working by that time.

Response: Resident meetings take place the third Thursday of every month.

Question: Are we going to get the hook ups for washers and dryers?

Response: Margaret responded that these are not currently in design right now; they are currently researching it now, although it's not looking promising.

Tessie introduced Jim Smith with the Bay Area Air District. Tessie noted that her number is 415-240-8269 for anyone with questions. Tessie adjourned the meeting and thanked everyone for coming; dinner was served.