

## MEETING SUMMARY

Hunters View Associates, Urban Strategies,  
Hunters View Tenants Association and Hunters View residents  
November 14, 2011 - 5:30pm-7:00pm  
Hunters View Community Center  
125 West Point Road, San Francisco, CA

Michelle Smart of Urban Strategies kicked off the resident meeting by introducing herself. She provided an update on Urban Strategies' progress since the last meeting:

- 6 assessments
- A senior luncheon with 5 attendees (+ 3 meals brought back for seniors who could not attend)
- 2 community dinners: 10/28 (17 attendees) and 11/4 (15 attendees)
- Halloween party (43-53 attendees)
- Hiring Committee started with three residents and the HVTA. 3 more positions remain vacant. Hiring Committee will be involved in interviewing 5 potential Senior Project Managers for the Community Center. So far, Urban Strategies and the Committee have interviewed two from out-of-state, and then will interview 3 more local candidates after Thanksgiving. They anticipate filling the position by mid-January.

Question: How do you select the candidates? Do you require graduate degrees? Shouldn't locals have priority?

Response: Michelle responded that they are looking for the best quality candidates, and that local candidates are being considered. The 120 applications are being reviewed for how they the minimum qualifications, and then ranked by how far above the minimum they are in those qualifications.

Comment: Do you know the California Health & Safety Code, and that Project Area businesses must be prioritized for contracts. My local business proposal was rejected despite being from the Project Area. This is a violation of the law.

Response: Michelle responded that Urban Strategies and other project jobs do prioritize hiring local residents, and incorporate this consideration when assessing applicants. The Hiring Committee also assists in reviewing applicants, and opens up the hiring process to residents.

Comment: I received the flyer for the Hiring Committee in my mailbox. My concern is that a lot of residents can fit these positions, especially because they require socializing with residents. There would be more unity if we worked together, and no one knows the barriers we face more than we do.

Comment: Urban took over everything without consulting with the Board. We're not allowed to cook or be paid for flyering – residents should be doing that work.

Dan Levine introduced himself as the Construction Services representative from John Stewart Company. He introduced Dan Hanley, who is a new superintendent with Cahill-Nibbi who will be on site. He also introduced Chris Parker, who is the Project Manager for Cahill-Nibbi. Dan Levine provided a construction update to residents, announcing that the vertical construction is starting. Block 6, which is closest to Middle Point Road, is under construction with concrete being poured now; the carpentry for this block will start most likely in January 2012.

Block 4, which is next to the fire truck turnaround, is under construction, and Block 5 will be next. The power to underground PG&E will start on 12/5, and this scope will last about 6 weeks.

Dan went on to note there is an on-going dust information meeting with the Mothers' Committee and Marie Harrison that gets deeper into the dust monitoring results. Dan stated there are two types of dust monitoring, and 4 monitors of each type: one is for any type of dust, that takes samples every 10 minutes, monitored by DPH. The second type takes 24-hour samples for asbestos dust. The asbestos dust graphs reflect OSHA (over 100,000 structures per cubic meter) and BAAQMD requirements, and the project action level is 16,000 structures. All dust control activities target regular dust, including misters on the fence, truck washing station, water trucks washing streets. In addition, the large hill by the construction trailer is temporary, and will be reduced in size.

Question: It's easy for asbestos monitors to fail. You're not including the community, and oversight is needed.

Response: Dan responded that all qualified monitoring consultants and agencies are at the table holding the project accountable. He encouraged residents to attend the dust information meeting to get more involved.

Dominica Henderson of SF Housing Authority announced that there will be sessions with information on re-occupancy into the new Phase 1 units in the next two months. In response to questions about needed repairs, she encouraged residents to record all repair requests with the property manager or through dialing 311. She will follow up with the property manager to confirm that repair requests are being followed up on.

She noted that re-occupancy and moving allowances are available only to residents that are displaced by the development project. This does not apply to those who are evicted since they are not moving due to the project. There are programs to help residents pay back rent on a payment plan. The law says that there cannot be any demolition before quality units are provided.

Residents are encouraged to visit Bay Area Legal Aid, who will also be involved in the re-occupancy process like the relocation process in 2009. In addition, she asked that residents provide feedback on what isn't working or what they want more of at the Community Center.

The workshop will go through the relocation process, and will explain the letters that residents will receive, the process, introduce the new management company, what Phase II relocation will look like, and more.

Comment: The law states that you cannot demolish units before quality units are provided.

Response: Dominica responded that the process has followed the law and units are being provided to residents. Residents are encouraged to attend the workshop to be introduced to the relocation and re-occupancy process. This will be the first of many events and meetings addressing relocation and re-occupancy.

Comment: Urban Strategies should pay kids to clean the area, and encourage a clean mentality. It's messy normally, but when Mayor Ed Lee and the Senator came last month it was clean.

Response: Dominica responded that if residents have site or staff issues, she will commit to taking the feedback back to Housing Authority staff.

Comment: Urban Strategies should give money for back rent and help with financial resources, but I heard the Housing Authority doesn't allow it.

Response: Dominica responded that it's not Housing Authority policy to take rent from residents who are in legal proceedings. However, Urban Strategies can help with connecting residents to legal resources.

Comment: All these service connectors build relationships and then leave.

Response: Please work with Urban Strategies who have staff on-site full-time to support residents. Troy can support you in finding employment, and Angela can support during eviction proceedings.

The meeting was adjourned and dinner was served.