

MEETING SUMMARY

Hunters View Associates, Urban Strategies,
Hunters View Tenants Association and Hunters View residents
February 16, 2012 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Tessie Ester introduced herself as the President of the Tenants Association Board, and thanked everyone for coming; about 8 residents were present. She introduced Kathy Perry, the new service connector with Urban Strategies who has lived and worked in the Bayview for many years. Kathy stated she would act as Sergeant at Arms on behalf of the Board, which includes enforcing time limits on speaking, and she requested that everyone speak one at a time. Kathy also asked residents' permission to take photos at the meeting for a new newsletter that she and the Board were working on.

Comment: I attended a working group five years ago, where we told you what we wanted in the designs. But now we're not getting what we asked for, like washers and dryers.

Response: Dan Levine of John Stewart Company responded that there have been several design meetings through this process, including recently the design team attended to present features of the new buildings. Unfortunately that meeting ended up focusing on other topics, and the architect was unable to present. It's not that residents' requests were not heard; the team would like to show you what they could accommodate in the design. He suggested that they hold a separate meeting with residents particularly concerned with design, where they could look at drawings and leave prints for others to look at. While the physical building won't change, we can discuss why those decisions were made.

Comment: I want to see a place with the exact same square footage and unit size.

Response: There's no way to actually show the buildings that you'll be living in, since they aren't built yet. But there have been a couple tours to properties that share similar qualities. Hunters View is also very unique in its topography, and the buildings maximize views on the site. Unit configurations vary a lot.

Comment: I want to go on those tours, but they're always held during work hours. Why can't they be on weekends?

Response: Dan responded that could be organized if there was interest.

Question: Will it be accessible?

Response: Block 4 will be a fully accessible building, and Blocks 5 and 6 will have homes that can be visited by people with disabilities.

Comment: I have a disability in that I forget things, so I can't use a laundry room. I want my own washer dryer.

Response: Dan responded that while the buildings won't change, specific questions regarding accommodations should be discussed with the new property management. All residents moving

into the new units will be meeting with property management, and this should be brought up then.

Comment: There are people not working. Also, young people want to work in the neighborhood, but there are more Bayview residents than actual Hunters View residents out on the construction site.

Response: Urban is present to help residents find work.

Kathy Perry introduced two new service connectors that will be helping families access services. Emanuel Hepburn is a new Family Advocate. He introduced himself as someone with years of experience working at the Bayview YMCA. Niesha Bryant-Williams is a new Family Advocate who grew up with her grandmother on Kiska, and returned to work in her community after finishing college.

Dan Levine of JSCo provided a construction update. Block 6, the closest to Middle Point Road, will be finished first, with units ready for occupancy at the end of November 2012. Next, Block 5 is underway, after being slowed because of PG&E's moving of overhead lines to underground lines. This was talked about at the last meeting; because there were concerns that special needs were not being accommodated, there has been a 2 week delay. All special needs will be accommodated. The Housing Authority will be sending out a flyer tomorrow, and there will be door-to-door outreach for all those affected in Hunters View. This affects beyond Hunters View, but Hunters View residents will receive hand delivered notice.

Comment: Last time, it took PG&E hours longer than the times they said.

Response: Dan responded that there are no guarantees on PG&E making the window, but they often state a longer time than they expect to need.

Dan continued the construction update, stating that once the PG&E switchover happened, there would be a lot more activity on-site, including utilities, roads, sidewalks, and the Fairfax extension. In May, there will be a temporary closing of Middle Point Road that will last 4 months. This will require re-routing traffic, and there will be special meetings held about the new road access. This was all dictated by the Department of Traffic, and will be presented next month.

Question: Can't you do the work on half of the road at a time, so we don't lose access?

Response: The entire road must be removed so utilities can be placed underneath, and the road will be replaced two feet higher than before.

Question: I'm concerned we won't have any parking left. Cahill-Nibbi take up all the spots, and if Middle Point is closed, then where will we park?

Response: Cahill-Nibbi will instruct staff to park further away.

Question: I'm disabled, what if there's an emergency?

Response: The re-routing was reviewed by the Fire Department, since they have larger vehicles and need to be able to access the site. So emergency access should be sufficient. The buses have been re-routed, and pedestrian access through Middle Point will be provided.

Comment: Everything gets pushed off to next time. We should have a meeting with the board, who should meet with residents first to hear our questions.

Question: Why is the Housing Authority not here?
Response: The Housing Authority will soon be identifying Dominica's replacement, and they should be attending these meetings.

Question: Why not work 24 hours a day to finish the road faster?
Response: There are City limits on permitted construction working hours.

Comment: Residents should see in payroll reports and dollars how residents are benefitting. The board needs to understand construction. Jobs are to be made available in each craft and contracts to be awarded to residents.
Response: The Board requested to meet with these experts with Kathy's help.
Response: September Jarrett of the Mayor's Office handed out information on how well the project has done towards their local hiring goals through 12/31/2011.

Question: Why aren't there more tenants at this meeting?
Response: Kathy responded that she was pushing to connect and spread information to residents, as well as increase participation.

Question: Why aren't residents flyering?
Response: Residents will be included in flyering efforts.

Question: How will the meeting minutes be made available?
Response: Christina Mun of JSCo. responded that they are posted on the huntersview.info website, as well as kept on-site in a binder. In addition, they are passed out at every monthly resident meeting.

Comment: There should be a construction committee with the Board.

Question: Are there any jobs for other residents that are more permanent, not construction?
Response: Urban Strategies is here to support residents seeking all jobs, including non-construction jobs.

Comment: What about programs for youth?
Response: September announced that applications for summer programs like MYEP and Youth Works (internships) will be released on 4/16/2012, and applicants will have 4 weeks to apply. She is working with the City on possibly prioritizing Hunters View and HOPE SF youth. She will work with the Tenants Association Board and Urban Strategies/YMCA on outreach, and asked that residents help spread the word. September announced that San Francisco State students in the Masters of Public Health program may be interviewing residents about health and wellness. They are interested in collaborating with residents on their study.

Comment: It's the law to employ all residents of this community, under California redevelopment law.

Question: What about a certificate for our right to return?
Response: The Housing Authority Commission passed a resolution and residents received a letter in 2009 stating this right. September will resend a copy of the letter to Kathy to distribute to the Board.

Question: 25% of the units should be provided for residents to have the right to purchase.

Response: Kathy responded that there are no for sale units available in Phase 1, but that there are other opportunities to improve credit and next steps to prepare for home ownership in the future. These include programs with the San Francisco Housing Development Corporation, Habitat for Humanity, etc. She will coordinate meetings and programming if residents are interested.

Kathy announced a YMCA event from 12:00-2:30 on Saturday. The meeting was adjourned and dinner was served.