

## MEETING SUMMARY

Hunters View Associates, Urban Strategies,  
Hunters View Tenants Association and Hunters View residents  
March 15, 2012 - 5:30pm-7:00pm  
Hunters View Community Center  
125 West Point Road, San Francisco, CA

Tessie Ester, President of the Tenants Association Board, started the meeting with 6 residents were present. She handed it over to Kathy Perry, who introduced herself as staff of Urban Strategies.

**PG&E:** Residents and Urban Strategies met with PG&E about the power outage. As an outcome, all those present agreed that residents were not prepared enough if things do go south, since no one is control of PG&E. In response, Dan Levine of John Stewart Company is working on preparing an emergency and readiness kit to be given to all households. Dan's wife has provided guidance based on her work in emergency response preparation in Marin County. He described what would be inside of them: first aid kits donated by Cahill Contractors, flashlights from John Stewart Company, and other relevant items inside a backpack or bag. He announced that at the next Wednesday meeting with HV Tenants Association Board, they develop a plan for compiling and distributing these first aid kits.

Comment: The meeting with PG&E did not result in anything; they were wrong on the times of 4PM and 6PM, and did not take care of special needs.

Response: Dan responded that the PG&E contact person on the information letter, Kathy Koonz, has been reasonable and takes responsibility for these errors. He suggested that residents speak with her, as she is the main point of contact.

**Construction Update (Dan Levine):** The PG&E changeover occurred and was the last one, now that the power is underground. All of the power poles are gone, so that the buildings can be built. The new park's retaining walls along Fairfax will be taking shape in the next month. Dust control has been good overall, with two hits in asbestos dust in the past three months (January, February, and March). Work will only continue if there is a clear day of no elevated readings after an elevated reading. When there is an elevated reading, testing results are accelerated to see if that day is clear for work.

Question: Will there be more PG&E power outages scheduled for Phases 2 and 3?

Response: These phases are still in planning stages, but if there are any above ground power lines then there will most likely be outages.

**Middle Point Road Closure (Chris Parker):** Middle Point Road will be closed for about four months, starting first week of June (delayed from the 5/4/12 date announced at this meeting). Middle Point must be closed in order for the intersections to be leveled as required by the City. The entire street will be raised up two feet, which will require taking out the existing street first. During the closure, buses will be rerouted around Evans Avenue and Hunters Point Boulevard. A new temporary road will connect the southern section of Middle Point to Wills Street so that residents may still access Wills by car. There will also be a new temporary pedestrian access so that pedestrians can walk down Middle Point just as they do now. The pedestrian access will remain unchanged. This schedule for Middle Point closure depends on when the new Fairfax road connection has been

paved, so that trucks may access the construction site on it. Fairfax will remain within the construction site, and will not be open to public traffic.

Bus stops on Middle Point will be closed temporarily as well. This is because the bus cannot fit around the Middle Point and West Point traffic circle. There is no change in emergency vehicle access; the Fire Department would not allow this road closure unless they could still access every unit in case of emergencies. Dan will organize a walking tour to show where the temporary access road to Wills will be built, and will work on improving the graphic. Urban Strategies will look into the possibility of making a video of this walking tour.

Question: How will parking be affected? It is already difficult to park with all the construction parking.  
Response: Only the section of Middle Point that will be closed will not allow for parking. There will still be parking for all other areas as it is now. Dan and Chris will work to make sure workers park further down the hill away from resident parking areas.

Question: Can you assure that we won't get parking tickets?  
Response: The contractor can ask that workers park further away, but has no control over tickets for traffic violations like double parking.

Question: There are disabled residents living on Wills Street that have wheelchairs.  
Response: Accessibility for elderly and disabled is a real concern; Kathy will work to identify these residents and find the necessary support.

Question: Will there be safety lighting and signage?  
Response: The lighting will not change, because the street lighting will remain the same. However, Dan offered to walk the area at night to check that lighting will be adequate. There will be signage for the road closure and temporary access.

Question: The youth cannot walk down to the bus stop by Bob's because there will be gang violence. Can you provide more police presence and street lights?  
Response: Dan responded that they can work on fixing any street lights that are out to reach a safe and operational level of light. However, the police safety question is a longer term issue not entirely within our control.

**Relocation:** Households must be matched to the correct-sized units. There was a relocation workshop on January 21 to introduce the process to residents. There will be another meeting held in April which will provide more information on relocation and how to prepare for the move.

Question: Who gets to move first?  
Response: According to the Relocation Plan, the order will be: residents currently living in Phase II, then residents that moved from Phase I that are currently living in Phase III, and then Phase III residents. Last to move are residents who moved off-site. This order is represented on the color-coded map provided to all households and available in the community center.

Question: Who made the decision to move Phase II residents into Phase I new units first?

Response: The Relocation Plan spells out this process, in that Phase II must be vacated in order to start demolishing and starting the next phase of units. This is a challenge of phasing development so that residents may remain on-site; the Relocation Plan also has a grievance process with the City if residents take issue with the order. The project team is legally bound to follow the Relocation Plan, which was created through a community process.

Question: For those who refuse to sign the House Rules, where would we move? Also what will parking be like?

Response: There will be an informational meeting in April in which all of these questions can be asked directly of the management staff, and each moving household will also be having one-on-one meetings with staff where household-specific questions may be answered.

**Hiring/Contracting:** In February's resident meeting, copies of the construction payroll reports were requested. September Jarrett of the SF Mayor's Office responded that while SF Redevelopment Agency is still the responsible agency overseeing hiring and contracting for the project, they will not release individual payroll reports. However, they can continue aggregating monthly reports. September will send this to Kathy to share with residents.

Comment: The unions require 3 skillful workers for every 1 trainee, which means trainees don't get the on-the-job experience they need.

Response: Urban Strategies is on-site to provide service connection, including job training opportunities. Please let them know if there are other trainings or fields that residents want to pursue.

Comment: The workforce process isn't working. And we need more training on-site.

Response: September offered to meet about the process. The priority list will not change, which prioritizes hiring on-lease Hunters View residents first. There will be more information on projections for upcoming phases of work and jobs. However, an issue has been having enough qualified residents ready for these jobs; many need more services to prepare and qualify. There has been training for asbestos training on the premises before, but Urban Strategies and September will see if there are others that can happen on-site.

Comment: There are residents who have issues but can still work. Just because you get a job doesn't mean you will keep it. We need support in keeping jobs.

Response: Urban Strategies is in-site to provide that support.

The meeting was adjourned and dinner was served.