

MEETING SUMMARY
Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
May 19, 2011 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Tessie started the meeting at 5:39PM with about 10 residents in attendance. Tessie introduced Margaret Campbell of the John Stewart Company to provide an update on the construction site. Margaret started by giving an overview of the meeting agenda, which included an update on construction, dust control, hiring, and summer programming.

Margaret introduced Dan Levine of the John Stewart Company to provide a construction update, and also noted that members of the General Contractor were present for any questions. Dan stated that the back-tie sewer along West Point would continue through mid-June, and the fire truck turnaround will be paved by end of June. Dan thanked any residents accommodating that work. There is also some work on Middle Point sewers proceeding through end of next week, and installation of the Fairfax retaining wall will start in next few days. Temporary lighting has been installed as of last night; however, since PG&E is going to disconnect some streetlights, there will be another review of site lighting conditions after PG&E's work. All asbestos-containing pipe has been removed, and none remains on site. Mass grading of the site will start shortly.

Dan went on to give an overview of the two types of dust-related monitoring. The first type of dust monitoring is for general dust particles – Dan showed graphs indicating readings have been well below any action levels. The second type of dust monitoring is for asbestos containing material dust – Dan pointed out on the graph that all readings have been under action levels except one reading on May 16th. When these results were received, protocol was followed to immediately call in BAAQMD to investigate cause. The cause was determined to be weed-whacking to clear the area over PG&E lines. This area should have been watered down more before weed-whacking commenced. BAAQMD found the response satisfactory, and this issue was resolved.

Comment: We have different information from BAAQMD. Tessie stated that HVTA is requesting a meeting with all parties, including the Air Board and John Stewart Company. Tessie guaranteed that residents would receive notice of this meeting if they were interested in attending.

Response: Dan agreed that this meeting and any other feedback would be helpful.

Comment: Could you cover all that dirt because there is dust blowing right now. There are no longer buildings to block the wind anymore.

Response: Bill Johnson of Nibbi noted that all soil is first wetted down and then sprayed with dust tackefier, which keeps any dust from leaving the site. The tackefier has a color sealant that is visible; right now the subcontractor is using a red color sealant. Also, the contractor is importing clean soil, which does not include any asbestos or lead but is being wetted down regardless. The construction fence has water being sprayed during work hours. Furthermore, both types of dust monitors are on 24-7, and they are not picking up dust results. Therefore, even if there is dust blowing, it is not coming from the construction site. Dan added that in addition to the physical monitors throughout the site, both the general contractors and dust control monitoring staff visit

the site and produce daily reports. If you see any dust being generated please call the construction hotline at (415) 677-2270, or call BAAQMD at (800) 334-ODOR.

- Comment: I've been having headaches constantly while I was working in the windy conditions on-site. But when I got laid off, I stopped having headaches.
- Comment: I've witnessed the toxic conditions of the Bayview and I'm very concerned about this site. If you were in another area of the City, that dust would be covered up immediately.
- Response: Deva stated she was on-site daily, and she wasn't concerned with the construction site itself. Her car does not have dust, and she hasn't experienced allergies. She noted that there may be a dust problem, but it might not be coming from the site.
- Question: What about dust on the side where people actually live?
- Response: Dan responded that the monitors that are set up are on the perimeter fence so that we can monitor any dust that goes off the site. These dust control measures of wetting down dust and monitoring along the fence is about keeping people safe.
- Comment: We need the parking barriers to be put on the sidewalk so residents can park on the street over the weekend.
- Response: Bill agreed to move these barriers during the weekend, but asked that residents respect the parking change over the week.

Tessie moved onto the hiring update. September responded to the request for information about hiring. She started by pointing out who was in attendance, including the General Contractor (3 representatives), SF Housing Authority (Dominica Henderson) and SF Redevelopment Agency (Roel Villacarlos). SF Housing Authority and SF Redevelopment has overlapping but different requirements.

September noted that San Francisco prioritizes local hiring. She noted on the dashboard handout that since mid-February, there have been 4,000 hours worked. 41% of those hours have been worked by Hunters View residents on-lease. There are also City goals for minority and woman hires, as well as goals for hiring minority and small local businesses. September wrote down questions and concerns to address at the next resident meeting:

- More on-site training for residents, focus on young residents
- Bring Fathina to next meeting, or if not her, then Rhonda or Guillermo of CityBuild
- Supply the current # of workers (not cumulative scopes or hours)
- Detailed list of workers, contractors, subs
- Prioritizing workers with short scopes of work so they don't need to give up their place on the list

- Comment: I know from working on-site that 9 residents work up here. I should be seeing other people from my community first before outside residents. People aren't taking this paper seriously because it has percentages and not actual numbers of workers.
- Comment: Everyone that is a part of this should be here so we can get all the answers we need. If we can't get Fatima come down, Rhonda or Guillermo or someone higher up should come. The union needs to come to the meetings too; they add more hurdles despite being on their list and dues being paid.

Kelly responded that she understood there was frustration about some residents who work a few days and then stop. But she noted that's the nature of construction; fixing a fence will not take 2 years. The goal is to have residents that come through Priority 1 and Priority 1A to start working. Priority 1A consists of residents in process of filing paperwork to add their names to lease. All residents offered jobs are told how long the scope will be.

Comment: Residents that have started working are no longer working now. There is one Priority 1 resident here that worked for 4 days of work and then has not been re-hired.

Comment: If they can't get 2 weeks of work, then the job shouldn't be offered at all since they can't even get unemployment.

Comment: I heard a resident was paid with a personal check that he couldn't cash.

Response: September responded that this activity should not be happening, but those types of issues are for Redevelopment Compliance.

Comment: We residents need to make a list of demands and submit them to the Mayor and the Federal Government and ask them to come here.

Comment: Until we get what we want then we're going to shut down the site.

Bill noted that there are several different subcontractors doing the infrastructure work. Some of these subcontractors come on for a month, a couple weeks, or a couple days. For example, the fence firm always requests a resident worker and hires them, but that scope only requires about 2 days of work. So when they request a worker, that's the only job they have to offer for residents. Similarly, the grading contractor has been assigned a worker through CityBuild, but when they are finished with their scope, they may no longer need that worker. Kelly added that residents are told how long the job will last, and they can determine whether or not they want to take it.

Question: Why aren't residents re-hired before other non-residents are hired for the next available jobs? Also why can't firms rehire the same worker if they have a later scope of work and they liked the same worker? The hiring priority list isn't being followed.

Response: There is a list that CityBuild keeps, but it must be in order so that residents on the list are fairly offered jobs.

Comment: I'm familiar with union work and non-union work; there are a lot of lists. But there should be something in place for workers that work under 40 hours - you shouldn't be bumped to the bottom of the list for such a small job.

Comment: I do security down at Hunters Point Shipyard. When you're not in a union you get terminated quickly, but if you are then the union represents you. In my union, if you get a job and only work 4 days, then you don't lose your place in line. A resident asked if Urban Strategies is supposed to be the residents' representative.

Response: Kelly responded that Urban Strategies should have this role, but the reality is that Urban doesn't do the hiring. Also, there are residents that live here and have not gone through Urban; there are only twenty-something people ready to work, but there should be more signed up with Urban.

Question: They said if people went through the program, then they would pay their union dues.

Response: Kelly responded that Priority 1 residents on lease will have their union dues paid if that is the remaining barrier to employment. However, one issue is getting to the union training in San Ramon; there are currently discussions around how to get more training sessions more accessible and closer. It may not take place on-site, but could be down the hill or at least in San Francisco. Kelly asked all residents on the lease to come in and get their union dues paid.

Question: If possible, can we find a way to identify residents to get trained to at least be apprentices?

Response: Kelly responded that Urban needs help from residents since they know who these people are. She asked residents to help spread the word and bring in these residents for training and information. She also noted that if we get a lot of people on-lease and ready to work on the list, everyone should start thinking about how these jobs should be distributed fairly amongst residents.

Amy Tharpe of Mayor's Office of Housing noted that there seemed to be an information gap on what happens to workers that only work for a few days. She emphasized that Hunters View residents on lease are the #1 hiring priority, and that they all wanted to work together on this.

Dominica Henderson of SF Housing Authority introduced herself and gave hand outs about the Earned Income Disallowance program, which recalculates rent after residents get jobs. If a resident works and wasn't working before, that resident can disregard his/her income for 24 months, depending on the situation. She emphasized that residents should ask the property manager questions and to participate in the program. If the resident has never used the program before, 100% of the income can be disregarded for 12 months. The program allows for income disallowance for a total of 24 months of rent or 4 years, whichever happens first (can stop and start). Once the 4 years is over, the program ends. This program is for anyone whose income counts for the household, and applied only to earned income (job). She added that for all those added to the lease as a 1A hiring priority, they would not be counted in the rent calculation anyways, so technically this program does not apply to them.

Comment: We don't want Urban Strategies to run the meetings and introduce new rules. You're force feeding us without giving us options.

Response: Margaret responded that there were no new requirements with Urban Strategies. We brought Urban Strategies to help John Stewart and the residents. They are the service connector.

Comment: Washer dryer hook ups – we don't want less than that. All the other sites have washers and dryers.

Tessie stated there wasn't time for summer programming, but Kelly noted that any residents who want to sign up for flyers and other jobs could sign up at the HV Community Center. The meeting was adjourned and dinner was served.