

MEETING SUMMARY

Hunters View Associates, Urban Strategies and Hunters View Tenants Association
Meeting with Hunters View Residents
August 18, 2011 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Deva Youngblood started the meeting at 5:45PM with 7 residents present. She invited Kelly Dearman to announce the agenda for the meeting. Kelly greeted everyone and thanked them for coming. She noted that while originally 3 youth were scheduled to speak on their summer experience, they could not make it. One of the youth could not come because she is working. However, she offered to have Brad Johnson report on their experience.

Comment: We'd like to see the children do it.

Response: Kelly responded that they had tried to have it last month, but that there seemed to be some hesitation about speaking in front of people. Kelly agreed to keep encouraging the youth to come and speak.

Brad Johnson, an Urban Strategies service coordinator, worked on engaging youth in the City's Summer Youth Employment Program (SYEP), which is open to youth ages 16 to 21. He described one resident youth, Lydia, who was initially hesitant about new experience and early hours. However, with her diligence and responsibility, she worked closely with Urban and the employment organization and was offered a full-time position with the organization. Since she's going to school, she will continue working part-time while attending school.

Question: How many youth were in the program for Hunters View?

Response: Initially 2 youth were accepted into the program, then 3 more youth were added out of 19 total applicants from Hunters View.

Comment: As far as I know, none of the youth participated in the Housing Authority-funded programs e.g. Boys & Girls Club.

Comment: Thanks to Brad for his work since he has been here. I would like to see the entire community involved, not just one ethnic background, especially when it comes to learning.

Dominica Henderson of the San Francisco Housing Authority had an announcement about the mothballed units that are mostly in Phase III. These 10 to 15 units are mostly ground floor units and have been sealed up for several years. The Housing Authority is going to take those units off the rent roll, as HUD penalizes for these units as they are considered vacant. In order for the Housing Authority to remove the units off the rent roll, they must submit a "demolition application" to HUD, even though there will be no physical work done on these units. Dominica will be going to Commission for approval of this application. If have any questions or suggestions about process, come talk to Dominica or call her 715-3215.

Question: Why are they vacant?

Response: They have been vacant for years. Some have moisture problems with mold, or the structure of units are not conducive to family living and are cut off from rest of site, and one unit had a fire in it. All of these units have been sealed off to avoid vandalism or disturbing other residents. SFHA receives subsidies for occupied units only.

Next, Kelly announced that with the help of Troy and Tracy and other staff, Urban has been continuing household assessments. Furthermore, there will be Asbestos Training on Monday at the Community Center, and those trainees will be indentured into Local 67. Also on Monday, there will be Hazmat Training in San ramon. Tracy, the service connector, has been working with homebound residents and seniors to identify their needs. There is an interest in a senior trip, so Kelly asked that seniors talk to her about what trips they're interested in. Lastly, school starts soon, so if residents know any children that are not in school, pre-school, or child care, please feel free to tell Urban Strategies so that they can provide help to those residents.

Dan Levine of JSCo provided a construction update. The major piece of work occurring now is mass grading, which is about 50% complete. The key factor to stay on schedule is undergrounding PG&E lines, because they run across the site. That work is proceeding as utility installation; you've already seen the sewer work up Middle Point, main line is complete. Asphalt on West Point will be removed, allowing underground contractor to start sewer line there. Three Brothers Electric will start underground utility work on Monday. Ryan Engineering is finishing road patching and installing steel plates on Keith over the main sewer line. There are no other water shut downs scheduled. The one unexpected shut down that occurred unfortunately was caused by a valve no one knew existed, so the Water Dept shut down service by accident.

Comment: What happened this weekend with the plates sliding? How do you keep that cement around the plates secure and dry?

Response: Bill responded that the plates are surrounded by temporary asphalt; it's there so wheels of cars can drive over the plates and not be damaged by the steel. The plates are held by pins drilled into the ground. Over the weekend, half-inch diameter pins were used, but some of those pin shot off because of the buses going across it. Unfortunately, Bill was not informed of the incident over the weekend by the security staff, but his assistant received a call and the issue has now been addressed. The pins are now longer, and the plates are welded together at the end of the work day to prevent movement and sliding.

Dan continued and reported that some of the roads will start being formed during grading. Shortly, Cashmere Connection work will begin, starting with removal of the fence in about a week. Cashmere Connection is where Hunters View connects to Cashmere Court – this pathway will be closed down for a while in order to develop a new path. This will take several months to construct.

Comment: Have those residents been notified?

Response: Yes, we're working with Ridge Point and notifying residents.

Dan stated that vertical will start in the fall, and they are working with Urban Strategies to identify which trades, the timing of work on-site, and union contracts. The team also is working closely with the Bay Area Air Quality Management District (BAAQMD) Air Board. BAAQMD is coordinate dust control measures so that both Hunters View and PG&E share the same protocol for dust control. This protocol currently involves watering down of the site and roads, observation throughout the day, daily reports of asbestos and regular dust readings. All of these records are available for review in the dust control binder left in the HV Community Center. The dust being monitored includes both asbestos-containing dust and regular dust. Regular dust monitoring is done in real time, and the results have been very low to no detect throughout August. Asbestos dust monitoring requires lab analysis, so this is not in real time. There was one elevated reading early in August caused by work being

conducted right over the monitor, which is too close to have an accurate reading. The results have been clean since. Asbestos dust monitoring involves moving monitors around with the grading work, but in general remains on the fenceline. There is one roving monitor that monitors the work being done in the street. Most importantly, staff are watching the work in progress and checking for visible dust.

Question: How often are the monitors checked?

Response: Cahill-Nibbi staff checks three times a day, and Engeo has a staff person on site all day to monitor dust.

Question: Because of the construction, I've been seeing huge raccoons that seem very dangerous, and nothing has been done about them.

Response: September Jarrett of the Mayor's Office will pursue this with Animal Control.

Kelly shared a slideshow video from the summer trip to Six Flags - 8 residents joined the trip.

The meeting was adjourned and dinner was served.