

MEETING SUMMARY
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)
Meeting with
HUNTERS VIEW RESIDENTS
March 26, 2008
5:30 p.m. to 7 p.m.
Hunters View Tenant Association Offices
227-229 West Point Road, San Francisco, CA

The meeting began at approximately 5:30 p.m. There were approximately 10 people present who lived in the complex or lived in other San Francisco Housing Authority sites and had a work or residential related interests to the Hunters View project. There were approximately 10 others present who represented the development team or city agencies. Jane Hsu, Commissioner, San Francisco Housing Authority also attended, as did a representative of the Bay Area Legal Aide.

AGENDA

- Welcome
- Introductions
- Project Update
- Overview of City Efforts
- Design Presentation
- Wrap Up
- Dinner

Tessie Ester, president of the Hunters View Tenant Association, called the meeting to order, welcomed everyone and stated the purpose of the meeting. She continued to encourage resident participation at the meeting.

Margaret Campbell with the development team presented the schedule and emphasized some of the upcoming dates. She also informed people that the Draft Environmental Impact Report (Draft EIR) is available. Copies are at the HVTA office. She explained the process of reviewing and providing public comment. Surlene Grant, Facilitator, later emphasized the importance of the document as part of the public participation and opportunity to raise questions. The end of the public comment period is April 14, 2008.

Margaret pointed out some of the key dates:

April 3 – Planning Commission for a Public Hearing on the EIR

April 15 – San Francisco Redevelopment Commission workshop on the Design Guidelines

Question: How long before the work starts?

Answer: We are expecting to break ground on Phase I late next year.

Question: What is the demolition schedule?

Answer: Phase 1 demolition will be start in mid to late 2009.

The team will work on a site plan that show the units impacted and the phasing schedule and it will be at the Community Resource Center so that all residents can see it.

The focus of the evening's meeting was on Community Benefits. Amy Tharpe and Kaila Price, representing jointly the Mayor's Office of Housing and the HOPE SF program took the lead on the evening's presentation. It was explained that there are a number of agencies involved in providing

benefits and services to the residents through the development process including the Mayor's Office of Economic and Workforce Development, the Mayor's Office of Housing as well as the San Francisco Housing Authority, and the San Francisco Redevelopment Agency.

Amy and Kaila led a group discussion regarding "What is a Community Benefit". The points were made that there is a difference between a "Community Benefit" and a "Community Service." A "Service" will happen at a site regardless of development. An example was given of childcare. A "Benefit" happens as a result of what is going on because of the development. In this case, an example would be jobs.

The group discussed the kinds of benefits and services that may come about from the Hunters View development.

BENEFITS

- Job Training and Education (employment and job related education)
- Entrepreneurial training that would enable residents to be in a position to bid on some of the work coming out of the development. Residents could learn more about running their own businesses such as drycleaners or restaurants, etc.
- Jobs with a youth focus. There should be training to help the young people be prepared for "that job." It should be long-term focus, similar to going to school but with additional support so that a young person will complete the program and be placed in a job.
- The resulting development should have a grocery store with fresh foods.
- A business incubator could be housed in the development
- There should be residential business opportunities which would allow for residents to bring in their own services.

SERVICES

- There should be a connecting or coordinating service. A point of contact where a resident can go.
- Better Transportation

To the question of "any immediate needs" the residents responded with the following:

- A need for security and proper lighting.
- The community is diverse. Translations are needed.
- Something needs to be done to bring more residents out to the meeting. A suggestion was to make sure that meeting announcements (flyers) stated that rides and childcare services are available.
- Proposed relocation stipends are not large enough

Question: Will the opportunities and services include those who are not on the lease?

Answer: Yes. Kim Wicoff with Communities of Opportunities explained that many of the services that they will provide are for the entire community.

A resident raised concerns for the need for public safety and providing services to people who were not on the lease. He shared that the services should first be for people on the lease and that ultimately the area will have nice houses, with jobs for people, and so there is concern about bringing others in. In response, the representative stated that they would remain sensitive to these concerns.

Question: What has or will be done to control the dust during the demolition?

Answer: The draft EIR includes a mitigation measure which would require that a formal plan be submitted to the city for approval before any demolition could begin.

It was pointed out the EIR can be intimidating. A request was made for someone to come and assist the community to go through it. Margaret indicated that the development team previously offered to hold a meeting to walk through the document and that the offer still stands. Margaret will follow up with Tessie to discuss scheduling a time to do this.

To the question of “longer term needs”, a resident shared a concern about evictions. This led to a lengthier and fully engaged conversation about evictions. Amy from the Mayor’s Office of Housing shared that approximately 75% of the current tenants are behind in their rent. She also shared that only 10 families out of the 108 in arrears are participating in the Rental Assistance Program. If people do not participate in the program and correct their rent problems then they will not be able to stay with the development. Staff is contacting everyone on the list. She encouraged people in the room to bring their neighbors to the program office so that it can be worked out.

Amy explained that there is a program for Hunters View residents to become current on their rent. There is a \$150.00 award for those who sign up for the program (the Resident Assistance Program) and pay their rent on time for three consecutive months.

Question: Is that in writing?

Answer: Yes

Question: Will this translate to your credit rating?

In the past a tenant experienced that the late rent impacted her credit as did the credit rating of her child who was living with her at the time.

Answer: San Francisco Housing Development Corporation (SFHDC) will work with the residents on these kinds of credit issues. SFHDC is currently working with some residents. Information about SFHDC is available at the HOPE SF Center at 245 Westpoint.

There are not supposed to be any evictions for a three month period ending in April while the various city departments worked with tenants to get back on track. However, some tenants were under the impression that people were being evicted in spite of this policy. It was clarified that people have not been evicted because of rent violations, the evictions that have taken place or because of other problems such as criminal activity.

As a result of the discussion around the eviction topic, it was determined by those present that there is a need for additional services to provide Financial Literacy and help in (re)establishing a good credit rating.

A resident shared that during the annual evaluations, there have been a few times tenants have been told that there is a balance outstanding when there really is not. Then they receive a letter that says their rent is not current, when in fact it is, or they receive an incorrect rent statement. He concluded that people are not paying attention to the letters. Also it was shared that there are people living in the “empty” units for “free”. A tenant stated that it is generally felt that if someone can live in a unit for free, then why does another tenant have to pay rent.

The response from staff was that it can take up to two weeks for the record to be updated in the files. It was acknowledged that there needs to be better administrative coordination and that they are working with the Housing Authority to fix the time delays in the system.

Currently, all evictions have stopped and there are no 14-day notices being distributed. However, 14 day notices will start again in April.

Amy strongly encouraged the residents who have problems to sign up for the RAP program so that they can get current with their rent and back into good standing with the Housing Authority as this is necessary in order to return to the developed Hunters View.

Caneel Fraser from the Bay Area Legal Aid also announced the services of her organization are available to help with rent issues.

At the end of the presentation regarding benefits, services and rent concerns, Amy asked residents what can be done to get people to come to the meetings:

- Lottery and Giveaways
- People “give up” because conditions have been like this for too long.
- Involve some of the residents, like the Mothers’ Committee to canvas the neighbors and keep in constant contact with the residents

Anne Torney, Architect for the development project presented an update to the previously discussed “Design for Development.”

Using boards, renderings and drawings she reviewed the three phases of the development time frame. The design team has begun work on detailed concepts for Phase I for discussion with the residents and for the City to approve, but not for Phases II and III yet since they are so far in the future. The Design for Development documents important design guidelines, previously discussed with residents that apply to all three phases. For example: new parks, phasing to allow on-site relocation, new streets and pathways to provide safe and attractive linkages to important neighborhood destinations, among others.

Question: Where will individuals with handicaps go while the buildings are being torn down?

Answer: Residents will be moved in phases. There will be units for the handicapped in each of the phases, so the person will move to a unit suitable for him/her.

Question: Will there be access to Malcolm X School?

Answer: Yes

Question: Where is Head Start? It is important that facilities such as Head Start be located in discussion with residents.

Answer: The current proposed location was pointed out on the drawing

She pointed out the various types of designs, views, street and walkway passages, gardens and play spaces. The work that has been done thus far will go the Redevelopment Agency on April 15, and then to the Planning Commission in June for approval.

The meeting was adjourned at 7:10 p.m. and dinner was served.

NEXT MEETING –

At a previous meeting there was a discussion of changing the date. It was determined at this March meeting that the next meeting will be on **Wednesday, April 23, 2008**. This is in keeping with the agreements to meet every fourth Wednesday of the month.