

**MEETING SUMMARY**  
HUNTERS VIEW COMMUNITY PARTNERS (HVCP)  
Meeting with  
HUNTERS VIEW RESIDENTS  
**Tuesday, July 29 2008**  
5:30 p.m. to 7:00 p.m.  
Hunters View Tenant Association Offices  
227-229 West Point Road, San Francisco, CA

The meeting began at 5:45 p.m. Tessie Ester, President of the Hunters View Tenant Association called the meeting to order and welcomed everyone. Approximately 20 residents attended the meeting. The meeting was dedicated solely to the review of the latest edition (July 2008) of the Relocation Plan.

Margaret Campbell of John Stewart Company and with Hunters View Community Partners (HVCP), the development team, announced some important dates. Upcoming dates include meetings with the Board of Supervisors Land Use Committee on August 4<sup>th</sup> and anticipated Board of Supervisor meetings on August 5<sup>th</sup> and 12<sup>th</sup> to seek approval of the zoning changes necessary to proceed with the project. Additionally, there will be a meeting on August 19 with the San Francisco Redevelopment Commission to seek approval of the construction financing for Phase I.

Paul Carney with Devine & Gong, a member of HVCP announced that changes were made to the first version of the Relocation Plan based on discussions in the prior resident meeting in June and that tonight's meeting would focus on this newly edited plan.

A question was asked as to which part of the plan the group would review for this meeting. It was explained that the goal was for the group to review all of it.

Tessie responded that the residents should review the plan in parts, such as finance, relocation and other parts so that they could better understand it and make better decisions about it. She suggested that they meet in small groups to discuss it.

Paul emphasized that David Richman with Overland, Pacific & Cutler, Inc. (Overland) was present because he has great expertise in the relocation process. He introduced David to the group. This was the second time that David met with the group to discuss the plan. David began a section-by-section review with the residents.

David began with Page 6 and the chart showing the total number of affordable units proposed. There will be a correction made to page 6 to show an increase in the number of five-bedroom units. HVCP will get additional numbers from the SFHA to make sure that everything matches up and the counts are correct.

The commitment is that all 267 units of public housing will be replaced with new high quality units. Whatever the current bedroom and housing needs are of the current tenant

population (bedroom count, disabled persons with special needs, etc.), then that is what the HVCP will build. Relocation will be on site and in phases because this is what the residents previously said they wanted.

- Question: Is the number of bedrooms being built for all the units based on who lives here now?
- Answer: Yes, and it also includes the number for the people who will have the right to return to the community.
- Question: How long will this take?
- Answer: Each phase is expected to take approximately 2 years. Therefore, the entire demolition, construction and relocation of residents will take 6 to 7 years.

Moving on to Page 10, David explained that this section states the rules and regulations that protect the residents' right to housing and the relocation process. The section is required by the federal government and incorporates the HOPE SF principals.

- Question: What happened to the residents in North Beach? – did they have this kind of protection?
- Answer: The residents at North Beach had the same opportunities to return. North Beach Place residents also had a Relocation Plan to guide the relocation process however there was no on-site relocation at North Beach Place because the project was not built in phases and so some of those who were temporarily relocated off-site decided to stay where there were rather than return to the new North Beach Place.

Moving on to Page 11, David called out the section of the plan regarding screening criteria. He emphasized the point that current Hunter View residents (as well as those residents who have the right to return to one of the new units) will not be subject to new screening criteria although they will be required to be in Good Standing. There was discussion regarding Good Standing. A requirement of Good Standing is that resident be current on their rent payments. The RAP program is intended to help residents get and stay current on their rent.

- Question: Does the Good Standing requirement pertain to paying the PG&E bill?
- Answer: Yes. A resident has to be able to get power and utilities to move into and live in a unit.
- Question: Does that same requirement apply if you are buying?
- Answer: There is a different set of requirements to buy a unit than to return to a new public housing unit, but you will still need to have a good record of paying bills on time so that you qualify for financing for the home ownership unit.

- Question: Will San Francisco Housing Authority (SFHA) help residents with their PG&E bills?
- Answer: There is not currently a plan in place to help with back-payment on PG&E bills however if this issue proves to be a barrier to occupancy for residents then the team will explore a PG&E assistance program (similar to the RAP program) to ensure this issue is addressed.
- Question: In other SFHA properties and housing communities, electricity is included in the rent (i.e. residents don't pay their own electric bill). Why isn't that the case here?
- Answer: The rents at Hunters View are reduced to reflect that the tenants pay their own PG&E bills. Most new developments have to have individual meters to qualify for financing and that means that residents pay their own electric bill.
- Question: People are able to connect to our meters to "take" electricity. Can you show us where the meters will be and how they will be secured so that people cannot connect to them in the future?
- Answer: The new development will make it much more difficult (if not impossible) for residents to steal power from other households. HVCP and the architects will be able to show on the plans how this will work.
- Question: The SFHA states that a Head of Household (HH) cannot be a convicted felon. How long ago will you go back into records to consider the felony conviction? (The resident used himself as an example and stated that he had a past felony conviction but was also the Head of Household.)
- Answer: If you are Head of Household now, and a resident now and you remain in Good Standing, then you can stay in the Hunters View development and return when the new site is built. Felonies will only be considered if they were committed after the start of the revitalization.
- Question: Who gets to buy the units?
- Answer: The priority goes to residents of Hunters View who can meet the minimum qualifications (income and good credit are some of the requirements). There will be programs to help households repair their credit and to save for down payments. And Habitat for Humanity will also be building some of the units. More information will be provided at a future resident meeting that is focused on Community Benefits/Jobs.
- Question: There will be on-site relocation. When the resident is moved temporarily, in what size unit will the resident be placed?
- Answer: The resident will be placed in a unit that meets or exceeds their needs (per HUD standards). No household will be placed in a unit that has fewer bedrooms than they qualify for.

Question: According to the schedule, construction (or demolition) is to begin in September 2009. When will the project team start with the union and other job training, so that the residents will be ready to start when the project work is ready to begin?

Answer: City Build will start well in advance of construction to ensure that residents are trained to take advantage of the opportunities. There will also be other job opportunities and HVCP and the city partners will present the job training and placement opportunities at a future resident meeting that is focused on this subject.

Several residents stated that they did not want the job training programs to be delayed. They wanted to start “now.”

Question: Who will pay for residents to get into the Trade Unions?

Answer: City Build pays for the graduates of their program.

Question: What if you are not part of the City Build program but you still want to join a Trade Union without City Build?

Answer: There is a different plan that speaks solely to job training and placement for the residents as part of this project. This meeting is to discuss the Relocation Plan, but a future meeting will be focused on job training and placement so that we can all work together to define the plan.

Question: What about training for other types of jobs, other than construction, such as administrative, or office work, or clerical positions? What is HVCP prepared to do to help City Build?

Answer: HVCP is working together with City Build, Communities of Opportunities and other city agencies to work on the job training and placement plan to ensure that the goals of the project are achieved. Residents will also be a critical part of drafting this plan.

The group will need to come back together for a meeting to just discuss community benefits: specifically to come back and talk about City Build, Union Training, and other kinds of jobs and training.

One of the residents suggested it was up to the residents to tell the HVCP development team what they wanted by way of job training. The opportunities should give everyone a chance to be well-rounded.

Question: When people are moved for the construction, the people in Phase 1 will go to Phase 2 and 3? Where is Phase 2 and 3?

Answer: Yes, people will be moved from where construction is occurring to a Phase where it is not. (The drawing was used to show the residents where the various phases are on the project site.)

Question: Where will the “for – sale” (market rate) houses be located?

Answer: Affordable and market rate for-sale units will be mixed together. The buildings that contain for-sale housing will be next to rental buildings that include public housing units and other affordable rental units.

There are visuals of the current Hunters View that shows which units fall into which phase of the new Hunters View. Margaret indicated that she will bring these visuals to the next meeting or if people would like to see them before that then they can see them at the Community Resource Center which is located across from the Tenants Association office.

By the end of the allotted meeting time, the group had completed walking through approximately one-half of the plan (stopping at page 15).

Next Steps:

The Relocation Plan needs to be reviewed and language added to more accurately reflect the composition of families and the number of bedroom for existing Hunters View residents. Paul Carney with Devine and Gong and a member of the HVCP team will make the revision.

A walk through of the project site will be arranged so that residents can see where the three different phases are.

More illustration boards and other visuals will be available at the next meeting.

Tessie and Margaret will meet to determine the next meeting date.