

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
October 21, 2010 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Tessie Ester started the meeting and encouraged everyone to sign in. She introduced a new service connector of Urban Strategies. Tessie also noted that the Public Housing Tenants Association (PHTA) was in attendance and requested that PHTA attend HVTA meetings. She explained that the PHTA served to support and assist the HVTA and residents.

Tessie recommended that any residents with concerns about dust control and air quality should immediately contact the Bay Area Air Quality Management District at 1-800-334-ODOR. She then handed it over to Margaret Campbell of the John Stewart Company (JSCO.) to provide an update on the construction schedule.

Margaret welcomed the new faces in attendance and encouraged everyone to continue attending the monthly meetings that vary in agenda from month to month. Today's agenda will start with an update on the construction schedule, dust control and employment updates, and will finish with event announcements.

Margaret stated that currently the utility back-tie work with PG&E has been ongoing and is nearly complete. She acknowledged that PG&E had been sending out announcements about power outages; if communication is unclear, residents should let her know. While PG&E controls the communication the developer would like to ensure that the communication is clear and timely. She continued that the team has been working for the past three years on starting infrastructure work, which will take place within the fence, which includes mass grading and starting to build out roads. The final plans have been submitted and are being reviewed; once the review is complete, the project permits will be issued. Beyond permits, the team is working on accessing \$30M in State funds, and making sure that residents are prepared to participate in the jobs.

Margaret continued that while the team had hoped to start in an October-November timeframe, this schedule is slipping because of all the pieces just discussed. According to the latest schedule, infrastructure is likely to start in December. Once infrastructure starts, it will be around five months of utilities and site work before the start of building construction.

Question: I heard that original plan to have washing machines and dryers in units has been changed.

Comment: Margaret responded that laundry facilities were planned for each block. While the team had heard this request for washers and dryers in units from residents and tried to make this work, the cost and environmental implications prevented them from being included in the project.

Question: Will you at least supply the outlets for washers and dryers in the units? It's very expensive to go to the Laundromat, and it's difficult for the seniors to get to the Laundromat.

Response: Margaret responded that she'd have to check to confirm if there is a space allocated for this in the plans. She added that the Laundromats would be kept as economical as possible, and each building will have a laundry room. Also, each laundry facility will be fully accessible.

- Comment: You should remember the answer. You're supposed to accommodate us in what we ask for. We need to see the inside the units.
- Response: Margaret responded that there have been meetings where the architects have shown unit plans and the development team has discussed trade-offs. While not everyone will attend every meeting, this is not new information, and these topics have all been discussed in the past.
- Comment: When can we sit at the table and make everyone accountable to their promises. We're concerned that you're not keeping your word.
- Response: Margaret responded that it's the team's intention to have community input on design and encouraged everyone to look through the meeting minutes over the last 3-4 years. She said she would be happy to talk about going over the designs with the design team and members of the community again and that a future resident meeting can focus on design.
- Response: Tessie responded that HVTA would meet with the architects and development team to discuss the washer/dryer hook ups. Margaret added that all these past discussions were in the meeting minutes, and all minutes could be found on the website at www.huntersview.info or in the binder at the community center. She stated that residents were welcome to give input in order to make these minutes collaborative.

Margaret introduced Dan Levine of JSCo. to discuss dust control measures and on-site construction activities. He stated that back-tie work was essentially complete, with only the removal of old PG&E abandoned equipment to be completed by PG&E with Bill's oversight. There should not be anymore power outages until the actual switchover for construction in about six months. Dan then reported on all dust monitoring activities and results, explaining that anytime general dust reaches the action level of 250, the team must respond. He presented summary tables of actual readings that are monitored on a real time basis by Engeo (soils engineer), BAAQMD, and Cahill-Nibbi. Naomi of BAAQMD is usually on-site daily during back-tie work. The findings showed very little to no dust activity overall.

Dan continued to describe the measurements of asbestos dust, which is from naturally-occurring asbestos in serpentine rock throughout the City. Cahill-Nibbi takes special precautions to keep this much lower than the action level of 16,000, which is much lower than the OSHA exposure limit at 100,000 (based on the exposure risk of 70 years at 7 hours a day). He noted that there was a spike last month as discussed at the last meeting, which resulted in changing the process successfully; this is shown by the flat-lined results on the graph afterwards.

Question: What was the problem with the spike?

Response: Dan responded that the monitor was located too close to the work, and the readings were not actually airborne but dust before it became airborne.

Comment: Tessie noted that while in the past there had not been enough dust control measures, she has noticed that the subcontractors have improved in their practices.

Comment: There isn't enough spraying down of the dust because I still see dust is rising up into the air. What do we do after the 7am-3pm work hours? The wind blows really hard at night and the dust blows from everywhere, not just on-site. A lot of seniors up here have respiratory problems already so even a little dust will irritate them.

Response: Dan responded that they would control dust coming from the construction site and encouraged residents to call the hotline if they saw anything. Bill added that Tessie has his cell phone number, and anyone could call him directly as well if they saw anything of concern.

Dan stated that if the dust control plan is inadequate, the team would address the issues with the geotechnical engineer and BAAQMD. Dan also suggested that if residents were interested in learning and discussing dust control further, perhaps residents could develop a smaller group to meet with the soils engineer and BAAQMD. Binder and graphs are left on site at the Community Center for residents to look through.

Dan stated that during the back-tie work, the temporary lighting was disconnected by PG&E. The team is currently working with Cahill-Nibbi to reinstall better lighting by end of next week. Tessie noted that it's pitch black next to the Hunters View sign, and that the bushes are too tall and should be cut down. Dan offered to take a look at it after this meeting.

Tessie introduced Kelly Dearman of Urban Strategies to provide a workforce update. Kelly reiterated Margaret's schedule of jobs starting in December. She noted that there were 16 total residents that completed hazmat and asbestos training. In order to recognize their success in these classes, she announced everyone's name and handed out certificates and gifts.

Hazwoper/Hazmat Training:

- Jack Alexander
- Elizabeth Faataui
- Faataui Faataui
- Leotis Martin
- Michael Patton
- Brian Penn
- Cheryl Ruff
- Anthony Sonnier

Asbestos Abatement Training:

- Faatasiga Faataui
- Felicia Faataui
- Junior Falesoga
- Tashell Jackson
- Patricia Recio
- Michael Tillman
- Claudia Parker
- Ronald Raynaldo
- Lateama Wright

Tessie noted that it was important that residents attend meetings to give feedback and communicate what they want. She commended everyone who completed their training.

Question: Now that we've completed training, do we get first dibs on these jobs?

Response: Tessie stated that residents on the lease that pay rent will be first in line, as long as they pass the drug test. Tessie added that if residents have any issues with SFHA, they should talk to the HVTA Board so that HVTA can represent residents at Commission meetings.

Kelly stated that a Construction Readiness Clinic takes place every Wednesday from 2:00PM to 3:00PM. She stated that in order for residents to get the jobs, they must be on this list that is sent to City. She urged everyone to make sure they are on the list of residents qualified to work (union, certifications, etc.). She also has information on jobs and trainings (e.g. recycling program next week); residents can get any job information anytime.

For issues regarding housing, Bay Area Legal Aid is at the Community Center every Wednesday from 1:00PM-4:00PM to answer any and all legal questions, e.g. who's on lease, back rent or non-payment of rent, etc. Tessie added that residents need to talk to Legal Aid about rent issues in order to be prepared for the new units. Also, senior lunch takes place from 11:30AM-1:00PM every Tuesday and Thursday. Lastly, a support group with Positive Directions takes place every Wednesday, starting at 3:00PM.

Question: I want to work one day a week - is there anything for me?

Response: If you're over 60 there are opportunities with the City. Kelly recommended coming in to discuss options with her.

Question: What if these jobs don't last? Do I go to the bottom of the list, or am I still a priority for new jobs?

Response: September explained that it's her job to connect across the agencies, making sure that priorities are followed. These priorities were negotiated across agencies. She acknowledged that construction jobs are often short-term, and it's an industry with that inherent risk. However, training is a step towards a position, and working at Hunters View will provide on-the-job experience to build residents' careers to become more marketable to other jobs.

Comment: We should have opportunities to work across redevelopment sites, not just here.

Response: September stated that there had been 23 residents who worked during abatement and demolition. Her priority is to work with partners and developers to stabilize the stops and starts. Even if positions don't last, the residents on the list are still eligible for the next job that comes up; they do not go to bottom of the list. Kelly told residents to come on Wednesdays to make sure you're on the list.

Dan also addressed the fact that construction schedule unfortunately changes often. This project will be in construction for about 2 years for this first phase. While construction is a temporary job; the skills and experience residents will get working for an excellent general contractor will feed into a longer-term career. While these first phases of demo and back-tie were shorter term, the same qualified local people will be hired for upcoming phases.

Tessie said there is a job readiness program available called This Way Ahead and handed out the flyer along with a 10/26 job fair flyer. Kelly added that if there are enough people interested in these events and need transportation, then Urban Strategies can help organize that.

Tessie then introduced Anabel from SF Redevelopment Agency to introduce the new Youth Arts program opportunity. Anabel announced that this program was for youth ages 14 to 29 that have an interest and talent in art. She passed out the program description and application materials; the program stems from the 9 artists that were selected by SFRA from all around the country to produce art pieces in Parcel A of the Hunters Point Shipyard parks. Each artist will spend one Saturday with the youth in hands-on workshops, art walks through the City, and other activities; youth will be paid stipends of at least \$20 for each workshop. Applications are due 11/15, and the youth will be selected in mid-December. The program runs from January through December, with a break over summer. She asked that residents help in spreading the word and distributing flyers.

Question: What if my daughter is 22? Can she still participate?

Response: Anabel responded that while the core group is ages 14 to 19, there might be an opportunity for older youth to work or assist as an intern.

Kelly announced that Urban Strategies will have a Halloween party on October 31 from 3:30-5:00PM. Tessie adjourned the meeting and thanked everybody for coming; dinner was served.