

MEETING SUMMARY

Hunters View Associates, Urban Strategies,
Hunters View Tenants Association and Hunters View residents
April 19, 2012 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Tessie Ester, President of the Tenants Association Board, started the meeting with 16 residents present. She laid out the ground rules, asked residents to turn off cell phones, and noted that Muni was not present at the meeting to discuss the Middle Point Road closure.

Services Update: Kathy Perry of Urban Strategies stated that the first housing units will come online in November, so Urban Strategies was helping residents get ready for those units. This includes completing the survey forms, and assisting residents in working with the Housing Authority to pay back rent, adding residents to the lease, and improving credit. Any residents that live in Phase II should speak with Naisha or Emanuel right away if they haven't already.

She noted that they were finding many residents would be impacted by the Middle Point Road closure, and that Dan Levine was talking to MTA about providing access to key bus lines. She assured residents that regardless of how these talks went, residents should sign up for paratransit services if they are elderly or disabled.

She also noted that they just hosted a youth meeting, with the intention of meeting once a week for youth programming and mentoring with parents.

Construction Update: Dan Levine of John Stewart Company provided the construction update. Block 6 is scheduled to be completed first in November 2012, with Blocks 4 and 5 to be completed in late April 2013. The concrete slab was just poured for Block 4, and the new park is being formed now. They will start paving Fairfax Avenue in the next week.

Comment: We need more information before decisions like the Middle Point closure happens. Why is it being closed? Muni should be at this meeting.

Response: Middle Point is currently scheduled to be closed in the first week of June for 4 months between lower West Point and Wills Street. However, this is subject to change as it is dependent on the paving of Fairfax – the contractor must be able to use Fairfax when Middle Point is closed. Middle Point is being closed to raise the road two feet, and to provide flat or accessible intersections. The bus is currently planned to be re-routed around Evans and Innes.

While initially Muni stated that there is no turnaround room at the dead end, they are not present because they are reconsidering how to provide service at the fire truck turnaround. Dan is working with MTA's Service Planning and Traffic Engineering departments to resolve this issue by next week.

There will still be vehicular access to Wills Street for residents on Wills, via a temporary road currently being paved now. Pedestrian access will remain along Middle Point Road. Parking will remain unaffected except the

one portion closed on Middle Point. The contractor will be diligent about workers parking at the bottom of the hill, with no construction workers parking on-site.

Question: What about the disabled and seniors that need transportation?

Response: Any residents who are disabled or senior should sign up for paratransit regardless of when Middle Point closes. Please see Urban Strategies.

Comment: There are holes in the fence around the new Wills Street access that let dust out. Also can the fences be made higher around the entire site?

Response: Contractor will address the holes. Most of the earth moving has been complete and covered with gravel, and the contractor will tackify the dirt mound. The pedestrian walkway will have a permanent fence located on the PG&E side with misters.

Question: Will there still be street cleaning? Can you prevent street cleaning tickets from being issued?

Response: Expect no change in street cleaning. Dan suggested residents dispute tickets and then enlist resident leadership aid.

Question: Can you include the parking plan and bus information in the weekly Tenant Leadership meeting?

Response: Yes, will update the Board and all residents with correct bus stops once Muni makes a decision.

Question: Is there a community center in the new building? Will there be youth programming?

Response: Yes, in Block 4. Yes, there is every intention of building up and continuing youth programming, with more resident input and participation.

Question: Will there be wi-fi in the buildings?

Response: I believe so, but this will be confirmed with management.

Question: Aren't you saving the best views for market rate tenant to maximize profit, and giving us in affordable housing the worst views?

Response: Phase IA that is currently being built now is all affordable housing. The different unit types are mixed evenly amongst buildings, floors, and orientations. When built out, the site will have a mix of market rate and affordable units checker boarded over the site.

Question: There are no windows in the bathroom and kitchen, or washers and dryers. Compromise with us – we want a design meeting.

Response: Agreed – we would like to go through the design with residents again, in more detail. Especially to showcase the accessible units available, and the many amenities already included in the buildings. Will set up an architect meeting, with HV Tenants Association to pick a time. This meeting would be to address how each decision (and issues that residents may have) was an outcome of the design process. The last time we had a design meeting, the architect was screamed down without being able to present the information. This meeting must have the intention of being a discussion, not to yell at the architects.

Question: Can you make the washers and dryers free? It costs money for us to move.

Response: All moving costs are paid through relocation by the Housing Authority. The washer dryer question is for management. Dan urged residents to meet with management once the relocation process starts, to address these types of special needs. Most households will have special needs, and these must be addressed on a household basis in one-on-one meetings.

Question: What do we do with our washers and dryers that we have now?

Response: Dan will look into the options for disposal or recycling these.

Question: I heard that instead of 30% of our income for rent, we will now be charged 50% of our income for rent?

Response: This is incorrect – you will continue paying 30% of your income for rent per HUD regulations.

Question: Do we have to pay first and last month's rent?

Response: Yes. Management will attend next month's revitalization meeting to answer these questions.

Question: For the new units, I want to be able to bring visitors in without the police harassing them.

Response: There will be a process to review House Rules, and this can be a part of that discussion.

Question: As a woman, I'm worried about safety in the laundry room. Will there be security cameras, especially in laundry rooms and long hallways?

Response: This is a very good question. These laundry rooms will be only opened by security keys held by that building's residents. There will also be security cameras throughout the site, especially in laundry rooms, the community center, park, stairs and courtyards. There are no interior corridors, and there will be electronic security for buildings, where residents may accommodate visitors by buzzing them in.

Question: Can we move to Phase II after it's built?

Response: Phase II is only just starting to be planned, so we will probably not have this answer for a while.

Question: I heard that kids over 18 are required to have a job. What if they're in school?

Response: The rules are the same as with the Housing Authority, so the youth should not be affected.

Question: The current units have mold/mildew, and I've already taken it up to Malia Cohen's office.

Response: This is a Housing Authority question, but Kathy will take this question to the Housing Authority. The City staff will work on getting Housing Authority to attend the resident meetings. Dan noted that the new units will be maintained by JSCo.

Question: Will there be homeownership units, from Habitat? Will they be made out of wood?

Response: There is the hope to have Habitat for Humanity home ownership units in the future, but this is not a part of Phase I.

Dan announced that there will be a dust information meeting next Wednesday at 10:30 at the community center. He encouraged residents to bring others, as the Air Board, hygienist, and other professionals will be in attendance. The meeting was adjourned and dinner was served.