

MEETING SUMMARY
Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
April 21, 2011 - 5:30pm-7:00pm
Hunters View Community Center
125 West Point Road, San Francisco, CA

Kelly Dearman of Urban Strategies welcomed all those in attendance. She turned it over to Dan Levine of John Stewart Company to provide a construction update.

Dan Levine informed everyone that the fire truck turnaround near the Community Center was now under construction, and would be completed in another month. In addition, work has begun on the back-tie of the existing sewer lines along West Point Road, which will involve road work for about one month. Furthermore, work has already started on the Fairfax extension, which will consist of potholing and retaining wall work for several weeks.

Dan informed everyone that the removal of asbestos containing pipe is also proceeding. This scope of work had been held up because the subcontractor, EcoBay, had left the job. However, they have returned to the job and changed their method of work to identify pipe locations for the next three weeks. Bill Johnson of Nibbi noted that demolition starts on 5/9 to remove concrete slabs and walls.

Dan moved onto the topic of dust control, stating that the water misters have been installed throughout the perimeter fence, and will be fully active before the start of mass grading. He pointed out the two types of graphs for the two types of dust monitoring: regular dust and asbestos-containing dust.

Comment: I received the dust control graphs but could not read the graph information because it was in black and white.

Response: Color copies of the graphs will be provided.

Comment: Why do the graphs matter if the misters aren't working?

Response: Dan clarified that the dust monitors are working for both regular dust and asbestos containing materials.

Comment: I saw that there was uncovered dirt on the site without plastic. Is that safe?

Response: Bill responded that there are two ways of controlling piles of dirt or vacant areas after removal. One is to cover with plastic; the other more effective way and a little more expensive is to spray chemical called tackifier. Tackifier will hold a crust on top of the soil; the problem with plastic is holding it in the windy conditions; tackifier creates a firm crust. This was in PSI and Engeo's work plans provided by John Stewart Company that is utilized throughout the industry to hold soil. If there was any dust coming off, then it would show on the dust monitoring results (none shown). Bill added that they are looking into using dyes that will color the soil to more clearly show the coverage.

Comment: There are a few cats and raccoons on the site; they all have the same limp. Who can we call for this? Also, pest control did not respond when we called them about all these animals last year.

- Response: Dan and Margaret responded that other than Pest Control, they did not know of other departments that handle these calls.
- Question: What type of water does the green truck spray?
- Response: Bill Johnson responded that this is a dust control measure, and the water is from the fire hydrant, which is the same as faucet water.
- Question: Will the workers that EcoBay laid off be hired back?
- Response: EcoBay has restarted work on site with a smaller group of workers. They will rehire the staff by working with Urban Strategies and City Build as they ramp up work. From the day they were laid off, City Build has ensured that these workers would be the first in line to be rehired for Hunters View. A resident added that the three laid off workers have been working off-site on Otis and Leavenworth.
- Question: What about the hires from demolition abatement; do they get rehired or do they have to start over again on the list?
- Response: As far as Bill knows, those workers have to start again with CityBuild, especially since that work scope was over a year ago. When the work is done, that contractor terminates the workers unless they have another job to transfer the workers to. That's the nature of construction, and Bill noted that the hiring priority was out of his hands.
- Question: A resident asked why another resident was no longer working.
- Response: Kelly Dearman responded that his scope of work has been completed (he held a labor position); when there are more opportunities he will be in line for work.
- Question: Will there be more laborer positions?
- Response: Bill answered that as more contractors start work on-site, they will be requesting more local hires through CityBuild
- Question: How many local hires are working on-site now?
- Response: Bill responded that Cahill-Nibbi has 3 laborers, EcoBay has 1 hire, Black Bear Security has 3 hires, Ryan Engineering has 3 hires, and Evans has hire, totaling 11 residents currently working on site. He added that Evans expects to hire many more residents during grading scope.
- Comment: A resident commented that construction has no long-term jobs; by nature, construction is cyclical and in phases.

Next, Kelly turned it over to Margaret to introduce the design discussion. Margaret said that this agenda item came out of the residents' request from the February meeting. Margaret outlined the discussion and provided some background on the design evolution before Anne, one of the architects for Hunters View, presented the actual design.

Margaret recapped that we have had over 40 resident meetings since the beginning of the project. 13 of those meetings focused on design, and the architects have has come to 10 meetings. The first conversation about

design took place in October 2005, when residents began brainstorming on what they wanted to see here. The planning approvals were obtained in 2008. Phase 1 is going to cost almost \$90 million for all the infrastructure, roads, parks, and new housing, but even within that total, not every design element can be included.

The request for in-unit washers and dryers has come up many times over the years. However, the cost, unit layout, and environmental considerations have made it too difficult to include washer dryer hook ups. Last April, this decision was made and communicated at a resident meeting. In October last year, residents asked the team to reconsider, at which time the development team worked with general contractor and design team to revisit the costs and design implications related to washer dryer hook ups. After reassessing the decision it was again determined that in unit laundry facilities will not be possible. It's too expensive, unit configurations won't lend themselves to this redesign, and there are operational and environmental concerns. As previously determined, there will be shared laundry like in many other rental projects throughout San Francisco..

Question: How do you expect us to believe this design, if you are not following through with the washers and dryers?

Response: Margaret responded that while it was acknowledged that residents voiced their desires, this was a design trade off resulting from very difficult decisions. She encouraged residents to look through meeting minutes and see the history of this discussion; there is a binder with meeting minutes at the Community Center.

Question: Laundry rooms are very inconvenient for seniors.

Response: Margaret acknowledged that the site has steep topography, but noted that the site design took this into account. Nearly all units have an accessible pathway to laundry rooms; three units that do not have an accessible pathway to the laundry rooms due to topography have washer-dryer hook ups in the unit. All other units have accessible pathway to laundry rooms. Margaret noted that North Beach has a senior building with shared laundry, and it functions very well there.

Question: Why do you keep saying the word "project" instead of "subsidized housing"?

Response: Margaret clarified that a portion of the new Hunters View will consist of public housing, as well as affordable subsidized housing and eventually market rate units. All of the first phase consists of subsidized housing units.

Question: Of the 53 units listed on page 7 for Blocks 5 & 6, how many will have laundry hook ups?

Response: Anne responded that 3 of those units will have laundry hook ups.

Margaret introduced Anne Torney from Daniel Solomon Design Partners to walk through the design. Anne introduced herself and noted that she has been working on the design since 2005. Anne noted that the hand out is grouped into neighborhood design, building, and unit design. She started with the building and unit design.

Block 4 has 30 accessible units; these units were designed for seniors or disabled that have difficulty getting around. She described accessible paths to units as on the ground floor, or involving the use of elevators to get to units. Any resident can get anywhere within the block accessibly, including the laundry room and community room on the ground floor, and any unit.

Thirty percent of the units are on one level, meaning there are no stairs internal to the apartments. The remaining units are townhomes. Anne noted that even some of these townhomes are “visitable,” meaning if you are in a wheelchair, you can enter the townhome and use the bathroom, etc. There are also “supervisitable” townhomes, which have a full bed and bath that are wheelchair accessible in addition to accessible entry.

Question: What about when the elevator goes out or if there’s a fire? Seniors aren’t being accommodated.

Response: Anne responded that all building designs follow fire codes, and that it was her responsibility to ensure that they were well designed and outfitted with alarm systems and sprinklers.

Question: If Valencia Gardens, North Beach, Army Street, and Hayes Valley all have washers and dryers in their units, why can’t we?

Response: Dominica responded that those examples are all HOPE VI sites. Those sites were built much earlier even before Hunters View began. Because of this timing, they had different standards for things like environmental regulations. She also noted that there was no HOPE VI money in this deal.

Comment: Residents had nothing to do with the decision to change Hunters View.

Response: Dominica responded there have been many meetings over the years. Margaret added that the team is doing the most possible with the resources available. She encouraged everyone to look through the meeting minutes to review design discussions communicated at resident meetings, which is the venue for communication between the team and residents.

Question: Rent is 30% of income, but if someone gets a job they have to pay more rent. What if their job ends, and the recertification appointment is scheduled for much later – how quickly can the rent drop? Also, isn’t there a cap on making too much money?

Response: Dominica stated that if you have a job, it must be reported to the property manager, Tanya. Whaticia is the clerk who assists Tanya. If you lose the job, the rent is dropped to reflect this immediately, once you go to the interim review with the property manager. There is ceiling rent to living in public housing; you must make 80% of area median income or less, which varies based on household size. Dominica urged residents to talk to the property office about these questions.

Question: Are the units in Phase I the only ones that won’t have washer dryers?

Response: Margaret responded that there was no way to answer about future rental units at this time. However, for sale units will most likely have washer dryer hook ups in the units.

Question: What happened to the intent of getting residents ready to buy homes.

Response: Margaret responded that as everyone knew, the for sale market is not great right now. The first phase includes graded parcels for future for sale housing, but these will not be looked into for some time. In terms of preparing residents, that is absolutely a goal; Habitat for Humanity is still intended to be a partner in building for sale homes, and Urban Strategies will help link residents to financial planning preparation and other support.

Question: Are there going to be “rent-to-buy” opportunities?

Response: There are no current plans for rent-to-buy units like Northridge.

Anne continued presenting the design, starting with the first page of the handout that says “building and unit design.” She noted that the design considers safety for kids, with play areas close to units. The first three buildings all have play spaces on interior of the block in view of units, in addition to a whole new park.

Question: Are these blocks gated?

Response: Yes, each block is gated, making safe courtyards for kids. There will be an entry gate with a card key – guests can be buzzed in, but there’s no key required to get out. Also, the gates can be left open if residents decide they prefer it. There was a lot of discussion about gates, and there was a decision to include the gates early because it would be difficult to do it later. Note that many units in Blocks 5 & 6 enter from the street.

Anne continued by noting that the housing would be high quality and healthy buildings. She noted that there are a lot of kids with asthma, as well as issues with urban wildlife and mold in current buildings. The new buildings are carefully designed to prevent mold and keep out pests, and will be aired out before residents move in. The windows are high quality and not drafty, and buildings are well insulated and outfitted with energy efficient appliances. All bathrooms and kitchens have automatic ventilation directly to the outside.

Question: Are there no windows in bathrooms or kitchens? We have them now, and want views.

Response: Most bathrooms do not have windows, but some kitchens do. However, a fan is on continuously to ensure ventilation. These are carefully designed so that units maximize views.

Question: We don’t want to be stacked on top of each other. Are only the low-income units stacked?

Response: Anne noted that actually, the market rate housing has more stacked units with interior corridors. The design of the first three blocks was carefully done to avoid rental units with interior corridors.

Question: Are bedroom sizes going to be smaller than what we have now?

Response: Anne responded that units on average are bigger than what residents have currently.

Question: Can you bring back the model of the unit bedroom so people can come in and see how furniture will fit.

Response: Anne responded that they could bring unit plans with dimensions of rooms.

Question: Do you have something built that the community can visit to see how it will be here?

Response: Margaret responded that tours have to North Beach, Hayes Valley, and other sites were done before.

Comment: We were promised we weren’t going to look like those other HOPE VI projects, and that our housing would be much better than those.

Response: Amy Tharpe of MOH suggested that those that did not go on the tours of other housing sites (North Beach Place, Hayes Valley, etc.) can attend a new tour, where the staff could point out the differences between the unit and how the future unit will be.

Comment: How can we trust you if there have been so many untruths. Where do we go from here?

Response: Amy stated that there would be a tour organized for residents to see units if they had not attended earlier. Amy encouraged even those that attended to join. Tessie offered to poll residents to see what other projects residents were interested in. Margaret and Kelly will talk to Tessie on their Wednesday weekly call about this tour.

Question: I work graveyard shift at night for security in the construction area. It's very dark – there isn't enough lighting and it's dangerous because there are a lot of wild animals. I refused to do the rounds because it wasn't safe.

Response: Dan responded that the lights are being installed now, and PG&E will energize on May 3. Deva added that Bill turns on the light every time he leaves the site, so the site does have light.

Kelly made an announcement that Hattie Walls, a Hunters View resident, now works at Urban Strategies. She is a Summer Youth Program Assistant. Residents should have received a mailing about summer opportunities for all youth between the ages of 5 and 21 to sign up for these summer activities. Next Wednesday, Tessie and Hattie will be at the Community Center to help parents and kids sign up with applications; Urban will actually turn in the applications for them. Residents can come any time before Wednesday as well. Kelly noted that the PALS (Police Academy) program applications are due tomorrow, so anyone that is interested should talk to her immediately. Tessie added that there will soon be a teens' club every week for ages 18 to 24.

Tessie and Kelly adjourned the meeting, thanked everyone for attending, and dinner was served.



Hunters View Revitalization Design Update: April 21, 2011

Topics for Discussion:

1. Neighborhood Design
2. Building and Unit Design
3. Park Design



Neighborhood Design

Key Design Recommendations from Residents:

Recommendations:

- No off-site relocation.
- Safety is important.
- Connections to surrounding community.
- Preserve the great views!
- Where is the rental housing located?
- The current site topography makes paths too steep.

What's in the new development:

- Phasing for on-site relocation.
- Streets, play areas, and pathways will be well-lit, with 'eyes on the street'
- Safe, well-lit routes to bus stops, Bay View Plaza, light rail, bus stop on Hudson, and other neighborhood destinations
- Streets, parks and buildings located to maximize views for everyone.
- Rental and housing and ownership housing are mixed block by block like a 'checkerboard' for a fully integrated neighborhood.
- New Fairfax Street provides a new route to Third Street and Bayview Plaza. Common areas within new blocks and the Cashmere Connection are wheelchair accessible.





New Fairfax Street connection to Third and Evans

New Promontory Park

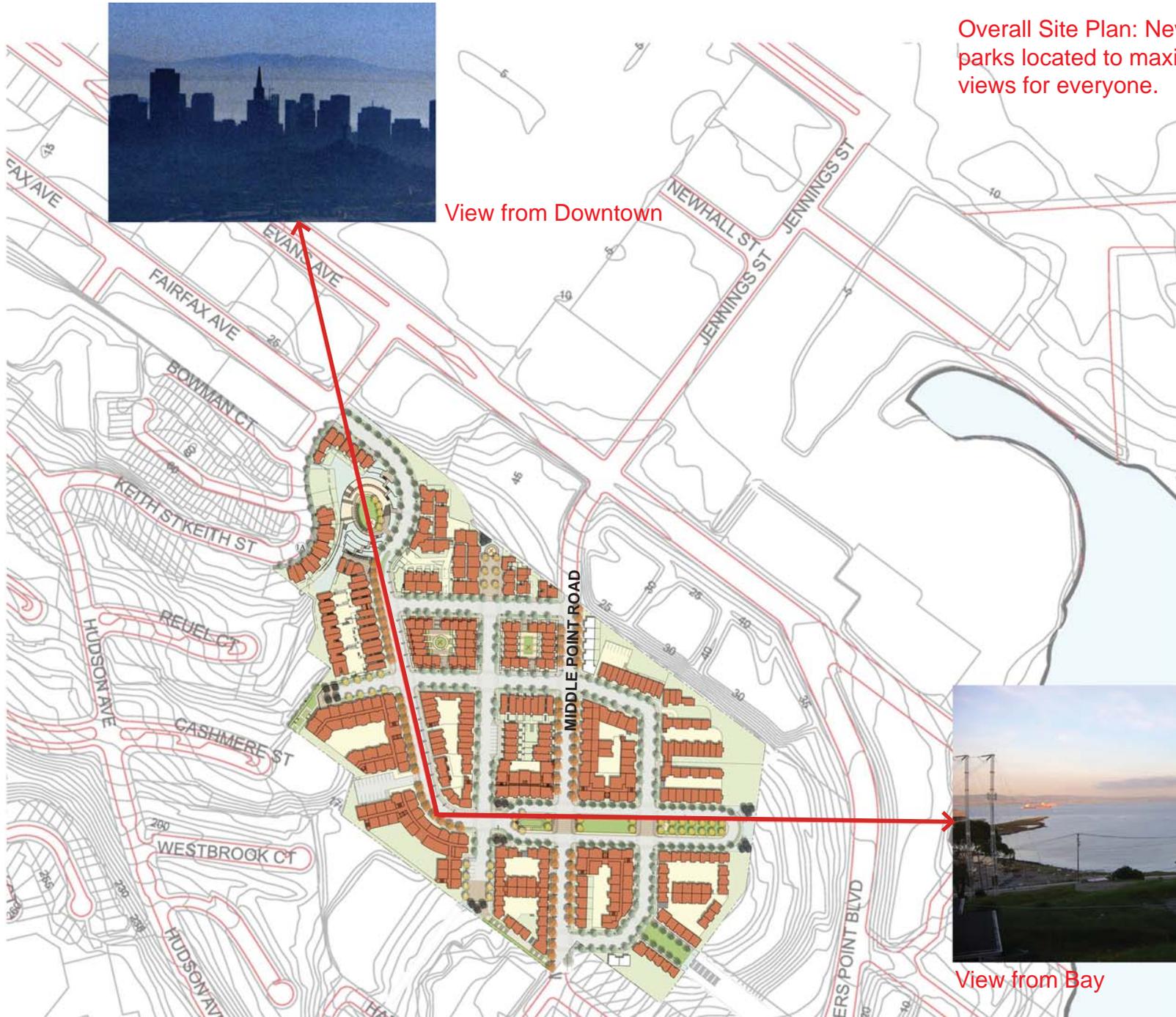
Cashmere Connection, new accessible route to Cashmere and bus stop

New streets with plantings and street trees

New park and connection to Malcolm X Academy

Outdoor play area in all blocks close to units

New parks in Phases 2 & 3



Overall Site Plan: New streets and parks located to maximize access to views for everyone.

View from Downtown

View from Bay



Promontory Park

Block 6
25 Rental Units

Block 5
28 Rental Units

Block 4
54 Rental units

Cashmere
Connection



Building and Unit Design

Key Design Recommendations from Residents:

Recommendations:

- Design for kids!
- Rental housing should be high-quality.
- Tall buildings are too dense for public housing.
- Some people like townhomes and some like units all on one level.
- Buildings should be healthy for residents - no mold and 'urban wildlife'.
- Community Room should work for cooking, parties, events, classes and outdoor access.
- Fire safety is important in 3-4 story buildings.
- Plumbing/sewage system in current buildings is inadequate and overflows.
- Think about residents in wheelchairs.
- Big enough units.
- Hard flooring vs. carpet.
- Bathrooms should be designed for families.
- Washers and dryers in every unit.
- Security is important.

What's in the new development:

- Outdoor play areas close to units in each block, as well as the new park
- Rental housing designed to be very high quality, durable, and beautiful.
- The rental buildings are 3-4 stories
- There is a mix of flats and townhomes
- Special design and construction measures to prevent mold and pests
- Community Room has a 'teaching kitchen' and a big flexible space with an outdoor terrace overlooking the new park.
- Buildings are designed to latest fire codes, have rigorous fire alarm systems and fully sprinklered.
- The development will have a new sewer system, and new buildings will have fully updated plumbing and electrical systems, and will not experience sewage overflows (unless a unit toilet is blocked).
- All common areas (parks, community room, laundries) are wheelchair accessible, and there will be a variety of wheelchair accessible, visitable and supervisible units to choose from.
- New units are bigger on average than current units.
- Carpet in bedrooms, linoleum in entry and living areas for easy cleaning.
- 4 and 5 bedroom units have 2 full baths;
3 bedroom units have 1 full bath and one powder room;
1 and 2 bedroom units have 1 full bath.
- There is a common Laundry Room in each building; due to steep topography and lack of an accessible path to the shared laundry room several accessible units in Blocks 5 & 6 will have washer/dryer hookup.
- Security screens at all ground floor windows; no windows right next to front door.

Hunters View: High Standards for Green and Healthy buildings

Healthy Buildings: Designed and built to support residents' health, and specifically to combat asthma

- Materials carefully handled and kept dry during construction to prevent mold
- Units aired out prior to move-in
- Storage inside unit entry to change out of street shoes
- No carpet at the entry – sheet vinyl/linoleum – to keep down pollutants
- Automatic bathroom and kitchen ventilation to eliminate moisture
- Non-allergenic carpet and flooring
- Other materials, like paint, glues, cabinets and trim must meet strict requirements for occupant health
- HV buildings will be some of the first mid-rises in the country qualified under EPA's 'Indoor Air Plus' Program



Energy Efficiency

- Well-insulated buildings with quality windows
- 'Energy Star' energy efficient ranges and refrigerators
- Energy efficient lighting



Security

- Well-lit common areas; every front door visible,
- Each block has secure entry to 'know your neighbors'
- Security screens on windows at lower levels and on shared walkways
- Windows from kitchens onto shared walkways for 'eyes' on public areas



Accessibility

- Wide choice of accessible units with: zero step entry, one-level accessible flats; townhomes with bedroom and bathroom at ground floor.
- All common areas are accessible, including mid-block gardens and play areas, Community Room and Kitchen, and most of Promontory Park



Walking, Exercise and Outdoor Play

- Beautiful streetscapes with street trees and planting
- Buildings designed with frequent entries and windows for 'eyes' on the street
- New accessible and well-lit connection to bus route – the 'Cashmere Connection'
- New neighborhood connections to encourage walking
- Safe mid-block play areas
- New Promontory Park close to all homes





Secure Entry

Big living room windows oriented towards the view

Some units have entries on Fairfax (as well as from inside)

View of Block 4 from Fairfax Avenue



New Fairfax street with planting and street trees

Community Room overlooking Terrace

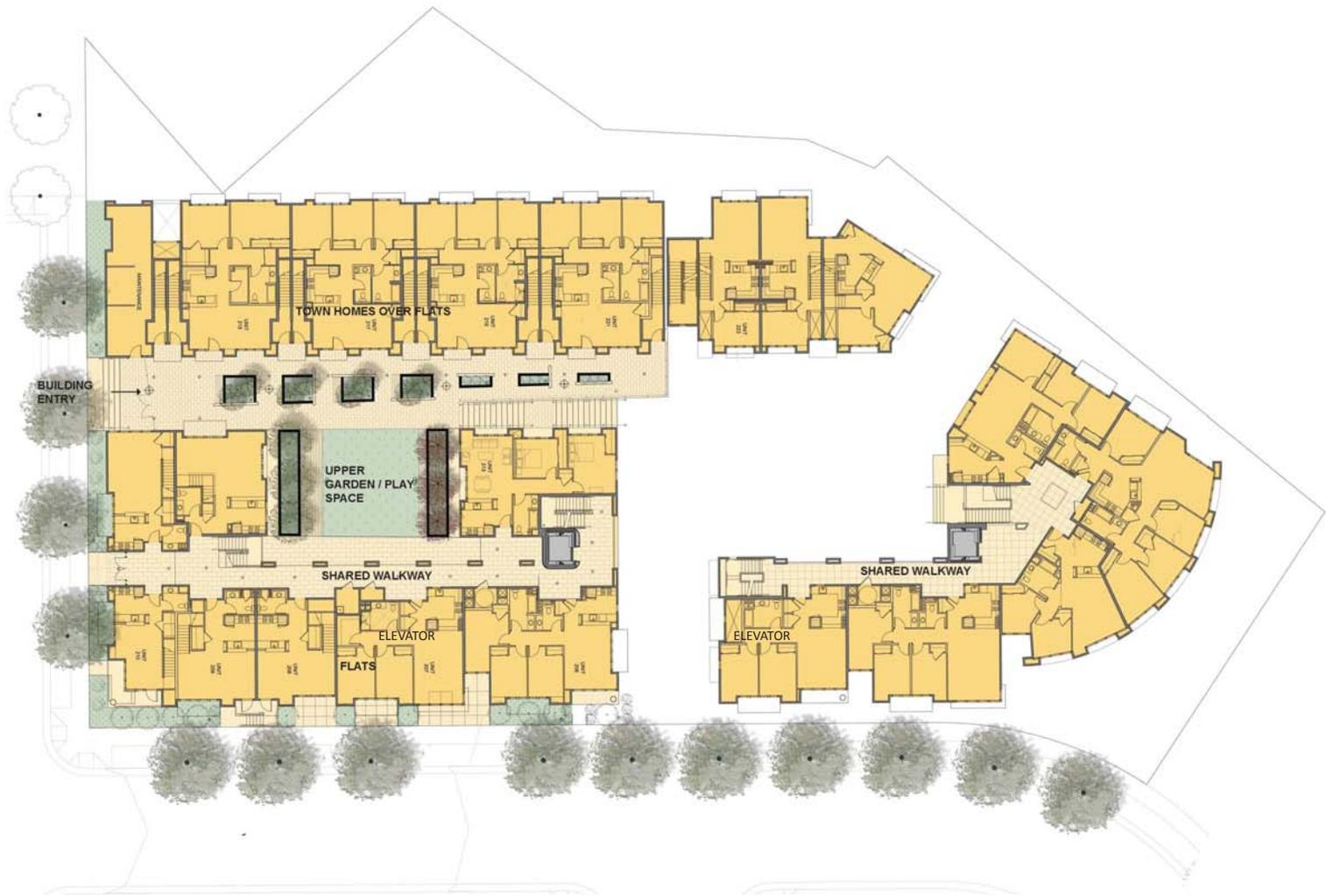
Promontory Park

View of Block 4 Community Room from Promontory Park



BLOCK 4

- * 54 units plus new community room
- * mix of flats and townhomes
- * all flats are wheelchair accessible



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- * mix of flats and townhomes
- * all flats are wheelchair accessible



Townhomes over townhomes or over flats

Walk-up entries

Secure entry to mid-block play area

View of Block 5 from Wills Street



View of Blocks 5 & 6 from Westpoint Road





BLOCK 5 COMPOSITE SITE PLAN

Block 5& 6

- * Units designed around mid- block play space.
- * Mix of townhomes and flats.
- * Some flats are accessible and some townhomes are supervisable
- * Wheelchair accessible route through courtyard
- * Courtyard play space with benches, planting and trees
- * Individual unit entries

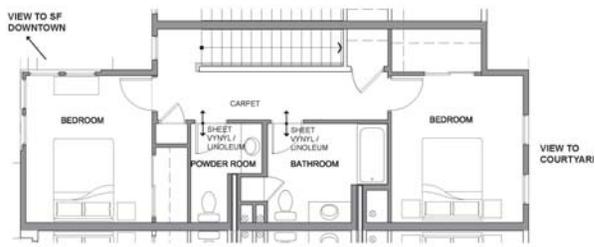


BLOCK 6 COMPOSITE SITE PLAN

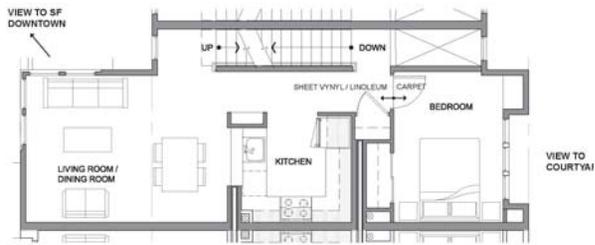
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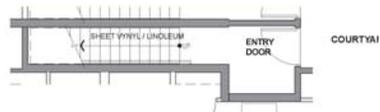
Hunters View Revitalization



TOWNHOME - PLAN VIEW - UPPER LEVEL

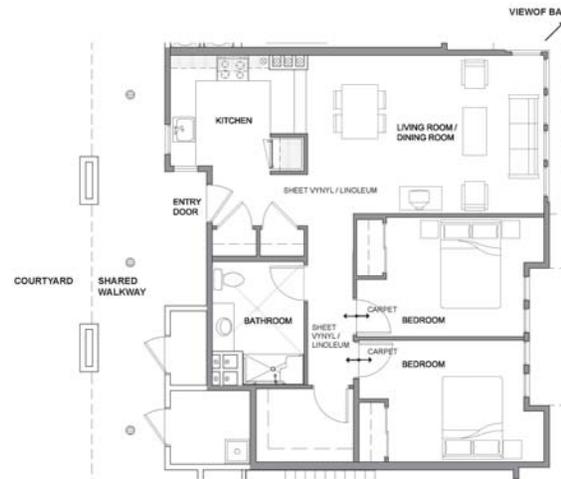


TOWNHOME - PLAN VIEW - LOWER LEVEL



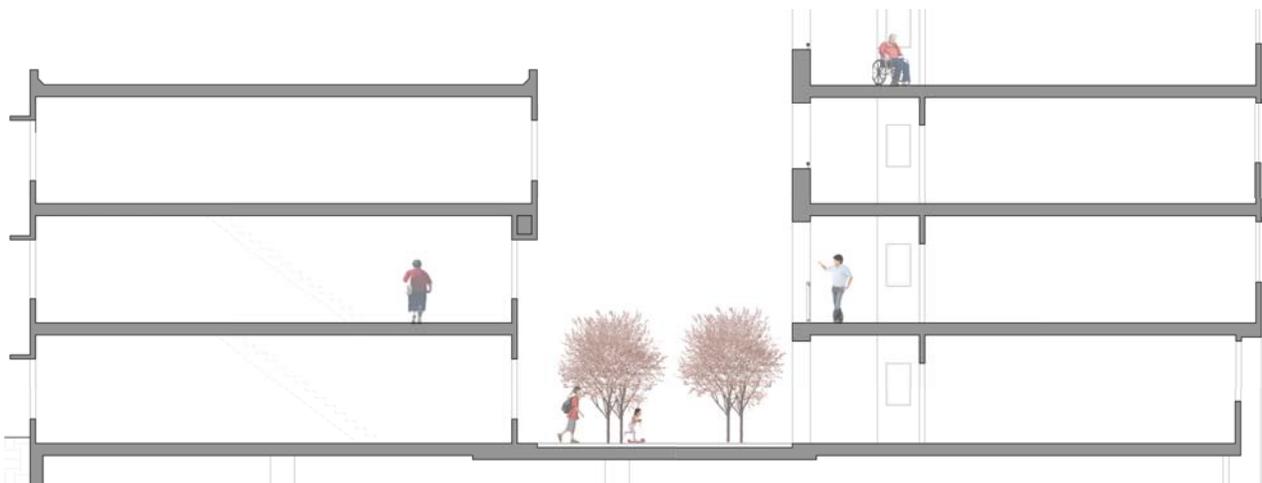
TOWNHOME - PLAN VIEW - UNIT ENTRY

Townhome



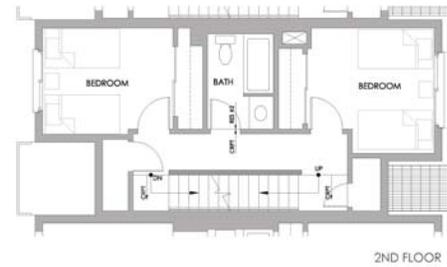
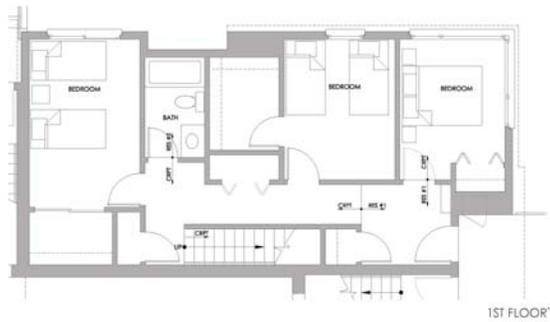
FLAT - PLAN VIEW

Flat





Typical Supervisable Unit



Typical 4 bedroom Unit

Park Design

Key Design Recommendations from Residents:

Recommendations:

- Parks should be designed for kids, with play equipment, nearby benches for parents.
- Visibility in the park is important.
- Parks should have picnic areas.
- You could have events and show outdoor movies in the park.

What's in the new development:

- Play equipment and ample play areas are included, with benches nearby
- Park is designed for maximum visibility, given the changes in grade.
- Picnic areas on 'oval' and on lower terraces
- Electrical outlets in park for movies and other community events.