
1 **The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**

2 **Full CAC Meeting Minutes**

3 **Monday, February 8, 2021**

4 (1 hour 47 minutes)

5 **I. Call to Order**

6 Dr. Veronica Hunnicutt called the Full CAC meeting to order at 6:07pm. There was no
7 quorum at roll call.

8 **II. Routine Business:**

9 **A. Roll Call**

10 Present: Dr. Veronica Hunnicutt, Neola Gans, Richard Laufman, Servio Gomez and Dedria
11 Smith

12 Excused: Dorris Vincent, and Joyce Armstrong,

13 Absent: Pastor Bell

14 **B. Approval of Agenda: February 8, 2021**

15 There was no quorum.

16 **C. The Approval of the Meeting Minutes: October 19, 2020**

17 There was no quorum.

18 **D. Announcements**

19 The instructions for participating in the virtual meeting were given. To hear all the
20 announcements please refer to the Webex video link.

21 **III. Continued Business**

22 **A. Chair's Report:**

Dr. Veronica Hunnicutt

23 **1. Implementation Committee Update:**

24 The IC Housing community is finalizing the Urban Ed Academy and Old police station
25 agreement.

26 **2. Legacy Foundation for Bayview Hunters Point Update:**

27 The Legacy Foundation is looking to roll out its Home Ownership Down Payment Assistant
28 program and Scholarship fund.

29 **B. Secretary Report:**

Servio Gomez

30 No report was given.

31 **C. CAC Subcommittee Chair Reports:**

Dorris Vincent

32 **1. Business and Employment**

33 No Report was given.

34 **2. Executive Subcommittee**

Dr. Veronica Hunnicutt

35 No report was given.

36 **3. Environmental & Reuse Subcommittee**

Dr. Veronica Hunnicutt

37 On February 22, 2021, the Navy will be presenting and update.

38 **4. Housing**

Pastor Joesiah Bell

39 No Report was given

40 **5. Planning, Development and Finance**

Richard Laufman

41 No Report was given

1
2 **D. Developer's Reports:**

3 **1. HPS Phase 1 project update.....Leroy King (Lennar)**

4 Leroy King and team provide an update on Blocks 48, 52 and pocket parks. Scheduled
5 scope for the next 3 months for Block 52: cut and cap of existing utility's (complete),
6 installation of shoring (complete), excavation (sog complete, foundation 10% complete),
7 concrete foundation, schedule to start in mid-February. Final bid packages received in late
8 December 2020, currently under review. For Block 48: Clear and Grub (complete), demo of
9 existing underground utility's (90% complete), excavation and installation of wet utility's
10 (10% complete), excavation and installation of joint trench (power) 25% is complete. The
11 Pocket parks scheduled scope for the next 3 months: Complete and open to the public, final
12 punch list completion, final sign off by regulatory and design teams.

13
14 **2. HPS/CP Phase 2 Update.....La Shon Walker (FivePoint)**

15 Working Solutions and Renaissance Entrepreneurship Center are partnering to provide
16 microloans of \$5,000 to \$50,000 and free business consulting to small businesses in San
17 Francisco's District 10. This program is funded with the support of the D10 Implementation
18 Committee. Basic Loan Requirements: Business must operate in District 10 (zip codes
19 94124, 94134, 94107, 94110, and 94103). Owner(s) are at least 18 years old. Have at least 1
20 year of paid, same-industry experience. Be current on all debt. Have secondary source of
21 income (if start-up). NO minimum credit score required We Offer: Microloans of \$5,000-
22 \$50,000. 3- to 5-year loan terms. 5% fixed interest rate for San Francisco's District 10
23 businesses. Free, personalized business consulting services and mentorship and educational
24 opportunities with access to small business network.

25
26 **3. HPS Building 101 Update.....Nikki Henry (OCII)**

27 The building is currently being use by 300 studio artist. OCII has received Federal grants to
28 do building code improvements. Mr. Henry went over the work that will be done. Its is
29 anticipated that the work will take 200 calendar days to complete.

30
31 **IV. Continued Business/ Presentations/ Updates**

32 **A. New Developer Selection Recommendation for Hunters Point Shipyard Phase 1 Blocks**

33 **52 & 54 Affordable Housing..... Elizabeth Colomello (OCII)**

34 Elizabeth Colomello, with OCII present the selection recommendation for Phase 1 Blocks 53
35 and 54. In HPS Phase 1, OCII will fund 218 units on 5
36 designated stand-alone affordable housing sites. OCII-sponsored units will be subsidized
37 through bonded tax increment funds. RFP for Blocks 52/54 was the first offering for
38 OCII-sponsored units to be developed in Phase 1.

39 The Development team members are Co-Developers: TBD (originally McCormack Baron
40 Salazar) Bayview Hunters Point Multi-Purpose Senior Services ("BHPMSS")
41 Architect: Mithun|Solomon Property Manager: John Stewart Company, Services Provider:
42 BHPMSS. Since selection the Developer Team added: Associate Architect: Kerman Morris
43 and General Contractor: Baines Nibbi. OCII provide Block 52 and 54 background
44 information. September 2017: RFP seeking qualified developer team. February 2018:
45 Hunters Point Shipyard Citizens Advisory Committee ("CAC") approved recommended
46 developer team. March 2018: OCII Commission approved developer. August 2018:

1 Exclusive Negotiations Agreement and Predevelopment Loan Agreement approved by the
2 OCII Commission. July 2019: Schematic Design approved by OCII Commission. July 2020:
3 Lead developer chooses to exit the Project. October 2020: OCII issues Request for
4 Qualifications to replace the lead developer and join remaining existing team.
5 Jonathan Rose Companies (JRC) was scored the highest by the evaluation panel because of
6 the team member development experience on AG 1, 2, and 3, and Dr Davis Senior
7 Community. Team member marketing experience and working with COP holders. Robust
8 project staffing, including construction management staffing with focus on cost control.
9 Track record, creativity, and ability to secure financing with favorable terms. Team member
10 assembled existing development team and demonstrated ability to work together and
11 performance with OCII's contracting/workforce program. After some discussion, the board
12 members in attendance stated they support the OCII moving forward with JRC.
13

14 **B. Updates to the Waterfront Resilience Program..... SF Port and City Partners**
15 The Port's Waterfront Resilience Program will take actions to reduce seismic and climate
16 change risks that support a safe, equitable, sustainable, and vibrant waterfront. The SF Port
17 team presentation including the following: Waterfront resilience program draft principles for
18 affirmed through robust community engagement, program efforts, inter-agency climate
19 resilience efforts, U.S. Army Corps of Engineers (USACE) flood resiliency study overview
20 and Key Highlights: Port is local sponsor of 5- to 7-year study, flood risk assessment to
21 identify near- mid- and long-term strategies to address shoreline and creek flooding and sea
22 level rise, robust community and stakeholder input. If the Federal government partners with
23 the Port on a project, they will contribute 65% of its cost Led by SF Planning in partnership
24 with Port, SFMTA, SFPUC. Two-year community planning process develop a long-range
25 vision for the Islais Creek shoreline and identify near- and mid-term strategies to address sea
26 level rise and more.

27 **V. Public Comment on Non-Agenda items:**

28
29 ***To hear the Full CAC meeting in detail, please refer to the February 8, 2021 Full CAC***
30 ***meeting Virtual meeting video***

31
32 **VI. Adjournment:**

33 There was no other business that came before the committee and the meeting adjourned at
34 8:17pm.