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**The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**  
**Full CAC Meeting Minutes**  
**Special meeting date**  
**Monday, September 18, 2023**  
(43 minutes)

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**I. Call to Order**

Dr. Veronica Hunnicutt called the Full CAC meeting to order at 6:12pm. There was a quorum at roll call.

**II. Routine Business:**

**A. Roll Call**

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

Excused: Dorris Vincent, and Joyce Armstrong

**B. The Approval of the Meeting Minutes: December 12, 2022**

Richard Laufman motioned to approve the December 12, 2022, meeting minutes. Neola Gans seconded, and the motion was passed.

**C. Approval of Agenda: September 18, 2023**

Neola Gans motioned to approve the September 18, 2023, agenda. Richard Laufman seconded, and the motion was passed.

**E. Announcements**

Instructions for participating in the virtual meeting were given. To hear all the announcements, please refer to the Webex video link.

**III. Continued Business**

**A. Chair's Report:**

**Dr. Veronica Hunnicutt**

**1. Implementation Committee Update:**

The IC is looking forward to having public engagement on the property that the IC purchased. The IC has retained Andrea Baker's organization to help us with the outreach to the community.

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

The Legacy Foundation continues to work on the Recognition of Community Heroes event to honor those who have made an outstanding contribution to the Bayview Hunters Point community.

**B. Secretary Report:**

**Servio Gomez**

No report was given.

**C. CAC Subcommittee Chair Reports:**

**1. Business and Employment**

**Dorris Vincent**

No Report was given.

**2. Executive Subcommittee**

**Dr. Veronica Hunnicutt**

No report was given.

**3. Environmental & Reuse Subcommittee**

**Dr. Veronica Hunnicutt**

The Navy will give a retesting and clean-up update on Monday, September 25, 2023.

**4. Housing**

**Pastor Joesiah Bell**

No Report was given.

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

**Richard Laufman**

No Report was given.

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

**A. Sidewalk Improvements (Innes and Donahue) and other Phase 1 Construction**

**Updates..... LeRoy King (Lennar) and OCII**

LeRoy King with Lennar gave an update on Hunters Point Shipyard Phase 1 Update Hilltop (Madison Block 52) And Block 1 Parcels. Madison Block 52, comprising 77 units, achieved a significant milestone with the Main Building receiving a TCO on August 25, 2023, and the Pavilion Building expected to receive its TCO by the end of September 2023. For Block 1, located at Innes Ave / Donahue Ave, extensive work is in progress, including the installation of underground utilities, demolition, surface restoration, and various concrete-related tasks. Additionally, there's ongoing coordination for the relocation of a bus stop. Block 48's site work involves grading, utilities, sidewalk and curb/gutter installation, landscaping, irrigation, and street improvements. The project is set to enter the bidding phase in October 2023, with contracting starting in December 2023, and an anticipated completion date by the end of 2024.

**B. Hunters Point Shipyard Phase 1 2022 Lennar Community Benefits Program**

**Report. .... Michael Hochstoeger (Lennar) and Lila Hussain, Maria Pecot (OCII)**

In Phase 1 of the development project, multiple community benefit programs were initiated, encompassing construction assistance, business incubation, job training, and small business support, with the goal of aiding the local community and fostering economic growth. The Shipyard Program incurred expenditures totaling \$18,096,615, with contributions allocated to various community programs, including construction assistance, job training, and outreach. Numerous development projects were either in progress or already completed, featuring various housing units at different stages of construction and readiness for occupancy. To support contractors, a comprehensive Contractor Assistance Program was established, offering insurance support, surety bonds, technical assistance, and mentorship.

Homebuyer assistance programs aimed to assist qualified buyers with down payment support and homeownership counseling, although workshops were impacted by the COVID-19 pandemic in 2022, leading to their resumption in 2023. Job training and employee assistance programs played a crucial role in workforce development, with \$225,400 disbursed in 2022, primarily through Young Community Developers (YCD) and the Renaissance Entrepreneurship Center. The Small Business/Technical Assistance Program, administered by Tyche Business Solutions, encouraged contractors to source 20% of their project-related purchases from BVHP Area Small Businesses.

Outreach efforts included translating notifications into Spanish, Chinese, and Samoan to reach a more diverse community. The Cultural/Historic Recognition Program aimed to integrate cultural elements into the Shipyard and promote local artists' involvement. Nine pieces of art were commissioned as part of this program. The Community Facilities Lot

program set aside 1.2 acres for future community facility development, with infrastructure funding provided by Lennar.

Reporting to the Shipyard Citizen's Advisory Committee (CAC) was adjusted to a bi-annual schedule. Despite the challenges posed by the COVID-19 pandemic, many Phase 1 community benefit obligations were met, with ongoing commitments to collaborate with community partners and fulfill these commitments.

In 2022, notable highlights included job training expenditures totaling \$225,400, significant community builder participation in housing construction, and contributions to the Community Benefit Fund. The Community Benefit Fund was established to benefit low- and moderate-income families, address blight, and meet various community development needs, with a strategic plan developed by the Legacy Foundation approved by the CAC and OCII in 2017, encompassing both Phase 1 and Phase 2 Community Benefit funds.

**C. San Francisco County Transportation Authority Bayview Caltrain Location Study update..... Andrew Heidel (SFCTA)**

Andrew Heidel with the San Francisco County Transportation Authority gave a Caltrain Location Study update. The presentation included the following key points: Background and Context: The Bayview area has not had direct access to Caltrain since 2005. Southeast Rail Station Study Options: The study aims to recommend a single station location with a focus on criteria prioritization. It also intends to develop concept designs for potential locations, refine cost estimates, and create a roadmap for design, environmental clearance, and implementation. Evaluation Framework: The study will evaluate potential locations based on criteria such as ridership, climate resiliency, environmental impact, access, and community integration. Early Design Input: The presentation seeks feedback and input from the community on design elements, including questions about the relevance of criteria, their importance, and how to best reflect community values within these criteria. During the presentation, Mr. Heidel ask the audience to answer the following questions: *Are the evaluation criteria right? Are any missing? Are some criteria more important than others? How can we best reflect the values of community members within these criteria? What does accessibility mean to you? Does community integration look like to you? How would you like to travel to and from the station? Do the design elements resonate with you? Are there elements missing that you'd like included?*

The next steps include an Open House on October 14, 2023, where feedback will be incorporated into the criteria. The study will then advance designs, cost estimates, ridership assessments, and more, with a preliminary recommendation and additional outreach planned for late 2023/early 2024. The final step is the adoption of recommendations by the SFCTA Board in early 2024. Overall, the presentation focused on community input and the timeline for decision-making and implementation regarding the Bayview Caltrain station location.

***To hear the Full CAC meeting in detail, please refer to the September 18, 2023, Full CAC meeting meeting video.***

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

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1 **VI. Adjournment:**

2 No other business came before the committee, and the meeting adjourned at 8:46 pm.