
1 **The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**
2 **Full CAC Meeting Minutes**
3 **Special meeting date**
4 **Monday, September 18, 2023**
5 **(43 minutes)**

6 **I. Call to Order**

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

10 **II. Routine Business:**

11 **A. Roll Call**

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

14 Excused: Dorris Vincent, and Joyce Armstrong

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

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

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

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

24 **E. Announcements**

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

28 **III. Continued Business**

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

Dr. Veronica Hunnicutt

30 **1. Implementation Committee Update:**

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

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

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

38 **B. Secretary Report:**

Servio Gomez

39 No report was given.

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

41 **1. Business and Employment**

Dorris Vincent

42 No Report was given.

43 **2. Executive Subcommittee**

Dr. Veronica Hunnicutt

44 No report was given.

45 **3. Environmental & Reuse Subcommittee**

Dr. Veronica Hunnicutt

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

1 **4. Housing**

2 No Report was given.

Pastor Joesiah Bell

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

4 No Report was given.

Richard Laufman

5

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

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

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

9 Leroy King with Lennar gave an update on Hunters Point Shipyard Phase 1 Update Hilltop
10 (Madison Block 52) And Block 1 Parcels. Madison Block 52, comprising 77 units, achieved
11 a significant milestone with the Main Building receiving a TCO on August 25, 2023, and the
12 Pavilion Building expected to receive its TCO by the end of September 2023. For Block 1,
13 located at Innes Ave / Donahue Ave, extensive work is in progress, including the installation
14 of underground utilities, demolition, surface restoration, and various concrete-related tasks.
15 Additionally, there's ongoing coordination for the relocation of a bus stop. Block 48's site
16 work involves grading, utilities, sidewalk and curb/gutter installation, landscaping,
17 irrigation, and street improvements. The project is set to enter the bidding phase in October
18 2023, with contracting starting in December 2023, and an anticipated completion date by the
19 end of 2024.

20

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

22 **Report. Michael Hochstoeger (Lennar) and Lila Hussain,**

23 **Maria Pecot (OCII)**

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

34 Homebuyer assistance programs aimed to assist qualified buyers with down payment
35 support and homeownership counseling, although workshops were impacted by the
36 COVID-19 pandemic in 2022, leading to their resumption in 2023. Job training and
37 employee assistance programs played a crucial role in workforce development, with
38 \$225,400 disbursed in 2022, primarily through Young Community Developers (YCD)
39 and the Renaissance Entrepreneurship Center. The Small Business/Technical Assistance
40 Program, administered by Tyche Business Solutions, encouraged contractors to source
41 20% of their project-related purchases from BVHP Area Small Businesses.

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

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

3 Reporting to the Shipyard Citizen's Advisory Committee (CAC) was adjusted to a bi-
4 annual schedule. Despite the challenges posed by the COVID-19 pandemic, many Phase
5 1 community benefit obligations were met, with ongoing commitments to collaborate
6 with community partners and fulfill these commitments.

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

14

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

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

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

41

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

44

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

1 **VI. Adjournment:**

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