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**The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**  
**Housing Subcommittee Meeting Minutes**  
**Thursday, April 18, 2019**  
(38 minutes)

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**I. Call to Order**

Pastor Bell called the Housing meeting to order at 7:30pm. There was a quorum at roll call.

**II. Routine Business:**

**A. Roll Call**

Present: Neola Gans, Dorris Vincent, Dedria Smith, and Pastor Bell

Excused: Joyce Armstrong

Other CAC Members in attendance: Dr. Veronica Hunnicutt and Ollie Mixon

**B. Approval of Agenda: April 18, 2019**

Dr. Veronica Hunnicutt motioned to approve the September 18, 2023, agenda. Neola Gans seconded, and the motion was passed.

**C. The Approval of the Meeting Minutes: March 21, 2019**

Dr. Hunnicutt motioned to approve the March 21, 2019, meeting minutes. Dedria Smith seconded, and the motion was passed.

**D. Announcements**

There were no announcements

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

**A. (Action Item) Developer Selection Recommendation for Hunters Point Shipyard  
Phase 1 Block 56 Affordable Housing..... Elizebeth Colomello (OCII)**

The Housing Committee heard an action item from Elizabeth Colomello on the Hunters Point Shipyard Phase 1 Block 56 affordable family housing, developer team selection recommendation. The recommendation presentation covered background, Phase 1 OCII Parcels, proposal requests, development program, selection criteria, and submittal scoring. OCII received 3 submittals. OCII recommends Mercy Housing California (MHC) and the San Francisco Housing Development Corporation (SFHDC). MHC/SFHDC are being considered for the following reasons: highest number of units below 50% of the AMI for maximum reach to COP holders, thoughtful financing plan, maximized available resources, thorough analysis of cohesiveness of sources with project, team experience, strong partnerships, massing concept meets design for development and complementary to existing Hilltop architecture and is well suited for target population. The MHC/SFHDC's proposal included 70 units with one manager unit, a community room, a group fitness room, a "STEAM" teen center flex space, a courtyard, a laundry room, and one family childcare unit. The presentation also included the massing concept, site plan concept, and outreach. Construction is planned for the Spring/Summer of 2021. After hearing the presentation, Dorris Vincent made a motion to

1 approve sending this item to the Full CAC. Dr. Hunnicutt seconded, and the item was  
2 approved.  
3

4 **B. (Action Item) Schematic Design recommendation for Block 52 at the Hunters**  
5 **Point Shipyard Phase 1 project. Building will consist of 77 for sale residential**  
6 **condominiums included 9 Below Market Rate units located between Kirkwood,**  
7 **Jerrold and Avocet Way. ....Mike Hochstoeger (Lennar) LPAS Architects**

8 The committee then heard an action item on the schematic design recommendations for  
9 Block 52 at the Hunters Point Shipyard Phase 1 project. The building will consist of 77  
10 for sale residential condominiums including 9 below market rate units. The presentation  
11 included an introduction to Block 52's design approach, facade, landscape, project data/  
12 unit count and type breakdown, Project context -transit, pedestrian, and bicycle networks,  
13 and building views. Block 52 has one of the most prominent locations within the Hunters  
14 Point Shipyard Hilltop sub-area. It has one of the highest elevations in the development  
15 and offers excellent city and Bay views. The project is a four-floor building with BMR's  
16 on each floor. There will be various shared amenities including a fitness center, indoor-  
17 outdoor kitchen and lounge space, pet wash, parcel storage, and a two-entrance lobby.  
18 The ground floor includes 64 parking spaces and 32 secured long-time bicycle parking  
19 stalls with direct ground access inside the building. After hearing the presentation, Dorris  
20 Vincent made a motion to approve sending this item to the Full CAC. Dedria Smith  
21 seconded, and the item was approved.

22 ***To hear the Full CAC meeting in detail, please refer to the April 18, 2019, Housing***  
23 ***meeting audio.***  
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25 **V. Public Comment on Non-Agenda items:**  
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27 **VI. Adjournment:**

28 No other business came before the committee, and the meeting adjourned at 8:08 pm.  
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