

HPS 1  
Community  
Benefits 2023  
& Q1-Q2 2024  
Presentation

**LENNAR®**

# Shipyard

## Program Expenditures/Payments To Date

*From Inception thru Q2 2024*

<b>DDA Programs</b>	
Community Benefits Fund	1,000,000
Construction Assistance Program	2,587,274
Interim African Marketplace	192,000
Job Training & Employee Assistance	4,763,036
Outreach Program (incl Homebuyer Assistance)*	1,347,079
Small Business Assistance Program	120,655
<b>DDA Subtotal:</b>	<b>\$10,010,044</b>
<b>CCBA (Not Part of DDA Program)</b>	
Community First Housing Fund	5,698,000
Workforce Program Funding	2,075,000
Technical Assistance Funding	520,000
<b>CCBA Subtotal:</b>	<b>8,293,000</b>
<b>Grand Total:</b>	<b>\$18,303,044</b>

\*Does not include contracts with outreach consultants

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# Development Projects Completed

- HPSY Blocks 50-75
- HPSY Regional Parks – Innes Court Park & Hillpoint Park Overlook
- HPSY Pocket Parks 9-16
- HPSY Galvez Overlook and Coleman Promenade
- Hilltop Streetscape

# Development Projects Underway

- HPSY Block 48 (Design Development and Permitting)
- HPSY Block 52 (Certificate of Completion)
- Hillside Infrastructure (Construction Ongoing)
- HPSY Block 1 Community Builder/Third Party Developer (Design Development)

# Phase 1: Housing Units

Block Numbers	Total Units	BMRs	Status
1	224	24	Design Development
48	404	56	Design Development/Permitting
49	60	59	Completed
50	25	3	Completed
51	63	6	Completed
52	77	9	Substantially Complete
53	93	9	Completed
54	66	7	Completed
55E/W	25/41	3	Completed
56A	36	3	Completed
57A/B	96	12	Completed

# CONTRACTOR ASSISTANCE PROGRAM

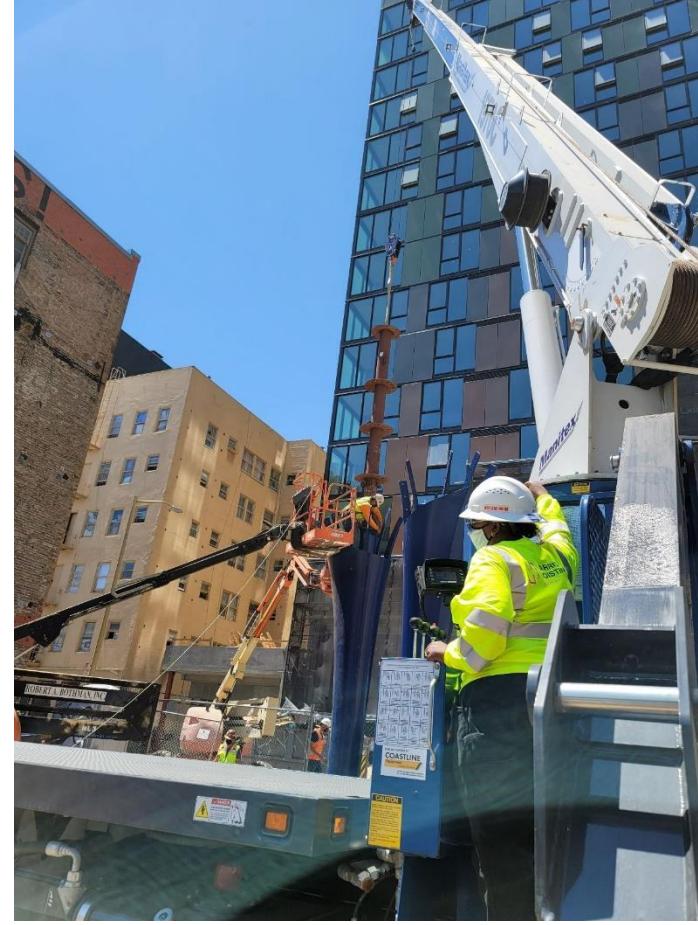
- **CONTRACT ASSISTANCE PROGRAM (\$2,587,274 THROUGH Q2 2024)**
- Lennar assists BVHP contractors by providing:
  - Waiving surety program and lowering insurance requirements
  - Provide onsite technical assistance Monday-Friday
  - Tyche acts as a Contractor Liaison and maintains a site office open M-F offering technical assistance to BVHP contractors in the Shipyard. Tyche also hosts Contractor Workshops on a range of topics related to contracting opportunities including accessibility, project management, and networking. Workshops offered during this period included: Retirement Options for Small businesses (x2), Power of Capital, Credit Readiness, Meet the Primes (x2) and Trucking Informational.
  - Lennar's funds various subcontractor programs that provide Financial educational support to the BVHP SBE

# Phase 1: Contractor Assistance Program Mentorship Protégé Program

- Lennar expended \$75,600 towards the mentorship program administered by Renaissance Entrepreneurship Center.
- The Protégés received business and administrative support, mentoring, peer support, access to capital and affordable office space to obtain local business entity (LBE) certification. In 2023 and the first half of 2024 Protégés were able to secure contracts in total value of \$7,753,470.
- Over ninety percent (90%) of the clients are African American, of which sixty percent (60%) are low moderate income and twenty percent (20%) are extremely low-income. All of our clients either live or operate their businesses in District-10.
- Spotlight story on Tana Harris of Harris Hoisting. Service-Disabled Veteran Owned Small Business (SDVOSB), Woman Business Enterprise (WBE), Minority Business Enterprise (MBE), Disadvantage Veteran Business Enterprise (DVBE), Micro Small Business (SB) and Local Business Enterprise (LBE) that provides hoisting and lift services for large vertical projects in the San Francisco Bay Area.

# Protégé Spotlight: Tana Harris, Harris Hoisting

*"I came to Renaissance with just a thought, and I was able to nurture it into a business with their help." – Tana Harris*



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# Job Training and Employee Assistance Programs

- Lennar is required to contribute \$225,000/year for Job Training Assistance
- In 2023 Lennar paid out a total of \$225,400 for job training and employee assistance programs. In the first half of 2024 Lennar has paid out a total of \$112,700 and intends to pay an additional \$137,700 for the second half of 2024 to the same programs.

## **-YCD Job Training Grant - \$175,000.00/year**

During this reporting period, program participants were indentured into Local Unions 261, 67 and 22. Environmental Protection Agency Cohort 2024 Members had a total of 15 participants with 8 graduating with certificates. Focus spotlight on Darnell Anderson who was part of the EPA Cohort 2023 graduating class. He has secured a position within KM106 Construction Company.

## **-Renaissance Entrepreneurship Center - \$50,400/year**

During this reporting period, classes and workshops focused on general business development covering finance, contracting and hiring for small business owners.

# Phase 1: Community Builder Program

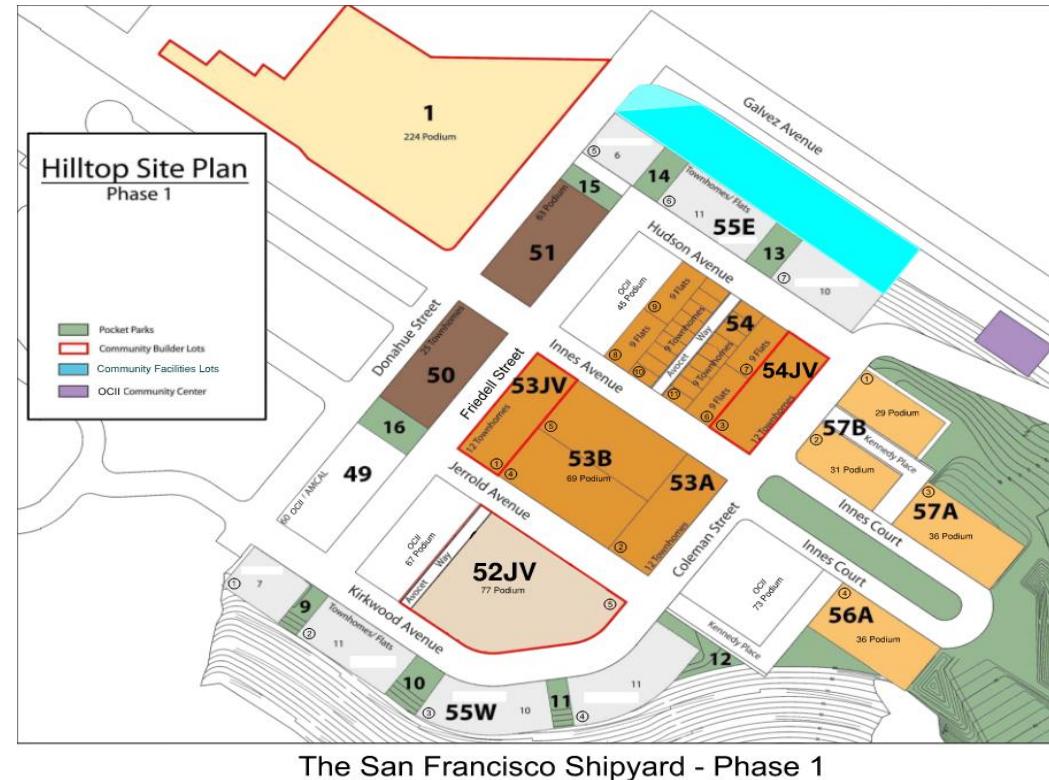
Block	Community Builder	Units
1	Tabernacle	224
48 – A	SFHDC	16
48 – F&J	Shiloh Full Gospel Church	80
48 – K	The Baines Group/ BHPMPSS	26
48 – O	Eagle Environmental Consulting	11
52	Al Norman/ Derek Smith	77
53	MDC/ C. Churchwell LLC	12
54	BAMEC	12

# Community Facilities Lots

**Phase 1 Program:** Developer will provide OCII developable lots for community facilities

- Phase 1: 1.2 acres

**Update:** Lennar to fund horizontal infrastructure to support these parcels. OCII, CAC and Developer will need to collaborate on a plan for future use of these parcels.



# Compliance Summary 2023 & Q1/Q2 2024

## Challenges

- Phase 1 Master Developer complied with the majority of Phase 1 Community Benefit obligations, with the following exceptions:
  - Homebuyers Assistance: Lennar was only able to offer one workshop in late 2023 however has already offered three workshops in 2024 with a fourth scheduled for the second week of December 2024.
  - Lennar teamed up with SFHDC to offer an in-person community workshop in October 2024
  - Small Business Assistance Program: Lennar did not meet the quarterly networking goal in 2023, but this program has resumed in 2024. Workshops and BMR advertising is occurring in 2024 and being communicated in English, Spanish, Chinese and Samoan.

## 2024 Update

- Developer continues to work with community partners to prepare BVHP subcontractors and future homebuyers for opportunities at the Shipyard.