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**The Mayor’s Hunters Point Shipyard Citizens Advisory Committee (CAC)**  
**Full CAC Meeting Minutes**  
**Special Meeting Date**  
**Thursday, November 21, 2024**  
**(2 Hours )**

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**I. Call to Order**

Dr. Veronica Hunnicutt called the Full CAC meeting to order at 5:04 pm. There was a quorum at roll call.

**II. Routine Business:**

**A. Roll Call**

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

**B. Approval of Agenda: November 21, 2024**

Richard Laufman motioned to approve the June 16, 2024, agenda. Servio Gomez seconded, and the motion was passed.

**C. The Approval of the Meeting Minutes: June 16, 2024**

Neola Gans motioned to approve the October 30, 2023, meeting minutes. Richard Laufman seconded, and the motion was passed.

**E. Announcements**

**III. Continued Business**

**A. Chair’s Report:**

**Dr. Veronica Hunnicutt**

**1. Implementation Committee Update:**

No report was given

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

No report was given

**B. Secretary Report:**

**Servio Gomez**

No report was given.

**C. CAC Subcommittee Chair Reports:**

**1. Business and Employment**

**Deria Smith**

No report was given.

**2. Executive Subcommittee**

**Dr. Veronica Hunnicutt**

No report was given.

**3. Environmental & Reuse Subcommittee**

**Dr. Veronica Hunnicutt**

Environment and Reuse met on November 18 the Navy covered a variety of topics

**4. Housing**

**Pastor Joesiah Bell**

No Report was given.

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

**Richard Laufman**

No Report was given.

**D. Developer’s Reports:**

1 **1. HPS Phase 2 Project update.....La Shon Walker (Five Point)**

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

4 **A. Phase 1 Master Developer (Lennar) Compliance Report for the Community**  
5 **Benefits Agreement for the period of January 2023 through June 2024, Legacy**  
6 **Fund Balances Update; Hunters Point Shipyard and Bayview Hunters Point**  
7 **Redevelopment Project Areas.....Michael Hochstoeger (Lennar), Inderbir**  
8 **Grewal and Lila Hussain (OCII)**  
9

10 The Lennar Community Benefits Compliance Update for 2023 and the first half of 2024  
11 provides a detailed account of the company's efforts to fulfill its community benefit  
12 commitments. The report outlines significant financial contributions, development  
13 projects, and various community programs designed to support the Bayview Hunters  
14 Point (BVHP) community and its residents.

15 The financial investments to date total over \$18.3 million, including \$10 million for  
16 Development and Disposition Agreement (DDA) programs and \$8.3 million for  
17 Community Construction Benefits Agreement (CCBA) initiatives. DDA programs  
18 encompass a wide range of efforts, such as a \$1 million Community Benefits Fund, over  
19 \$4.7 million for job training and employee assistance, and approximately \$2.6 million for  
20 the Construction Assistance Program. CCBA initiatives focus on housing and workforce  
21 funding, including \$5.7 million for the Community First Housing Fund and \$2 million for  
22 workforce development.

23 Lennar has completed key development projects, including numerous residential housing  
24 blocks, regional parks such as Innes Court Park and Hillpoint Park Overlook, pocket  
25 parks, and promenades. Housing projects feature 1,169 units across various blocks, with  
26 191 units designated Below-Market Rate (BMR) housing. Additionally, Lennar has made  
27 progress on infrastructure and ongoing developments, such as the Hillside Infrastructure  
28 and Block 48, which are in the design or permitting phases.

29 The Contractor Assistance Program has significantly supported BVHP contractors, with  
30 \$2.6 million allocated to initiatives like waiving surety program requirements, lowering  
31 insurance thresholds, and offering technical assistance. As a contractor liaison, Tyche has  
32 hosted workshops on project management, networking, and financial literacy.

33 The mentorship program administered by the Renaissance Entrepreneurship Center has  
34 received \$75,600, helping local small businesses secure contracts totaling \$7.75 million.  
35 Over 90% of participating businesses are African American-owned, with a majority  
36 serving low-to-moderate-income residents of District 10.

37 Job training and employee assistance programs are another critical component of  
38 Lennar's efforts. In 2023, the company contributed \$225,400, and an additional \$112,700  
39 was allocated in the first half of 2024. These funds supported training programs,  
40 including union apprenticeships and environmental certifications, with successful  
41 outcomes like securing employment opportunities for participants.

42 While Lennar has largely complied with its community benefit obligations, a few  
43 challenges were noted. For instance, the Homebuyers Assistance Program faced delays in  
44 2023, offering only one workshop, but rebounded in 2024 with three workshops already  
45 held and a fourth planned. Similarly, the Small Business Assistance Program did not

1 meet its networking goals in 2023 but resumed workshops and outreach efforts in  
2 multiple languages in 2024.

3 Overall, Lennar has made substantial progress in delivering on its commitments,  
4 continuing to support the BVHP community through financial contributions,  
5 development projects, and comprehensive community programs.

6  
7 **B. Maintenance and Hunters Point Shipyard Phase 1 Park Conveyance from the**  
8 **Office of Community Investment and Infrastructure (OCII) to San Francisco**  
9 **Recreation and Park Department (RPD) per Redevelopment Dissolution**  
10 **Law.....Marc Slutzkin, Lila Hussain (OCII) and Jack Avery (RPD)**

11 The *Hunters Point Shipyard Phase 1 Open Space Conveyance* document outlines the  
12 transfer process of open space parcels from the Office of Community Investment and  
13 Infrastructure (OCII) to the City of San Francisco, specifically to the San Francisco  
14 Recreation and Park Department (Rec and Park). This transfer is rooted in the Disposition  
15 and Development Agreement (DDA) and open space planning documents, initially  
16 guiding the Hunters Point Shipyard (HPSY) Phase 1 open space development. OCII  
17 currently owns the open space parcels and accepts improvements from the Master  
18 Developer upon completion. Maintenance and operations for these areas are funded by  
19 Community Facilities District (CFD) #8, which was created explicitly for this purpose.  
20 Due to the state-mandated dissolution of the Redevelopment Agency, OCII is required to  
21 create a Property Management Plan (PMP) to facilitate the transfer of these parcels to the  
22 City. This PMP, approved by the State Department of Finance in 2015, stipulates that  
23 transfers should occur once specific phases or sub-phases of the open space are  
24 completed. With all Phase 1 Hilltop open space now finished, the transfer process is  
25 underway. Notably, the PMP was presented to the Community Advisory Committee  
26 (CAC) in 2013, aligning with community expectations.

27 Funding for park maintenance and operations is derived from CFD #8, which ensures that  
28 resources are strictly allocated for HPSY Phase 1 open space. OCII remains the  
29 administrator of CFD #8 and will reimburse Rec and Park for costs incurred in managing  
30 and maintaining the parks. This funding mechanism includes reserves for future capital  
31 needs, covering park streetscape elements, community buildings, public art, and  
32 necessary repairs.

33 The transfer process entails Rec and Park assuming HPSY Phase 1 open space  
34 management starting July 1, 2025. A Funding and Maintenance Agreement will be  
35 formalized between OCII and Rec and Park, outlining the terms for this transition. Rec  
36 and Park's extensive expertise in park operations is highlighted as a key factor for the  
37 success of this endeavor. The department's staff includes specialists in horticulture,  
38 sustainable gardening, natural resource management, pest control, and skilled trades such  
39 as plumbing, carpentry, and stone masonry. These capabilities have been demonstrated in  
40 previous collaborations, such as Mission Bay Parks' management and Shoreview Park's  
41 renovation.

42 Mission Bay Parks, for example, includes a range of recreational facilities such as dog  
43 parks, playgrounds, sports courts, and promenades, with 20 acres of parks planned.  
44 Shoreview Park, transferred from OCII to the City in 2017, underwent significant  
45 improvements, including installing a new playground with unique features like a 25-foot  
46 slide, a climbing net, and a skywalk. Additional amenities include outdoor fitness areas,

1 barbecue spaces, landscaping, and enhanced lighting. These projects underscore Rec and  
2 Park’s proven ability to manage and enhance open spaces effectively.

3 The document also emphasizes workforce development as a critical component of the  
4 transition. The Gardener Apprenticeship Program, established in 2012, is the first state-  
5 certified horticulture program and provides a two-year paid training opportunity with  
6 over 3,000 hours of instruction. Participants earn a certificate from City College’s  
7 Horticulture Program. A new Pre-Apprenticeship Program focuses on urban reforestation  
8 and job skills for underserved adults, offering a one-year paid apprenticeship with  
9 benefits. Additionally, the Greenagers program engages high school students in  
10 community projects, leadership development, and park stewardship, providing both  
11 professional experience and compensation.

12 The next steps in the process involve finalizing the Funding Agreement and securing  
13 approvals from various bodies. By March 2025, the agreement will be presented to the  
14 OCII and RPD Commissions for action. In April 2025, the Board of Supervisors is  
15 expected to approve the agreement and the transfer of parks from OCII to the City.  
16 Finally, on July 1, 2025, Rec and Park will officially begin managing the Hunters Point  
17 Shipyard Phase 1 parks and open spaces. OCII will continue to oversee CFD #8 as its  
18 administrator, ensuring the proper allocation of funds for maintenance and operations.  
19 This transition represents a significant milestone in the development and stewardship of  
20 the Hunters Point Shipyard open spaces, with a focus on sustainability, community  
21 engagement, and long-term maintenance planning  
22

23 **C. (Action Item): Approval of CAC recommendation of naming of 275 Coleman**  
24 **Street (located on Block 56), a 73-unit affordable rental housing development, in**  
25 **memory of Ms. Dorris M. Vincent.....David Sobel (SFHDC) and**  
26 **Dr. Veronica Hunnicutt (HPSCAC)**

27 The committee heard a presentation from SFHDC on the naming of Block 56 after former  
28 CAC and SFHDC board member Dorris M. Vincent. After a brief discussion, Joyce  
29 Armstrong made a motion to name Block 56 after Dorris M. Vincent. Dedria Smith  
30 seconded and the motion was passed.  
31

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

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34 *To hear the Full CAC meeting in detail, please refer to the November 21, 2024, Full CAC*  
35 *meeting audio.*  
36

37 **VI. Adjournment:**

38 No other business came before the committee, and the meeting adjourned at 7:04pm.