

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)**

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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.

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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

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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.

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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.***

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37 **VI. Adjournment:**

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