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The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)

Full CAC Meeting Minutes

Special Meeting Date

Wednesday, March 18, 2026

(2 Hours)

I. Call to Order

Dr. Veronica Hunnicutt called the Full CAC meeting to order at 6:17 pm. There was a quorum after roll call.

II. Routine Business:

A. Roll Call

Present: Dr. Veronica Hunnicutt, Neola Gans, Dedria Smith, Malik Seneferu and Falaofuta Satele

Excused: Pastor Bell, Joyce Armstrong, and Servio Gomez

B. Approval of Agenda: March 18, 2026

Falaofuta Satele motioned to approve the March 18, 2025, meeting agenda. Neola Gans seconded, and the motion was passed.

C. The Approval of the Meeting Minutes: October 20, 2025

Neola Gans motioned to approved the October 20, 2025, meeting minutes. Falaofuta Satele seconded, and the motion was passed.

E. Announcements

III. Continued Business

A. Chair's Report: **Dr. Veronica Hunnicutt**

1. Call for Officers' nominations

The committee recommended the current officers for their respective positions.

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**

No report was given

4. Housing **Pastor Joesiah Bell**

No Report was given.

5. Planning, Development, and Finance

No Report was given.

IV. Continued Business/ Presentations/ Updates

A. Presentation on Mayor's Office of Housing and Community Development (MOHCD)Annual Certificate of Preference Marketing and Outreach Report Fiscal Year 2024-2025 -Maria Benjamin, MOHCD, and Pam Sims, OCII

The Fiscal Year 2024–2025 Certificate of Preference (COP) Annual Report provides an overview of the continued expansion, outreach, and implementation of San Francisco's Certificate of Preference Program, which gives affordable housing priority to individuals and families displaced by former San Francisco Redevelopment Agency (SFRA) projects. The report highlights significant progress in expanding access to the program following Assembly Bill 1584, increased community outreach, improvements to program administration, and ongoing efforts to connect eligible households with affordable housing opportunities.

The Certificate of Preference Program was originally established in 1967 to provide affordable housing preference to households displaced by redevelopment activities. The program has expanded several times over the years. Originally, only heads of displaced households qualified for a certificate, but eligibility later expanded to include all household members. In 2008, the City broadened the program so displaced households could receive preference for affordable housing throughout San Francisco. Assembly Bill 1584, which became effective in 2022, further expanded eligibility to include children, grandchildren, and great-grandchildren of displaced households as well as descendants from formerly inactive redevelopment project areas such as Yerba Buena Center, South of Market, Stockton-Sacramento, Diamond Heights, and other historic redevelopment neighborhoods. Approximately 5,893 households were displaced through redevelopment efforts in the Western Addition and Hunters Point project areas.

The program experienced substantial growth during the reporting period. A total of 739 COP applications were received, resulting in the issuance of 409 new certificates, including 64 to displaced household members and 345 to descendants. An additional 266 applications remained under review, while 58 were determined ineligible, primarily because applicants could not establish displacement through former Redevelopment Agency records. Six replacement certificates were also issued to existing certificate holders. The presentation accompanying the report notes that there are now approximately 1,256 active COP holders participating in the program.

Community outreach efforts continued to expand through the partnership between MOHCD, OCII, Lynx, and the New Community Leadership Foundation (NCLF). Since outreach began in August 2022, more than 5,360 displaced individuals have been contacted or located. During Fiscal Year 2024–2025 alone, the outreach team located 1,191 displaced persons, including 577 descendants.

The expanded outreach significantly increased public awareness of the program. Staff improved the COP website, online application system, informational flyers, and the COP information phone line. The hotline experienced dramatic growth, increasing from roughly 12 calls during the previous fiscal year to approximately 15 calls per day, with most inquiries focusing on eligibility requirements, application procedures, and application status.

One significant milestone occurred during the San Francisco Affordable Housing Expo when an attendee discovered they qualified as a descendant displaced from the former Yerba Buena Center redevelopment project, becoming the first Certificate of Preference holder from that expired project area. More than half (54%) of newly approved certificate holders currently reside outside San Francisco, primarily in Oakland, Vallejo, Antioch, and other East Bay and Central Valley communities. Among those who continue to live within San Francisco, the largest concentrations reside in Bayview-Hunters Point, followed by Western Addition and Hayes Valley. The report suggests this pattern reflects the long-term displacement of former residents from redevelopment neighborhoods.

During Fiscal Year 2024–2025, the City offered 46 affordable housing lottery listings totaling 547 affordable rental units, including two developments sponsored directly by OCII. All 547 units were available to original COP holders, while 39 units were specifically available to descendant certificate holders.

Despite the number of available units, a major challenge remains the mismatch between applicant incomes and housing affordability. Approximately 85% of available units required household incomes above 51% of Area Median Income (AMI), while the median income among COP applicants was only 37% of AMI. Because of this disparity, many otherwise eligible applicants could not afford available units without additional rental subsidies. During the reporting period, only one applicant received an Emergency Rental Assistance Program subsidy to bridge this affordability gap.

The presentation also highlights that 92% of COP applicants voluntarily withdrew from the lease-up process, reflecting affordability issues, changing housing needs, or other barriers during the application process.

The report states that 81 certificate holders actively applied for affordable housing through the City's DAHLIA housing portal. Ultimately, 44 COP holders and their families secured affordable housing, including: Four households placed through DAHLIA housing lotteries. Twenty-four households housed through San Francisco Housing Authority project-based vouchers. Sixteen households placed through waitlists at former Redevelopment Agency affordable housing developments.

Many successful placements involved individuals transitioning from homelessness or unstable housing into permanent affordable homes. Several recipients credited the Certificate of Preference Program with making stable housing possible for themselves and their families.

Although many applicants initially entered housing lotteries, numerous applicants did not complete the leasing process. Approximately 47% withdrew voluntarily, most commonly because they were not prepared to relocate, desired larger units, required parking, or found rent unaffordable. An additional 45% failed to respond to repeated outreach by leasing agents, despite multiple attempts via email, telephone, and text message. Only a small percentage were found over income, under income without subsidy, or otherwise ineligible under building-specific requirements.

Although no Certificate of Preference holders purchased an OCII or Below Market Rate (BMR) home during Fiscal Year 2024–2025, the report notes growing interest in affordable homeownership.

MOHCD conducted a homeownership survey among certificate holders to better understand their interest and readiness. Twenty-five respondents received individualized guidance, education, and referrals to first-time homebuyer programs and down-payment assistance resources.

Interest was particularly strong for the 400 China Basin homeownership development, where ten COP households submitted applications, representing the highest level of homeownership participation seen in approximately a decade.

Throughout the fiscal year, MOHCD continued implementing operational improvements designed to reduce barriers and improve customer service. Key improvements included: Streamlining the online application process. Expanding the monthly COP newsletter highlighting housing opportunities. Developing a COP-specific Housing Resource Guide. Improving the COP information hotline. Increasing coordination between MOHCD, OCII, and the San Francisco Housing Authority. Hiring additional program staff to process applications, research family lineage, and assist applicants throughout the lease-up process.

Assembly Bill 1584 continues to reshape the Certificate of Preference Program by extending eligibility to descendants of displaced households and residents displaced from previously expired redevelopment project areas. To support this expansion, MOHCD updated its Salesforce database, reorganized historical family records, assigned unique certificate identifiers to original displaces, and linked descendants to their ancestral household records. These improvements simplify eligibility verification while preserving important historical records. As of June 30, 2025, the program included 708 approved descendant COP holders. Most descendants are between 26 and 39 years old, with many expressing interests in returning to San Francisco as they establish families or complete college. MOHCD and OCII continue digitizing historical redevelopment records from neighborhoods including Western Addition, Hunters Point, Yerba Buena Center, and Golden Gateway. This work supports a five-year initiative to improve historical documentation, identify displaced households, expand outreach, and simplify future eligibility determinations. The report notes that applications from descendants of former Yerba Buena residents have already begun increasing as outreach expands into previously inactive redevelopment areas.

The report outlines several priorities for the coming year, including continuing outreach to approximately 1,800 remaining displaced households and their descendants through Lynx and NCLF; and conducting updated surveys to better understand the housing needs of current Certificate of Preference holders, particularly their descendants. Expanding assistance for prospective homebuyers. Continuing digitization of historical redevelopment records to improve program efficiency. Maintaining strong collaboration between MOHCD, OCII, and the San Francisco Housing Authority to increase affordable housing access for Certificate of Preference holders.

The Fiscal Year 2024–2025 COP Annual Report demonstrates significant progress in expanding access to affordable housing for families displaced by San Francisco's redevelopment history. The implementation of Assembly Bill 1584 has substantially increased program participation among descendants, while enhanced outreach, improved technology, and stronger interagency coordination have made the program more accessible than ever. Despite these successes, affordability remains the program's greatest challenge, as most available housing requires incomes higher than those of many Certificate of Preference holders. Going forward, the City intends to continue improving outreach, preserving historical records, expanding homeownership opportunities, and increasing access to affordable rental housing so that more displaced families and their descendants can benefit from the housing preference established to address the lasting impacts of redevelopment.

B. Office of Community Investment and Infrastructure (OCII) FY 24-25 Annual Housing Production Report -Elizabeth Collomello, OCII

The Office of Community Investment and Infrastructure (OCII) Fiscal Year 2024–2025 Annual Housing Production Report provides a comprehensive overview of the agency's progress toward fulfilling its housing development obligations, including affordable housing production, project financing, construction activity, marketing outcomes, workforce participation, and implementation of the Certificate of Preference Program. The report highlights OCII's continued role in transforming former redevelopment areas into mixed-income communities while expanding affordable housing opportunities throughout San Francisco.

OCII serves as the successor agency to the former San Francisco Redevelopment Agency following its dissolution in 2012. Under California redevelopment dissolution law, OCII is responsible for completing enforceable housing obligations approved by the California Department of Finance. These responsibilities include overseeing affordable housing development, financing housing projects, managing development agreements, and coordinating with the Mayor's Office of Housing and Community Development (MOHCD), which assumes long-term ownership and asset management of completed affordable housing developments.

The report explains that OCII's housing responsibilities span five major redevelopment areas: Hunters Point Shipyard Phase I, Hunters Point Shipyard Phase II and Candlestick Point, Mission Bay North, Mission Bay South, Transbay, and the newly established Replacement Housing Program authorized through Senate Bill 593. Collectively, these obligations represent a total housing production goal of 27,760 units, of which 13,023 units, or approximately 47 percent, are designated as permanently affordable housing. As of June 30, 2025, OCII had completed 9,649 housing units, representing 35 percent of its overall housing obligation. Of the completed units, 3,091 are affordable housing units and 6,558 are market-rate units.

The report notes that Senate Bill 593 significantly expanded OCII's responsibilities by authorizing a limited form of tax increment financing to replace approximately 5,842 affordable housing units demolished during earlier redevelopment efforts that were never rebuilt. During Fiscal Year 2024–2025, OCII initiated predevelopment work on the first affordable housing project expected to receive funding through this new legislation. Because the available tax increment revenue is limited, the Replacement Housing Program will be implemented over many years through phased bond financing and future development. During Fiscal Year 2024–2025, OCII completed construction on 410 new housing units across four developments. These projects included Mission Bay South Block 9A, a 148-unit affordable homeownership development; Hunters Point Shipyard Block 56, which delivered 73 affordable family rental units; Hunters Point Shipyard Blocks 52 and 54, which added 112 affordable family rental units known as the Oscar James Residence; and Hunters Point Shipyard Block 52, which included 77 market-rate homeownership units with inclusionary affordable units. These developments significantly expanded both affordable rental and affordable homeownership opportunities within OCII project areas.

The report also highlights projects currently under construction. As of June 30, 2025, OCII had 335 affordable housing units actively under construction within the Transbay redevelopment area. These projects consist of a 151-unit senior affordable housing development and a 184-unit family affordable housing development that will further increase affordable housing availability once completed.

Affordable housing financing remained a central component of OCII's work during the fiscal year. The agency approved one predevelopment loan totaling $5.1 million for Mission Bay South Block 4E, a future affordable housing development that will include 398 affordable units. OCII continues to leverage multiple funding sources, including tax-exempt housing bonds, Low Income Housing Tax Credits, state affordable housing programs, and local developer fees, while providing gap financing needed to make affordable housing developments financially feasible. The report also notes that rising construction costs, higher interest rates, and increased operating expenses continue to present significant financial challenges for affordable housing production statewide.

The report describes the populations served by OCII-funded housing. Affordable rental developments primarily serve households earning 60 percent of Area Median Income (AMI) or below, with many developments targeting extremely low-income households earning less than 50 percent of AMI. Affordable homeownership opportunities are generally available to first-time homebuyers earning between 80 and 120 percent of Area Median Income. Among completed affordable units, approximately 68 percent serve households earning 50 percent of Area Median Income or less, demonstrating the agency's emphasis on serving San Francisco's lowest-income residents.

Housing production varies across OCII's redevelopment areas. Mission Bay North and South reached approximately 97 percent completion, making them the agency's most advanced project areas. Transbay has completed approximately 67 percent of its planned housing. Hunters Point Shipyard Phase I has reached approximately 54 percent completion and continues to move forward with additional affordable housing development. Hunters Point Shipyard Phase II and Candlestick Point remain in the early stages of implementation, with only 3% of planned housing completed, primarily due to ongoing environmental cleanup and federal land transfer requirements. The Replacement Housing Program has not yet completed any units because implementation has only recently begun following enactment of Senate Bill 593.

The report explains that Hunters Point Shipyard Phase I continues to advance safely following extensive environmental testing. Additional soil sampling was conducted at Blocks 52, 54, and 56, and testing confirmed that these sites are safe for residential occupancy. Construction on Blocks 52, 54, and 56 was completed during Fiscal Year 2024–2025, providing 185 new affordable rental units serving households earning between 30 and 50 percent of Area Median Income. In contrast, development at Hunters Point Shipyard Phase II remains dependent upon the United States Navy completing environmental remediation and regulatory agencies certifying each parcel as safe before development can begin. The report also discusses the Certificate of Preference Program, which provides housing priority to individuals and families displaced by urban renewal activities. OCII continues to partner with the Mayor's Office of Housing and Community Development to administer the program, conduct outreach to eligible residents and descendants, market affordable housing opportunities, and improve access to affordable housing lotteries. The annual report includes updated statistics on Certificate of

Preference participation and summarizes marketing efforts that connect eligible households with affordable housing opportunities throughout the City.
In addition to housing production, OCII continues to prioritize economic inclusion through its Small Business Enterprise and workforce development programs. Affordable housing construction projects are required to meet participation goals for certified local small businesses while creating employment opportunities for San Francisco residents. The report includes detailed tracking of contractor participation, construction workforce outcomes, and local hiring achievements to ensure that redevelopment investments generate broader economic benefits alongside housing production.
Overall, the Fiscal Year 2024–2025 Annual Housing Production Report demonstrates continued progress toward fulfilling OCII's long-term redevelopment and affordable housing obligations. During the fiscal year, the agency completed 410 new housing units, expanded affordable housing financing, advanced multiple developments through construction and predevelopment, initiated implementation of the Replacement Housing Program authorized under Senate Bill 593, continued environmental and infrastructure work within Hunters Point Shipyard, strengthened affordable housing marketing and outreach efforts, and maintained its commitment to creating mixed-income neighborhoods while increasing opportunities for low- and moderate-income San Francisco residents. Despite ongoing challenges related to construction costs, financing, and environmental remediation, the report concludes that OCII remains on track to continue delivering thousands of additional affordable and market-rate housing units over the coming years while meeting its enforceable housing obligations.

C. Candlestick Project – Development Update – Final Map and Street Improvement Permit – La Shon Walker and Catarina Kidd, FivePoint)

The Candlestick Infrastructure Overview Update presentation, delivered to the Hunters Point Shipyard Citizens Advisory Committee (CAC) on March 18, 2026, provides an overview of the infrastructure work required to support the next phase of redevelopment at Candlestick Point. The presentation explains the developer's role in preparing the site for future residential, commercial, recreational, and public uses by constructing the essential infrastructure needed before vertical development can occur.
The presentation begins by describing the overall transformation of Candlestick Point into a new mixed-use waterfront neighborhood. It explains that the developer's responsibility extends beyond constructing buildings to transforming undeveloped land into sites that support homes, businesses, parks, transportation networks, utilities, and other neighborhood amenities. The development process follows a multi-phase lifecycle that includes due diligence and feasibility studies, public communication and engagement, planning and entitlement approvals, engineering and permitting, project financing and bonding, geotechnical improvements, infrastructure construction, vertical building development, marketing and sales, and ultimately long-term operations and maintenance. This sequence illustrates that significant planning and infrastructure work must be completed before new buildings can be constructed.
A major focus of the presentation is the Candlestick Major Phase 2 Street Improvement Permit, which authorizes construction of the essential public infrastructure needed to support future development. The permitted work includes construction of new backbone

roadways, installation of underground utility systems, development of a new stormwater outfall, surcharge improvements, construction of a new access road serving California State Parks, and installation of a sanitary sewer pump station. Together, these projects establish the core infrastructure necessary to accommodate future housing, commercial development, parks, and public spaces throughout the project area.

The presentation identifies the current priority as obtaining approval of the Final Map and Street Improvement Permit from the San Francisco Board of Supervisors, with hearings anticipated during April and June 2026. Approval of these actions will legally establish individual development lots, define ownership boundaries, determine long-term operations and maintenance responsibilities for public improvements, and formally establish street names throughout the Candlestick Point development. These approvals represent important milestones that allow infrastructure construction to proceed.

The presentation emphasizes that installing the project's essential infrastructure requires coordination among numerous public agencies and stakeholders. Critical infrastructure includes backbone roads, utility systems, stormwater facilities, shoreline and park access improvements, and the sanitary sewer pump station. Because these improvements involve multiple regulatory jurisdictions and public interests that may sometimes conflict, extensive coordination is required among city departments, state agencies, utility providers, and other regulatory authorities before construction can begin.

Transportation improvements are a key component of the infrastructure program. The presentation highlights construction of new roads, including Arelious Walker Drive and Harney Way, which will provide the primary transportation network serving future neighborhoods. These roads are designed to connect residential, commercial, and recreational areas, improve circulation throughout Candlestick Point, and provide better connections to the regional transportation system and U.S. Highway 101.

The stormwater outfall project is presented as one of the most technically complex infrastructure improvements. The new outfall crosses three different land ownerships and multiple regulatory agency jurisdictions, requiring coordination among numerous public entities. Once completed, the outfall will significantly improve the area's stormwater management system by reducing the amount of stormwater and sanitary sewer flow entering San Francisco's combined sewer system. The presentation states that the project will achieve a 63 percent net reduction in total stormwater and sanitary flow compared to pre-project conditions and a 47 percent reduction compared to current conditions. These improvements are expected to reduce pressure on the City's sewer infrastructure while improving environmental performance and drainage.

The presentation also describes the construction of a new access road serving California State Parks. The new roadway will provide park visitors with access that is located outside the existing flood zone, improving public safety and accessibility during severe weather events. In addition to enhancing park access, the overall project will improve drainage throughout the surrounding area, reducing localized flooding risks and supporting future development. Another significant component of the infrastructure program is construction of the Sanitary Sewer Pump Station (SSPS). The presentation explains that a pump station is a facility containing mechanical and electrical equipment that lifts wastewater from lower elevations to higher elevations so it can be conveyed to the City's wastewater treatment system. Because Candlestick Point's topography includes areas below the elevation of existing sewer infrastructure, a pump station is necessary to provide reliable wastewater service for future development.

The presentation explains that design requirements for the pump station have evolved since earlier planning efforts. Original Park and public right-of-way designs anticipated the incorporation of portions of the facility into surrounding public spaces. However, the San Francisco Public Utilities Commission now requires that wet wells and associated equipment be located within a dedicated enclosure rather than in the public right-of-way. As a result, the pump station's enclosure and overall footprint have increased to accommodate additional equipment and truck access required for maintenance operations. Because the facility is considered civic infrastructure, its design must also be approved by the San Francisco Arts Commission through the Civic Design Review process.

To help illustrate the design approach, the presentation includes photographs of architecturally integrated pump station facilities from San Francisco, London, and Sweden, demonstrating how essential utility infrastructure can be incorporated into public spaces while minimizing visual impacts. It also includes illustrations from the project's earlier 2016 schematic design showing the planned location of the pump station adjacent to Willie Mays Park near Harney Way and Jamestown Avenue, providing context for how the facility will fit within the future neighborhood.

The presentation concludes by outlining the project's next steps. Following issuance of the required permits and approval by the San Francisco Board of Supervisors, infrastructure construction is expected to begin according to the established construction schedule. The development team committed to returning to future Hunters Point Shipyard Citizens Advisory Committee meetings to provide additional progress updates as permitting advances and construction activities move forward.

Overall, the Candlestick Infrastructure Overview Update demonstrates that the current phase of redevelopment is focused on constructing the foundational public infrastructure required to support long-term community development. The planned improvements, including new roads, utilities, stormwater systems, park access, and wastewater infrastructure, are intended to create a safe, resilient, and sustainable framework for future housing, commercial development, parks, and public amenities while improving environmental performance, transportation connectivity, and public access throughout the Candlestick Point redevelopment area.

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V. Public Comment on Non-Agenda items:

To hear the Full CAC meeting in detail, please refer to the March 18, 2026, Full CAC meeting audio.

VI. Adjournment:

No other business came before the committee, and the meeting adjourned at 8:17pm.