

Community Benefits Update: Hunters Point Shipyard Phase 1 & Hunters Point Shipyard Phase 2/Candlestick Point

Kasheica McKinney

Office of Community Investment and Infrastructure (OCII)

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Presentation Overview

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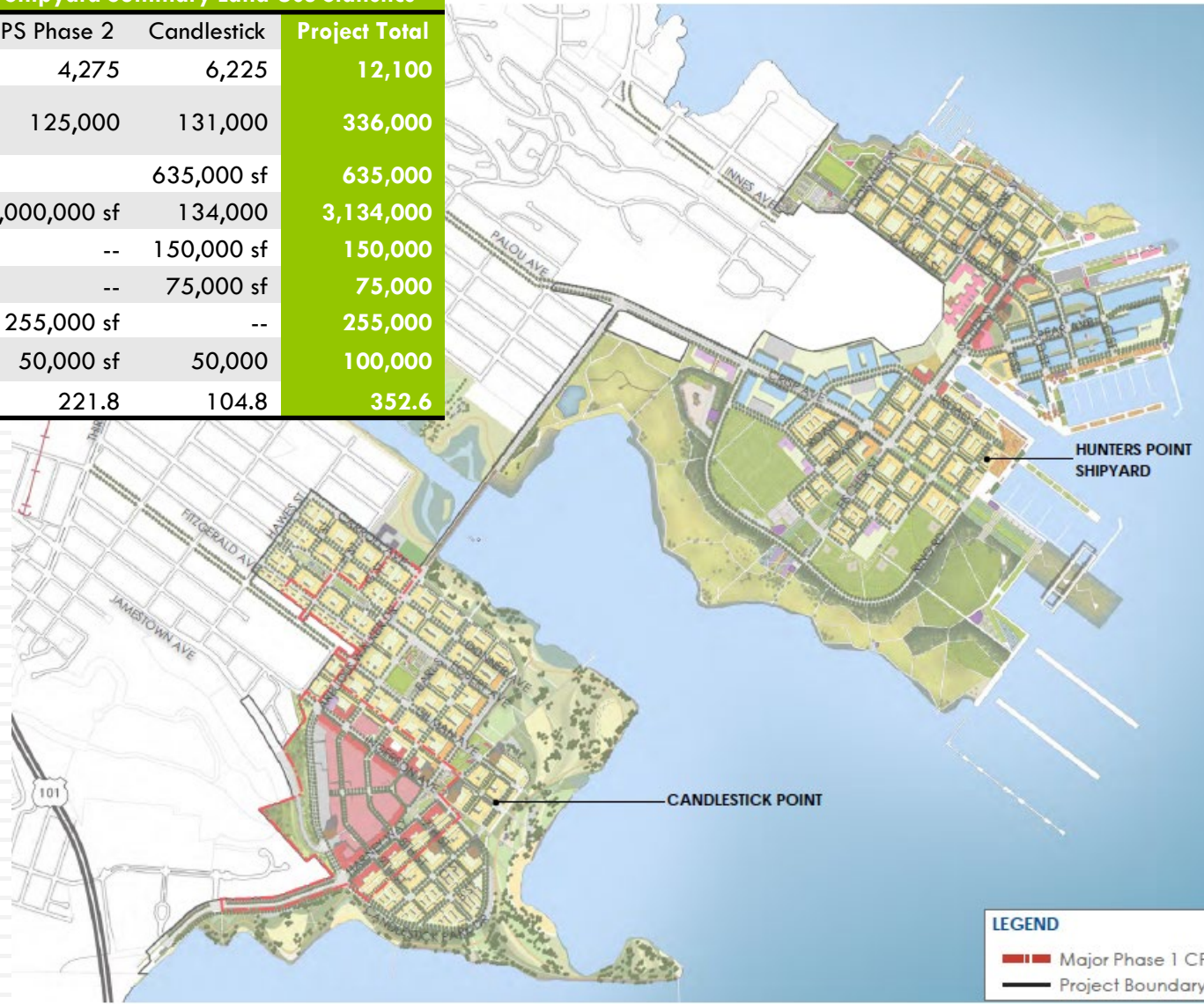
- Project Background
- Community Benefits
 - Hunters Point Shipyard Phase 1
 - Hunters Point Shipyard Phase 2/Candlestick Point

Hunters Point Shipyard & Candlestick Point

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Candlestick Point and Hunters Point Shipyard Summary Land Use Statistics

	HPS Phase 1	HPS Phase 2	Candlestick	Project Total
Resident Units	1,600 units	4,275	6,225	12,100
Neighborhood Retail	80,000 sf	125,000	131,000	336,000
Regional Retail	--	--	635,000 sf	635,000
Office/R&D	--	3,000,000 sf	134,000	3,134,000
Hotel	--	--	150,000 sf	150,000
Film & Art Center	--	--	75,000 sf	75,000
Artists' Space	--	255,000 sf	--	255,000
Community Uses	--	50,000 sf	50,000	100,000
Open Spaces	26 acres	221.8	104.8	352.6



Project Timeline:

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Year	Event
1974	Hunters Point Shipyard Closed
1997	BoS Adopts Hunters Point Redevelopment Plan
2004	HPS Phase 1 Disposition and Development Agreement (DDA) Adopted (OCII & Developer)
April 2005	HPS Phase 1 Community Benefits Agreement Adopted
May 2008	Core Community Benefits Agreement (Developer & AD 10) (AD 10 agreed to support Prop G, a ballot measure making it official City policy to support the development of HPS and CP)
June 2008	SF Voters Approve Proposition G
2010	CP/HPS Phase 2 DDA Adopted (OCII & Developer)
2015	1 st Residents Move into HPS Phase 1 Development

Phase 1: Disposition & Development Agreement

Phase 1 DDA

Community Benefits Plan

Community Benefits Agreement (2005)

Affordable Housing Program

BVHP Employment & Contracting Policies

Construction & Permanent Jobs

Small & Minority Owned Businesses

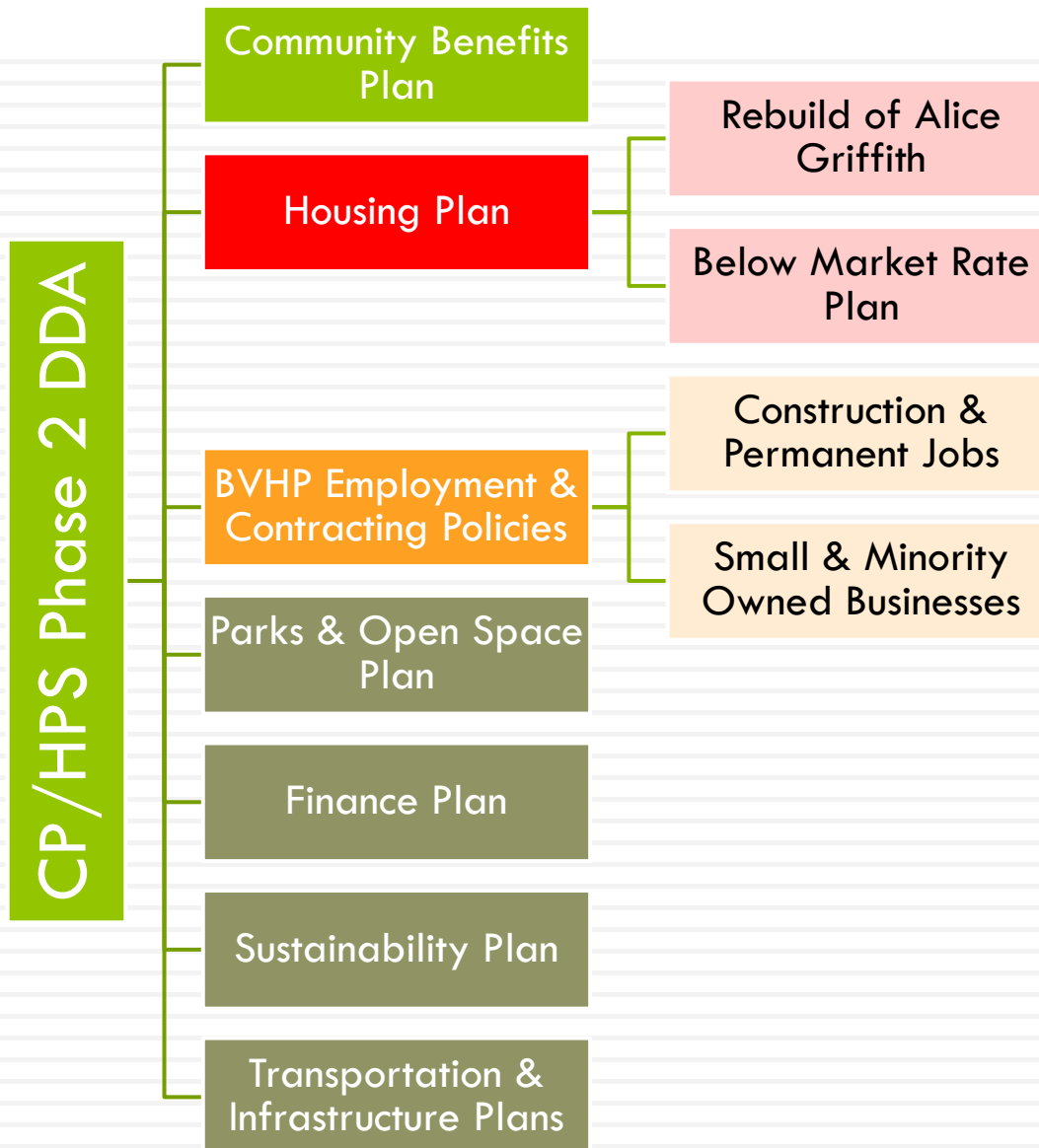
Open Space Plan

Financing Plan

Transportation Plan

- **Parties:** OCII & HPS Development Co., LP
- **HPS Phase 1 DDA:** Entered into 2004
- **Phase 1 CBA:** Entered into 2005; amended 2009
- **CBA Overseen by:**
 - ▣ Commission on Community Investment and Infrastructure
 - ▣ HPS Citizens Advisory Committee (CAC)
 - ▣ Legacy Foundation

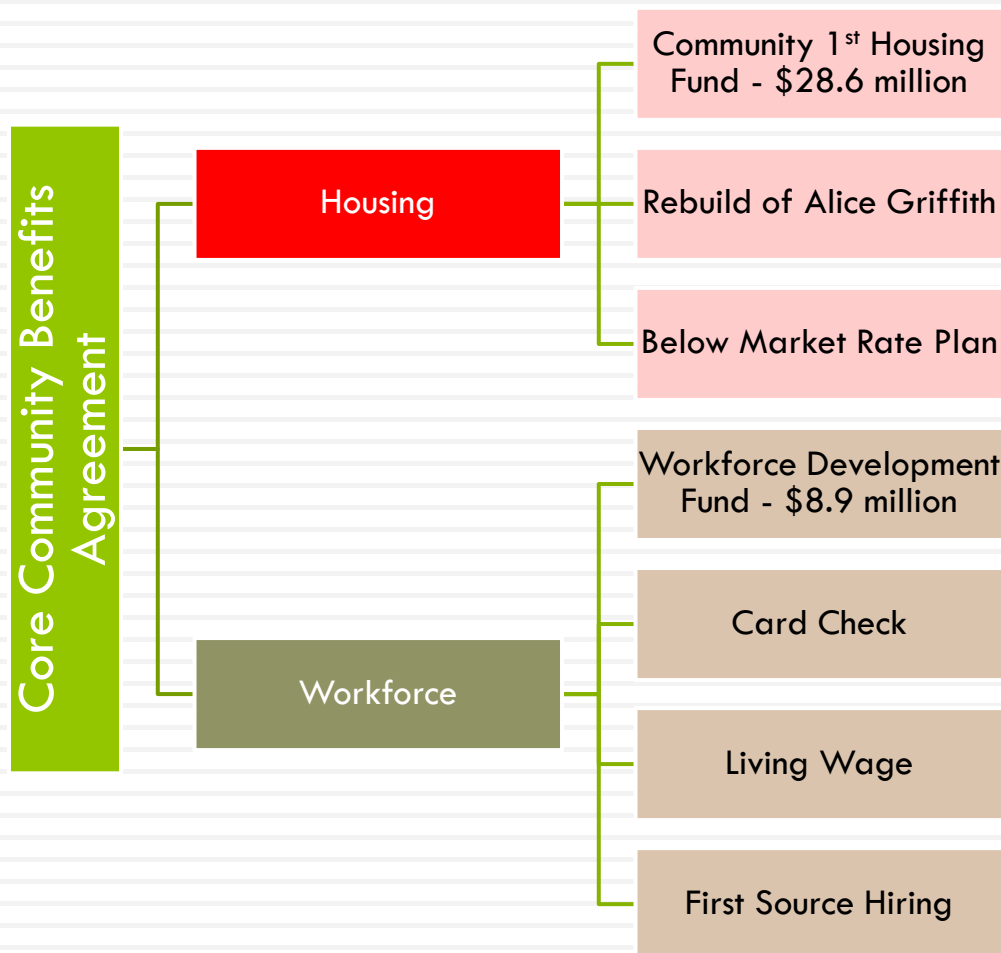
Phase 2: Disposition & Development Agreement



- **Parties:** OCII & CP Development Co., LP
- **CP & HPS Phase 2 DDA:** Entered into 2010
- **CBA Overseen by:**
 - ▣ Commission on Community Investment and Infrastructure
 - ▣ HPS Citizens Advisory Committee (CAC)
 - ▣ Legacy Foundation

2008: Core Community Benefits Agreement

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- **Agreements Between:**
Lennar & Alliance for District 10 (AD 10)
- **Entered:** into in 2008
- **Overseen by:**
Implementation Committee
 - ▣ Lennar Urban
 - ▣ SF Labor Council (SFLC)
 - ▣ San Francisco Organizing Project (SFOP)
 - ▣ SF ACORN (now ACCE)
 - ▣ HPS CAC
 - ▣ BVHP Project Area Committee (PAC) (now D 10)
 - ▣ “At large” member

Phase 1 – Housing

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- **The Phase 1 Program:** up to 1,600 housing units, of which a minimum of 27% and a maximum of 40% will be affordable
- **Phase 1 Update:**
 - All Market-Rate Blocks have received Major Phase approval except Block 1

Affordability	Units Built	Units Planned (Not Built)	TOTAL
50% AMI	59	0	59
60% AMI*	0	218	218
80% AMI	15	87	102
120% AMI	0	6	6
Market	134	682	816
TOTAL	208	993	1,201

Pacific Pointe, Block 49



* 60% AMI are OCII Stand-Alone Lots

Phase 2 – Housing

- **Phase 2 Program:** 10,500 housing units, 32% of which will be BMR units.
- **Phase 2 Update:**

	Affordability	Under Construction	Units Planned	TOTAL
	Public Housing Replacement	207	49	256
OCII Lots	60% AMI*	99	1,289	1,388
Inclusionary	80-100% AMI	0	363	363
Inclusionary	120% AMI	0	446	446
Workforce	121-140% AMI	0	446	446
Workforce	141-160% AMI	0	446	446
	Market Rate	0	7,155	7,155
TOTAL		306		10,500



Alice Griffith Phase 1, Block 2



Alice Griffith Phase 2, Block 4

SBE & Workforce Phases 1 & 2

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- **Phase 1 & Phase 2 Program:** Small Business Enterprise (SBE) Program participation goals of 50%
- **Phase 1 & Phase 2 Update:** Project SBE Participation 51.4% cumulative achievement

	Dollars (\$1000's)	% of Total
Total Contracts	\$ 304,346	
Total SBEs	74,882	51.4%
San Francisco SBEs	88,953	26.1%
BVHP SBEs	51,738	15.2%
MBEs (male minorities)	82,248	24.2%
WMBEs (women minorities)	7,579	2.2%
WBEs (women non-minorities)	8,573	2.5%

- To date, Bayview Hunters Point/District 10 (BVHP) area SBEs received \$51M or 15.2% of total contracts

SBE & Workforce Phases 1 & 2

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- **Phase 1 & Phase 2 Program:** OCII Construction Workforce Participation Goal of 50% for SF Residents; Preference for BVHP (94124, 94134, & 94107) Residents
- **Phase 1 & Phase 2 Update:**
 - San Francisco Residents: 39.3% of Total Project Hours
 - BVHP/District 10 Residents: 23% of Total Project Hours

	Total Hours	% of Total
Total Shipyard Projects	1,323,307	100%
San Francisco Residents	520,642	39.3%
BVHP Residents	303,957	23.0%
Total Minorities (excludes Other)	832,954	62.9%
American Indian	6,054	0.5%
Asian American	30,237	2.3%
Black/African American	284,887	21.5%
Latino	511,776	38.7%
Other	279,851	21.1%
Women	37,239	2.8%

Parks & Open Space

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- **Phase 1 Program:** 26 Acres of New Parks & Open Space
- **Phase 1 Update:**

Pocket Park 16



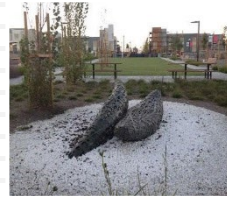
Storehouse Plaza



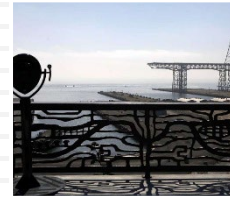
Hillpoint



Innes Court



Overlook



Hillpoint Park



Parks & Open Space

Phase 2 Program:

- 325 acres of New & Improved Parks & Open Space
- \$50 million to State Parks

Phase 2 Update:

Designs Approved for:

- Wedge Plaza (17)
- Jamestown Walker Slope (20/21)

Community Design Outreach for:

- Northside Park (1)
- \$3.4 million contribution to State Parks



Phase 1: Community Benefits

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Developer is in **substantial compliance** with the Phase 1 Community Benefits.

❑ Developer has **fulfilled** the following Phase 1 Community Benefits:

- Construction Assistance Program
- Interim African Marketplace
- Local Community Priority Leasing Program
- Community Facilities Parcels
- Community Benefits Fund
- Cultural/Historic Recognition Program
- Business Incubator Space Program

❑ Developer is in **partial compliance** with the following Phase 1 Community Benefits

- Community Builder Program
- Home Buyers Assistance Program
- Small Business Assistance Program
- Job Training & Employment Program
- Reporting
- Outreach Program

Phase 2: Community Benefits

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Developer is in **full compliance** with the Phase 2 Community Benefits, and has fulfilled the following obligations:

- Construction Assistance Program*
- Interim African Marketplace*
- Community Real Estate Broker Program
- Community Facilities Parcels*
- Community Facilities Space
- Community Benefits Fund*
- Business Incubator Space Program*
- Scholarship Fund
- Community Builder Program*
- Education Improvement Fund
- Community Health & Wellness Contributions

* Denotes Phase 1 Program carried forward into Phase 2

Job Training and Employee Assistance

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Phase 1 Program: Developer is obligated to contribute \$225k/year to fund Community Based Organization (CBOs) providing job training services.

- **Nov. 2015:** OCII found \$460k shortfall in prior years' spending. Developer agreed to accelerate funding to come into compliance by 2018 (i.e. \$ 1,085,000 spent by 2018).

Phase 1 Update: In the first two quarters of 2016

- Developer spent \$58k of the \$225k annual obligation for job training.
- Developer did not expend dollars to address the prior shortfall
- Developer has submitted a plan to OCII staff to accelerate spending as follows:

Ongoing Job Training	Young Community Developers	
	General Job Training	\$100,000
	Barrier Removal	\$100,000
Acceleration / New Programming	The Garden Project	\$48,000
	Larkin Street Youth Services	\$100,000
	Bay.Org Eco Center	\$130,000
TOTAL		\$478,000

Small Business Assistance Program

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	Phase 1 Program	Phase 1 Update
1	Create a directory of local small businesses	Directory is provided to all contractors
2	Hosting quarterly networking workshops for BHVP Area Small Businesses	Developer held workshops in 2016 Quarters 1 & 2
3	Developer must require contractors and consultants to use their best efforts to purchase no less than 20% of the dollar value of all of their Shipyard Project related purchases from BVHP Area Small Businesses. • To meet this obligation, Developer must include language in contracts with contractors and consultants.	Developer does not include language in contracts with consultants and contractors to purchase supplies from BVHP Area Small Businesses

Community Builder Program

Phase 1 Program: Developer is required to offer 30% of private housing development lots for development in partnership with community builders.

Phase 1 Update: OCII has requested information regarding eligibility of all Community Builders.

Block	Community Builder	Executed Agreement
53	MDC/C. Churchwell LLC	Yes
54	BAMEC Inc.	Yes
48 – F	Shiloh Full Gospel Church	Yes
48 – J	Shiloh Full Gospel Church	Yes
1	Tabernacle	No
52	Al Norman/Derek Smith	Yes
48 – A	San Francisco Housing Development Corp.	No
48 – K	The Baines Group	No
48 – O	Eagle Environmental Consulting	No

Homebuyer Assistance Program

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Phase 1 Program: Provide assistance to qualified home buyers including:

- ▣ Down Payment Assistance
- ▣ First Time Buyer Financing Program
- ▣ Homeownership Counseling – through quarterly home buyer workshops

Phase 1 Update:

- ▣ Developer continues to provide Down Payment Assistance and First Time Buyer Financing
- ▣ Homeownership Counseling: Developer did not hold any home buyer workshops in Quarter 1 or Quarter 2.

Outreach Program

	Phase 1 Program	Phase 1 Update
1	Share project information via website, quarterly newsletters, special mailings, etc.	Developer created HuntersPointCommunity.com Staff has requested the website be updated with additional project specific information. Developer also sent special mailings regarding construction activities
2	To community and cultural organizations listed (schools, churches, CBOs, etc.)	Developer has not provided information regarding which organizations are contacted
3	Communications should be translated into Chinese, Spanish and Samoan	Special mailings are translated into Chinese and Spanish, not Samoan

Status Reports

Phase 1 Program: Developer is required to provide a quarterly written status report to OCII and the CAC, and required to present quarterly updates at the CAC.

Phase 1 Update:

- ❑ Quarter 1 Report was presented to the CAC on April 11, 2016
- ❑ Quarter 2 has not been presented to the CAC
- ❑ A reissued, combined, Quarter 1 & 2 report and supporting documentation was provided to OCII on September 23, 2016

Next Steps...

- OCII staff will continue to monitor and work with the Developer towards compliance in areas where Developer is in partial compliance.
- Developer is scheduled to provide a Quarter 3 update to OCII at the end of October.

THANK YOU

