

Community Benefits Update 2021-2022: Hunters Point Shipyard Phase 1 Legacy Foundation Update

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Commission on Community Investment and Infrastructure
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Presentation Overview

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- ❑ Project Timeline
- ❑ Community Benefits
 - ❑ Hunters Point Shipyard Phase 1
 - ❑ Hunters Point Shipyard Phase 2/Candlestick Point
 - ❑ Phase 1 Compliance Status
 - ❑ Lennar Presentation
 - ❑ Legacy Foundation Fund Update

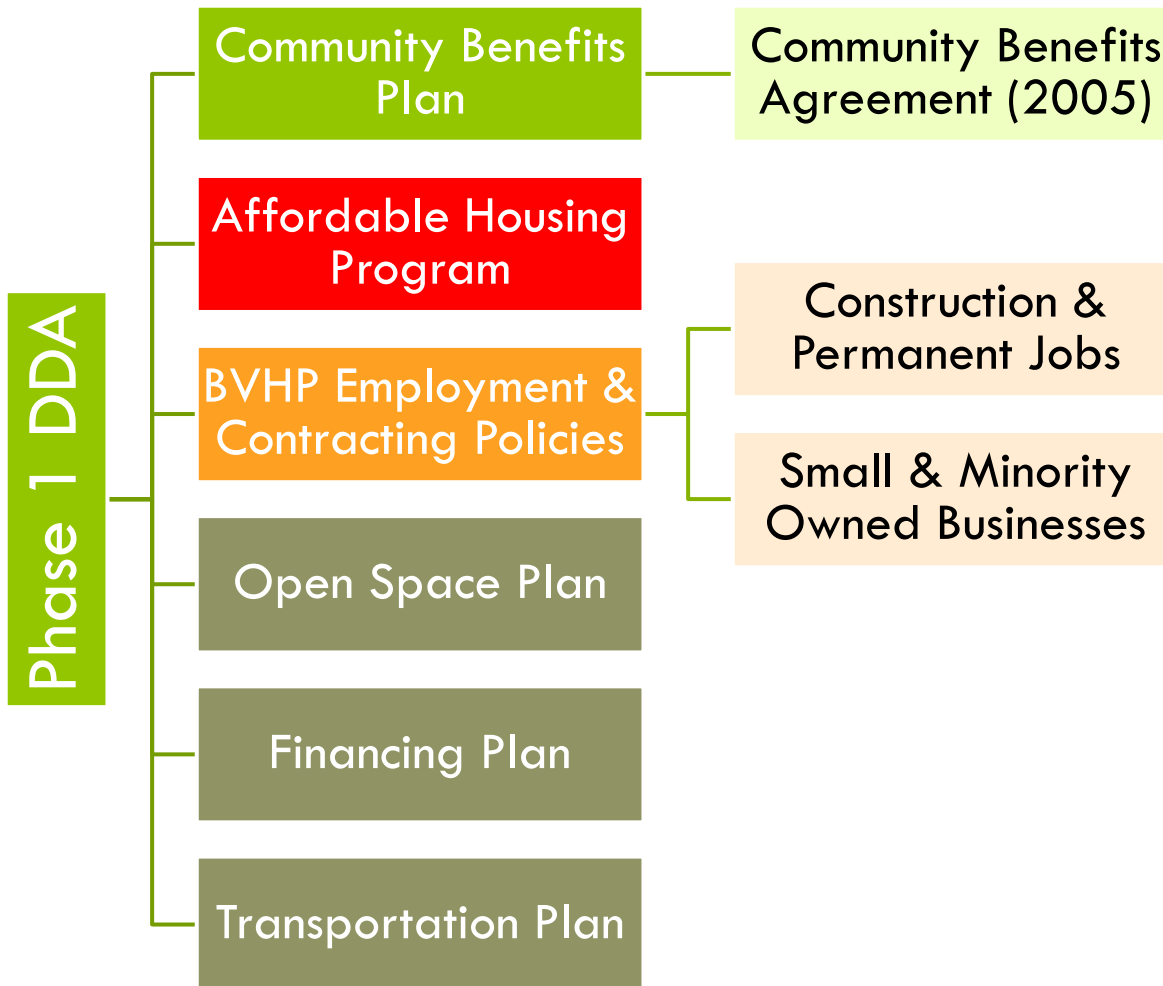
Project Timeline

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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
2010	CP/HPS Phase 2 DDA Adopted (OCII & Developer)
2015	1 st Residents Move into HPS Phase 1 Development
2016	Alice Griffith Residents move into new homes –Phase 2 Development

Phase 1: Disposition & Development Agreement

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- **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 1: Housing

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- ❑ **The Phase 1 Program:** up to 1,428 housing units, of which a minimum of 27% and a maximum of 40% will be affordable
- ❑ **Phase 1 Development Status:**
 - ❑ All Market-Rate Blocks have received Major Phase approval
 - ❑ 505 units have been completed, 102 affordable units
 - ❑ 77 new units will be completed in June 2024
 - ❑ 185 OCII affordable units at 60% AMI are under construction and will be completed in 2025

Phase 2: Housing

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- ❑ **Phase 2 Program:** 10,672 housing units, 32% of which will be BMR units.
- ❑ **Phase 2 Update:**
 - ❑ 337 units have been constructed at Alice Griffith
 - ❑ Shipyard Phase 2 is on hold until U.S Navy cleanup is completed
 - ❑ Candlestick infrastructure work on hold pending land use program updates



Alice Griffith Phase 1, Block 2



Alice Griffith Phase 2, Block 4

Phase 1: Community Benefits 2021-2022

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

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

- | | |
|---|--|
| 1. Construction Assistance Program | 6. Community Builder Program |
| 2. Interim African Marketplace | 7. Community Facilities Parcels |
| 3. Local Community Priority Leasing Program | 8. Community Benefits Fund |
| 4. Job Training & Employment Program | 9. Cultural/Historic Recognition Program |
| 5. OCII and CAC Reports | 10. Business Incubator Space Program |
| | 11. Outreach Program |

❑ Developer is **out of compliance/ partial compliance** with the following Phase 1 Community Benefits

1. Home Buyers Assistance Program
2. Small Business Assistance Program

Small Business Assistance Program 2021-2022

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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 did not hold quarterly meetings during this period, initially due to COVID impacts and work slowing down. Only two workshops were held during this period. Master Developer also had staffing shortages during this period.
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 include language in contracts with consultants and contractors to purchase supplies from BVHP Area Small Businesses

Homebuyer Assistance Program 2021-2022

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Phase 1 Program: Provide assistance to qualified homebuyers including:

- ❑ Down Payment Assistance
- ❑ First Time Buyer Financing Program
- ❑ Homeownership Counseling – through quarterly homebuyer workshops

Phase 1 Update:

- ❑ Developer is unable to finance zero down-payment option, but Lennar is currently offering buydown rates for select homes at the Shipyard that are below the current rates offered in the market.
- ❑ Homeownership Counseling: Developer fell short of providing quarterly workshops in 2021-2022. COVID, staff shortages, and no new homes came online during this period.
- ❑ With Block 52 units coming online this spring/summer Lennar is resuming all these programs in 2024.

Next Steps...

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- ❑ OCII staff will work with the Developer on compliance in areas where Developer fell short and strengthen areas that were substantially in compliance
- ❑ OCII staff and Developer is scheduled to provide a 2023 report in June/July 2024

Lennar Presentation

Legacy Foundation: Purpose

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Phase 1 & Phase 2 DDAs:

The Legacy Foundation Community Benefits Fund is to be reinvested in the BVHP Community to:

- ❑ Benefit low- and moderate income families
- ❑ Meet other community development needs:
 - ❑ social services
 - ❑ affordable housing
 - ❑ education
 - ❑ the arts
 - ❑ public safety

Legacy Foundation: Source of Funds and Uses

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Phase 1 DDA - 5th Amendment:

Source: Developer Contributions based on:

- ❑ Participation in Land Sales after development costs are recovered
- ❑ 2009: Developer contributed \$1 million “prepayment”
- ❑ No additional payments are expected

Use: Phase 1 Legacy Foundation contributions are not tied to specific uses or Programs and were allocated to various programs in the Strategic Plan

Legacy Foundation: 5-Year Strategic Plan

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- ❑ Strategic Priorities

 - 1) Neighborhood Building

 - 2) Education & Workforce

 - 3) Homeownership

- ❑ Commission Approval Required

- ❑ Plan Implementation (NOFA/RFPs) in accordance with OCII Purchasing Policy

Legacy Foundation: Board Members

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7 Appointed Members, and may elect 4 additional Members for a maximum of 11 members. Currently, a total of 5 Member seats are vacant.

APPOINTED DIRECTORS

TEDD HUNT, CHAIRPERSON

- Former Bayview PAC Representative (*recently resigned*)

PASTOR JOSIAH BELL

- HPS CAC Representative

VACANT

- District 10 Supervisor Representative

DR. VERONICA HUNNICUTT

- HPS CAC Representative

LILA HUSSAIN

- OCII Representative

VACANT

- Mayor's Representative

NEOLA GANS

- HPS Local Housing Representative

KIM BROWN

- Community Representative

JOYCE ARMSTRONG

- HPS Local Housing Representative

VACANT

- Community Representative

VACANT

- Community Representative

Phase 1: Budget Overview

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ITEM	PHASE 1 FUNDS - PROGRAMS	TOTAL BUDGET	EXPENDITURE	BALANCE
NEIGHBORHOOD BUILDING				
1.	Community Dialogues	\$22,869	-	
2.	Recognition of Community Heroes	\$16,446	-	
	Neighborhood Building Subtotal:	\$ 39,315		\$39,315
EDUCATION & WORKFORCE				
1.	College Readiness and Career Skill Building	\$ 400,000	-	\$400,000
2.	Scholarship Administration	\$ 25,000	(\$11,900)	\$13,100
3.	College Living Expense Stipends	\$ 50,000	(\$20,000)	\$30,000
4.	Construction/Contractor Assistance	\$ 250,000	-	\$250,000
5.	Hacker Hub – Computer Tech Center	\$ 25,000	(\$25,000)	-
HOMEOWNERSHIP AND ADMIN				
1.	Homeownership Assistance Grants	\$ 180,000	(\$180,000)	-
2.	Strategic Planning Consultant	\$ 30,685	(\$30,685)	-
	GRAND TOTAL:	\$ 1,000,000	(267,585)	\$732,415

Phase 2: Strategic Plan Budget Overview

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PHASE 2 - EDUCATION & WORKFORCE				
ITEM	PHASE 2 FUNDS - PROGRAMS	TOTAL BUDGET	EXPENDED TO DATE	BALANCE
1.	Legacy Bayview Lennar Scholarship	\$ 475,000	(\$182,400)	\$292,600
2.	Legacy Will Bass Memorial Travel Abroad Scholarship	\$ 25,000	-	\$ 25,000
	PHASE 2 LEGACY FUNDS GRAND TOTAL	\$ 500,000	(\$182,400)	\$317,600

Next Steps...

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2024 Program: Legacy Foundation Funds

1) College Readiness and Skill Building (\$400,000):

- ❑ Legacy has agreed to re-allocate \$200,000 of these funds for Downpayment Assistance Program for Certificate of Preference (“COP”) holders with MOHCD.
- ❑ Legacy and Staff will present COP program in greater detail at a May Commission meeting.
- ❑ Legacy members will work on an RFP to release the remaining funds for college readiness and skill building programs to fund a BVHP organizations to provide instructional programming for 100 BVHP youth.
- ❑ This program will target youth (age 11 to 18 years) and young adults (age 19 to 25 years) that either:
 - ❑ Reside in BVHP; or
 - ❑ Attend public middle or high schools in BVHP.

Next Steps... (cont.)

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2024 Program Legacy Foundation Funds (Cont'd)

2) Construction Assistance Program (\$250,000):

- ❑ Legacy and OCII will finalize engage an entity to manage the contractor assistance program.

3) Neighborhood Building (\$39,315):

- ❑ Legacy hosted a community heroes' event on March 22, 2024.
- ❑ Legacy will work with En2action, a non-profit event organizer to plan for 1-3 community gathering events with remaining funds.

4) Will Bass Travel Scholarship (\$25,000)

- ❑ \$5,000 Travel Stipend for 5 African American students (18-25 years old) to travel to Africa or Asia.
- ❑ Legacy members will work on a partnership to disburse these funds this year.

THANK YOU

