

**HPS 1
Community
Benefits 2021-
2022
Presentation**

LENNAR®

Shipyard

Program Expenditures/Payments To Date

From Inception thru Q4 2022

DDA Programs	
Community Benefits Fund	1,000,000
Construction Assistance Program	2,462,274
Interim African Marketplace	192,000
Job Training & Employee Assistance	4,475,336
Outreach Program (incl Homebuyer Assistance)*	1,347,079
Small Business Assistance Program	120,655
DDA Subtotal:	\$9,597,344
CCBA (Not Part of DDA Program)	
Community First Housing Fund	5,698,000
Workforce Program Funding	2,075,000
Technical Assistance Funding	520,000
CCBA Subtotal:	8,293,000
Grand Total:	\$17,890,344

*Does not include contracts with outreach consultants

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Development Projects Completed

- HPSY Blocks 50-75
- HPSY Regional Parks – Innes Court Park & Hillpoint Park Overlook
- HPSY Pocket Parks 9-16
- HPSY Galvez Overlook and Coleman Promenade
- Hilltop Streetscape

Development Projects Underway

- HPSY Block 48 (Design Development and Permitting)
- HPSY Block 52 (Certificate of Completion)
- Hillside Infrastructure (Construction Ongoing)
- HPSY Block 1 Community Builder/Third Party Developer (Design Development)

Phase 1: Housing Units

Block Numbers	Total Units	BMRs	Status
1	224	24	Design Development
48	404	56	Design Development/Permitting
49	60	59	Completed
50	25	3	Completed
51	63	6	Completed
52	77	9	Substantially Complete
53	93	9	Completed
54	66	7	Completed
55E/W	25/41	3	Completed
56A	36	3	Completed
57A/B	96	12	Completed

CONTRACTOR ASSISTANCE PROGRAM

- **CONTRACT ASSISTANCE PROGRAM (\$2,462,274 THROUGH 2022)**
- Lennar assists BVHP contractors by providing:
 - Waiving surety bond and lowering insurance requirements
 - Provide onsite technical assistance Monday-Friday
 - Tyche acts as a Contractor Liaison and maintains a site office open M-F offering technical assistance to BVHP contractors in the Shipyard. Tyche also hosts Contractor Workshops on a range of topics related to contracting opportunities including accessibility, project management, and networking.
 - Lennar's funds various subcontractor programs that provide Financial educational support to the BVHP SBE

Phase 1: Contractor Assistance Program Mentorship Protégé Program

- Lennar expended \$100,000 towards the mentorship program administered by Renaissance Entrepreneurship Center.
- The Protégés received business and administrative support, mentoring, peer support, access to capital and affordable office space to obtain local business entity (LBE) certification. In 2021 Proteges were able to secure contracts in total value of \$6,276,725. In 2022 Proteges were able to secure contracts in total value of \$8,643,419.
- Nearly ninety percent (90%) of the clients are African American, of which sixty percent (60%) are low moderate income and twenty percent (20%) are extremely low-income. All of our clients either live or operate their businesses in District-10.

Job Training and Employee Assistance Programs

- A total of \$350,000 was paid out in 2021 and 2022 to support job training and employee assistance.

-YCD Job Training Grant - \$175,000.00/year

During this reporting period, program participants were indentured into Local Unions 261, 67 and 22.

-Renaissance Entrepreneurship Center - \$50,000/year

During this reporting period, classes and workshops focused on general business development covering finance, contracting and hiring for small business owners.

Phase 1: Community Builder Program

Block	Community Builder	Units
1	Tabernacle	224
48 – A	SFHDC	16
48 – F&J	Shiloh Full Gospel Church	80
48 – K	The Baines Group/ BHPMPSS	26
48 – O	Eagle Environmental Consulting	11
52	Al Norman Plumbing and Marinship Development	77
53	MDC/ C. Churchwell LLC	12
54	BAMEC	12

Community Facilities Lots

Phase 1 Program: Developer will provide OCII developable lots for community facilities

- Phase 1: 1.2 acres

Update: Lennar to fund horizontal infrastructure to support these parcels. OCII, CAC and Developer will need to collaborate on a plan for future use of these parcels.



The San Francisco Shipyard - Phase 1

Compliance Summary 2021 & 2022

Challenges

- The COVID-19 pandemic posed extraordinary challenges that adversely impacted both the construction of project, and compliance with certain provisions of Phase 1 Community Benefit Program.
- Despite these setbacks, from the start of 2021 through 2022, Phase 1 Master Developer complied with the majority of Phase 1 Community Benefit obligations, with the following exceptions:
 - Homebuyers Assistance: Lennar is working with Mayor's Office of Housing for Block 52 units as well as offering homebuyer workshops in late 2023 and throughout 2024.
 - Small Business Assistance Program: Lennar did not meet the quarterly networking goal but this program has resumed in 2024. Workshops and BMR advertising will occurring in 2024 will be communicated in English, Spanish, Chinese and Samoan.

2024 Commitment

- Developer intends to work with community partners to prepare BVHP subcontractors and future homebuyers for opportunities at the Shipyard.