

## **Hunters Point Shipyard Citizen's Advisory Committee**

The Hunters Point Shipyard Citizen's Advisory Committee (CAC) is a group of San Francisco community residents and business owners who are selected by the Mayor to oversee the redevelopment process. Convened in 1993, the CAC was instrumental in the development of the Redevelopment Plan as well as the planning process for the reuse of the Hunters Point Shipyard. After numerous public workshops and community meetings, the CAC adopted a set of planning guidelines. The CAC guidelines represent a strong community consensus and has set the tone for the renewal of the project area. These guidelines were integrated into the Redevelopment Plan.

**Scope and Purpose:** The scope and purpose of the Hunters Point Shipyard Citizen's Advisory Committee ("CAC") shall be to advise the Mayor, the San Francisco Redevelopment Agency Commission ("the Commission") and the City and County of San Francisco's Board of Supervisors (the "Board") on matters related to (i) the remediation of the former Hunter Point Naval Shipyard (the "Shipyard"); (ii) the conveyance of the Shipyard from the United States Navy ("Navy") to the San Francisco Redevelopment Agency (the "Agency"); and (iii) the redevelopment of the Shipyard pursuant to that certain Hunters Point Shipyard Redevelopment Plan approved by the Board and the Commission, and endorsed by the CAC, in July of 1997, as such may be amended from time to time (the "Redevelopment Plan"). In providing such advice, the CAC shall adhere to and promote principles of environmental justice, environmental sustainability, community-based economic development and job training, community ownership and equity, and other principles applicable to the remediation and development of the Shipyard that address the needs of the Bayview-Hunters Point Community. The CAC shall also promote the exchange of information and opinions among its members, government agencies, and community stakeholders.

### CAC High lights:

- ❖ 1993 S.F. Board of Supervisors Designated the Shipyard as a Redevelopment Survey Area and Formed a (CAC) to formulate goals and preferred uses for the Shipyard. Mayor Art Agnos named 31 community leaders to serve.
- ❖ First CAC planning conference on February 19, 1994, and many hearings & workshops that moved toward a preferred plan, including milestone-meetings in June 1994, March 1995 and finally with the Redevelopment Plan over the course of 1997. CAC adopted a set of seven guidelines for site development which included: 1) Create Jobs for Economic vitality, 2) Support Existing Business and Artists' Community, 3) Create Appropriate Mix of New Businesses, 4) Balance Development and Environmental Conservation, 5) Facilitate Appropriate Immediate Access, 6) Integrate Land Uses, and 7) Acknowledge History.
- ❖ On June 02, 1994 the CAC held a community workshop to review 4 Preliminary Alternatives. As a result of public comment and consideration of CAC Master Plan Guidelines, the Arts and Educations Alternative as preferred, was endorsed for further study.
- ❖ August 25 1994, CAC held a follow-up workshop from June and reviewed three variations of the Preferred Alternative, which demonstrated the ability of the alternative to accommodate a variety of land use patterns.

- ❖ September 22, 1994, CAC met with planners, designers, and development specialist to develop the three Preliminary Plans for the shipyard A) Independent Land Use Zones, B) Main Street Vitality and C) Places of Distinction.
- ❖ In 1995, the CAC held focus group decisions and several meetings regarding the Land Use Alternatives and Proposed Draft Plan which included the Area Plan & Zoning, Interim Reuse Plan, Redevelopment Plan and review of the Environmental Impact Report.
- ❖ In 1996, the Amendment to the City Master Plan and Redevelopment Project Plan was discussed at great length over several meeting and supported by the CAC and Adopted by the SFRA Commission.
- ❖ On July 14, 1997 after extensive community meetings the CAC supported the S.F. Board of Supervisors adoption of the Hunters Point Naval Shipyard Redevelopment Plan & companion document, the Design for Development containing development controls & standards.
- ❖ April 22, 1998 an RFQ for redevelopment issued by SFRA
- ❖ December 08, 1998 CAC receives draft Environmental Impact report for review.
- ❖ March 30, 1999 Lennar/BVHP selected as primary developer.
- ❖ June 01, 1999 SFRA Commission approved an Exclusive Negotiations Agreement (ENA) with Lennar/BVHP to reach an agreement on a Disposition and Development Agreement (DDA).
- ❖ December 17, 1999 CAC receives Preliminary Development Concept from Lennar for review.
- ❖ July 20, 2000, CAC Supports SFRA endorsement of Lennar's Preliminary Development Concept for the Shipyard after extensive meetings and review.
- ❖ November 02, 2000, CAC Supports Memorandum of Agreement (MOA) between the City & Navy setting forth the terms of transfer and conditions of Shipyard Parcels.
- ❖ November 07, 2000, CAC supports the passing of Proposition P, which called for the Navy to remediate the Shipyard to the highest levels practical to assure the flexible reuse of the property.
- ❖ January 23, 2002, CAC supports the first amendment to the MOA Hunters Point Shipyard Conveyance Implementation Plan between the Navy & the City.
- ❖ January 13, 2003 CAC begins review the Phase I Conceptual Framework.
- ❖ May 08, 2003, the CAC unanimously endorses Phase I Conceptual Framework with recommendations.
- ❖ July 22, 2003 SFRA Commission endorsed a final Phase I Conceptual Framework that incorporated recommendations made by the CAC.
- ❖ September 15 2003, CAC receives Draft copy of the Disposition & Development Agreement for review and begins holding several community meetings through the various subcommittees and Full body.
- ❖ November 24, 2003 after several meetings submits recommendations and supports the Phase I DDA.
- ❖ December 02, 2003 SFRA authorized the Disposition and Development Agreement with Lennar/BVHP, LLC with CAC support.

- ❖ March 31 2004, CAC supports SFRA & Navy Conveyance Agreement, which did not in itself transfer the property, but it set forth the terms & conditions for the Navy to offer remediated parcels of the Shipyard the SFRA.
- ❖ October 14, 2004, CAC begins review of HPSY Environmental report for Parcel A.
- ❖ December 2004, Navy transfers Parcel A to SFRA.
- ❖ April 04, 2005, CAC supports Community Benefits Agreement entered into by SFRA & Lenar/BVHP, LLC. Which included Construction assistants program, Financial Assistance Program, Mentorship program, Community Builder program, Interim African Market place, Cultural/Historical Recognition Program, Business Incubator space Program, Homebuyer Assistance Program, Job Training & Employee Assistance Program, Local Community Priority Leasing Program, and Small Business Assistance Program, all subject to review and input from the various subcommittees.
- ❖ July 19, 2005, CAC supports SFRA Resolution for technical assistance and outreach services in connection with the formation of the Quasi Public Entity regarding the enhanced community benefits plan.
- ❖ August 12, 2005 Construction at Shipyard begins with building abatement and demolition.
- ❖ December 01, 2005, receive and review Candlestick Point State Recreation Area Yosemite Slough Restoration Project Initial Study/Mitigated Negative Declaration for review.
- ❖ October 16, 2006, CAC Supports Lennar changes to DDA with certain conditions.
- ❖ February 08, 2007, CAC begins review of Integrated Hunters Point Shipyard/Candlestick Point Project.
- ❖ April 19, 2007 CAC Committee sends request to Mayor Newsom for assistance in obtaining timely responses from all entities involved in the redevelopment project.
- ❖ April 23, 2007, CAC with the PAC endorses Integrated Hunters Point Shipyard/Candlestick Point Project Conceptual Frame Work.
- ❖ May 15, 2007, CAC sends letter to Speaker Nancy Pelosi requesting assistance in the acquisition of Funds for the Navy to enhance the cleanup process as only roughly 20% has been remediated to date.
- ❖ September 18, 2007 CAC submits QPE Enhanced Community Benefits recommendations to SFRA Commission.
- ❖ October 20, 2008 CAC and PAC endorses the draft financial plan, and transaction structure for the Hunter's Point Shipyard Phase II and Candlestick Point Project.
- ❖ November 10, 2008, CAC approves SFRA 22008-2013 5year implementation plan, and Hunters Point Shipyard Acquisition agreement.
- ❖ January 12, 2009 CAC endorses the final draft of the Quasi Public Entity (QPE) Bylaws after several recommendation and years of work done by Urban Strategies Council & the CAC Supervisory Subcommittee.
- ❖ The CAC accommodates Junious Williams & Urban Strategies for their extensive work regarding the Quasi Public Entity on March 09, 2009.

- ❖ March 31 2009, CAC members receive information from Mayor Newson of that \$81.6 million dollars has been secured for the cleanup of the Hunters Point Shipyard from the efforts of Nancy Pelosi, Diane Feinstein and many letters and advocacy from the CAC.
- ❖ April 17, 2009, CAC recommends Helene Fried and Associates to the SFRA Commission as The Historic Resources Program Coordinator for the Cultural Historic Recognition Program HPS Public Arts.
- ❖ Committee supports SFRA selection regarding the bid for Building 101, a building that houses approximately 150 artists on the Shipyard with some funding from the Economic Development Administration to do some small improvements to remove un-needed pipes, paint the building, install new windows and replace the doors in June 2009.
- ❖ July 13 2009, after several meetings & review, the CAC support the designs for Blocks 53 and 54 includes has 157 units with a combination of town homes and flats, the two blocks include the first two developments are being partnered with community builders.
- ❖ On October 19, 2009, the CAC supports the Fifth Amendment to the Phase 1 Disposition and Development Agreement (DDA) after extensive review.
- ❖ November 12, 2009 CAC members receive Candlestick Point-Hunters Point Shipyard Phase II Development Plan Draft Environmental Impact report for review.
- ❖ December 09, 2009 CAC and Community review the HPS Phase 1 Proposed Public Art displayed at the Bayview Opera House.
- ❖ January 12, 2010 CAC members submit questions and concerns about the Draft EIR for review and answers.
- ❖ January 14, 2010 – January 25, 2010, the CAC holds a series of working group work shops to discuss & review the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project, the Community Benefits Plan and Housing Plan for the Hunters Point Shipyard Phase 2-Candlestick Point integrated development project, and the the draft Amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plan.
- ❖ February 2, 2010, CAC reviews Draft Open Space Plan and overview of Draft Design for Development for the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project.
- ❖ February 2, 2010 CAC members attend a workshop on the Economic Development Administration Grants. The City received nearly 15 million dollars' worth of grants from Speaker Pelosi's office to do a variety of projects on the Shipyard.
- ❖ February 08, 2010 CAC announces, the Agency and the Developer negotiated a QPE advance payment, which amounted to \$1 million. The first payment is expected spring 2010 and the second payment is expected June of 2010.
- ❖ February 10, 2010, Appointed CAC members met with the Tide Foundation in anticipation of a cooperative agreement for fiscal sponsorship.
- ❖ March 08, 2010, the CAC Committee voted unanimously for Dr. Veronica Hunnicutt as CAC Chair, Ollie Mixon as CAC Vice Chair and Christine D. Johnson as Secretary for the upcoming year.

- ❖ March 29, 2010 the CAC supports the selection of Project FROG, Inc. who were the lowest bidders selected to build the 5,000 sqft, pre-fabricated, modular type building that will have multi-purpose community use. The community facility will be used for community based meetings and event space, arts and arts education, job training and placement and recreation.
- ❖ May 18, 2010, CAC endorses the nine selected Artist for the Phase I Public displays at the shipyard parks and open space.
- ❖ May 24, 2010 Special meeting, CAC members endorse the Disposition and Development agreement for the Hunters Point Shipyard Phase 2-Candlestick Integrated Development Project after many workshops and meetings.
- ❖ May 24, 2010 Special Meeting, CAC members endorsed the recommendation of the approval of the amendment to the Hunters Point Shipyard Redevelopment Plan to the Redevelopment Agency Commission and the Board of Supervisors.
- ❖ July 12, 2010 the CAC recommends postponement of the IAM for 2010 and that planning go back to the Business and Employment Subcommittee to plan the operation and the fundraising by December 31, 2010
- ❖ August 10, 2010 CAC members meet with Supervisor Sophie Maxwell regarding QPE status and actions for moving forward.
- ❖ October 18, 2010 Long time CAC member and community advocate Marcia Dale-LeWinter retires from the CAC after over 14 years of membership and is honored with commendations from Senator Feinstein, Senator Lee, Mayor Newson and Supervisor Maxwell for all of her contributions.
- ❖ November 8, 2010 Diane Oertel retires from the CAC after 18 years of service and is honored by Senator Feinstein, Senator Lee, Mayor Newson and Supervisor Maxwell for all of her contributions.
- ❖ November 18, 2010, CAC approves the final draft of the Interim African Market Place RFP after extensive review and revisions from a joint CAC workshop.
- ❖ January 10, 2011 CAC membership weighs in in the selection for the developer for the sustainability building at 451 Galvez Ave. which is to be completed in the next 11 months.
- ❖ February 14, 2011 CAC member Frank O'Neill retires from the CAC after twenty years of hard work. He received commendations from Senator Dianne Feinstein, Senator Mark Leno, Mayor Ed Lee, the Board of Supervisors of San Francisco, and from the CAC.
- ❖ February 14, 2011 CAC reviews and approves of the job training grantees for 2011 which are Young Community Developers, San Francisco Conservation Corp, Restoration House, Bayview Hunters Point Trucking, and Renaissance Parents of Success.
- ❖ May 09 2011 CAC receives information from the S.F. Redevelopment Agencies Executive Director Fred Blackwell of Governor Brown's initiative to eliminate California Redevelopment agencies and casts support behind the continuation of the Shipyard project.
- ❖ June 13, 2011 the CAC approve the issuing of the Business Plan Development Consultants or consulting team for the International African Marketplace Draft of Scope of Services.

- ❖ July 6, 2011, CAC in firm support of the S.F. Redevelopment agency sends letter to the State Budget & Finance Review Commission sighting concerns and support for the S.F. Redevelopment agencies continuance.
- ❖ July 11, 2011, Many CAC Members and Community leaders Bus to Sacramento to speak at the Budget and Finance Review Commission on behalf of the S.F. Redevelopment agency and the Shipyard Project.
- ❖ September 1, 2011, after much review of the Bayview Transportation Improvement Plans, the CAC overwhelmingly support the plans and forward a letter of support to the CAL Trans administration for approval.
- ❖ October 17, 2011, the Fifth Amended CAC Bylaws dated 8/17/2011 where ratified with two changes, one combining two subcommittees Finance and Planning and to extend the term of the Executive team so we will not have elections every calendar year.
- ❖ October 17, 2011, vote to approve the Shute, Mihaly & Weinberger, 4<sup>th</sup> amendment to add \$200,000 to the Agency's Legal Services contract.
- ❖ November 14, 2011 after several presentations and vetting, the CAC votes to approve the Development of an Emerging Technology Incubator on the Building 813 site of the Shipyard.
- ❖ January 9, 2012 the CAC revues and gives backing to the Community Benefits Job Training Grantees selected, which include, the Family Restoration House, Goodwill Bayview Hope Trucking Academy Renaissance Parents of Success, San Francisco Conservation Corps, and Young Community Developers.
- ❖ March 11, 2012, CAC members begin lengthy review of Draft Parcel E-2 Record of Decision (ROD)
- ❖ December 12 2012, CAC Membership review & back the new Hunters Point Shipyard/Candlestick Point project financing, revisions to the Phase 1 and Phase 2 Disposition and Development Agreements.
- ❖ CAC Members former Secretary, Christine Johnson appointed as Chair of new OCII Committee.
- ❖ June 13, 2013 CAC review and support the Design for Development amendment after several workshops and meetings.
- ❖ June 26, 2013, CAC join former Mayor Brown, current Mayor Lee the developer and a host of community members, for phase 1 development ground breaking.
- ❖ October 11, 2013 CAC members question design outreach efforts regarding first low-moderate income housing block 49, and request the OCII hold several design meetings and a charrtte to have the building redesigned with community input.
- ❖ October 21, 2013 CAC approve the Draft Open Space Plan and overview of Draft Design for Development for the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project.