



San Francisco Board of Supervisors – Land Use Subcommittee

June 8, 2015

Implementation Committee Hearing

Creation of the IC

As part of the Phase II Community Benefits, Lennar Urban developed a Core Community Benefits Agreement (CCBA) along with the Alliance for District 10 (AD10). It was executed in May, 2008.

As part of that CCBA, an Implementation Committee, comprised of representatives from Lennar, the members of AD10 (SFOP/ACCE/SF Labor Council), the Shipyard Citizens Advisory Committee, and the Project Area Committee was created to ensure that the disbursement of the funds meets the needs of the Bayview Hunters Point Community. The IC also includes a 7th seat – Additional Community Member

IC Vision Statement

“To catalyze and implement a transparent, accountable and culturally competent system of private, public and nonprofit investment for employed and underemployed District 10 residents that will assist the community in reaching its full potential and aspirations for self-sufficient employment and affordable housing opportunities.” - (1/20/2015)

LENNAR[®]
U R B A N

Financial Obligations/Payments Made To Date

- Community First Housing
 - \$28,665,000
 - \$5,663,000 in 2012
- Workforce Development
 - \$8,925,000
 - \$2,075,000 total
 - \$500,000 in 2010
 - \$1,575,000 in 2012
- IC Technical Assistance and Annual Fund
 - \$75,000 per year
 - Total to Date: \$352,500 (=\$92,500 in 2011 + \$110,000 in 2012 + \$150,000 in 2014*)

*Two payments of \$75,000 in 2014 to cover technical assistance fees for both 2013 and 2014 calendar years

Additional Obligations

The agreement also provides for employment benefits for future workers at the development site that includes: requiring the use of the city's card check policy compliance for hotels or restaurant projects, and applicable city living wage requirements.

The San Francisco Foundation

- In December 2010, the San Francisco Foundation was selected by the CCBA signatories to manage the Community First Housing and Workforce Development
- San Francisco Foundation provides technical assistance to the IC in administering the funds supporting house and workforce activities in BVHP and D10

An aerial photograph of San Francisco and the surrounding Bay Area. The city's dense urban landscape is visible in the foreground, with the Golden Gate Bridge extending across the water. The background shows the vast expanse of the bay and the surrounding hills under a clear blue sky.

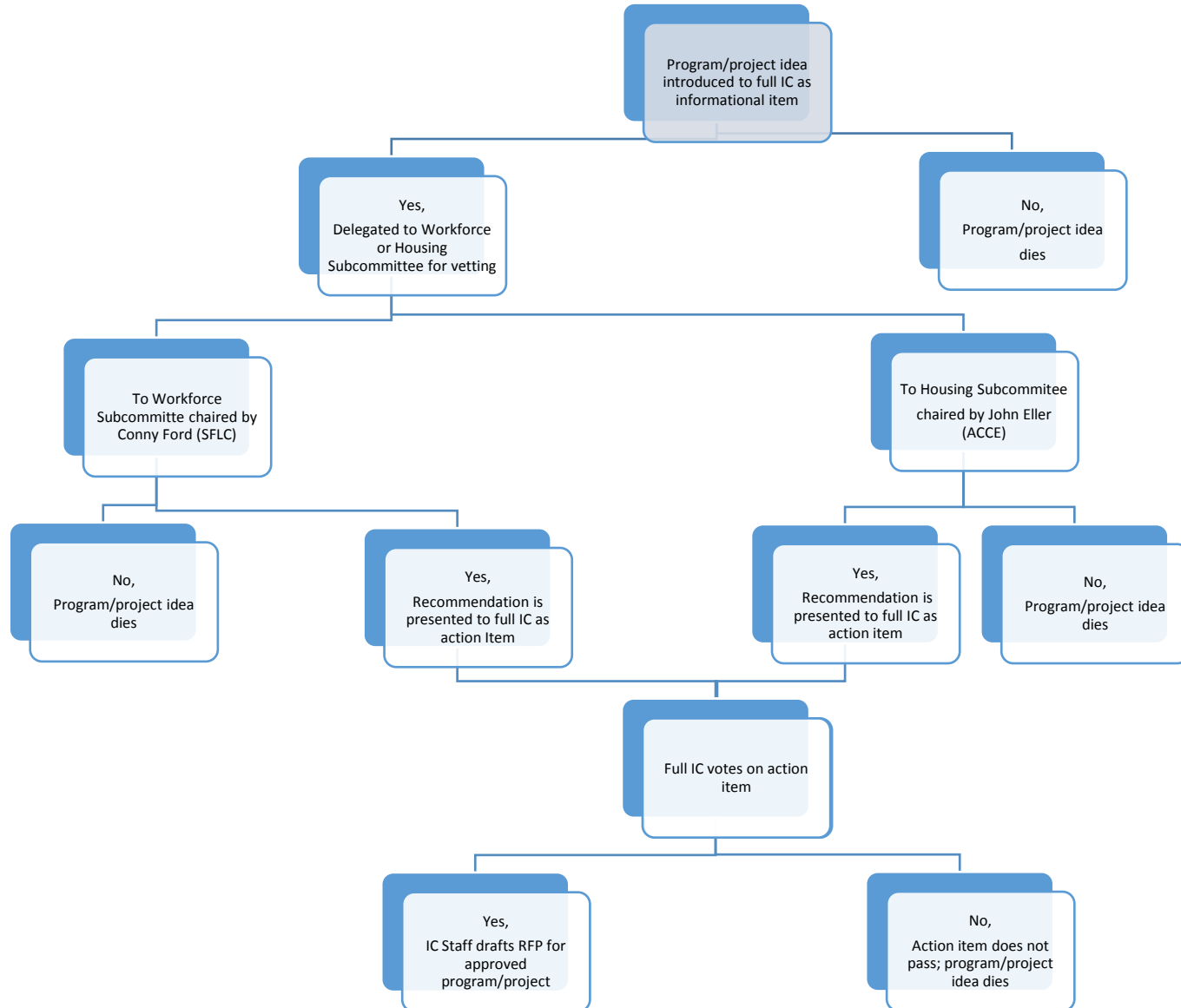
Implementation Committee Grant Making Process & Financial Presentation

June 8, 2015

THE
SAN
FRANCISCO
FOUNDATION

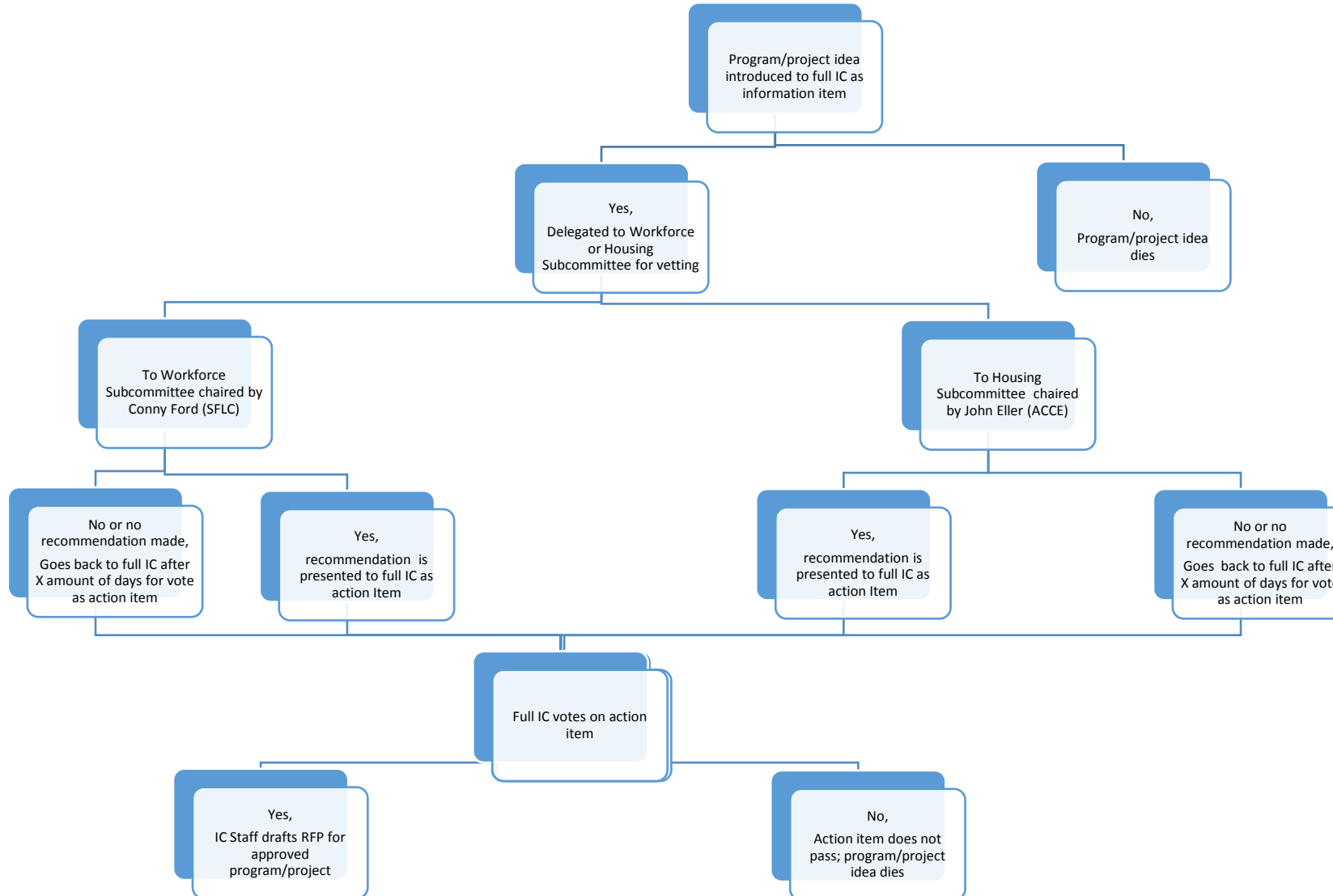
Implementation Committee Org/Flow Charts BEFORE Retreats

- Grant Making Process of the Implementation Committee



Implementation Committee Org/Flow Charts AFTER Retreats

- Grant Making Process of the Implementation Committee



IC Financial Reports – FY 2011 (Jul 1, 2010 – Jun 30, 2011)

- Workforce Development & Community First Housing Funds

FY 2011 (Jul 1, 2010 – Jun 30, 2011)	Workforce Development Fund	Community First Housing Fund
Beginning Balance (Initial gift of \$500,000 from Lennar 1/14/2011)		
	\$500,000	N/A
REVENUE (Interest & Dividends)	Workforce Development Fund	Community First Housing Fund
	\$1,132.02	N/A
GRANTS MADE	AMOUNT	PURPOSE
JANANESE COMMUNITY YOUTH COUNCIL -6/23/2011 (Workforce Development Fund)	\$140,000	To provide paid summer work experience to 60-75 underemployed D10 youth
YOUNG COMMUNITY DEVELOPERS - 6/28/2011 (Workforce Development Fund)	\$85,000	To conduct a summer youth employment program providing academic enrichment and job readiness skills to D10 youth.
EXPENSES (Donor & Management Fees)	Workforce Development Fund	Community First Housing Fund
	\$5,356.22	N/A
FY 2011 (Jul 1, 2010 – Jun 30, 2011)	Workforce Development Fund	Community First Housing Fund
Ending Balance		
	\$270,775.80	N/A

IC Financial Reports – FY 2012 (Jul 1, 2011 – Jun 30, 2012)

- Workforce Development & Community First Housing Funds

FY 2012 (Jul 1, 2011 – Jun 30, 2012)	Workforce Development Fund	Community First Housing Fund
Activity: Gift of \$1,575,000 (workforce) and \$5,663,000 (Housing) from Lennar on 4/30/2012		
	\$1,845,775.80 (= \$270,775 end FY 2011 + \$1,575,000)	\$5,663,000
REVENUE (Interest & Dividends)* *includes grant funds returned to IC	Workforce Development Fund	Community First Housing Fund
	\$53,298.07	\$2,803.44
GRANTS MADE	AMOUNT	PURPOSE
HUNTERS POINT FAMILY (GIRLS 2000) – 7/28/2011 (Workforce Development Fund)	\$70,000	To provide paid summer work experience to 70 underemployed D10 youth.
YOUNG COMMUNITY DEVELOPERS - 12/1/2012 (Workforce Development Fund)	\$182,000	To provide academic tutorial, enrichment and job and life skills training for 70 San Francisco District 10, 9th and 10 grade students at Phillip and Sala Burton and Thurgood Marshall High Schools.
EXPENSES (Donor & Management Fees)	Workforce Development Fund	Community First Housing Fund
	\$12,654.61	\$50,965
FY 2012 (Jul 1, 2011 – Jun 30, 2012)	Workforce Development Fund	Community First Housing Fund
Ending Balance		
	\$1,634,419.26	\$5,614,838.44

IC Financial Reports – FY 2013 (Jul 1, 2012 – Jun 30, 2013)

- Workforce Development & Community First Housing Funds

FY 2013 (Jul 1, 2012 – Jun 30, 2013)	Workforce Development Fund	Community First Housing Fund
Beginning Balance		
	\$1,634,419.26	\$5,614,838.44
REVENUE (Interest & Dividends)	Workforce Development Fund	Community First Housing Fund
	\$7,315.66	\$26,552.86
GRANTS MADE	AMOUNT	PURPOSE
COMMUNITY CONNECT GRANTS (2012 LISTENING SESSIONS) 8/2/2012 (Workforce Development Fund)	\$140,000	To recruit 18 District 10 CBOs to organize and host listening sessions with D10 residents to inform the IC's workforce and housing grant making strategies.
EXPENSES (Donor & Management Fee)		
	\$41,388.96	\$21,473.76
FY 2013 (Jul 1, 2012 – Jun 30, 2013)	Workforce Development Fund	Community First Housing Fund
Ending Balance		
	\$1,460,345.96	\$5,619,917.54

IC Financial Reports – FY 2014 (Jul 1, 2013 – Jun 30, 2014)

- Workforce Development & Community First Housing Funds

FY 2014 (Jul 1, 2013 – Jun 30, 2014)	Workforce Development Fund	Community First Housing Fund
Beginning Balance		
	\$1,460,345.96	\$5,619,917.54
REVENUE (Interest & Dividends)* *Transfer of \$3,260.30 to WF Fund	Workforce Development Fund	Community First Housing Fund
	\$8,431.41	\$33,073.11
GRANTS MADE	AMOUNT	PURPOSE
SAN FRANCISCO HOUSING DEVELOPMENT CORPORATION 1/16/2014 (Workforce Development Fund & Community First Housing Fund)	\$610,000	To provide financial empowerment services to expand the financial capability of 100 low and moderate income households in D10.
EXPENSES (Donor & Management Fees)	Workforce Development Fund	Community First Housing Fund
	\$18,511.08	\$57,987.30
FY 2014 (Jul 1, 2013 – Jun 30, 2014)	Workforce Development Fund	Community First Housing Fund
Ending Balance		
	\$1,145,266.29	\$5,290,003.35

IC Financial Reports as of 6/2/2015

- Workforce Development & Community First Housing Funds

6/30/14 – 6/2/15	Workforce Development Fund	Community First Housing Fund
Beginning Balance		
	\$1,145,266.29	\$5,290,003.35
REVENUE (Interest & Dividends)	Workforce Development Fund	Community First Housing Fund
	\$4,202.66	\$19,746.65
GRANTS MADE	AMOUNT	PURPOSE
NOR-CAL FDC - 11/13/2014 (Workforce Development Fund)	\$250,000	To create a revolving loan fund to assist owners of 10 D10-based licensed small construction companies acquire short-term, low interest rate financing and construction management assistance.
RENTAL ASSISTANCE GRANT (Community First Housing Fund)	PENDING	To provide services to D10 renters to help slow the displacement of Black and Pacific Islander families from D10.
EXPENSES (Donor & Management Fees)	Workforce Development Fund	Community First Housing Fund
	\$7,590.56	\$43,013.17
6/30/14 – 6/2/15	Workforce Development Fund	Community First Housing Fund
Ending Balance		
	\$891,878.39	\$5,266,736.83

Thank You

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