

From: [Quintin Mecke](#)
To: [Chan, Connie \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Wong, Alan \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Low, Jen \(BOS\)](#); [ChenStaff](#); [Waltonstaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [FelderStaff](#); [MahmoodStaff](#); [SherrillStaff](#); [WongStaff \(BOS\)](#)
Subject: Support for 100% Affordable Senior Housing at 3333 Mission Street
Date: Thursday, January 29, 2026 12:36:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the San Francisco Board of Supervisors,

The Council of Community Housing Organizations (CCHO) writes in strong support of the proposed 100% affordable senior housing development at 3333 Mission Street in the Bernal Heights/Mission Bernal neighborhood.

CCHO is a citywide coalition dedicated to tenant protections, the preservation and expansion of affordable housing, and advancing housing stability for San Francisco's most vulnerable residents. From this perspective, we believe the 3333 Mission Street project represents exactly the kind of deeply affordable, community-centered housing our city urgently needs—particularly for low-income seniors who face some of the highest risks of displacement and homelessness.

Project Overview and Impact

Developed by Bernal Heights Housing Corporation in partnership with Mitchelville Real Estate Group and the Low Income Investment Fund, the project will deliver 70 new, permanently affordable rental homes for seniors age 62 and older. The units—42 studios and 28 one-bedrooms—will serve households earning between 30% and 120% of Area Median Income, with a clear emphasis on the lowest-income seniors.

Importantly, this development will be operated by a trusted local nonprofit and seamlessly integrated with the existing 49-unit affordable senior building on site, creating a cohesive 119-unit senior housing campus. This continuity of care, management, and community is a major strength of the project and a model for thoughtful affordable housing development.

Why This Project Matters

This project delivers critical benefits that align directly with San Francisco's housing, equity, and anti-displacement goals:

- **Protecting Seniors and Preventing Displacement:** Low-income seniors living on fixed incomes are among the most housing-insecure populations in San Francisco. Rising rents and limited affordable options push too many elders toward homelessness or unsafe living conditions. By providing 70 deeply affordable homes in a high-demand corridor, this project allows seniors to age

in place with dignity, remain connected to their communities, and reduces costly reliance on emergency and institutional services.

- **Promoting Health, Accessibility, and Social Connection:** The development is designed with accessibility and aging in mind, incorporating disability-forward features throughout. Shared amenities—including a library, community room, lounges, family room, interconnected courtyards, and outdoor green space—are intentionally designed to reduce isolation, support mental and physical health, and foster meaningful social connection among residents and neighbors.
- **Responsible Infill and Community Benefit:** The project thoughtfully redevelops an underutilized former Big Lots site and parking garage into productive, community-serving housing. It includes new neighborhood-serving commercial space and a significantly improved public park along Coleridge Street, enhancing pedestrian safety, green space access, and neighborhood vitality while strengthening connections between Bernal Heights and the Mission. This is precisely the kind of infill development envisioned under Senate Bill 35 and San Francisco’s housing policies.
- **Advancing Citywide Housing and Equity Goals:** At a time when San Francisco faces immense pressure to meet its Regional Housing Needs Allocation and confront displacement head-on, this project delivers real, permanent affordability for those most at risk. Increasing the supply of affordable senior housing benefits not only residents of the building, but the broader housing system by easing pressure on families, workers, and existing affordable stock.

Conclusion

The 3333 Mission Street development is well-designed, responsibly sited, and deeply aligned with San Francisco’s values and policy commitments. CCHO strongly urges the Board of Supervisors to provide full and timely support for this project, including favorable consideration in all relevant legislative, funding, and policy decisions. Delays in affordable housing—especially for seniors—have real human costs, and this project is ready to deliver lasting public benefit.

Thank you for your leadership and continued commitment to addressing San Francisco’s housing crisis with solutions that center equity, stability, and community well-being.

Sincerely,
Quintin

Quintin Mecke (he/him)

Executive Director

Council of Community Housing Organizations

quintin@sfccho.org



From: [Liz Talamo](mailto:Liz.Talamo@littlebrotherssf.org)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 29, 2026 12:49:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Liz Talamo
ltalamo@littlebrotherssf.org
4109 Avenue H Austin, TX 78751

From: [Connie Xie](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Savanna Schwartz](#)
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 29, 2026 2:45:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Mandelman and Board Supervisors,

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community.

Furthermore, the project has already received administrative approval, making this appeal baseless. The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

Best,
Connie Xie
cxie@bhnc.org
515 Cortland Ave, SF, CA 94110

From: [Amanda Lee](#)
To: [BOS Legislation, \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Wong, Jocelyn \(BOS\)](#); [Lauren Chang](#)
Subject: Tentative Map Appeal (Appeal No. 251138) - 3333 Mission Street and 190 Coleridge - Project Support Letters
Date: Thursday, January 29, 2026 4:55:29 PM
Attachments: [3333 Mission Street \(Appeal No. 251138\) - Support Letters.zip](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi All,

Attached are support letters in favor of the project for 3333 Mission Street/190 Coleridge Street for the Tentative Map Appeal (Appeal No: 251138) scheduled on February 3, 2026.

Please confirm receipt and that you are able to access the documents. Thank you.

Amanda S. Lee | Associate
+1 213-617-4228 | direct
ASLee@sheppardmullin.com | [Bio](#)

SheppardMullin

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Fwd: 3333 Mission Street project appeal on 2/3/26 agenda

3 messages

Gina Dacus <gdacus@bhnc.org>

Tue, Jan 27, 2026 at 12:22 PM

To: Connie Xie <cxie@bhnc.org>, Sulaiman Hyatt <shyatt@bhnc.org>, Luis Cuadra <LCuadra@bergdavis.com>, Shawnte Spears <sspears@bhnc.org>

FYI



Gina Dacus (she, her, hers)

Chief Executive Officer, Bernal Height Neighborhood Center

Main Workplace Address: 515 Cortland Ave, San Francisco Ca 94110

Mailing Address: 515 Cortland Ave, San Francisco CA 94110

Office: 415-206-2140 Ext: x169

Cell: 415-237-3178

bhnc.org

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----- Forwarded message -----

From: 'Michael Nulty' via BHNC General Email Box <info@bhnc.org>

Date: Tue, Jan 27, 2026 at 10:58AM

Subject: 3333 Mission Street project appeal on 2/3/26 agenda

To: Board of Supervisors <board.of.supervisors@sfgov.org>

Cc: tac_s_f@yahoo.com <tac_s_f@yahoo.com>

January 27, 2026

Board of Supervisors

City and County of San Francisco

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the Tenant Associations Coalition of San Francisco (TAC) to express our strong support for the proposed 100% affordable senior housing development at 3333 Mission Street in the Bernal Heights/Mission Bernal neighborhood. As a grassroots, community-based organization dedicated since 1998 to advocating for tenant rights, the preservation and expansion of affordable housing, and improved living conditions for renters citywide, we view this project as a critical advancement in addressing San Francisco's severe housing crisis, particularly for our most vulnerable residents.

The 3333 Mission Street project, developed by the Bernal Heights Housing Corporation in collaboration with Mitchelville Real Estate Group and the Low Income Investment Fund, will deliver 70 new fully affordable studio and one-bedroom rental units (42 studios and 28 one-bedrooms) exclusively for low- and moderate-income senior households aged 62 and older. These units will serve households earning between 30-120% of Area Median Income, with the majority targeted at lower-income levels. The development integrates with an existing 49-unit affordable senior building on the site, creating a cohesive 119-unit senior housing campus managed by a trusted local nonprofit.

This initiative offers substantial benefits to the broader San Francisco community and aligns with the city's priorities for equitable housing development:

- **Directly Addressing Senior Housing Scarcity and Preventing Displacement:** With fixed incomes and escalating rents, low-income seniors face acute risks of housing instability and homelessness. By adding 70 dedicated affordable units in a high-demand area, the project enables seniors to age in place with dignity in a familiar neighborhood, reduces pressure on emergency services, and helps preserve the diversity of long-term residents amid ongoing gentrification in the Mission Bernal corridor.
- **Promoting Accessibility, Health, and Quality of Life:** Designed as a disability-forward development, the project incorporates accessible features throughout units and common areas, supporting residents with mobility needs. Indoor amenities such as a library, family room, lounge, and community room—along with interconnected outdoor green spaces,

courtyards, and a revitalized public park along Coleridge Street—will foster social connections, community engagement, and overall well-being for both residents and the surrounding neighborhood.

- **Revitalizing Underutilized Land and Enhancing Neighborhood Vitality:** Located on the former Big Lots site (previously a parking garage), the project transforms vacant or underused space into productive housing while including new commercial space and a reopened, improved public park. This contributes to local economic activity through construction jobs, supports neighborhood connectivity between Bernal Heights and the Mission, and demonstrates responsible infill development under Senate Bill 35 streamlined processes.
- **Advancing Citywide Housing Goals and Equity:** In the context of San Francisco's state-mandated Regional Housing Needs Allocation and ongoing efforts to combat displacement, projects like [3333 Mission Street](#) help meet urgent production targets for affordable units while prioritizing vulnerable populations. By freeing up other housing stock and reducing competition for limited affordable options, it benefits families, essential workers, and the entire community.

TAC strongly urges the Board of Supervisors to support and advance this project through any necessary legislative or budgetary actions, including favorable consideration in relevant hearings, funding opportunities, or policy alignments. We are committed to working with city leaders, the developer, and community stakeholders to ensure its timely approval and successful realization, furthering tenant protections and housing justice across San Francisco.

Thank you for your leadership in addressing our city's housing challenges.

Please contact us for any additional information or to discuss how we can collaborate further.

Sincerely,

Michael Nulty
Program Director
Tenant Associations Coalition of San Francisco

Michael Nulty

P.O. Box 420782
San Francisco, CA 94142-0782
(415) 339-8327 - Direct
(415) 339-8779 - Alliance for a Better District 6
(415) 339-8683 - Central City Democrats
(415) 937-1289 - North of Market Business Association
(415) 820-1412 - Tenderloin Futures Collaborative
<http://abd6.cfsites.org/>

Sulaiman Hyatt <shyatt@bhnc.org>
To: Gina Dacus <gdacus@bhnc.org>
Cc: Connie Xie <cxie@bhnc.org>, Luis Cuadra <LCuadra@bergdavis.com>, Shawnte Spears <sspears@bhnc.org>

Tue, Jan 27, 2026 at 12:33 PM

Awesome :)
[Quoted text hidden]

Sulaiman Hyatt <shyatt@bhnc.org>
To: Connie Xie <cxie@bhnc.org>

Wed, Jan 28, 2026 at 10:01 AM

[Quoted text hidden]



Connie Xie <cxie@bhnc.org>

3333 Mission Street - appeal

michael smith <mikesmith25@yahoo.com>

Wed, Jan 28, 2026 at 8:32 AM

To: "jennifer.ferrigno@sfgov.org" <jennifer.ferrigno@sfgov.org>, "FielderStaff@sfgov.org" <FielderStaff@sfgov.org>, "ana.herrera@sfgov.org" <ana.herrera@sfgov.org>

Cc: Gina Dacus <gdacus@bhnc.org>, Connie Xie <cxie@bhnc.org>, Sulaiman Hyatt <shyatt@bhnc.org>, Caroline McCormack <caroline.donia@gmail.com>, Laurel Muniz <lmunizsf@gmail.com>, Jessica Branson <jessicabranson@gmail.com>, Bobby Cocharn <bobbycocharn123@gmail.com>, Novia Marshall <marshall.na.523@gmail.com>

Dear Supervisor Fielder,

Bernal Heights Housing Corporation (BHHC) is Bernal Heights Neighborhood Center's affiliate organization that develops, preserves, and rehabilitates affordable homes throughout San Francisco, offering programs designed to support adults with low incomes and their families. BHHC's Board of Directors is made up of community members committed to advancing affordable housing in Bernal Heights and beyond. **We are writing to respectfully request that you prevent the appeal hearing for the 3333 Mission project**, which is currently scheduled for next Tuesday, February 3.

This appeal is nothing more than an undue burden on a non-profit affordable housing developer, incurring unnecessary expenses including tens of thousands of dollars of legal fees plus the cost of flying the project's legal team to San Francisco for the hearing. It is a waste of resources, as staff are now required to spend valuable time preparing the appeal rather than focusing on moving affordable housing and community-based programming forward.

Furthermore, the appeal was made by a small group of neighbors who have been opposed to the project since it was first introduced and the associated proposal for the revitalization of Coleridge Neighborhood Park, which as you may be aware, has been closed since 2020 and is in need of significant repairs that can only be achieved through the funding from 3333 Mission. BHNC has proposed a more efficiently designed park, reducing the square footage from 6,720 to 3,885 with the removal of a concrete portion and some bushes to accommodate new senior housing. The proposal also adds a 1,000 square foot community room for neighbor and resident use. **This plan offers benefits to the entire community, allowing BHNC to reopen this privately operated park for public enjoyment while creating critical housing for seniors who have been priced out of the neighborhood.**

The appeal of the project's Tentative Final Map has no bearing on the affordable housing nor the park design, as 3333 Mission has already received ministerial approval twice. The Planning Department, Public Works, Department of Building Inspection and the other departments previously reviewed the project and confirmed that it meets the requirements of SB35, Density Bonus, Subdivision Map Act, and the Building Code. By appealing, neighbors have only succeeded in delaying the creation of more housing and the revitalization of the park and increasing costs for what is already a multimillion-dollar project.

We urge you to cancel the appeal hearing and allow this project to proceed as planned, without wasting any more time or money.

Thank you,

Michael Smith

BHHC Board President

January 28, 2026

The Honorable Rafael Mandelman
President, San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear President Mandelman and Honorable Supervisors,

I write on behalf of the Non-Profit Housing Association of Northern California (NPH) to oppose the appeal of the subdivision map at 3333 Mission Street.

This abuse of the appeals process clearly ignores Senate Bill 35 (SB 35), of which NPH is an original supporter. SB 35 requires a streamlined, ministerial approval process for development proponents of multi-family housing if the development meets affordability requirements and the local government in which the development is located has not produced enough housing units to meet its housing goals contained in the Regional Housing Needs Assessment (RHNA).

San Francisco Is Not Meeting Its RHNA Goals For Very Low- , Low- and Moderate-Income Residents And This Appeal Has Caused a 78-Day Delay

According to the *San Francisco Chronicle*, by the end of 2024 the City and County of San Francisco had constructed only 4.4% of the homes needed for very-low income residents, just 1.7% of the homes needed for low-income residents, and a meager 5.2% of the homes needed for moderate-income residents as defined in the 2023-2031 RHNA. While there are many well known challenges, such as funding, increasing costs of construction, and entitlement timelines, when a project like this is ready to go San Francisco should quickly approve it. By the time the Board hears the matter on February 3rd, 78 days will have been lost since the appeal was filed.

This Amazing Senior Affordable Housing Project Is What San Francisco Needs

The Bernal Heights Neighborhood Center (BHNC) and its affiliate, the Bernal Heights Housing Corporation (BHHC) are an award-winning, neighborhood-based service provider and affordable housing developer. Programs and services for low-income renters - seniors, non-English speaking newcomers, youth and BIPOC residents of all ages - are designed to build stable neighborhoods and vibrant, engaged communities.

Their offerings are culturally and linguistically appropriate for a wide range of participants because everyone belongs.

As a project sponsor, BHHC is tackling one of San Francisco and our region's greatest challenges - senior housing. As many San Franciscans age, it becomes harder to afford ever increasing rents to stay in the communities they know and love. This project provides that chance with 70 units - a reduction from the 108 original units. Further delaying this project delays 70 households staying in their City.

SB 35 Requires Denying The Appeal

San Francisco Planning Department staff expertly note that the project has already been approved under SB 35, providing for the needed housing and a park. As stated in their report, denying this subdivision permit "will not alter the already approved reconfiguration and decrease in size of the park." Notwithstanding the arduous permitting process in San Francisco, the State of California is clear that housing production, especially multifamily housing construction for low- and moderate income residents is a priority.

Funding Affordable Housing Is Complicated - Delays Cost Time AND Money

Affordable housing relies on local, state and federal sources with different application deadlines. Delays like this harm Bay Area projects and smaller organizations who are disadvantaged in securing funding compared to projects without these delays.

For these reasons and many others, NPH strongly supports this project, opposes the appeal, and urges you to act today to deny the appeal. Let's keep building affordable housing in San Francisco.

Sincerely,



Bill Barnes

Director of Campaigns and Community Engagement

CC: BHNC, Supervisors, Mayor, City Attorney, SF Planning, SF Public Works

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Adeline Siew <asiew@bhnc.org>

Date Thu 1/15/2026 10:39 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

This appeal fails to consider the extensive community outreach the development team has conducted through mailers, open houses, surveys, virtual meetings and in-person meetings at the community center and individual residences, and the numerous concessions already made to ensure the project is a more welcome addition to the neighborhood. This includes lowering the initially proposed height of 108 units to 70, giving up 38 units of affordable housing to accommodate neighbors, and later modifications to the design to address neighbor concerns about shadow and view impacts on abutting backyards.

I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Adeline Siew

asiew@bhnc.org

85 Vernon St, Apt 309 Oakland, CA - California 94610

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Andre White <andrewwhite@mitchelville.com>

Date Thu 1/15/2026 10:47 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Andre White

andrewwhite@mitchelville.com

40 E. Colorado Blvd. Suite E Pasadena, CA 91105

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From aria chen <wchen@bhnc.org>

Date Tue 1/20/2026 9:29 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- aria chen

wchen@bhnc.org

4468 mission st san francisco, ca 94112

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Arnold Lerner <arnie@lernerarch.com>

Date Tue 1/27/2026 8:36 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from arnie@lernerarch.com. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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-- Arnold Lerner

arnie@lernerarch.com

527 Dolores St Apt. 3 San Francisco, California 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ayanna Weathersby <aweathersby@bhnc.org>

Date Mon 1/26/2026 1:03 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ayanna Weathersby

aweathersby@bhnc.org

515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Barbara Attard <battard@concast.net>
Date Tue 1/20/2026 8:53 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from battard@concast.net. [Learn why this is important](#)

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-- Barbara Attard
battard@concast.net
340 Peralta A SF, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ben Garcia <bgarcia@bhnc.org>

Date Thu 1/15/2026 2:01 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from bgarcia@bhnc.org. [Learn why this is important](#)

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-- Ben Garcia

bgarcia@bhnc.org

1220 Folsom Street, Apt 1 San Francisco, CA 94103

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bill Falls <billfalls@sonic.net>

Date Tue 1/20/2026 2:21 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from billfalls@sonic.net. [Learn why this is important](#)

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-- Bill Falls

billfalls@sonic.net

692 Clipper St San Francisco, California 94114-3505

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From blair sandler <blair@drlapin.org>

Date Tue 1/20/2026 7:08 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from blair@drlapin.org. [Learn why this is important](#)

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-- blair sandler

blair@drlapin.org

1742 Newcomb Ave. San Francisco, CA 94124

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bruce Livingston <bruce@policyaction.net>

Date Sun 1/18/2026 10:42 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from bruce@policyaction.net. [Learn why this is important](#)

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-- Bruce Livingston

bruce@policyaction.net

243 Elsie Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Bruce Wolfe <bruce@care-clt.org>

Date Tue 1/27/2026 9:53 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Bruce Wolfe

bruce@care-clt.org

1951 Page St San Francisco, CA 94117

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Cathy Michalec <cmichalec@littlebrotherssf.org>

Date Wed 1/28/2026 12:41 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from cmichalec@littlebrotherssf.org. [Learn why this is important](#)

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-- Cathy Michalec

cmichalec@littlebrotherssf.org

909 Hyde Street, Ste. 628 San Francisco, CA 94109

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Colette Crutcher <colette@colettecrutcher.com>

Date Mon 1/19/2026 6:25 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from colette@colettecrutcher.com. [Learn why this is important](#)

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-- Colette Crutcher

colette@colettecrutcher.com

316 Highland Ave San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Debbie Uchida <duchida@littlebrotherssf.org>

Date Wed 1/28/2026 11:59 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from duchida@littlebrotherssf.org. [Learn why this is important](#)

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-- Debbie Uchida

duchida@littlebrotherssf.org

909 Hyde St. #628 San Francisco, CA 94109

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Evy Pine <evy@well.com>

Date Tue 1/20/2026 7:37 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from evy@well.com. [Learn why this is important](#)

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-- Evy Pine

evy@well.com

256 Ripley Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Gina Dacus <gdacus@bhnc.org>

Date Tue 1/20/2026 9:47 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Gina Dacus

gdacus@bhnc.org

515 Cortland Avenue San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Grace Cumming <gcumming@littlebrotherssf.org>
Date Wed 1/28/2026 11:28 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from gcumming@littlebrotherssf.org. [Learn why this is important](#)

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-- Grace Cumming
gcumming@littlebrotherssf.org
251 Central Ave San Francisco, CA 94117

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Hiep Phan <hphan@bhnc.org>

Date Tue 1/20/2026 9:29 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Hiep Phan

hphan@bhnc.org

101 Janie Ct El Cerrito, CA 94530

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Isaiah Bryant-Martinez <ibryant-martinez@bhnc.org>
Date Tue 1/20/2026 9:49 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from ibryant-martinez@bhnc.org. [Learn why this is important](#)

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-- Isaiah Bryant-Martinez
ibryant-martinez@bhnc.org
937 ellsworth st San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Ishanique Gill <iritnergill@bhnc.org>

Date Tue 1/27/2026 11:24 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

Dear President Mandelman and Board Supervisors

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Ishanique Gill

iritnergill@bhnc.org

1717 Webster St Unit 1322 Oakland, CA 94612

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jane Wattenberg <gardenia@jps.net>
Date Tue 1/20/2026 1:32 PM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from gardenia@jps.net. [Learn why this is important](#)

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-- Jane Wattenberg
gardenia@jps.net
73 Waltham Street San Francisco, California 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jeffrey Miller <jmiller@millercomp.com>

Date Mon 1/19/2026 1:59 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jmiller@millercomp.com. [Learn why this is important](#)

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-- Jeffrey Miller

jmiller@millercomp.com

179 Banks Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jennifer Butterfoss <jennifer@butterfoss.com>

Date Mon 1/19/2026 12:21 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jennifer@butterfoss.com. [Learn why this is important](#)

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-- Jennifer Butterfoss

jennifer@butterfoss.com

188 Banks Street San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Jim Hyden <jimhyden@pacbell.net>

Date Thu 1/15/2026 9:55 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from jimhyden@pacbell.net. [Learn why this is important](#)

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-- Jim Hyden

jimhyden@pacbell.net

42 Lundy's Lane San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Joel Shapiro <js@jsfmp.com>

Date Mon 1/19/2026 5:48 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from js@jsfmp.com. [Learn why this is important](#)

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-- Joel Shapiro

js@jsfmp.com

52 Virginia Ave San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Judy Olasov <olasov@pacbell.net>

Date Tue 1/20/2026 2:41 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from olasov@pacbell.net. [Learn why this is important](#)

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-- Judy Olasov

olasov@pacbell.net

80 Santa Ynez Ave San Francisco, California 94112

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Kristen Villalobos <kvillalobos@sfclt.org>

Date Wed 1/28/2026 11:03 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from kvillalobos@sfclt.org. [Learn why this is important](#)

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-- Kristen Villalobos

kvillalobos@sfclt.org

44 Page St San Francisco, CA 94102

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Kyle Ahlers <kahlers@wellesley.edu>

Date Tue 1/20/2026 3:38 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from kahlers@wellesley.edu. [Learn why this is important](#)

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-- Kyle Ahlers

kahlers@wellesley.edu

6 Godeus St San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Larisa Pedroncelli <design@factory1.com>

Date Tue 1/20/2026 6:06 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from design@factory1.com. [Learn why this is important](#)

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-- Larisa Pedroncelli

design@factory1.com

1875 Mission Street San Francisco, CA 94103

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Laurence Adelman <la@newsreel.org>

Date Sun 1/18/2026 11:06 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from la@newsreel.org. [Learn why this is important](#)

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-- Laurence Adelman

la@newsreel.org

243 Bonview St San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Leah Edwards <leah@leahedwards.com>

Date Tue 1/20/2026 9:16 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from leah@leahedwards.com. [Learn why this is important](#)

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-- Leah Edwards

leah@leahedwards.com

301 Main Street Unit 19A San Francisco, CA 94105

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Leslie Roffman <leslier@littleschool.org>

Date Tue 1/20/2026 1:33 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from leslier@littleschool.org. [Learn why this is important](#)

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-- Leslie Roffman

leslier@littleschool.org

2067 44th Avenue San Francisco, CA 94116

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Liz Talamo <ltalamo@littlebrotherssf.org>

Date Thu 1/29/2026 12:49 PM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from ltalamo@littlebrotherssf.org. [Learn why this is important](#)

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-- Liz Talamo

ltalamo@littlebrotherssf.org

4109 Avenue H Austin, TX 78751

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Mark Puchalski <mpuchalski@tndc.org>

Date Tue 1/27/2026 10:54 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

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-- Mark Puchalski

mpuchalski@tndc.org

201 Eddy Street San Francisco, CA 94102

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Matisse Enzer <matisse@matisse.net>
Date Mon 1/19/2026 8:46 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from matisse@matisse.net. [Learn why this is important](#)

Dear President Mandelman and Board Supervisors

I am writing to express my support for the Bernal Heights Neighborhood Center's 100% affordable senior housing development at 3333 Mission Street. San Francisco is in the midst of a housing crisis, and seniors are among our most vulnerable community members, often facing displacement from the neighborhoods where they have spent their whole lives. The appeal of 3333 Mission is an attempt by neighbors to derail a project that is critical to our community. Furthermore, the project has already received administrative approval, making this appeal baseless.

The mapping for the project is being appealed based on the planned programming of the existing Coleridge Neighborhood Park, which has been closed since 2020 due to ongoing maintenance and safety concerns. The 3333 Mission project offers the opportunity to revitalize the existing park, as the project's funding structure provides the necessary funds. The current park is 6,720 square feet, with 5,760 square feet of usable space. BHNC has proposed a more efficiently designed, 3,885 square foot park that will better serve the community by offering play space for children and passive recreation uses for residents and neighbors of all ages, complete with access to a community room that can extend the park's functionality for the greater Mission Bernal community.

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I encourage the Board of Supervisors to reject this appeal and help ensure that Bernal remains a welcoming, affordable, and inclusive place for all.

-- Matisse Enzer
matisse@matisse.net
100 Putnam Street San Francisco, CA 94110-6216

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Miriam Noboa <mnoboa@bhnc.org>
Date Tue 1/20/2026 12:41 AM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from mnoboa@bhnc.org. [Learn why this is important](#)

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-- Miriam Noboa
mnoboa@bhnc.org
515 CORTLAND AVENUE SAN FRANCISCO, AL 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Miriam Simos <stella@mcn.org>

Date Tue 1/20/2026 9:13 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from stella@mcn.org. [Learn why this is important](#)

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-- Miriam Simos

stella@mcn.org

2852 Folsom St. San Francisco, CA 94110

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Quintin Mecke <quintin@sfccho.org>
Date Wed 1/21/2026 2:05 PM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from quintin@sfccho.org. [Learn why this is important](#)

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-- Quintin Mecke
quintin@sfccho.org
325 CLEMENTINA ST San Francisco, CA 94103-4104

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Rosalie Chan <rosaliechan2017@u.northwestern.edu>
Date Wed 1/21/2026 7:05 PM
To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>
Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from rosaliechan2017@u.northwestern.edu. [Learn why this is important](#)

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-- Rosalie Chan
rosaliechan2017@u.northwestern.edu
San Francisco, CA 94112-1324

Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing

From Susan Coliver <scoliver@hclarchitecture.com>

Date Tue 1/27/2026 7:12 AM

To Board.of.Supervisors@sfgov.org <Board.of.Supervisors@sfgov.org>

Cc Savanna Schwartz <Sschwartz@bergdavis.com>

You don't often get email from scoliver@hclarchitecture.com. [Learn why this is important](#)

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-- Susan Coliver

scoliver@hclarchitecture.com

62 Kissling Street San Francisco, CA 94103

From: [Amanda Lee](#)
To: [BOS Legislation, \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Cc: [Wong, Jocelyn \(BOS\)](#); [Lauren Chang](#)
Subject: Tentative Map Appeal (Appeal No. 251138) - 3333 Mission Street and 190 Coleridge - Project Support Petition
Date: Thursday, January 29, 2026 7:01:41 PM
Attachments: [3333 Mission Street \(Appeal No. 251138\) - Petition.zip](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi All,

Attached are petition signatures in favor of the project for 3333 Mission Street/190 Coleridge Street for the Tentative Map Appeal (Appeal No: 251138) scheduled on February 3, 2026.

Please confirm receipt and that you are able to access the documents. Thank you.

Amanda S. Lee | Associate
+1 213-617-4228 | direct
ASLee@sheppardmullin.com | [Bio](#)

SheppardMullin

350 South Grand Avenue, 40th Floor
Los Angeles, CA 90071-1422
+1 213-620-1780 | main
www.sheppardmullin.com | [Linkedln](#)

Attention: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

Dear President Mandelman and Supervisors,

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The project development team undertook comprehensive community outreach efforts, including mailers, open houses, surveys, virtual meetings, and in-person meetings at the BHNC community center as well as individual residences. Feedback received through these efforts was incorporated into the project design to promote seamless integration with the surrounding community.

This appeal is only delaying the process, stalling the creation of critically needed housing, and making the project more costly. Furthermore, the appeal was launched in response to the proposed changes to Coleridge Neighborhood Park; it is only through the 3333 Mission project that the redevelopment and revitalization of the park is possible.

We, the undersigned, urge the Board of Supervisors to reject the appeal against 3333 Mission and support the development of 70 new units of senior affordable housing.

Name	Zip Code	Email
Leo Chen	94134	cheleo611@gmail.com
James Zhou	94124	zhoujames123@gmail.com
Princeton Merritt	94110	Princetonmerritt1@gmail.com
Jay Den Washington	94112	aboutjaydot@gmail.com
Charlett Lopez	94124	Yuxavaz104@gmail.com
Vicky Fang	94110	vfang1011@gmail.com
Damon Zhang	94110	damonzhang063@gmail.com

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Resident Petition



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Name	Zip Code	Email
Alice Huang	94112	alinu2925@gmail.com
Joanna Li	94134	joannafans133@gmail.com
Carmen Li	94124	jong82646@gmail.com
Janet Ford	94134	zwritezz@gmail.com
Logan Espinoza	94124	LoganEspinoza@gmail.com
Bryan Lopez	94112	BryanLopez1219@yahoo.com
Xavier Planes	94112	xzavonPlanes@gmail.com

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Name	Zip Code	Email
<u>Diana Tran</u>	<u>94112</u>	<u>acal01752@gmail.com</u>
<u>Monet Lee</u>	<u>94112</u>	<u>monetlee0129@gmail.com</u>
<u>Madison Mah</u>	<u>94122</u>	<u>maddiemah22@gmail.com</u>
<u>Wisdom Williams</u>	<u>94131</u>	<u>wisdomjay30@gmail.com</u>
<u>Lawrence Li</u>	<u>94124</u>	<u>shadebreaker777@gmail.com</u>
<u>JUSTIN JASPER</u>	<u>94110</u>	<u>JUSTIN.JASPER430@gmail.com</u>
<u>yoana Burbosa</u>	<u>94110</u>	<u>yoanaburbosa317@gmail.com</u>

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Name	Zip Code	Email
Ashley Esparza	94112	ashleyesp415@gmail.com
Lori Tran	94110	Ltran@Myeep.org
Erica Esparza	94112	ericacalimer2115@gmail.com
Juan Villagomez	94110	Jvillagomez25@gmail.com
Yahya Chahid	94103	yahya.chahid@yahoo.com
Mio Orellana	94110	Orellanamio704@gmail.com
Angelina Torres	94124	Mim:QT3@gmail.com

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Name	Zip Code	Email
CHUCK SHEEHY	94112	c2020pal@yahoo.com
MARIA MUNSAYAC	94112	MARIAMUNSAYAC@GMAIL.COM
Jonathan Cruz	94110	BravoSneakers415@gmail.com
Roger Allan	94110	
Mario Rodriguez	94112	
CHANITA R. SILLERMA	94110	chanitasambista@yahoo.com
Po Jim Li	94112	

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Name

Zip Code

Email

Henry Lai

94131

helai318@gmail.com

Bixuan Tan

94112

~~BTAN~~

Diana Cheng

94112

Diana Cheng@gmail.com

KERRIE SCHWARTZ

94127

KERRIE.SCHWARTZ@GMAIL.COM

Miao Lu

94112

Feng Xiao Fang

94112

Anna Lai

94131

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Resident Petition



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Name	Zip Code	Email
Christine Harris	94112	Carrodi418@gmail.com

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Dear President Mandelman and Supervisors,

San Francisco is in the midst of a housing crisis, and seniors across the city are at risk of displacement and homelessness as the cost of living continues to rise. For this reason, it is crucial that we build affordable senior housing in an efficient manner, ensuring seniors can continue to live and thrive in the neighborhoods they know and where they can access medical and support services, socialize with friends, and visit loved ones.

As seniors, we know firsthand the importance of projects like 3333 Mission which offers stable, affordable housing crucial to our health, independence, and well-being. For these reasons, we respectfully urge the Board of Supervisors to reject the appeal against 3333 Mission and allow the project to continue as planned so that there may soon be 70 new units of senior affordable housing in our community.

Name	Zip Code	Email
Carolyn Crampton	94107	carolynrcrampton@gmail.com
Phoebe Grigg	94110	plgrigg@gmail.com
ANA LINDER	94110	
Kathy Angus	94110	kathyangus@gmail.com
Debra Lepsch	94121	
Lynn Jackleich	94107	kabcev@yahoo.com
Albert Eng	94131	alberteng333@gmail.com
Sharon Wayne	94121	sharonwayne7@gmail.com
Beth Wilmut	94117	BethWilmut@aol.com

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Senior Citizen Petition



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Name	Zip Code	Email
Darlene Mezack 51 VAUGHAN	94110	darlene.mezack@gmail.com
Sra Vera	94112	
Eugenia DiStefano	94110	e.distefano@gmail.com
Gonzalo Lopez Vera	94112	
Elizabeth Genova	94110	egenavea@yahoo.com
Melita P. G...	94110	
ROLANDO O. PALMO	94110	

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Resident Petition



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Name	Zip Code	Email
Rick Givling	94110	rzgivling@gmail.com
Omar Hutchins	94110	
Kacisa Coleman	94110	
Martha Hawthorne	94110	martu222@sbcglobal.net
William Foss	94110	wfoss1@sbcglobal.net
VALERIE GIRLING	94110	valeriegirling@gmail.com

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Neighborhood Center

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Name

Zip Code

Email

Jenna Melnyk

94110

JennaMelnyk@gmail.com

Stephanie Miller

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Lorraine Mautner

94110

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Giuseppe Mfoune

94110

peppemanne1969@gmail.com

KAREN ANDERSEN

94110

Tori Freeman

94124

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name	Zip Code	Email
Tehmina Khan	94110	teatime4pm@gmail.com
Michele Schaal	94110	
MIKE PINCUS	94110	mapincus@gmail.com
Bob Pringle	94110	RW12
Jill Stanton	94110	JillSL
Charles Hutchins	94110	caroldpictures@gmail.com
Renee Hutchins	94110	

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Name	Zip Code	Email
Vega Freeman-Brady	94110	vegaFB@yahoo.com
Lauriz Kanes	94110	lkanes@comcast.net
Kayen Kudekuzh	94107	Kayen@goodlifegrocery.com
Giada Bonetti	94110	giada.bonetti9995@gmail.com
GREG FREEMAN	94124	
Jesse Upton	94110	
Zoe Freeman	94124	SFSU Scholar Student - Please support housing!

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name	Zip Code	Email
Victoria C. Zuniga	94110	
Vincent Diaz	94110	Vincentd0626@gmail.com
Rose Marie Diaz	94110	Rosegsf@yahoo.com
Alexander Gutierrez	94110	415-730-0764
Kathleen Collins	94115	Shec@bridgehousing.com
Sheila Lee	94110	

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Name	Zip Code	Email
<i>Yuris Acuna</i>	<i>94110</i>	
<i>Carlos Pineda</i>	<i>94110</i>	
<i>Angela Ferrufin</i>	<i>94110</i>	

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Name	Zip Code	Email
Carol High	94134	carolhigh@hotmail.com
Todd High	94134	t.m.high@comcast.net
Ranaldia Ranald	94110	

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Senior Citizen Petition



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Neighborhood Center
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Name	Zip Code	Email
Sherrie Dobrott	94112	Sherrieann57@comcast.net

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Senior Citizen Petition



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Name	Zip Code	Email
Deborah Howard-Page	94107	cupid@dhp-art.com
Melanie Kohler	94117	Seannyone@aol.com
James Bovee	94112	jwbovee@comcast.net
Marilyn Rosen	94110	marijisaRosen@yahoo.com
Donna Hayes	94110	dhayes362@gmail.com
Barbara Lee	94131	barbaralee333@yahoo.com
Ana Mayorga	94110	amayorga57@yahoo.com
Rony Vielman	94110	ronvix6@yahoo.com
LEO GUIMARAES	94110	

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Neighborhood Center

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Name	Zip Code	Email
Marta Alcaraz	94110	
SILVIA VERA	94110	
Diane Cordini	94110	
giulia Mila	94110	
KIM NGUYEN	94110	
Mim Tu	94110	
DELIA C. BAQUINON	94110	
EDGAR Alcaine	94110	

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Resident Petition



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Name	Zip Code	Email
Bei Yun Lin	94112	
Ru Xin Tan	94112	
Shu Juan Lin	94112	shujuan1638@gmail.com
Man Yi Ma	94112	
Xi Chen Huang	94112	
Gao Zhen Yao	94112	
Suzhen Huang	94112	

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Name	Zip Code	Email
Cui Qiu Lian	94112	
Wang Hui Gong	94112	
Wu, Shu An	94112	
Ma, Man Yi	94112	
Huang, Xi Chou	94112	
HUI YIN CHEN	94112	
DE YU ZHANG	94112	

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Name	Zip Code	Email
WU FANG YE	94112	
HUNG YI GUANG YING	94112	
YU GUO ZHEN	94112	
CHEN HUAN QUN	94112	
CAO NG CHUN E CHOUNG	94112	
GUANG YING HUANG	94112	

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Name	Zip Code	Email
ZHAIIDA TARIBADONA	94112	xviji@2028@gmail.com
Xiaojiang Cai	94112	
JINGHUI HUANG	94112	
Xui Zhen Wu	94112	
Lee Rodney	94112	
CHEN WEIJIAN	94112	Samchen898@gmail.com
CHEN MEIRONGTAN	94112	Samchen898@gmail.com

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Name	Zip Code	Email
Xiong Ying Wan	94112	
Zhong Chen	94112	
SOU Kin Chi.		
XUE FANG GUAN	94112	
Lam Lai Yee	94112	
Liu, Jian Song	94112	
JIANG ZHONGQ		

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請願書



BERNAL HEIGHTS
COMMUNITY DEVELOPMENT CORPORATION

駁回針對 3333 號任務的上訴並予以保護

Mission-Bernal的經濟適用老年公寓

尊敬的Mandelman主席及各位監事：

舊金山正處於住房危機之中，全市老年人面臨流離失所和無家可歸的風險。生活成本持續上漲。因此，高效地建造經濟適用型老年住房至關重要，以確保…老年人可以繼續在他們熟悉的社區生活和安享晚年，並能獲得醫療和支持服務。與朋友聚會，探望親人。

作為老年人，我們深知像 3333 Mission 這樣的計畫的重要性，它能提供穩定、經濟適用的住房，這對我們至關重要。健康、獨立和福祉。基於這些原因，我們懇請監事會駁回針對…的上訴。3333 號任務，並允許該項目按計劃繼續進行，以便不久後在…新增 70 套老年人經濟適用房。我們的社區。

Name 姓名

Zip Code 郵編

Email 電郵

Cao, Hua zhen	94112	Joe Zteir@yahoo.com
Peiping wa	94112	png725851@gmail.com
ZHENG EI LI	94112	
ZHANG MENG CHEN	94112	
WAN LING MA	94112	
cai xian huan	94112	
JIA YU	94112	
Bi Bing WU	94112	
Peter Msk	94112	Yee on msk@gmail.com

BHNC將保留一份請願書副本。所有請願書都將提交給舊金山市政府。

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Name	Zip Code	Email
Shao Yan Wang	94112	
Sheng Min Zhu	94112	

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BERNAL HEIGHTS
Neighborhood Center
bhnc.org

Senior Citizen Petition

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Name

Zip Code

Email

Shirley Sadina

94110

shirley.sadina@comcast.com

Estrellita Savares

94112

gmaestas221@gmail.com

Roger Alvarez

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Roger.alvarez@comcast.net
Roger.alvarezsf415@gmail.com

Roger Alvarez

94116

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Senior Citizen Petition



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Name	Zip Code	Email
TERESITA RACEUS	94112	
ERLINDA IGNACIO	94112	
Carolina Suarez	94134	
Leonila Alvarez	94134	
Plocerfida Sanchez	94112	
Yolanda R.	94112	
Leticia R. Jimenez	94112	
Rosa Herrera	94112	
Sharon Davis	94112	

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adult employees

Resident Petition



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Neighborhood Center
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Name

Zip Code

Email

~~SEAN MURPHY~~

94110

~~smurphachases@gmail.com~~

~~SEAN MURPHY~~

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~~smurphachases@gmail.com~~

John Martin

94110

john.martin@gmail.com

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From aoi

Resident Petition



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Name	Zip Code	Email
Henry Lai	94131	helai318@gmail.com
Bixuan Tarr	94112	BTarr
Diana Cheng	94112	Diana Cheng@gmail.com
KERRIE SCHWARTZ	94127	Kerrie.SCHWARTZ@GMAIL.com
Miao Lu	94112	
Feng xi ao Fang	94112	
Anna Lai	94131	

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From art

Resident Petition



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The project development team undertook comprehensive community outreach efforts, including mailers, open houses, surveys, virtual meetings, and in-person meetings at the BHNC community center as well as individual residences. Feedback received through these efforts was incorporated into the project design to promote seamless integration with the surrounding community.

This appeal is only delaying the process, stalling the creation of critically needed housing, and making the project more costly. Furthermore, the appeal was launched in response to the proposed changes to Coleridge Neighborhood Park; it is only through the 3333 Mission project that the redevelopment and revitalization of the park is possible.

We, the undersigned, urge the Board of Supervisors to reject the appeal against 3333 Mission and support the development of 70 new units of senior affordable housing.

Name	Zip Code	Email
CHUCK SHERNY	94112	c2020pal@yahoo.com
MARIA MUNSAYAC	94112	MARIAMUNSAYAC@GMAIL.COM
Jonathan Cruz	94110	BravoSneakers415@gmail.com
Roger Alvarez	94110	
Mark Rodriguez	94112	
CHANITA R. VILLERMA	94110	chanitasambista@yahoo.com
PO Jim L. R.	94112	

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

Form 25

Resident Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

REJECT THE APPEAL AGAINST 3333 MISSION AND PROTECT AFFORDABLE SENIOR HOUSING IN MISSION BERNAL

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Name	Zip Code	Email
<u>Christine Harris</u>	<u>94112</u>	<u>Carrodi46@gmail.com</u>
<hr/>	<hr/>	<hr/>

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Senior Citizen Petition



BERNAL HEIGHTS
Neighborhood Center
bhnc.org

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Dear President Mandelman and Supervisors,

San Francisco is in the midst of a housing crisis, and seniors across the city are at risk of displacement and homelessness as the cost of living continues to rise. For this reason, it is crucial that we build affordable senior housing in an efficient manner, ensuring seniors can continue to live and thrive in the neighborhoods they know and where they can access medical and support services, socialize with friends, and visit loved ones.

As seniors, we know firsthand the importance of projects like 3333 Mission which offers stable, affordable housing crucial to our health, independence, and well-being. For these reasons, we respectfully urge the Board of Supervisors to reject the appeal against 3333 Mission and allow the project to continue as planned so that there may soon be 70 new units of senior affordable housing in our community.

Name

Zip Code

Email

LYDIA VAFFE

94110

LULU403F@gmail.com

DBanks

94116

DELUCH@ATT.NET

Guadalupe Fernandez

94110

Malak Barch

94110

Embarahat@yahoo.com

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Name	Zip Code	Email
Martin Kutsch		
Julie Kutsch	94110	Walter Espana 915 242 9116
Imma Marcada	94110	Walter Espana 94110
Wing Chi So Hong	94110	
Sally Chan	94112	
Nicasio V. Blanco	94110	
Debra	94110	
Debra Dominguez	94112	
Lai Nuan Hong	94110	

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Name	Zip Code	Email
Nancy Serrano	94110	
Nancy Ferrero	94110	
Alvarez		
Denita Perez	94124	
Augusto Chaver	94124	
Mateo	94110	
Eugenia DiStefano	94110	
Luis Osegueda	94110	
Ana Arevalo	94110	

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Name	Zip Code	Email
<i>Lucia Mendoya</i>		
<i>Ara Avshalom</i>		
<i>Joe Coeb</i>		
<i>PAULAGALEH</i>	<i>94131</i>	
<i>Seeme Kahn</i>	<i>94131</i>	
<i>Juli Jins</i>	<i>94110</i>	
<i>Maura Jinn</i>	<i>94124</i>	<i>M</i>
<i>Ronnie Bernal</i>		

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Name	Zip Code	Email
ROBERT MERRICK	94118	MITCHELLMERRICK@HOTMAIL.COM
Robert micalkf	94134	IROBEROB@SBCGLOBAL.NET
MARIA SANCHEZ	94112	MSIART73@gmail.com
Joe Pandac	94124	jpandac@bhnc.org

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Senior Citizen Petition



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Neighborhood Center
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Name	Zip Code	Email
Petaiaimawu Segi	94110	fsegi71@gmail.com
Saysongkham Thepkaysone	94110	saysong1975@gmail.com
Jean Wong	94121	
Ellamae Smith	94121	
Audrey Collins	94121	
LI SHAO ZHEN	94121	
Amy Li	94121	liamf6410@gmail.com

BHNC will retain a copy of the petitions. All petitions will be submitted to the City of SF.

From: [Elliot Schwartz](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support our Seniors! Deny the Appeal on 3333 Mission St
Date: Friday, January 30, 2026 9:28:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I urge you to deny the appeal and approve the 100% affordable senior housing at 3333 Mission St. Our seniors cannot wait.

Elliot Schwartz
San Francisco

From: [Josiah Grace](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support 3333 Mission Street Senior Housing
Date: Friday, January 30, 2026 11:41:55 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

Please deny the appeal for 3333 Mission Street housing.
Just stop letting these time wasting anti-housing things continue to happen, everyone is just so tired.

Best,
Josiah

From: lob_aviator0b@icloud.com
To: [Board of Supervisors \(BOS\)](#)
Subject: 3333 Mission St
Date: Saturday, January 31, 2026 7:37:54 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

It's hard to feel proud of a city with old people living in cardboard boxes.
Th bogus objections of a privileged few should be set aside for a development that has more than met city requirements.
I expect this board to act in the interests of the whole community ,
And that includes you Hilary!
Will Wenham

From: [Ian McAllister](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support our Seniors! Deny the Appeal on 3333 Mission St
Date: Saturday, January 31, 2026 9:08:38 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I urge you to deny the appeal and approve the 100% affordable senior housing at [3333 Mission St](#). Our seniors cannot wait

Ian McAllister 707-373-0538 ian.r.mcall@gmail.com Sent from Gmail Mobile

From: [Luis Villa](#)
To: [Board of Supervisors \(BOS\)](#); [FielderStaff](#)
Cc: [Krissa Nichols](#)
Subject: build 3333 Mission ASAP
Date: Sunday, February 1, 2026 1:31:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi, my wife and I live around the corner from this site and regularly see unhoused elderly in the neighborhood.

Bluntly, this situation makes me angry: the idea that we might be slowing or blocking 100% affordable elderly housing, in this moment of crisis, should be a deep stain on our city. The neighbors who have already slowed it and had 50 units removed have years of suffering on their hands.

Approve it, and approve it quickly.

Luis Villa

From: [Witt Turner](#)
To: [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); [MahmoodStaff](#); [ChenStaff](#); [FielderStaff](#); [MelgarStaff \(BOS\)](#); [WongStaff \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Luis Cuadra](#); [Corey Smith](#)
Subject: Housing Action Coalition - 3333 Mission Letter of Support
Date: Monday, February 2, 2026 1:54:06 PM
Attachments: [3333 Mission HAC Support Letter.docx.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Supervisors,

I am writing on behalf of the Housing Action Coalition to formally present our letter of support for the 100% affordable project at 3333 Mission facing an appeal next Tuesday.

Our community is facing a critical shortage of affordable housing, and the need to support our aging population has never been more urgent. The 3333 Mission Street project represents a vital opportunity to provide 70 units of stable, dignified housing for seniors in District 9. We believe that this development will not only provide much-needed homes but will also improve the overall inclusivity of our neighborhood.

Attached to this email, please find a formal letter of support urging prompt action on this project. We kindly ask that you review the attached document and consider our request to deny the appeal and allow this essential housing to move forward.

Thank you for your time and consideration. Please let me know if you have any questions.

Sincerely,
Witt Turner

--

Witt Turner

He/Him/His

Office: (415)-300-0967

Cell: 510-421-9401

Advocacy and Operations Associate | Housing Action Coalition



555 Montgomery Street, San Francisco, CA 94111

housingactioncoalition.org



February 2nd, 2026

Board of Supervisors
1 Dr Carlton B Goodlett Pl #244
San Francisco, CA 94102

Re: 3333 Mission and 190 Coleridge Tentative Map Appeal

Dear President Mandelman and Supervisors,

The Housing Action Coalition (HAC) is a statewide, member-supported nonprofit organization dedicated to advocating for the construction of homes at all levels of affordability, addressing the region's housing shortage, displacement, and affordability crisis. **We write today to urge you to deny the final tentative map appeal of 3333 Mission, a 100% affordable senior housing development by Bernal Heights Neighborhood Center (BHNC), a respected local developer and community service provider with nearly 50 years of experience.** This appeal not only delays a critical project but also threatens vital funding sources.

A small group of neighbors has appealed 3333 Mission based on the planned programming for Coleridge Neighborhood Park. The privately owned park closed in 2020 due to prolonged COVID-19 mandates and remains closed because of ongoing maintenance and safety concerns. BHNC plans to redevelop the park using funding from 3333 Mission, reducing the park's size from 6,720 square feet (5,760 of which is usable) to 3,885 square feet, and adding a 1,000-square-foot community room intended for residents and neighbors alike. **This plan benefits the broader community, not just a small contingent of neighbors, by providing a more efficiently designed park and community room accessible to all, while also creating critical housing for seniors who have been priced out of the neighborhood.**

The issues raised by the Appellant in this meritless appeal are frivolous and clearly intended to obstruct a 70-unit, 100% affordable senior housing project. The project, processed under SB35, has received ministerial approval twice: first in October 2024 and again in April 2025 after design modifications made in response to community feedback, including input from the appellant. This appeal does not challenge the approved entitlements but targets the tentative final map, which was also processed under SB35. The tentative map merely adjusts the existing parcel lines to reflect the city-approved project uses.

We request you vote in support of affordable housing and deny this appeal.

Thank you,

Corey Smith
Executive Director
Housing Action Coalition

A handwritten signature in black ink, appearing to read "Corey Smith", is written over a light gray rectangular background.

From: [TOM SPRINKLE](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: 3333 Mission street
Date: Tuesday, February 3, 2026 8:12:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors, and especially Jackie Fielder:

I urge you to deny the appeal and approve the 100% affordable senior housing at 3333 Mission St. Our seniors cannot wait. The board has an opportunity today to show these pointless appeals don't work any more - I encourage you to unanimously demonstrate your seriousness on this topic.

Thank you.

Tom Sprinkle
166 Precita Ave
Cell: 415.279.7209

From: [Stephen Torres](#)
To: [FielderStaff](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: 2026.02.03 Letter Re: Agenda Items 33-36 [3333 Mission; 190 Coleridge]
Date: Tuesday, February 3, 2026 11:00:22 AM
Attachments: [2026.02.03 Letter Re Agenda Items 33-36 \[3333 Mission: 190 Coleridge\].pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning D9 Office and Clerk of the Board,

Please see my attached letter on Agenda Items 33-36.

Thank you,

Stephen Torres

Stephen Torres
Resident
Mission-Bernal, District 9

February 3, 2024

Supervisor Jacqueline Fielder
Cc:
President Rafael Mandelman
The San Francisco Board of Supervisors
Legislative Chamber
City Hall
San Francisco, California 94102

Dear Supervisor Fielder, President Mandelman, and Members of the San Francisco Board of Supervisors,

I am writing to you on Item No.s 33-36 of the February 3, 2026 Agenda- the appeal, approval and findings of the tentative parcel map change at 3333 Mission Street and 190 Coleridge Street in the Bernal Heights and Mission-Bernal neighbourhoods.

This project is important in meeting the housing needs of displaced seniors impacted by growing evictions and rent increases only exacerbated by deregulation and a lack of political will to protect our most vulnerable. And it is also important to scrutinize and hold housing providers accountable. I do not believe that there should be any impediment to this project fulfilling its goal to meet that critical low-income senior housing need, and I strongly urge the Board to take this opportunity hold the Bernal Heights Housing Corporation accountable to their part in precipitating this needless appeal process and consider legislative avenues by which tenants of City-funded housing can enjoy the same rights and protections as other renters in San Francisco.

Whereas I fully believe that there are actors behind this appeal that are supporting it solely for their own personal financial interests, it is important to also acknowledge that there are many of BHHC's own tenants and good faith neighbours that are supporting it as well because it is the only avenue by which their very real and valid concerns with this provider would ever be heard due largely to the aforementioned changes on a state and municipal level that have removed the discretionary processes and leverage points communities once had to ensure that their neighbourhoods retained the affordability, habitability and

character that make them so vital and desirous to both residents and developers in the first place.

It is extremely concerning that the public framing the Bernal Heights Housing Corporation has chosen to employ in order to rally support against this appeal appears to erase legitimate community concern and previous lack of engagement in good faith with the residents of these neighborhoods and their own tenants.

BHHC has unfortunately gained a reputation in this corridor for pivoting away from community promises and assurances as well as dismissing, mischaracterizing, and erasing legitimate criticism and concern by small businesses and residents alike. Indeed the development at 3300 Mission Street has changed greatly from what was proposed and in the neighbourhood's understanding of what that affordable housing would be or means in its final implementation, leaving many in the corridor feeling blindsided and misled just as the area is now in the crosshairs of even more ministerially-approved, top-down development.

As a resident of City-subsidized affordable housing, I can speak directly to how the reality of these projects can sometimes bear little resemblance to that which was promised to the City and community alike and how city partner housing providers can treat their tenants very differently from what their public-facing presence might suggest or promise. Many do not realize that when you live in this kind of housing, you often sign away tenant protections and rights and, when acting as landlords and community partners, these housing providers across the city have been falling short.

When you add the flurry of state legislation that has removed almost all community discretionary review and process, you leave community with little leverage and, increasingly, see longtime housing providers becoming entities who have no incentive or requirement to be deferential to the communities in which they operate or maintain ethical practices with tenants because these new laws imbue them with immunity.

Projects like 3300 and 3333 Mission will be critically important if implemented as promised, but better scrutiny by the City needs to be applied to operators who are funded by the City to act in good faith with community and tenants alike. I strongly urge this board to hold this operator accountable and listen to its tenants and surrounding community when denying any impediment to 3333 Mission moving forward. The Bernal Heights Housing Corporation is itself a legacy housing provider born out of and with strong ties to this neighbourhood and it is incumbent upon them to honour that legacy and do better by the community.

And, the time is long overdue to ensure that tenants that live in housing subsidized by the City and County of San Francisco enjoy the same protections as other renters in the City and that their housing and habitability is not contingent on the whim of whichever operator serves as their landlord who may or may not be a good actor after the dust has settled and the ribbons have been cut.

Sincerely,

Stephen Torres
Mission Bernal Resident
District 9