

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

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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](mailto:ssspears@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]

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 Cochran <bobbycochran123@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 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 ministerial 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 ministerial approval, making this appeal baseless.

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-- 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 ministerial 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 ministerial 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 <aweatherby@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

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-- Ayanna Weathersby
aweatherby@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>

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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>

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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](#)

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 ministerial 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.

-- 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>

Dear President Mandelman and Board Supervisors

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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 Ishaniq 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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-- Ishaniq 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>

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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](#)

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.

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

-- Leah Edwards

leah@leahedwards.com

301 Main Street Unit 19A San Francisco, CA 94105



Outlook

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

-- 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 <Italamo@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 Italamo@littlebrotherssf.org. [Learn why this is important](#)

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-- Liz Talamo
Italamo@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>

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

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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

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-- 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>

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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](#)

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 ministerial approval, making this appeal baseless.

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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.

-- Susan Coliver

scoliver@hclarchitecture.com

62 Kissling Street San Francisco, CA 94103

From: [Rosalie Chan](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 21, 2026 7:05:48 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 ministerial 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.

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

From: [Logan Rowland](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 26, 2026 9:02:16 AM

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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 ministerial 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.

-- Logan Rowland
logrow@outlook.com
94127

From: [Ayanna Weathersby](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 26, 2026 1:07:27 PM

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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 ministerial approval, making this appeal baseless.

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-- Ayanna Weathersby
aeweathersby@bhnc.org
515 CORTLAND AVENUE SAN FRANCISCO, CA 94110

From: [Susan Coliver](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 7:13:07 AM

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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 ministerial approval, making this appeal baseless.

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-- Susan Coliver
scoliver@hclarchitecture.com
62 Kissling Street San Francisco, CA 94103

From: [Esther Marks](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 7:50:34 AM

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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.

-- Esther Marks
esthermk@pacbell.net
125 Upper Terrace San Francisco, CA 94117

From: [Arnold Lerner](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 8:36:42 AM

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Dear President Mandelman and Board Supervisors

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-- Arnold Lerner
arnie@lernerarch.com
527 Dolores St Apt. 3 San Francisco, California 94110

From: [Bruce Wolfe](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 9:53:28 AM

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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.

-- Bruce Wolfe
bruce@care-clt.org
1951 Page St San Francisco, CA 94117

From: [Mark Puchalski](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 10:54:29 AM

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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.

-- Mark Puchalski
mpuchalski@tndc.org
201 Eddy Street San Francisco, CA 94102

From: [Michael Nulty](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: tac_s_f@yahoo.com
Subject: 3333 Mission Street project appeal on 2/3/26 agenda
Date: Tuesday, January 27, 2026 10:59:07 AM

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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/>

From: [Ishanique Gill](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 27, 2026 11:25:09 AM

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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 ministerial 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.

-- Ishanique Gill
iritnergill@bhnc.org
1717 Webster St Unit 1322 Oakland, CA 94612

From: [Kristen Villalobos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:04:06 AM

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Dear President Mandelman and Board Supervisors

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-- Kristen Villalobos
kvillalobos@sfclt.org
44 Page St San Francisco, CA 94102

From: [Grace Cumming](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:29:04 AM

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Dear President Mandelman and Board Supervisors

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

From: [Debbie Uchida](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 11:59:29 AM

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-- Debbie Uchida
duchida@littlebrotherssf.org
909 Hyde St. #628 San Francisco, CA 94109

From: [Cathy Michalec](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 28, 2026 12:41:26 PM

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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 ministerial approval, making this appeal baseless.

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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.

-- Cathy Michalec
cmichalec@littlebrotherssf.org
909 Hyde Street, Ste. 628 San Francisco, CA 94109

From: [Bill Barnes](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Letter re: File#251139 - 3333 Mission Street Subdivision Map Appeal
Date: Wednesday, January 28, 2026 4:01:53 PM
Attachments: [3333 Mission Letter - FINAL.pdf](#)

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

Dear Board of Supervisors:

On behalf of NPH please find our letter in opposition to the subdivision map appeal of 3333 Mission Street. Please include it in the packet, and circulate to the Supervisors.

--



BILL BARNES

Director, Campaigns & Community Engagement

he/him/his

[nonprofithousing.org](#)

[□_@nphanc](mailto:@nphanc)

T 415.399.3078 | **C** 415.654.9325

A 49 Stevenson Street, #500, San Francisco, CA 94103



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

From: [Jill Berardini](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Wednesday, January 21, 2026 7:44:25 AM

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 ministerial 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.

-- Jill Berardini
hey@jillberardini.com
479 Gates St San Francisco, CA 94110

From: [blair sandler](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 7:08:33 PM

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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 ministerial 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.

-- blair sandler
blair@drlapin.org
1742 Newcomb Ave. San Francisco, CA 94124

From: [Larisa Pedroncelli](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 6:06:17 PM

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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.

-- Larisa Pedroncelli
design@factory1.com
1875 Mission Street San Francisco, CA 94103

From: [Kyle Ahlers](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 3:39:03 PM

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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 ministerial 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.

-- Kyle Ahlers
kahlers@wellesley.edu
6 Godeus St San Francisco, CA 94110

From: [Judy Olasov](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 2:41:50 PM

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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.

-- Judy Olasov
olasov@pacbell.net
80 Santa Ynez Ave San Francisco, California 94112

From: [Bill Falls](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 2:21:20 PM

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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.

-- Bill Falls
billfalls@sonic.net
692 Clipper St San Francisco, California 94114-3505

From: [Leslie Roffman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 1:33:43 PM

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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.

-- Leslie Roffman
leslier@littleschool.org
2067 44th Avenue San Francisco, CA 94116

From: [Jane Wattenberg](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 1:32:21 PM

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Dear President Mandelman and Board Supervisors

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

From: [Gina Dacus](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:47:34 AM

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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.

-- Gina Dacus
gdacus@bhnc.org
515 Cortland Avenue San Francisco, CA 94110

From: [Hiep Phan](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:30:00 AM

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Dear President Mandelman and Board Supervisors

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-- Hiep Phan
hphan@bhnc.org
101 Janie Ct El Cerrito, CA 94530

From: [aria chen](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:29:59 AM

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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.

-- aria chen
wchen@bhnc.org
4468 mission st san francisco, ca 94112

From: [Leah Edwards](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:17:05 AM

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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.

-- Leah Edwards
leah@leahedwards.com
301 Main Street Unit 19A San Francisco, CA 94105

From: [Miriam Simos](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 9:13:52 AM

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Dear President Mandelman and Board Supervisors

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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.

-- Miriam Simos
stella@mcn.org
2852 Folsom St. San Francisco, CA 94110

From: [Heather Bornfeld](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 8:56:03 AM

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 ministerial 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.

-- Heather Bornfeld
hbornfeld@outlook.com
65A Manchester St San Francisco, Ca 94110

From: [Barbara Attard](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 8:53:29 AM

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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 ministerial 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.

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

From: [Ellen Price](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 7:43:16 AM

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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.

-- Ellen Price
ellenkprice@outlook.com
111 Clifford Terrace San Francisco, CA 94117

From: [Miriam Noboa](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Tuesday, January 20, 2026 12:41:22 AM

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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.

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

From: [Colette Crutcher](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 6:25:15 PM

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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 ministerial 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.

-- Colette Crutcher
colette@colettecrutcher.com
316 Highland Ave San Francisco, CA 94110

From: [Joel Shapiro](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 5:49:04 PM

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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.

-- Joel Shapiro
js@jsfmp.com
52 Virginia Ave San Francisco, CA 94110

From: [Jeffrey Miller](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 1:59:15 PM

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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.

-- Jeffrey Miller
jmiller@millercomp.com
179 Banks Street San Francisco, CA 94110

From: [Jennifer Butterfoss](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 12:21:56 PM

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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.

-- Jennifer Butterfoss
jennifer@butterfoss.com
188 Banks Street San Francisco, CA 94110

From: [Todd Berman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 12:15:34 PM

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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.

-- Todd Berman
toddberman@live.com
103 Crescent Ave #4 San Francisco, CA 94110

From: [Matisse Enzer](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Monday, January 19, 2026 8:46:14 AM

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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

From: [Laurence Adelman](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Sunday, January 18, 2026 11:06:48 AM

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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.

-- Laurence Adelman
la@newsreel.org
243 Bonview St San Francisco, CA 94110

From: [Bruce Livingston](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Sunday, January 18, 2026 10:42:54 AM

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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.

-- Bruce Livingston
bruce@policyaction.net
243 Elsie Street San Francisco, CA 94110

From: [Jennifer Keith](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 3:50:44 PM

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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.

-- Jennifer Keith
jk@sheridonkeithdesign.com
525 Precita Avenue San Francisco, CA 94110

From: [Ben Garcia](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 2:01:27 PM

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-- Ben Garcia
bgarcia@bhnc.org
1220 Folsom Street, Apt 1 San Francisco, CA 94103

From: [Andre White](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 10:47:30 AM

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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 ministerial approval, making this appeal baseless.

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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.

-- Andre White
andrewwhite@mitchelville.com
40 E. Colorado Blvd. Suite E Pasadena, CA 91105

From: [Adeline Siew](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 10:40:06 AM

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Dear President Mandelman and Board Supervisors

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-- Adeline Siew
asiew@bhnc.org
85 Vernon St, Apt 309 Oakland, CA - California 94610

From: [Jim Hyden](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: Sschwartz@bergdavis.com
Subject: Reject the Appeal Against 3333 Mission and Protect Affordable Senior Housing
Date: Thursday, January 15, 2026 9:55:16 AM

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-- Jim Hyden
jimhyden@pacbell.net
42 Lundy's Lane San Francisco, CA 94110