

August 21, 2017

Mr. Eugene Flannery
Environmental Compliance Manager
MOHCD
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

RE: Objections to Release of Funds – 1296 Shotwell St., San Francisco
HEROS Number: 900000010028840

Dear Mr. Flannery:

I have lived at 1153 Shotwell Street for 33 years and am half a block away from the proposed development.

From the beginning of this proposed project, neighbors have had solid concerns:

1. Neighborhood outreach by Mission Economic Development Agency (MEDA) was inadequate and letters of support submitted to the SF Planning Commission were not representative of residents in my neighborhood. [24 CFR 58:43]. I analyzed the letters submitted to SF Planning and found many of signatures were NOT from the adjacent area. These “support letters from adjacent area” included letters from cities other than San Francisco and many from different zip codes than 1296 Shotwell. Please see attached document for my analysis.
2. The City’s ERR is flawed and irrelevant – an Environmental Impact Statement under the National Environmental Policy Act (NEPA) is required! This is important, since the SF Planning Commission relied on a CEQA exemption that was based on an obsolete Environmental Impact Report that was prepared nine (9) years ago for the Eastern Neighborhoods Rezoning and Area Plan. [Environmental Justice – Executive Order 12898]
3. The city’s ERR did not analyze the high concentration of low income housing in the immediate area of the proposed project. For example, the Bernal Dwelling is section 8 housing and is located one block east of 26th and Folsom Streets (160 units) funded by HUD Hope VI, the Gaewhiler property directly across the street is also subsidized housing (130 units), and the proposed project at 1515 South Van Ness will have 39 subsidized units. The number of low income housing units will be 329 units, including 1296 Shotwell, within two blocks of each other. [24 CFR 58.32]
4. The project is located within the Latino Cultural District which mandates a height limit of 6 stories (65ft), the proposed project is 90ft. The proposed project violates the special use district’s building height. [24 CFR 58.32]
5. The project violates the city zoning requirement to replace the existing PDR (production, distribution and repair) facility on the proposed site. The elimination of PDR is not addressed in the ERR. [24 CFR 58.32]

6. MEDA, the developer, has no experience as a real estate developer. \$10 million of taxpayer dollars will be at risk of loss due to possible deficiencies in the management and construction practices. [24 CFR 58.32]
7. The City and County of San Francisco Mayor's Office of Housing and Community Development ERR is incomplete and the request of HUD to release \$10,000,000 must be contingent upon a complete Environmental Impact Statement as required under the NEPA. . [24 CFR 58.32], [24 CFR 58.40€; 40 CFR 1508.9], Environmental Justice – Executive Order 12898.
8. The architects ignored & disregarded our requests for architectural modifications to be more consistent with the neighborhood's character. [24 CFR 58.40€; 40 CFR 1508.0]

Mr. Flannery, this project will have long lasting consequences in Mission district.
We really hope that you will take a closer look at it before it is too late.

Thank you.

Anne Burke

MEDA has submitted 337 residential and 25 business letters claiming to be from “adjacent” neighbors supporting construction of a 9 story building at 1296 Shotwell Street.

Contrary to MEDA’s claim that there is substantial support for this project from “adjacent“ neighbors, there is very little support. An analysis of the 337 residents’ form letters and the 25 business form letters submitted by MEDA show that 81% are not adjacent to the project. The form letters submitted by MEDA are false and misleading.

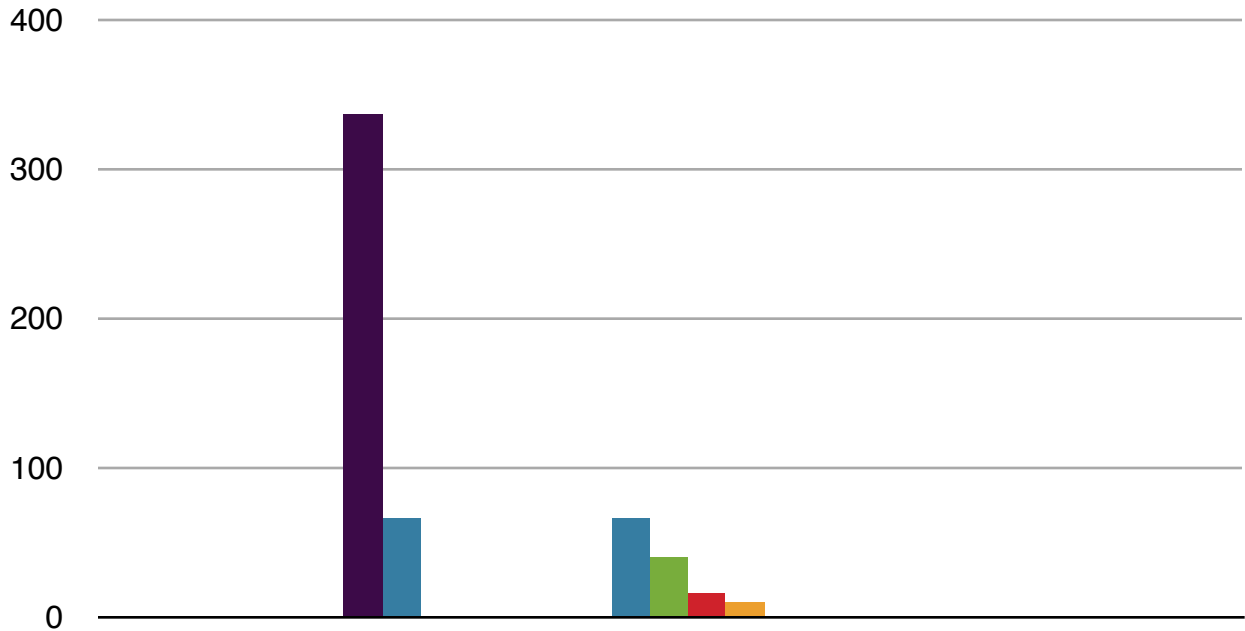
After establishing an approximate 2 block area around the property in all directions only 66 out of 337 residential form letters and 5 out of 25 business letters are in the area. Out of the 66 residential letters 40 are from 1 apartment complex (College park apartments managed by MAG). Another 16 residential letters are from a second apartment complex (3358 Cesar Chavez). That leaves only 10 residents outside these 2 buildings that signed MEDA’s prepared support letters. Out of the business form letters only 5 fall within the area, 20 are outside.

Even more disturbing are the form letters from residents who claim to be adjacent to 1296 Shotwell who live in another city. In addition there are numerous form letters from San Francisco residents who are not in the same zip code as 1296 Shotwell.

These include signed form letters from San Jose, Oakland, Brisbane, and Daly City as well as numerous San Francisco residents from the Sunset, Tenderloin, Potrero hill and South of Market all claiming to be “adjacent” to 1296 Shotwell.

In addition 31 of the submitted form letters list no identifiable address. See the breakdown as follows:

- MEDA letters
- letters within adjacent area*
- letters from 1 building (college park apartments)
- letters from 1 building (3358 cesar chavez)
- all other letters from residents within 8 block adjacent area*



337

* Adjacent area defined as: east of Capp Street - west of Treat Street. 25th street to the north and Precita street to the south. (Precita street west of Harrison and east of Emmet Ct.)

In conclusion this is blatantly false support data that MEDA has submitted to city officials and the Board of Supervisors.

Sincerely,

Anne Burke

Flannery, Eugene (MYR)

From: Lucy Junus <lujunus@yahoo.com>
Sent: Tuesday, August 22, 2017 1:50 PM
To: Flannery, Eugene (MYR)
Subject: Objections to Release of Funds – 1296 Shotwell St., San Francisco

August 21, 2017

Mr. Eugene Flannery

Environmental Compliance Manager MOHCD

1 South Van Ness Avenue, 5th Floor

San Francisco, CA 94103

RE: Objections to Release of Funds – 1296 Shotwell St., San Francisco

HEROS Number: 900000010028840

Dear Mr. Flannery:

My husband and I have lived on 1148 Shotwell St. since 2009, half a block away from the proposed development.

From the beginning of this proposed project, we have solid concerns:

1. Neighborhood outreach by Mission Economic Development Agency (MEDA) was inadequate and letters of support submitted to the SF Planning Commission were not representative of residents in my neighborhood. [24 CFR 58:43]. Our neighbor, Anne Burke found many of signatures were NOT from the adjacent area. Please see attached document for Ms. Burke's analysis.
2. The City's ERR is flawed and irrelevant – an Environmental Impact Statement under the National Environmental Policy Act (NEPA) is required! This is important, since the SF Planning Commission relied on a CEQA exemption that was based on an obsolete Environmental Impact Report that was prepared nine (9) years ago for the Eastern Neighborhoods Rezoning and Area Plan. [Environmental Justice – Executive Order 12898]
3. The city's ERR did not analyze the high concentration of low income housing in the immediate area of the proposed project. For example, the Bernal Dwelling is section 8 housing and is located one block east of 26th and Folsom Streets (160 units) funded by HUD Hope VI, the Gaewhiler property directly across the street is also subsidized housing (130 units), and the proposed project

at 1515 South Van Ness will have 39 subsidized units. The number of low income housing units will be 329 units, including 1296 Shotwell, within two blocks of each other. [24 CFR 58.32]

4. The project is located within the Latino Cultural District which mandates a height limit of 6 stories (65ft), the proposed project is 90ft. The proposed project violates the special use district's building height. [24 CFR 58.32]
5. The project violates the city zoning requirement to replace the existing PDR (production, distribution and repair) facility on the proposed site. The elimination of PDR is not addressed in the ERR. [24 CFR 58.32]
6. MEDA, the developer, has no experience as a real estate developer. \$10 million of taxpayer dollars will be at risk of loss due to possible deficiencies in the management and construction practices. [24 CFR 58.32]
7. The City and County of San Francisco Mayor's Office of Housing and Community Development ERR is incomplete and the request of HUD to release \$10,000,000 must be contingent upon a complete Environmental Impact Statement as required under the NEPA. [24 CFR 58.32], [24 CFR 58.40; 40 CFR 1508.9], Environmental Justice – Executive Order 12898.
8. The architects ignored & disregard our requests for architectural modifications to be more blend in with the neighborhood's characters. [24 CFR 58.40; 40 CFR 1508.0]

Mr. Flannery, this project will have long lasting consequences in Mission district.

We really hope that you will take a closer look at it before it is too late.

Thank you.

Lucy Junus & Jon Gibbons

Flannery, Eugene (MYR)

From: Francesca Pastine <fpastine@gmail.com>
Sent: Tuesday, August 22, 2017 12:39 PM
To: Flannery, Eugene (MYR)
Subject: Objections to Release of Funds – 1296 Shotwell St., San Francisco HEROS Number: 900000010028840

August 21, 2017

Mr. Eugene Flannery
Environmental Compliance Manager
MOHCD
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

RE: Objections to Release of Funds – 1296 Shotwell St., San Francisco
HEROS Number: 900000010028840

Dear Mr. Flannery:

My husband and I have lived on 1183 Shotwell Street since 1994, half a block away from the proposed development.

I would first like to say that I am very unhappy with the developments in my neighborhood from the stalling of the Lenar project on South Van Ness and 26th Street. Because the city stalled this project for so long after McMillan Electric moved out we have had to endure an empty lot for over a year which attracted an enormous homeless encampment which lasted for ten months. The city has now put in a temporary Navigation Center throwing untold tax payer money down the drain to refurbish it for that purpose. Worse, we now have one of the tallest buildings in the Mission slated for our neighborhood. San Francisco has been blind to the real concerns of the Mission and it's time that you understand we are a neighborhood and not a repository for San Francisco's political agendas. From the beginning, like many of my neighbors, we have solid concerns regarding the above project:

1. Neighborhood outreach by Mission Economic Development Agency (MEDA) was inadequate and letters of support submitted to the SF Planning Commission were not representative of residents in my neighborhood. [24 CFR 58:43]. Our neighbor, Anne Burke found many of signatures were NOT from the adjacent area. Please see attached document for Ms. Burke's analysis.
2. The City's ERR is flawed and irrelevant – an Environmental Impact Statement under the National Environmental Policy Act (NEPA) is required! This is important, since the SF Planning Commission relied on a CEQA exemption that was based on an obsolete Environmental Impact Report that was prepared nine (9) years ago for the Eastern Neighborhoods Rezoning and Area Plan. [Environmental Justice – Executive Order 12898]
3. The city's ERR did not analyze the high concentration of low income housing in the immediate area of the proposed project. For example, the Bernal Dwelling is section 8 housing and is located one block east of 26th and Folsom Streets (160 units) funded by HUD Hope VI, the Gaewhiler property directly across the street is also subsidized housing (130 units), and the proposed project at 1515 South Van Ness will have 39 subsidized units. The number of low income housing units will be 329 units, including 1296 Shotwell, within two blocks of each other. [24 CFR 58.32]

4. The project is located within the Latino Cultural District which mandates a height limit of 6 stories (65ft), the proposed project is 90ft. The proposed project violates the special use district's building height. [24 CFR 58.32]. It is unconscionable that the city disregard this height limit. The city needs to respect the character of the neighborhood and laws put into place to allow the right of its citizens to live in an environment consistent with the height of other buildings.
5. The project violates the city zoning requirement to replace the existing PDR (production, distribution and repair) facility on the proposed site. The elimination of PDR is not addressed in the ERR. [24 CFR 58.32]

6. MEDA, the developer, has no experience as a real estate developer. \$10 million of taxpayer dollars will be at risk of loss due to possible deficiencies in the management and construction practices. [24 CFR 58.32]

7. The City and County of San Francisco Mayor's Office of Housing and Community Development ERR is incomplete and the request of HUD to release \$10,000,000 must be contingent upon a complete Environmental Impact Statement as required under the NEPA. . [24 CFR 58.32], [24 CFR 58.40€, 40 CFR 1508.9], Environmental Justice – Executive Order 12898.

8. The architects ignored & disregard our requests for architectural modifications to be more blend in with the neighborhood's characters. [24 CFR 58.40€, 40 CFR 1508.0]. And, excuse me, but trite Mexican Murals done are not going to change the fact that this will be a looming tower.

Mr. Flannery, this project will have long lasting consequences in Mission district. Hillary Ronen is interested in buying a lot of land in the Mission that will be owned and operated by the San Francisco Government. I personally think this is a disastrous policy for the Mission since San Francisco does not have a history of maintaining city properties well. Already, Bernal Dwellings looks weather beaten and not cared for and this is a time when the city coffers are full. I worry that during an economical down turn these properties will be left to languish turning into large empty lots (a definition of urban blight) or, if built on, the city will not have the funds to properly maintain them. Putting a nine-story city-owned property is bad policy. Large government towers that do not get adequate up-keep have been known to create dangerous interior and exterior social interactions. Another problem with this "tower" architectural model is it does not provide store fronts or other areas for larger community engagement further isolating it's residents and creating hazardous street conditions. furthermore, it will create a wind tunnel (although this is denied-- all one has to do is walk down 25th at Cyprus Ally past the eight-story telephone company tower on a mildly breezy day to feel how that situation exponentially intensifies the wind). We really hope that you will take a closer look at it before it is too late.

Sincerely,
Francesca Pastine

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<http://francesca.pastineart.com>
<http://francescapastine.blogspot.com>
[Eleanor Harwood Gallery](#)
[Pentimenti Gallery](#)
[IN THE MAKE](#)

Life is short
Art is long
Opportunity fleeting
Experience treacherous
Judgment difficult

Hippocrates 400 b.c.

Craig B. Weber, CPA
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San Francisco, CA 94107
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Email: cpatax@sbcglobal.net

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Mr. Eugene Flannery
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MOHCD
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

RE: Objections to Release of Funds – 1296 Shotwell St., San Francisco
HEROS Number: 900000010028840

Dear Mr. Flannery:

This letter will serve as notice that the Inner Mission Neighbors objects to the release of \$10,000,000 for the project proposed at 1296 Shotwell St, San Francisco. The Mayor's Office of Housing and Community Development has failed to make adhere to the requirements set forth by HUD regulations at 24 CFR part 58 and by CEQ regulations at 40 CFR 1500-1508 for the following reasons:

1. The Inner Mission Neighbors (IMN) is an unincorporated association of neighbors who reside near the proposed project site. Many of our members have lived in the neighborhood for more than 10 years. Our neighbors oppose a nine (9) story, no off street parking on a residential street in a high density low-income neighborhood. The proposed project is not exempt from the California Environmental Quality Act (CEQA). The SF Planning Commission relied on Public Resources Code section 21094.5 and its implementing regulation, CEQA Guidelines (14 Cal. Code Regs) section 15183.3, to find the project exempt from CEQA. [Environmental Justice, Executive Order 12898, [24 CFR 58.32]
2. Public Outreach [24 CFR 58:43] by Mission Economic Development Agency (MEDA) was designed to dismiss any suggestions by members of the IMN to make the project comply with (CEQA) and the HUD Hope VI project goals (Cabrini-Green Projects). The approximately 400 "letters of support" submitted by MEDA were form letters signed by individuals who did not live near the proposed project. See Exhibit A for the IMN an analysis of respondents' letters.
3. The City's ERR is flawed and irrelevant – an Environmental Impact Statement under the National Environmental Policy Act (NEPA) is required. This is important, since the SF Planning Commission relied on a CEQA exemption that was based on an obsolete Environmental Impact Report that was prepared nine (9) years ago for the Eastern Neighborhoods Rezoning and Area Plan. [Environmental Justice, Executive Order 12898, Cumulative Impact Analysis [24 CFR 58:32]

4. The city's ERR did not analyze the high concentration of low income housing in the immediate area of the proposed project. For example, the Bernal Dwelling is section 8 housing and is located one block east of 26th and Folsom Streets (160 units) funded by HUD Hope VI, the Gaewhiler property directly across the street is also subsidized housing (130 units), and the proposed project at 1515 South Van Ness will have 39 subsidized units. The number of low income housing units will be 329 units, including 1296 Shotwell, within two blocks of each other. [Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
5. The project is located within the Latino Cultural District which mandates a height limit of 6 stories (65ft), the proposed project is 95ft. The proposed project violates the special use district's building height restrictions. [24 CFR 58:32]
6. The project violates the city zoning requirement to replace the existing PDR (production, distribution and repair) facility on the proposed site. The elimination of PDR is not addressed in the ERR. [CFR 1505.2 (c)]
7. MEDA, the developer, has no experience as a real estate developer. \$10 million funding of taxpayer dollars will be at risk of loss due to possible deficiencies in project management and construction practices. [CFR 1505.2c]
8. Lack of financial due diligence on the part of MOHCD. MEDA did not submit audited financial reports for the years ended December 31, 2015 and 2016. The audited financial statements for 2014 were restated for debt obtained from the U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI) New Market Tax Credits (NMTC). We have requested prior year audited financial reports from MEDA, but have only received the December 31, 2015 financial statements. IMN will examine MEDA's financial condition for the years 2008 to 2016. MEDA is required to provide audited financial statements upon request under Government Code section 12586(e) (1) by the California Attorney General. Our requests are pending.
9. The City and County of San Francisco Mayor's Office of Housing and Community Development ERR is insufficient. Moreover, MOHCD request to release \$10,000,000 in HUD funds, must be contingent upon a complete Environmental Impact Statement as required under the NEPA.

Sincerely,

Craig Weber

