

MAXIMUS RE PARTNERS, LLC
1979 Mission Street | Community Outreach Meetings

Meeting: Community Meeting for Neighbors
Date: Thursday, April 10, 2014
Time: 6:00PM – 8:00PM
Location: Valencia Gardens Apartments, 390 Valencia Street, San Francisco, CA 94103
Presenters: Larry Delcarlo, Seth Mallen, Leo Chow
Project Team: Bert Polacci, Rogelio Foronda Jr., Bruce Albert, Andrea Wong, Angela Wu, Janan New, Brook Turner

Attendees: Allan Kessler, Maria Contreras, Vioca Maestas, Vi Huynh

Agenda: Introduction: Larry Delcarlo
Planning Process: Seth Mallen
Project Overview: Leo Chow
Q&A: Project Team

Q&A

- Rental Unit Mix slide is misleading. You should revise the Market Rate and Rent Controlled Numbers
- You should look into a way of promoting local businesses; Give priority protections to businesses during lease renewals so they stick around
 - We are looking into how this could be done including having certain stalls within the market hall subsidized for new or small businesses. This will give them the opportunity for these businesses to grow in and possibly out of the space.
- How is affordable defined?
 - The City defines the target as 55% of area median income (AMI). The Mayor's Office of Housing controls the requirements and the list of potential tenants
- What is the market rate cost?
 - We can't predict at this time what the rents would be 2-3 years from now.
- You need to look at your official process for community outreach, there's not a lot of people here
 - We also have been disappointed in the turn out we've been getting at our meetings. We've made an effort and have advertised for them heavily. We prefer and welcome community participation.
- Your presentation seems to raise the specter of crime. You present the development as if it is a solvent to the crime issues when in fact there is a great social issue
- Police presence is intimidating for those using the plaza as public space
- The development does not address the social issues
 - The concept is that with the increased activity in the Plaza as a result of the project it would be in a way self-policing, without the need of actual police
- 16th and Mission is already active. You just want to replace the activity that's already there. It's already functional. Do you know the number of people who are already leaving? The people you're forcing out?
 - We have been receiving a lot of comments regarding the plaza. It is the intent to make the plaza bigger with more uses for a broader range of people
 - We don't want to change stores. The purpose of these meetings is we want the community to tell us what they want there.

- Your goal is to put in over 300 luxury units so you can make money. You're profiting off of gentrification. It's disgusting how you're using the community to your advantage and putting up a façade that you want to represent us.
- It was no secret after the project was announced what was going to happen we live across the street
- Only 42 affordable units?
 - Are you opposed to the project?
- Yes, I am opposed to the project.
 - One of the reasons we are here is to engage with the community. What would you like to see here? What solutions?
- We can't do anything. You're back by money.
- People are getting pushed out.
 - No residents will be displaced by this project since no residences exist on the site today
- What community is there now? Crime, drugs? Is that the community you want?
- I like the existing businesses that are there now (Walgreens and Hwa Lei Market), I enjoy Burger King. I'm worried about the use of eminent domain to replace the existing retail.
 - The development there now is privately owned, so the use of eminent domain would not occur (public entity taking private land).
 - We would like a pharmacy and the existing businesses to return after the construction, but there is the reality that construction would take up to two years. One thing we are looking into is finding a temporary space for them
- What about the drug store?
 - We would look into a mobile drug store that could provide the pharmacy service in the interim. Further, there is another Walgreens close by.
 - To keep the existing buildings as they are now would require a lengthy renovation. The buildings are not in good condition so commercial tenants would be displaced during a renovation process as well.
- There are currently limited opportunities to own and I don't qualify for low-income housing. The project should take into consideration workforce housing for middle-income earners, including non-profit employees.
 - Would you like to see ownership or rental opportunities here?
- I would like to see ownership for people like me. A mix of rental and ownership. I'm willing to sacrifice to own.
 - So middle-income housing? The mayor is now looking for opportunities to provide housing for middle-income earners.
- What control does the developer have over affordable housing qualifications?
 - The Mayor's Office of Housing sets the requirements and controls who qualifies
- There are a lot of squatters in the community. They can't get a job due to their involvement in the community.
- The project will cause rents to increase
- These units would not qualify for rent control
- What if you renovate or add to the existing buildings and provide as section 8? What about the people who choose to live off the grid or who don't want to give into capitalist society?
- The peninsula cities have higher affordability requirements for developers
- How firm is the design? It's very modern, straight lines, modified bay windows; it's very stark
 - We are still in the design process and want community feedback. What we've seen is that the Mission has a wide variety of different architecture reflects the time period they were built. Rather than mimic what is there now, we design to reflect the design of today while integrating elements that work well with the surrounding neighborhood.