

Exhibit K

From: Barbara Howell <barnhowell@gmail.com>  
Date: February 21, 2021 at 10:20:02 PM PST  
To: Jerry Dyer <Jerry.Dyer@fresno.gov>, assemblymember.patterson@assembly.ca.gov,  
senator.borgeas@senate.ca.gov  
Subject: Opposition to the Shaw & Glenn 5-Story Housing Project

Please support opposition to this project.

Blackstone and Shaw is already a highly impacted intersection. To allow a housing project with 100+ units with only 60 or so parking spots is ridiculous. This is a disaster in the making. There are other areas in the city that would accommodate a project of this size and would be able to provide adequate parking.

Please put a stop to this project!!  
Thank you,  
Barbara Howell

---

From: Michet <michet73@gmail.com>  
Date: March 19, 2021 at 2:20:54 PM PDT  
To: Jerry Dyer <Jerry.Dyer@fresno.gov>, tboren@fresnocog.org, District2@fresnocountyca.gov,  
senator.borgeas@senate.ca.gov, assemblymember.patterson@assembly.ca.gov  
Cc: figgarden411@gmail.com  
Subject: Shaw & Glenn Proposal

Sirs;

I hope that you will consider very carefully this letter from a longtime resident of the area noted in my subject line.

I've lived in my current home -- College and Santa Ana -- for 17 years.

I grew up at a home just off of Gettysburg and College.

So, I really, really know this area well, and am able to comment on the transition I've seen take place over the years.

My area of Old Fig Garden has always been highly valued as a safe place to walk. It's often how neighbors get to chat with one another -- during evening walks especially. Nowadays, many new young families are buying properties relinquished as Old-Timers move on. These young families walk with strollers, toddlers, children on bicycles, and with their dogs.

Unfortunately, over the years our streets have become busier and fewer drivers pay attention to speed requirements and traffic signs. There is ample documentation of traffic collisions and destruction of personal property, fairly recently, as a matter of fact.

I agree completely with the need for affordable housing. But the proposed placement of the Shaw Glenn complex poses serious dangers for current residents, as well as for any future residents of this complex and their children. Traffic in the area of Shaw and Blackstone is consistently congested and getting worse as time goes by. Even worse, as traffic builds up at the juncture and people get tense, there is even more disregard for traffic laws. I personally have often seen road-rage and illegal behavior in the Shaw lane that runs right past the proposed development.

Trust me, as a long time walker...drivers who become anxious or impatient are NOT looking out for pedestrians in this area. There will be many more drivers, with this proposed development. There will be many more walkers (the residents of this proposed complex), as they go about their business. I can envision people and adults in harm's way almost immediately, and daily. This development would be a catalyst for car-pedestrian issues - perhaps even fatalities. It's just not worth the risk, in my opinion.

Respectfully,

Michele Reynolds Taylor

---

From: Oppose the Shaw & Glenn Project <figgarden411@gmail.com>

Date: March 20, 2021 at 8:28:03 PM PDT

Subject: Shaw & Glenn 5--story Housing Project

Redlining Fresno's Poor

by Joel Pickford

This housing project by Upholdings LLC is now under construction at Blackstone and McKinley. It is similar to the one they are proposing to build at Shaw and Glenn. Upholdings and their out-of-state investors are making a business of warehousing Fresno's poor on undesirable properties in order to tap their Section 8 income. This is being done under the guise of revitalizing the Blackstone transportation corridor.

In both projects, the poor are being redlined on the SOUTH SIDE of a major transit barrier, in this case the railroad tracks and a railroad crossing. Where have we seen this picture before? Throughout the United States over the past century-and-a-half, in Fresno since the 1930s, and everywhere in the Third World today.

Upholdings LLC's business model is simple and highly profitable:

1. Lease an undesirable property at low cost, such as this useless triangular lot right next to the tracks
2. Obtain government subsidies, grants and low interest loans for construction
3. Pack as many Section 8 tenants into as many stories as you can get away with
4. Enjoy decades of positive cash flow

Over the past seventy years, developers and their elected enablers have run roughshod over Fresno, sprawling it to the San Joaquin river, to Sanger, to Highway 99 and beyond, leaving a sea of blight in their wake. They have built more office and retail space than the city's struggling economy can ever hope to fill. Today much of it sits vacant and boarded up. Having nearly exhausted the profit potential of sprawl and unable to lease their overbuilt office complexes, developers are now turning to the final frontier: Section 8.

In a city of vast, blighted neighborhoods with a poverty rate hovering around 46 percent, affordable housing is the only profitable economic sector left for developers to pillage. Section 8 is difficult to get and difficult to keep. If you lose it, it is nearly impossible to get back. In a declining city like Fresno, Section 8 voucher holders have become the most reliable of all tenants. As such, they will provide decades of dependable cash flow for Upholdings in a series of planned housing projects like the one shown in these pictures.

Over the years, Fresno developers have changed their style, but not their substance. In the Bonadelle era, developers were thugs. John Bonadelle himself began his career rustling cattle and stealing horses, and served time for those offenses. His first development project required evicting his own grandmother from the property. Near the end of his career, and not long before being convicted in the FBI's Operation Rezone investigation, Bonadelle was seen by reporters grabbing a City Council member by the lapels,

slamming her against a wall and ordering her to change the vote she had just cast against one of his projects. After the recess, she returned to the council chamber and complied.

Today's developers are a different breed: smooth, educated, polite. They put on an appearance of caring about things like sustainability, climate change and equitable housing. It's all part of the job description. But don't scratch that surface too deeply, or you will find the same underlying greed and a relentless drive to push their projects through the approval pipeline at any cost.

Smart cities don't make this game so easy. Smart cities enact growth boundaries to hold sprawl in check. Smart cities charge developers sufficient fees to pay for the infrastructure costs engendered by their projects. No so in Fresno, where decades of inadequate developer fees have run up bond debt that has bankrupted both the city and county. When Fresno found itself too broke to maintain its parks, a sales tax was proposed to make up the shortfall that developer fees should have been paying for all along. Of course, leading developers opposed the parks measure, fearing the sales tax increase would impact their new home sales.

Smarten up, Fresno. Oppose the Shaw-Glenn project. Tell Upholdings LLC to go back to the drawing board and come up with some proposals that more effectively address housing equity, air pollution, revitalization, and the need for dynamic, higher density, mixed use developments that will benefit the entire community. Tell them to focus on the commercial blight along Blackstone Avenue, which they haven't yet done in any significant way. Hold their feet to the fire. They can do better.

PLEASE SHARE

---

From: Dale McCown <dale.mccown@icloud.com>  
Date: April 1, 2021 at 9:39:22 PM PDT  
To: Jerry Dyer <Jerry.Dyer@fresno.gov>  
Cc: figgarden411@gmail.com  
Subject: 5 story mixed unit housing @ Shaw & Glenn

To:  
Mayor Jerry Dyer  
City of Fresno

My name is Dale McCown and my wife Juanita and I live at 4888 N. Del Mar. We have lived here for thirty two years and have seen traffic increase significantly on our residential streets as traffic congestion on Shaw and Blackstone has increased over the years. Now you want to approve a high density five story mixed use unit on a small lot at Glenn and Shaw.

We strongly oppose building such a business/housing unit in an area that cannot support the increased traffic/parking requirements that will be put on our neighborhood. A much smaller mixed unit would be far more appropriate for the property size and the neighborhood's ability to absorb the additional traffic conjunction.

Thank You,  
In Strong Opposition  
Dale and Juanita McCown

Sent from my iPad

**From:** [Bryan Bird](#)  
**To:** [PublicCommentsPlanning](#)  
**Cc:** [Robert Holt](#)  
**Subject:** Shaw/Glenn project  
**Date:** Monday, August 29, 2022 4:29:53 PM

---

External Email: Use caution with links and attachments

A high – density residential development, as proposed, is not an appropriate use of the currently vacant parcel at Shaw and Glenn avenues.

This proposed project will create an unacceptable level of vehicular traffic on the adjacent streets, as well as east-bound traffic on Shaw Ave. During rush-hour, there is already considerable backing up of traffic on east-bound Shaw Ave. approaching the on-ramps to freeway 41. The proposed project would undoubtedly add an unacceptable strain to this existing traffic problem.

The density of the project, as currently proposed, would adversely effect the quality of life of other residents of Glenn Avenue in particular, and of neighboring streets in general.

It would make much more sense to develop this type of complex on the north-west corner of Shaw and Blackstone, west of the farmer’s market, which is also currently vacant and undeveloped. Why hasn’t this been proposed or considered?

Developing it at this alternative site would avoid the above mentioned traffic problems, as well as adverse effects on existing residents.

A neighborhood park might be a more reasonable and appropriate use of the Shaw-Glenn parcel. If a residential complex is to be constructed here, it would need to be of much lower density than proposed, in keeping with current standards.

As a lifelong resident of Fresno, and a 24 year resident of the Old Fig Garden neighborhood, it is my hope and expectation that you will listen to the concerns of the community members and homeowners who will be adversely affected by this proposed development, and proceed responsibly.

Sincerely,

Bryan Bird

Sent from my iPhone