

**From:** [TAC](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Crayton, Monique \(BOS\)](#); [TAC](#); [FielderStaff](#)  
**Subject:** #251067 Unfulfilled \$500,000 Developer Commitment for Community Arts Space at 681 Florida Street  
**Date:** Friday, January 30, 2026 10:26:13 PM

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January 30, 2026

Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**Re: Request for Hearing on Unfulfilled \$500,000 Developer Commitment for Community Arts Space at 681 Florida Street**

Dear Members of the Board of Supervisors,

The Tenant Associations Coalition of San Francisco respectfully requests that the Board schedule a public hearing to examine the status of financial commitments made by developer Nick Podell in connection with the developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District.

In 2016, to secure approvals for the market-rate project at 2000-2070 Bryant Street, Mr. Podell committed \$500,000 in capital funding for tenant improvements to the ground-floor community arts space at the adjacent 100% affordable housing project, Casa Adelante – 681 Florida Street. This space, partnered with Cultura y Arte Nativa de las Americas (CANa), supports vital cultural programming, indigenous arts, healing services, and events like Carnaval San Francisco in a neighborhood facing ongoing displacement pressures.

Despite the project's completion and opening in 2023, this \$500,000 obligation remains unfulfilled. We commend Supervisor Jackie Fielder for introducing Resolution File #251067 in October 2025 and for scheduling a public hearing at the Government Audit and Oversight Committee to address these concerns. We look forward to the hearing, learning the next steps, and the outcome of these proceedings.

We request that the following parties be required to appear and report:

- Nick Podell and JRE Partners;
- Mission Economic Development Agency (MEDA);
- Tenderloin Neighborhood Development Corporation (TNDC);
- Mayor's Office of Housing and Community Development (MOHCD); and

- City Attorney's Office.

The hearing should assess compliance with the original commitments, identify any barriers, and determine enforcement actions if non-compliance is confirmed—including mandated payment, compensatory measures, or improved oversight for future agreements.

The Coalition is prepared to provide input from affected tenants and community members. Ensuring developer commitments are honored is essential to maintaining trust in community benefits agreements and protecting vulnerable neighborhoods like the Mission.

Thank you for your attention. We urge prompt action if additional steps are needed and look forward to hearing about the outcome.

Sincerely,  
Michael Nulty  
Program Director  
Tenant Associations Coalition of San Francisco

**Tenant Associations Coalition of San Francisco**

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San Francisco, CA 94142-0846

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<http://15thanniversarytac.blogspot.com/>

<http://tenantassociationscoalition.blogspot.com/>

<http://groups.yahoo.com/group/TenantAssociationsCoalition/>

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**From:** [Susan Heller](#)  
**To:** [Fielder, Jackie \(BOS\)](#)  
**Cc:** [Crayton, Monique \(BOS\)](#)  
**Subject:** File #251067 Hearing regarding unpaid financial commitments made by private developers, Feb 3, 10:00am  
**Date:** Monday, February 2, 2026 3:34:32 PM  
**Attachments:** [image001.png](#)  
[CANA Letter to AmOne Corporation.pdf](#)

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Dear Supervisor Fielder,

Thank you for calling for a hearing regarding the unpaid financial commitments made by private developers for the capital funding of tenant improvements at 681 Florida St.

My company, HY Floor and Gameline Painting, Inc. installed the new dance floors in the Carnaval Arts and Wellness Center. Our work was completed in October 2024 and was accepted by the owner, Cultura y Arte Nativa de las Americas/CANA.

We are still owed approximately 35% of our contract. Despite multiple phone calls and emails, we were not told that there were funding issues until July 2025 when we received the attached letter. We are a small, family-owned business. We paid our employees as well as the Union benefits, the government taxes and the material suppliers a long time ago. I imagine we are just one of several small and medium businesses who are waiting to be paid for this project. We have been installing floors for public, private and non-profit entities for over 30 years and this is the most frustrating run-around we have ever experienced. It doesn't seem fair that small businesses should be funding the obligations of big developers. Please let me know if you have any questions.

Regards,

**Susan Heller**



961 Commercial St.  
San Carlos, CA 94070  
(650) 593-6837



Cultura y Arte Nativa de las Americas (CANAS)  
1333 Florida Street  
San Francisco, CA 94110  
Roberto@canasf.org  
[www.canasf.org](http://www.canasf.org)

July 8, 2025

Alphonse Wu  
AmOne Corporation  
1601 Galvez Ave.  
San Francisco, CA 94124  
License #743360

Dear Mr. Alphonse Wu,

**RE: Delay in Disbursement of \$500,000 Commitment from Podell/JRE Partners**

I am writing to formally address the delay in receiving the \$500,000 that was committed by the developer Podell (now operating as JRE Partners) —as part of the community benefits agreement tied to the affordable housing project at 681 Florida Street and the cultural art space at 683 Florida Street.

CANA was on track to receive the \$500,000 funds in May 2024 at the time your company was to have completed the art space construction build out as per our contract agreement. Due to the six months delay in the build out of the art space by your company, the individual at JRE Partners left and did not pass on the responsibility to anyone at JRE Partners.

We want to be fully transparent about why these funds have not yet been released, despite multiple attempts by MEDA, TNDC and our part to move this forward.

In July 2022, Colleen Ma from TNDC clarified that although Podell was no longer involved, JRE Partners—the new investor—would still honor the \$500,000 commitment. Her message stated clearly that CANA could submit pay applications from our general contractor and that reimbursement from JRE Partners would likely be prompt. Based on this guidance, CANA understood the funds would be accessible either at the start or midpoint of construction.

Since then, CANA has actively pursued these funds.

- CANA followed up with MEDA in both July and September 2024 regarding the release.
- On October 22, 2024, CANA submitted documentation demonstrating near-total completion of the project. That same month, Jose Garcia of MEDA informed us that JRE Partners had updated their requirement and was now insisting on a 100% payment application in order to process the disbursement.
- In November 2024, CANA followed up again. Jose responded that he had been unable to reach anyone at JRE Partners and asked for collective support from MEDA, TNDC, and CANA to make contact.

Despite these efforts, to date, we have received no confirmation, response, or disbursement from JRE Partners. This delay is unacceptable, especially given the clear documentation, prior commitments, and urgency communicated across all parties.

We have since escalated the issue to the San Francisco City Attorney's office, who will be looking into this matter to resolve the non-payment as it was one of the entitlements condition of Podell approval by the Board of Supervisors for his project.

We fully understand and respect the financial expectations related to the work your team has completed. Please know we are actively doing everything within our power to secure this funding and ensure your payment is made without further delay. We will keep you undated as we have our attorney following up on this utmost important matter.

Thank you again for your continued patience, and please feel free to reach out if you'd like to discuss this further.

Best Regards,



Roberto Y. Hernandez  
CEO  
Cultura y Arte Nativa de las Americas (CANA)