

From: [Michael Nulty](#)
To: [Jalipa, Brent \(BOS\)](#)
Subject: File No. 251146 (La Cocina Lease Extension at 101 Hyde Street)
Date: Tuesday, December 9, 2025 8:30:55 AM

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Mayor's Office of Housing and Community Development

Attn: Executive Director
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

San Francisco Board of Supervisors

Budget and Finance Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

December 9, 2025

Re: Urgent Opposition to Five-Year Lease Extension for La Cocina, Inc. at 101 Hyde Street – A Site Plagued by Crime, Mismanagement, and Betrayal of Affordable Housing Promises

Dear MOHCD Leadership and Honorable Members of the Budget and Finance Committee,

The Tenant Associations Coalition of San Francisco demands an immediate halt to the proposed five-year extension of the master lease for La Cocina, Inc. at 101 Hyde Street. This prime city-owned parcel in the Tenderloin – donated a decade ago *exclusively* for 85 units of life-saving affordable housing – has instead become a symbol of bureaucratic inertia, fiscal irresponsibility, and public safety neglect. Subsidizing a floundering commercial food hall with restricted housing funds is not just illegal; it is a moral outrage that endangers lives, diverts millions from the homeless, and mocks the City's own commitments.

As detailed in the attached **Exhibit A: Six-Year Report on Illegal Activity and Crime at 101 Hyde Street and the Hyde/Golden Gate Corner (2019–2025)**, this site has been a hotspot for drug dealing, violent assaults, thefts, and even fatalities – crises worsened by La Cocina's failure to provide adequate security for its sub-tenants, staff, and customers. Extending this lease to 2031 would condemn another generation of Tenderloin families to the streets while rewarding mismanagement. We cannot – we *must not* – allow this travesty to continue.

1. Illegal Diversion of Restricted Affordable Housing Funds

The Citywide Affordable Housing Fund (Administrative Code § 10.100-120) and Housing Program Fees Fund (§ 10.100-49) are sacred trusts, limited *solely* to acquiring, building, rehabilitating, and preserving affordable homes for those the market has abandoned.¹ These revenues – from linkage fees, in-lieu payments, and repayments – cannot be squandered on rent subsidies, utilities, or maintenance for a nonprofit's commercial venture.² Yet La Cocina has drained over \$1.4 million in public dollars for exactly that, turning a housing lifeline into a private profit center. This is not stewardship; it is theft from the vulnerable.

2. Breaching the Sacred 2015 Shorenstein Community Benefits Agreement – With \$5 Million Still Gathering Dust

Shorenstein Properties didn't donate 101 Hyde Street out of charity. In exchange for entitlements on their 304-unit luxury project at 1066 Market/50 Jones, they pledged:

- A \$12.5 million property gift *expressly* for 85 units of 100% affordable housing;
- A \$5 million cash endowment, locked in a San Francisco Foundation trust *exclusively* for this site's development.³

A decade later, the building festers in commercial limbo, and that \$5 million – fully intact as of Q3 2025 – sits idle, earning interest on unbuilt dreams.⁴ Every delayed brick is a betrayal of the deal that built Shorenstein's towers. How many more years will we let developers off the hook while families sleep rough?

3. La Cocina's Failed "Interim" Use: From Community Promise to Private Peril

What began as a hopeful "activation" has devolved into a ghost of itself. The public Municipal Marketplace shuttered in 2023 amid dismal foot traffic, leaving a husk for private catering and incubator ops – far from the vibrant hub sold to justify public subsidies.⁵ Worse, as Exhibit A reveals, rampant crime on and around the site has terrorized users, with La Cocina's lessees and security team openly decrying the nonprofit's inadequate protections. Drug dealers

loiter openly, assaults spike after dark, and even a death in the restroom went unchecked. This isn't incubation; it's endangerment.

4. **Defying the City's Own Tenderloin Community Action Plan – A Blueprint for Betrayal**

Just six months ago, in June 2025, the Board unanimously adopted the Tenderloin Community Action Plan after exhaustive community input.⁶ It demands an end to non-housing uses on city parcels, fast-tracks 100% affordable projects, and *names 101 Hyde Street as a priority for 85 deeply affordable units by 2028*.⁷ A lease extension spits in the face of this mandate, prioritizing a troubled nonprofit over the 2,500–3,000 unsheltered souls the Plan seeks to shelter. Will the City honor its word, or hollow it out with excuses?

5. **The Tenderloin's Agonizing Crisis: 101 Hyde Street's Delay is a Death Sentence**

No neighborhood embodies San Francisco's housing apocalypse like the Tenderloin:

- 35,000 souls crammed into 31 blocks, the densest knot of poverty, elders, immigrants, and ex-homeless in the city;⁸
- 2,500–3,000 visible on sidewalks daily – 40% of SF's unsheltered horror;⁹
- SROs bursting with illegal overcrowding, families doubled up in rooms meant for one;¹⁰
- Rents devouring souls: \$2,800–\$3,400 for a one-bedroom, over half of residents rent-burdened beyond 50% of income;¹¹
- A pipeline of promised projects stalled, sites like 101 Hyde hijacked for "better" uses that never materialize.

Rooted in decades of underbuilding (one unit per 10 jobs since 2010), soaring costs, and open-air drug hells, this crisis claims lives daily – overdoses on track for 800+ in 2025 alone.¹² Every year 101 Hyde languishes, 85 households – seniors, youth exiting foster care, longtime Tenderloiners – cycle through shelters and streets. Exhibit A's crime chronicle shows how commercial misuse amplifies this chaos, turning a potential sanctuary into a danger zone. We beg you: End the delay. Build the homes. Save the lives.

6. **Tainted Support and Ethical Shadows**

The staff report's lone endorsement? A letter from the Tenderloin Community Benefit District, led by Naomi Maisel – La Cocina co-founder and ex-CEO, still entangled in its web.¹³ This isn't community voice; it's cronyism. And Supervisor Bilal Mahmood, sponsor of the extension bill, once called 50 Jones home – the very Shorenstein project birthing this housing debt.¹⁴ No malice implied, but ethics demand scrutiny (Campaign Code § 3.200). The public deserves transparency, not shadows.

Imperative Demands for Justice

The evidence is damning, the stakes existential. We implore you to:

1. **Reject the extension outright** – evict commercial pretense from 101 Hyde Street today.
2. **Halt all housing fund misuse** – audit and claw back every illicit dollar funneled to La Cocina.
3. **Launch an RFQ/RFP in 90 days** – empower a proven nonprofit to deliver the 85-unit haven.
4. **Unlock the \$5 million Shorenstein gift** – direct MOHCD and the Foundation to deploy it for groundbreaking now.
5. **Mandate 0–50% AMI units** – with binding priority for Tenderloin locals, seniors, and foster youth.
6. **Expedite via SB 423 and Bonus Program** – target Q4 2027 groundbreaking, no excuses.
7. **Invalidate conflicted endorsements** – purge bias from the record.
8. **Trigger Ethics Commission review** – probe Supervisor Mahmood's ties for the public's trust.

San Francisco stands at a crossroads: Will we warehouse a crime-ridden relic while thousands perish in plain sight, or seize this site to forge hope from despair? The Tenderloin's cries – and our city's soul – demand the latter. Act now, or history will judge us complicit.

With fierce urgency,

Michael Nulty

Program Director

Tenant Associations Coalition of San Francisco

P.O. Box 420846

San Francisco, CA 94142-0846

Serving San Francisco renters since 1998

Disclosures

Michael Nulty is a founding member of Post Office Patrons, Executive Director of the Alliance for a Better District 6, and previously advocated for a full-service post office and, later, 100% affordable housing at 101 Hyde Street. What the correct the misinformation that 101 Hyde Street was called the Civic Center Box section and General Delivery the location never offered postal retail services, therefore it was not an actual Post Office.

Footnotes

- ¹ S.F. Administrative Code § 10.100-120
- ² S.F. Planning Code §§ 413–415; Administrative Code § 10.100-49
- ³ Community Benefits Agreement, Shorenstein Properties & City, Nov. 2015, § 3.2(b) & Exhibit D (Planning File 2012.1379)
- ⁴ San Francisco Foundation restricted fund reports (public), Q3 2025
- ⁵ La Cocina press release, Feb. 2023; SF Chronicle, Sept. 1, 2023
- ⁶ Board of Supervisors Resolution No. 312-25, June 17, 2025
- ⁷ Tenderloin Community Action Plan (Final, May 2025), Goal H-2, Action H-2.3
- ⁸ U.S. Census ACS 2023 5-year estimates; SF Planning Tenderloin Profile 2024–2025
- ⁹ 2025 Point-in-Time Count preliminary data
- ¹⁰ SF Planning SRO Family Report 2024; Tenderloin Housing Clinic data
- ¹¹ Zillow Observed Rent Index, Dec. 2025; HUD Fair Market Rents
- ¹² SF Dept. of Public Health overdose data, 2025 projections
- ¹³ TLCBD board roster 2025; La Cocina leadership history
- ¹⁴ Supervisor Mahmood Form 700 filings & campaign disclosures

Exhibit A:
Six-Year Report on Illegal Activity and Crime at 101 Hyde Street and the Hyde/Golden Gate Corner, San Francisco (2019–2025)
Prepared by: Tenant Associations Coalition of San Francisco
Date: December 9, 2025

Purpose: This report documents the persistent illegal activities and criminal incidents at 101 Hyde Street – the site of La Cocina, Inc.'s leased commercial operations since 2019 – and the adjacent Hyde/Golden Gate Avenue corner in San Francisco's Tenderloin district. Drawing from SFPD incident reports, news archives, and community accounts, it underscores how La Cocina's inadequate security measures have exposed sub-tenants, employees, and customers to heightened risks, contributing to the food hall's 2023 closure and ongoing site perils. Data reflects the block's status as a notorious drug market epicenter, exacerbating the housing emergency by deterring safe redevelopment.

Overview of the Location and Context

101 Hyde Street sits at the Tenderloin's volatile core, bounded by Golden Gate Avenue (a major artery for open-air drug sales) and Turk Street. The Tenderloin Police District logs the city's highest per-capita rates of violent crime, drug offenses, and thefts – with Hyde/Golden Gate consistently ranking among SF's most dangerous intersections (SF Chronicle, 2016–2025 analyses). La Cocina's 2019 lease promised "interim activation" with robust security, but vendor testimonies and incident logs reveal chronic understaffing: only 1–2 guards for a 7,000 sq ft hall, often absent during peak risks, leaving doors unlocked and sidewalks unmonitored (Fox News, July 2023; SF Chronicle, Sept. 2023). This neglect amplified harms, scaring away patrons and forcing the public hall's shuttering amid "drug dealing and public defecation" (security guards' statements). Overall SF crime dipped 6–20% in 2025 (SFPD Dashboard), but this block's intensity persists, with gun violence up 6% citywide and Tenderloin homicides at 40% of total (SFPD, Apr. 2025).

Annual Summary of Key Incidents and Trends

Compiled from SFPD Historical Incident Reports (data.sfgov.org), SpotCrime logs, and verified news (e.g., SF Chronicle, SFGATE). Focus: Violent crimes (assaults, shootings, homicides), drug-related offenses, thefts/burglaries, and fatalities. Frequencies are conservative estimates for the 100-block radius; exact address matches noted.

Year	Total Incidents (Est.)	Key Categories & Examples	La Cocina/Security Link
2019	~150 (drugs/thefts dominant)	- Drug sales/possession: 80+ arrests on Hyde/Golden Gate block (notorious "dope sidewalk," California Healthline, Jan. 2021). - Pedestrian fatality: Man struck/killed at Golden Gate/Hyde corner (SFGATE, May 2019). - 40+ vehicle break-ins near site.	- Pre-La Cocina opening; baseline chaos sets stage for unaddressed risks. - Thefts:

2020	~180 (pandemic surge in street crimes)	- Assaults: 50+ (e.g., Hyde/Golden Gate stabbings tied to drug disputes, SFPD logs). - Drug offenses: 90+ (open markets intensified by lockdowns). - Burglaries: 20+ attempts on nearby commercial spaces.	La Cocina lease begins; minimal security amid rising street violence leaves early vendors vulnerable (Guardian, May 2023 retrospective).
2021	~200 (peak fentanyl crisis)	- Homicides/shootings: 5+ (e.g., double shooting precursor at Golden Gate/Hyde, echoing 2018 fatality). - Drug-related: 110+ incidents; Hyde block dubbed "ground zero" for fentanyl (SF Chronicle, Feb. 2021). - Thefts: 50+ (shoplifting spikes post-opening).	Hall opens April; security team (2 guards) overwhelmed – daily cleanups of needles/defecation, but no 24/7 patrols. Vendors report "after-dark crime" unchecked (SF Chronicle, Sept. 2023).
2022	~170 (slight dip, but violence persists)	- Assaults: 60+ (e.g., robberies at Hyde/Golden Gate bus stops). - Drug arrests: 70+; public use rampant. - Fatal OD: 1+ near site (Tenderloin Housing Clinic data).	Operations falter; guards complain of police inaction, leaving sub-tenants to fend off loiterers (Fox News, July 2023). One vendor: "Security was a joke – doors propped open during rushes."
2023	~160 (hall closure accelerates decline)	- Violent crimes: 40+ assaults/shootings (e.g., restroom death inside La Cocina, suspected OD, SF Chronicle, Sept. 2023). - Drugs/thefts: 80+; public defecation/drug deals scare diners. - Burglary: Hall targeted post-closure.	Closure Sept. 1 cited "security concerns" (SF Examiner, July 2023). Guards blame nonprofit's underfunding: "No backup from City Hall" – exposing customers to unchecked threats like a dead body discovery.
2024	~140 (modest drop, but block hotspot)	- Shootings: 4+ near Golden Gate/Hyde (e.g., life-threatening injury, SF Chronicle, Sept. 2025 preview). - Drugs: 60+ arrests (KTVU, June 2025). - Thefts: 30+ commercial break-ins.	Post-closure private use; lingering inadequate measures (e.g., no enhanced lighting/fencing) perpetuate risks for remaining staff.
2025 (YTD)	~100 (ongoing; gun violence +6%)	- Homicides: 2+ in Tenderloin, 1 near Hyde/Golden Gate (SFPD, Sept./Oct. 2025). - Shootings: 3+ (e.g., arrests after Golden Gate incident, SFPD Oct. 2025). - Drugs/assaults: 50+; 380g narcotics seized in June sweep (KTVU).	Extension proposal ignores history; current lessee ops report sporadic intrusions, with sub-tenants demanding better security – unmet despite subsidies.

Analysis: La Cocina's Security Failures as a Catalyst for Harm

La Cocina's lease obligated "adequate security" for operations (2019 agreement), yet implementation was woefully deficient:

- **Understaffing:** Relied on 1–2 unarmed guards for daytime hours, none overnight – insufficient for a high-risk zone (Guardian, May 2023).
- **Incident Response Gaps:** Vendors recounted ignored alerts (e.g., drug deals inside hall) and delayed police calls, fostering a "free-for-all" after 6 PM (SF Chronicle interviews, 2023).
- **Direct Impacts:** The 2023 restroom death and guest exodus from "scared" conditions (Fox News) trace to lax protocols; one guard: "We cleaned up messes, but couldn't stop them." Financial woes masked as "pandemic recovery" were code for crime deterrence failure (SF Standard, July 2023).
- **Broader Ramifications:** This neglect not only doomed the hall but stalled housing – who would develop amid such volatility? Exhibit ties directly to Tenderloin's 40% unsheltered share, where crime deters investment in safe homes.

Recommendations

- Terminate lease to enable secure redevelopment.
- Audit La Cocina's security expenditures (subsidized by housing funds).
- Integrate community policing into future site plans.

Sources: SFPD Incident Reports (data.sfgov.org); SpotCrime; SF Chronicle/SFGATE (2019–2025); Fox News/SF Examiner (2023); Tenderloin Housing Clinic (2024–2025). This report demands action: Transform peril into permanence.

From: [john nulty](#)
To: [Jalipa, Brent \(BOS\)](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#)
Cc: [ChenStaff](#); [Donovan, Dominica \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [FielderStaff](#); [MahmoodStaff](#); [MandelmanStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [SauterStaff](#); [SherrillStaff](#); [Walton, Shamann \(BOS\)](#); [WongStaff \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: File No. 251146 Lease Amendment - La Cocina, Inc. - 101 Hyde Street - Term Extension
Date: Sunday, December 7, 2025 2:30:02 PM

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Post Office Patrons
P. O. Box 421949

San Francisco, CA 94142-1949

December 7, 2025

San Francisco Board of Supervisors
Budget and Finance Committee
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Opposition to Lease Extension and Misuse of Affordable Housing Funds at 101 Hyde Street

Dear MOHCD Leadership and Honorable Members of the Budget and Finance Committee,

I am writing to formally oppose the proposed extension of the lease for La Cocina, Inc. at 101 Hyde Street and to express concern regarding the continued use of the San Francisco Citywide Affordable Housing Fund and the Housing Program Fees Fund to subsidize this non-housing commercial operation. The use of these restricted funds for utility payments and operational support at this location directly conflicts with their legally defined purposes and undermines San Francisco's affordable housing goals.

Purpose of the Affordable Housing Fund and Housing Program Fees Fund

The Citywide Affordable Housing Fund was created to support the development, acquisition, rehabilitation, and preservation of affordable housing for low- and moderate-income residents. It is funded by developer impact fees, Jobs-Housing Linkage Fees, inclusionary housing in-lieu fees, loan repayments, and other housing-related revenues. These funds are legally restricted to the creation and preservation of affordable housing.

Likewise, the Housing Program Fees Fund is designed to support the administration of housing programs—and when surplus funds exist, to supplement the Affordable

Housing Fund. It is not intended for subsidizing commercial operations such as food halls, incubator kitchens, or culinary marketplaces.

Concern Regarding Misallocation of Funds

Using dedicated affordable housing funds to subsidize the operating or utility costs of La Cocina's commercial activities is inconsistent with the purpose of these funds and diverts critical resources away from vulnerable residents who need affordable housing. While La Cocina's mission may serve small business entrepreneurs, this does not justify the use of housing-designated funds for a commercial venture that does not produce or preserve affordable housing.

Concerns About the Only Letter of Support and Conflict of Interest

It is also deeply concerning that the only cited community letter of support for the lease extension comes from the Tenderloin Community Benefit District (TLCBD) CEO. This support raises legitimate questions of conflict of interest, given that the President of the TLCBD Board of Directors, Naomi Maisel, occupies a Business Owner Seat and is affiliated with La Cocina at 101 Hyde Street.

This dual role—serving as Board President of the TLCBD while simultaneously connected to the tenant seeking a lease extension—creates an appearance of bias that should be fully disclosed and carefully considered. Community endorsements carry weight, and MOHCD as well as the Budget and Finance Committee should not rely on letters of support that may be influenced by overlapping organizational leadership roles, especially when public funds and public land are at stake.

Given this conflict, the TLCBD's letter should not be treated as a neutral or representative expression of community backing.

Need to Proceed With the Originally Planned Affordable Housing Development

The property at 101 Hyde Street was promised as a future affordable housing development site. The surrounding Tenderloin and Mid-Market neighborhoods face some of the City's highest levels of housing instability, overcrowding, and homelessness. Extending a commercial lease for another five years delays urgently needed affordable housing and contradicts the City's own stated priorities.

It is critical that MOHCD and the Board of Supervisors honor the original purpose of this parcel and initiate the process of securing a qualified affordable housing developer to advance the project without further delay.

Request

Accordingly, I respectfully request that MOHCD and the San Francisco Board of Supervisors Budget and Finance Committee:

1. Deny the proposed lease extension for La Cocina, Inc. at 101 Hyde Street.
2. End the use of the Citywide Affordable Housing Fund and Housing Program Fees Fund for non-housing commercial purposes.
3. Initiate the selection of a housing developer and restart planning for the

affordable housing originally identified for this site.

4. Disregard conflicted or non-neutral sources of support when evaluating lease decisions.

San Francisco's affordable housing funds must be used transparently, responsibly, and in alignment with their legally defined purpose. Our communities cannot afford further delay in delivering the deeply affordable homes that were promised for this site.

Thank you for your attention to this matter and for your ongoing commitment to serving the City's housing needs.

Sincerely,

Post Office Patrons

Since 1989 serving San Francisco

Thursday, October 30, 2025

Kate Robinson

CEO

Tenderloin Community Benefit District

48 Golden Gate Ave, San Francisco, CA 94102

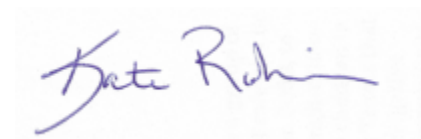
Dear Board of Supervisors and Budget and Finance Committee,

I am writing on behalf of TLCBD in support of La Cocina's 5-year lease extension at 101 Hyde St., San Francisco, CA 94102. La Cocina's transformation of 101 Hyde has ensured ongoing and meaningful impact in the Tenderloin neighborhood and beyond. The commercial kitchen currently supports the growth of 13+ small food businesses, and is available to Tenderloin residents at a discounted rate. New businesses are incubated in the space, with a new cohort joining 2-3 times a year. Five La Cocina businesses actively sell in the Tenderloin through Heart of the City Farmers Market and brick-and-mortar locations, and they actively seek sales opportunities within and around the Tenderloin. La Cocina regularly hosts free business orientations and ticketed events that dually support entrepreneurs in incubation while creating positive activations. For these events, they offer subsidized ticketing to Tenderloin residents and partners. In addition to significant neighborhood efforts, La Cocina is helping prevent a return to a harmful, vacant corner through daily cleaning, mural maintenance, and trash removal - all of which involve significant investment.

La Cocina's proposed lease extension would serve to further this impact, making it possible to apply for funding to support community programming and space, including but not limited to office use, event venue, catering, pop-up events, night markets, cooking classes, and more. Programming and community space offerings such as these would further our collective goal of creating inviting spaces in the Tenderloin that feel safe and vibrant for residents, families, students and employees. Having these activations rooted in spaces led by immigrant women and women of color only strengthens our commitment to keeping the spirit of the Tenderloin alive while building towards a more stable and economically flourishing neighborhood.

TLCBD offers its full support of this extension, and looks forward to an ongoing partnership with La Cocina to bring to the Tenderloin affordable commercial kitchen space, small business incubation and technical assistance, accessible meeting and event venue space, and subsidized activations and community programs.

Sincerely,

A handwritten signature in blue ink that reads "Kate Robin".

Kate Robinson