

File No. 251067

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: March 5, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
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| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☒ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU - FY2022-2024 - Clean |
| ☐ | ☐ | MOU - FY2022-2024 - Redline |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract / DRAFT Mills Act Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☒ | ☐ | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---------------------------------|
| ☒ | ☐ | <u>FYI Referral 102925</u> |
| ☒ | ☐ | <u>Subpoena – Podell 020526</u> |
| ☐ | ☐ | <u>Comm Pkt 021926</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Monique Crayton

Date: February 27, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Daniel Adams, Director, Mayor's Office of Housing and Community Development
Brad Russi, Deputy City Attorney, Office of the City Attorney

FROM: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee

DATE: October 29, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following hearing request, introduced by Supervisor Jackie Fielder on October 21, 2025:

File No. 251067

[Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street]

Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: monique.crayton@sfgov.org.

CC:
Office of Chair Fielder
Nick Podell, President, Nick Podell Company
John Cooper, Director, JRE Partners
Kevin Straub, Independent Advisor, JRE Partners
Luis Granados, Chief Executive Officer, Mission Economic Development Agency

Jennifer Dolin, Chief Executive Officer, Tenderloin Neighborhood
Development Center

Lydia Ely, Mayor's Office of Housing and Community Development

Maria Benjamin, Mayor's Office of Housing and Community Development

Sheila Nickolopoulos, Mayor's Office of Housing and Community Development

Kyra Geithman, Mayor's Office of Housing and Community Development

Julia Sabory, Mayor's Office of Housing and Community Development

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

Nicholas Podell
3966 Washington Street
San Francisco, CA 94118

Pursuant to Section 16.114 of the San Francisco Charter and California Government Code Sections 25170 and 37104, the San Francisco Board of Supervisors hereby commands you to appear at **10:00 a.m. on February 19, 2026**, at the following location:

City Hall
1 Dr. Carlton B. Goodlett Place
Legislative Chamber, Room 250
San Francisco, CA 94102

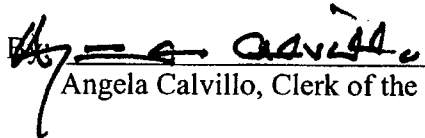
To provide oral information and respond to questions at a public hearing of the Board of Supervisors' Government Audit and Oversight Committee regarding your participation in and knowledge of financial commitments made by you, entities you managed or controlled, or other developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street. (Board File No. 251067; Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street).

If you have any questions regarding compliance with this subpoena, contact:

Angela Calvillo, Clerk of the Board of Supervisors, Tel. (415) 554-5184

Failure to comply with the commands of this subpoena may subject you to enforcement proceedings before the Superior Court of the State of California.

Date: 2/5/2026


Angela Calvillo, Clerk of the Board

Attachment:
File No. 251067

c: Supervisor Rafael Mandelman - President of the Board of Supervisors
Supervisor Jackie Fielder - Chair of the Government Audit and Oversight Committee
Brad Russi - Deputy City Attorney
Alisa Somera - Legislative Deputy Director

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File #: 251067 Version: 1 Name: Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street

Type: Hearing Status: Pending Committee Action

Introduced: 10/21/2025 In control: Government Audit and Oversight Committee

On agenda: Final action:

Enactment date: Enactment #:

Title: Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

Sponsors: [Jackie Fielder](#)

Attachments: 1. [FYI Referral 102925](#), 2. [Comm Pkt 020526](#), 3. [Public Correspondence](#)

History (4)

4 records Group

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
2/5/2026	1	Government Audit and Oversight Committee	CONTINUED TO CALL OF THE CHAIR	Pass	Action details	Meeting details	Video
2/5/2026	1	Government Audit and Oversight Committee	MOTION	Pass	Action details	Meeting details	Not available
10/29/2025	1	Clerk of the Board	REFERRED TO DEPARTMENT		Action details	Meeting details	Not available
10/21/2025	1	President	RECEIVED AND ASSIGNED		Action details	Meeting details	Not available

PROOF OF SERVICE
San Francisco Board of Supervisors
Government Audit and Oversight Committee

I, Richard Kung, declare as follows:

I am a citizen of the United States, over the age of eighteen years and not a party to the above-entitled action. I am employed at the San Francisco City Attorney's Office, 1490 Markey Street, 7th Floor, San Francisco, CA 94102.

On February 9, 2026 ^{at 10:09 am}, I served the following document:

SUBPOENA FOR TESTIMONY
February 19, 2026, 10:00 a.m.
Meeting of the San Francisco Board of Supervisors
Government Audit and Oversight Committee
Board File No. 251067

on the following persons at the locations specified:

Nicholas Podell

3966 Washington St.
S. F., CA 94118

in the manner indicated below:



BY PERSONAL SERVICE: I sealed true and correct copies of the above documents in an addressed envelope and personally delivered the envelope by hand to the identified person at the above locations.

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct. Executed on February 9, 2026, 2026, at San Francisco, California.

Richard Kung
Richard Kung

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

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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

P.O. Box 420846;
San Francisco, CA 94142-0846
415-339-8327 Voice / 415-820-1565 Fax
<http://15thanniversarytac.blogspot.com/>
<http://tenantassociationscoalition.blogspot.com/>
<http://groups.yahoo.com/group/TenantAssociationsCoalition/>
Serving San Francisco since September, 1997

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](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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 Américas/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

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)

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

File No. 251067

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: February 19, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

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|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
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OTHER

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| ☒ | ☐ | <u>FYI Referral 102925</u> |
| ☒ | ☐ | <u>Subpoena – Podell 020526</u> |
| ☐ | ☐ | _____ |
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| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Monique Crayton

Date: February 13, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Daniel Adams, Director, Mayor's Office of Housing and Community Development
Brad Russi, Deputy City Attorney, Office of the City Attorney

FROM: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee

DATE: October 29, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following hearing request, introduced by Supervisor Jackie Fielder on October 21, 2025:

File No. 251067

[Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street]

Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: monique.crayton@sfgov.org.

CC:
Office of Chair Fielder
Nick Podell, President, Nick Podell Company
John Cooper, Director, JRE Partners
Kevin Straub, Independent Advisor, JRE Partners
Luis Granados, Chief Executive Officer, Mission Economic Development Agency

Jennifer Dolin, Chief Executive Officer, Tenderloin Neighborhood
Development Center

Lydia Ely, Mayor's Office of Housing and Community Development

Maria Benjamin, Mayor's Office of Housing and Community Development

Sheila Nickolopoulos, Mayor's Office of Housing and Community Development

Kyra Geithman, Mayor's Office of Housing and Community Development

Julia Sabory, Mayor's Office of Housing and Community Development

BOARD of SUPERVISORS



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Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

Nicholas Podell
3966 Washington Street
San Francisco, CA 94118

Pursuant to Section 16.114 of the San Francisco Charter and California Government Code Sections 25170 and 37104, the San Francisco Board of Supervisors hereby commands you to appear at **10:00 a.m. on February 19, 2026**, at the following location:

City Hall
1 Dr. Carlton B. Goodlett Place
Legislative Chamber, Room 250
San Francisco, CA 94102

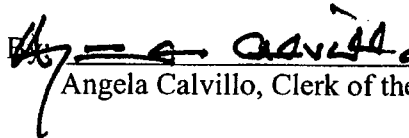
To provide oral information and respond to questions at a public hearing of the Board of Supervisors' Government Audit and Oversight Committee regarding your participation in and knowledge of financial commitments made by you, entities you managed or controlled, or other developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street. (Board File No. 251067; Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street).

If you have any questions regarding compliance with this subpoena, contact:

Angela Calvillo, Clerk of the Board of Supervisors, Tel. (415) 554-5184

Failure to comply with the commands of this subpoena may subject you to enforcement proceedings before the Superior Court of the State of California.

Date: 2/5/2026


Angela Calvillo, Clerk of the Board

Attachment:
File No. 251067

c: Supervisor Rafael Mandelman - President of the Board of Supervisors
Supervisor Jackie Fielder - Chair of the Government Audit and Oversight Committee
Brad Russi - Deputy City Attorney
Alisa Somera - Legislative Deputy Director

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File #: 251067 Version: 1 Name: Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street

Type: Hearing Status: Pending Committee Action

Introduced: 10/21/2025 In control: Government Audit and Oversight Committee

On agenda: Final action:

Enactment date: Enactment #:

Title: Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

Sponsors: [Jackie Fielder](#)

Attachments: 1. [FYI Referral 102925](#), 2. [Comm Pkt 020526](#), 3. [Public Correspondence](#)

History (4)

4 records Group

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
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2/5/2026	1	Government Audit and Oversight Committee	MOTION	Pass	Action details	Meeting details	Not available
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10/21/2025	1	President	RECEIVED AND ASSIGNED		Action details	Meeting details	Not available

PROOF OF SERVICE
San Francisco Board of Supervisors
Government Audit and Oversight Committee

I, Richard Kung, declare as follows:

I am a citizen of the United States, over the age of eighteen years and not a party to the above-entitled action. I am employed at the San Francisco City Attorney's Office, 1490 Markey Street, 7th Floor, San Francisco, CA 94102.

On February 9, 2026 ^{at 10:09 am}, I served the following document:

SUBPOENA FOR TESTIMONY
February 19, 2026, 10:00 a.m.
Meeting of the San Francisco Board of Supervisors
Government Audit and Oversight Committee
Board File No. 251067

on the following persons at the locations specified:

Nicholas Podell

3966 Washington St.
S. F., CA 94118

in the manner indicated below:



BY PERSONAL SERVICE: I sealed true and correct copies of the above documents in an addressed envelope and personally delivered the envelope by hand to the identified person at the above locations.

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct. Executed on February 9, 2026, 2026, at San Francisco, California.

Richard Kung
Richard Kung

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

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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

P.O. Box 420846;
San Francisco, CA 94142-0846
415-339-8327 Voice / 415-820-1565 Fax
<http://15thanniversarytac.blogspot.com/>
<http://tenantassociationscoalition.blogspot.com/>
<http://groups.yahoo.com/group/TenantAssociationsCoalition/>
Serving San Francisco since September, 1997

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 Américas/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

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)

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

File No. 251067

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: February 19, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☒ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU - FY2022-2024 - Clean |
| ☐ | ☐ | MOU - FY2022-2024 - Redline |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract / DRAFT Mills Act Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☒ | ☐ | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---------------------------------|
| ☒ | ☐ | <u>FYI Referral 102925</u> |
| ☒ | ☐ | <u>Subpoena – Podell 020526</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
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| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Monique Crayton

Date: February 13, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Daniel Adams, Director, Mayor's Office of Housing and Community Development
Brad Russi, Deputy City Attorney, Office of the City Attorney

FROM: Monique Crayton, Assistant Clerk, Government Audit and Oversight Committee

DATE: October 29, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following hearing request, introduced by Supervisor Jackie Fielder on October 21, 2025:

File No. 251067

[Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street]

Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: monique.crayton@sfgov.org.

CC:
Office of Chair Fielder
Nick Podell, President, Nick Podell Company
John Cooper, Director, JRE Partners
Kevin Straub, Independent Advisor, JRE Partners
Luis Granados, Chief Executive Officer, Mission Economic Development Agency

Jennifer Dolin, Chief Executive Officer, Tenderloin Neighborhood
Development Center

Lydia Ely, Mayor's Office of Housing and Community Development

Maria Benjamin, Mayor's Office of Housing and Community Development

Sheila Nickolopoulos, Mayor's Office of Housing and Community Development

Kyra Geithman, Mayor's Office of Housing and Community Development

Julia Sabory, Mayor's Office of Housing and Community Development

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

Nicholas Podell
3966 Washington Street
San Francisco, CA 94118

Pursuant to Section 16.114 of the San Francisco Charter and California Government Code Sections 25170 and 37104, the San Francisco Board of Supervisors hereby commands you to appear at **10:00 a.m. on February 19, 2026**, at the following location:

City Hall
1 Dr. Carlton B. Goodlett Place
Legislative Chamber, Room 250
San Francisco, CA 94102

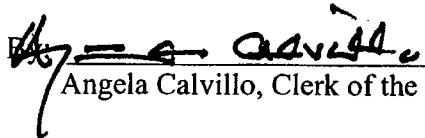
To provide oral information and respond to questions at a public hearing of the Board of Supervisors' Government Audit and Oversight Committee regarding your participation in and knowledge of financial commitments made by you, entities you managed or controlled, or other developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street. (Board File No. 251067; Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street).

If you have any questions regarding compliance with this subpoena, contact:

Angela Calvillo, Clerk of the Board of Supervisors, Tel. (415) 554-5184

Failure to comply with the commands of this subpoena may subject you to enforcement proceedings before the Superior Court of the State of California.

Date: 2/5/2026


Angela Calvillo, Clerk of the Board

Attachment:
File No. 251067

c: Supervisor Rafael Mandelman - President of the Board of Supervisors
Supervisor Jackie Fielder - Chair of the Government Audit and Oversight Committee
Brad Russi - Deputy City Attorney
Alisa Somera - Legislative Deputy Director

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File #: 251067 Version: 1 Name: Hearing - Private Developer Commitments - 2000-2070 Bryant Street and 681 Florida Street

Type: Hearing Status: Pending Committee Action

Introduced: 10/21/2025 In control: Government Audit and Oversight Committee

On agenda: Final action:

Enactment date: Enactment #:

Title: Hearing regarding financial commitments made by private developers for housing developments at 2000-2070 Bryant Street and 681 Florida Street in the Mission District, including \$500,000 in capital funding for tenant improvements to the community arts space at 681 Florida Street; and requesting Nick Podell, JRE Partners, Mission Economic Development Agency, Tenderloin Neighborhood Development Center, the Mayor's Office of Housing and Community Development, and the City Attorney's Office to report.

Sponsors: [Jackie Fielder](#)

Attachments: 1. [FYI Referral 102925](#), 2. [Comm Pkt 020526](#), 3. [Public Correspondence](#)

History (4)

4 records Group

Date	Ver.	Action By	Action	Result	Action Details	Meeting Details	Video
2/5/2026	1	Government Audit and Oversight Committee	CONTINUED TO CALL OF THE CHAIR	Pass	Action details	Meeting details	Video
2/5/2026	1	Government Audit and Oversight Committee	MOTION	Pass	Action details	Meeting details	Not available
10/29/2025	1	Clerk of the Board	REFERRED TO DEPARTMENT		Action details	Meeting details	Not available
10/21/2025	1	President	RECEIVED AND ASSIGNED		Action details	Meeting details	Not available

PROOF OF SERVICE
San Francisco Board of Supervisors
Government Audit and Oversight Committee

I, Richard Kung, declare as follows:

I am a citizen of the United States, over the age of eighteen years and not a party to the above-entitled action. I am employed at the San Francisco City Attorney's Office, 1490 Markey Street, 7th Floor, San Francisco, CA 94102.

On February 9, 2026 ^{at 10:09 am}, I served the following document:

SUBPOENA FOR TESTIMONY
February 19, 2026, 10:00 a.m.
Meeting of the San Francisco Board of Supervisors
Government Audit and Oversight Committee
Board File No. 251067

on the following persons at the locations specified:

Nicholas Podell

3966 Washington St.
S. F., CA 94118

in the manner indicated below:



BY PERSONAL SERVICE: I sealed true and correct copies of the above documents in an addressed envelope and personally delivered the envelope by hand to the identified person at the above locations.

I declare under penalty of perjury pursuant to the laws of the State of California that the foregoing is true and correct. Executed on February 9, 2026, 2026, at San Francisco, California.

Richard Kung
Richard Kung

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

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

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

P.O. Box 420846;
San Francisco, CA 94142-0846
415-339-8327 Voice / 415-820-1565 Fax
<http://15thanniversarytac.blogspot.com/>
<http://tenantassociationscoalition.blogspot.com/>
<http://groups.yahoo.com/group/TenantAssociationsCoalition/>
Serving San Francisco since September, 1997

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.

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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

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.

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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)

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: