

LOWER NOB HILL NEIGHBORHOOD ALLIANCE



## 2025 ANNUAL REPORT



LOWER NOB HILL  
Neighborhood Alliance

A Year of Transition and Growth

# Foreword

Lower Nob Hill Neighborhood Alliance (LHNHA) advanced key initiatives in 2025 to empower our neighborhood and, in turn, strengthen the City of San Francisco.

We focused foremost on forging political relationships after new mayoral and supervisorial leadership took office in January 2025; working to return the neighborhood to its pre-pandemic, business-ready state; and building our capacity as an organization in order to reach more neighbors and expand our influence.



# Supportive Services & Neighborhood Conditions

At the height of the pandemic the City converted several neighborhood hotels into Shelter-in-Place, semi-congregate shelters. LNHNA formed in response, to give voice to our rapidly changing and overtaxed neighborhood. Over the last four years, our organization has strived to be a bridge between the City, neighbors, and people in need. We have worked to promote geographic equity and advocate for our fair share of services.



Board member Drew Lalli on the streets with Glide Ambassadors and leadership.



Board member Barbara Swan and Supervisor Danny Sauter meet with SFPD about neighborhood safety.

## Shelter Transitions

Successfully advocated for the return of Adante and Monarch shelters as tourist hotels. The transition in 2026 will bring the shelter number to ten in our twenty-block neighborhood. Results of our community survey about neighborhood shelters help to inform our government relations priorities.

## Good Neighbor Policy

Meet monthly with the Department of Homelessness and Supportive Services, shelter service providers, and contractors to track the implementation of the Good Neighbor Policy, a foundational agreement that our organization authored in response to the transition of tourist hotels to shelters.

## Crisis Stabilization Unit

Collaborated with the Department of Public Health to ensure the smooth, safe, and responsive opening of the Crisis Stabilization Unit at 822 Geary. Efforts resulted in additional public safety and a neighborhood communications plan.

## Public Safety

Forged strong relationships with SFPD leadership and advocated for the return of foot patrols to the neighborhood. Joined neighborhood groups to push for the successful passage of a police redistricting plan that will help to revitalize downtown neighborhoods.



# Open Space & Public Realm Activation

## Formed Open Space Working Group

LNHNA launched the Open Space Working Group to identify neighbors' opinions about public open space and push for the creation of a park in our under-resourced neighborhood. Results from our survey and visioning pop-up in hand, our team of architects, urban planners, and political leaders pushed for the City to purchase a key parcel that came on the market at 50 Cosmo Place. The results of the survey and the Working Group's presentation to City leaders is linked [here](#).

Despite the loss of this critical parcel, our team submitted additional park acquisition applications to San Francisco Recreation and Park Department (SFRPD). They are also encouraging the Park Commission to press SFRPD to fulfill its mandate to provide equitable open spaces to our under-resourced neighborhood. Our letter to the Park Commission is linked [here](#). With respect to the potential open space parcel at Post & Larkin (former laundromat and parking lot), the City tells us that soil remediation exploration is still ongoing.



Sunny Angulo, Elijah Ball, and Rachel Johnson with SF Rec and Parks Commissioner Larry Mazzola after a meeting with the LNHNA Open Space Working Group in November.

## Cosmo Court Pop-Up Town Square: a Green Vision for Our Neighborhood

As one of the most densely populated neighborhoods in San Francisco, Lower Nob Hill has limited opportunities to create the large, traditional parks found elsewhere in the city. Yet Cosmo Court, an incredible three-day park activation in November proved that even small-scale, community-oriented open spaces can serve as an anchor to gather, find respite, and strengthen neighborhood pride across our roughly 20-block district.

In partnership with the Civic Joy Fund, Supervisor Sauter, and the new owners of Le Colonial – Juan Loredo and Jose Natividad – 20 Cosmo Place was transformed from a parking lot to an urban oasis with greenery, seating, and arts. The space and events drew a crowd of approximately 400 neighbors and city leaders over three days and the activation was featured in the San Francisco Chronicle and Examiner. In keeping the momentum going, we concluded with a call-to-action urging City leaders to bring equitable open space to Lower Nob Hill.



Opening night event of Cosmo Court Pop-Up with live music performed by the Magic School Busk.



# Community Building & Public Education

## Celebrating Our Dense, Diverse, and Urban Vibe

Bringing together neighbors – for social events, educational events, and with City leaders – is key to building our strength as an organization. Over 2025, we hosted social gatherings at The Royale, Peacekeeper, and Carlotta's at Hotel Julian, to build community and support small businesses. We also held community forums on key neighborhood issues, including:

### Department of Public Health and Treatment Programs

Public officials reported on Restore (Rapid Engagement Shelter and Treatment for Opioid Recovery Project), which expanded in the neighborhood, and the Crisis Stabilization Unit.



Kim Hopper and Rachel Johnson presenting at LNHNA April social gathering.

### City Leadership and Street Conditions

Community Forum focused on street conditions featuring Kunal Modi, Mayor Lurie's Chief of Health, Homelessness, and Community Services; Danny Sauter, District 3 Supervisor; and Sam Dodge, Director of Street Response Coordination.

# Organizational Maturity & Capacity Building

## Becoming a 501c3 Organization

LNHA became a 501c3 organization in its own right this year. Previously we had operated as a nonprofit under the auspices of a fiscal sponsor, the San Francisco Study Center. While the Study Center continues to serve a key fiscal oversight and reporting role, we are excited to pursue organizational growth opportunities given the new status.

## Building Our Team

We expanded our board and brought prominent city leaders into our new Open Space Working Group:

- Sunny Angulo, Executive Director, Propel SF
- Kevin Feeley
- Eduard Navarro, City Builder
- Gary Spitko, Law Professor



# 2025: A Year of Transition & Growth



Outgoing board member Peter Gallotta as featured in the [January 2025 SF Chronicle](#) about turning a parking lot into a park. Photo: Lea Suzuki/SF Chronicle/Polaris



20 Cosmo parking lot transformed for Cosmo Court, set up by Flora Grubb, Civic Joy Fund, and LNHNA.



Governmental Relations lead Barbara Swan meets with Supervisor Sauter and Mayor Lurie in the neighborhood.



Board Members Barbara Swan and Rachel Johnson tour The Granada with staff of Episcopal Community Services.



Rachel Johnson providing neighborhood updates at the LNHNA Summer Social at Carlotta's.



Left to right: Elijah Ball, Rachel Johnson, Drew Lalli, Bill Dinan, and Nick Neumann at the 2025 LNHNA Holiday Party at Persona



# Thank You to Our Donors

Your generous contributions are gratefully acknowledged since our founding.

Elijah Ball	Kristyna MacLaurin
Ron Blum	Chauntae Moore
Millen Do	Nick Neumann
Micki Esken	Richard Parina
Kevin Feeley	Molly Pope
Peter Gallotta	Lourdes Reed
Kimberly Hopper	Edward Russell
Rachel Johnson	Susan Setterholm
Kayo Books	Barbara Swan
Peter Kasin	Susan Walsh
Julie Kollar	Donald Whitton
Andrew Lalli	Gwendolyn Wright
Terry Levich	Jenny Zhou
Dawn Malaspina	

Future donations may be made [here](#) or via the link provided below:  
<https://studycenter.org/donate-lower-nob-hill-neighborhood-alliance>

## Financials

Donations

\$3,961

Expenses

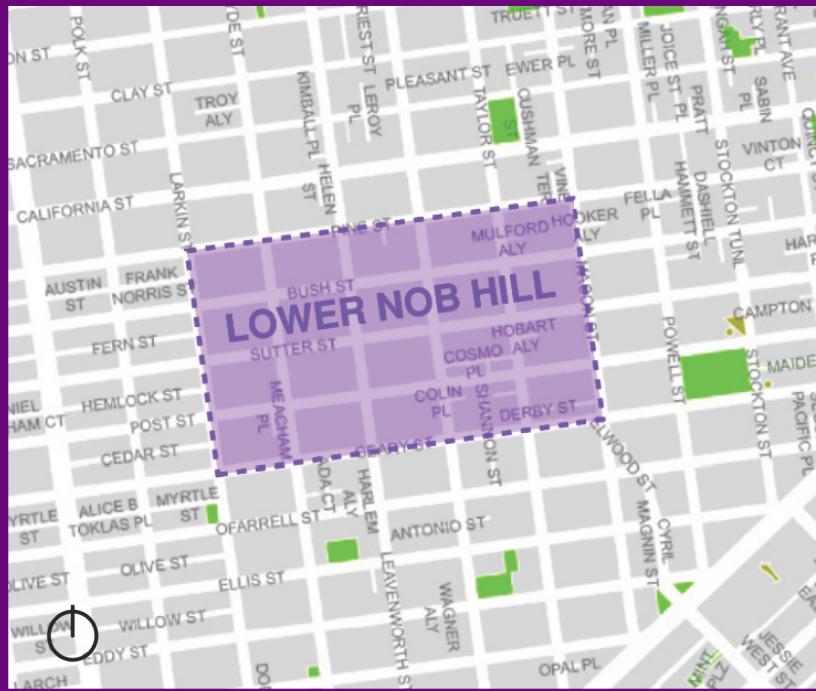
\$3,364 <sup>1</sup>

<sup>1</sup> In fiscal year 2025 communications (email, web domain, and printing) represented 75% of the organization's total expenses. Remaining spending was allocated amongst Non-Profit licensing and Fiscal Sponsorship fees.



## LNHNA Board Members

Elijah Ball  
Rachel Johnson  
Kim Hopper  
Drew Lalli  
Barbara Swan



LNHNA Boundary Map



**LOWER NOB HILL**  
Neighborhood Alliance

The mission of LNHNA is to celebrate, support and preserve the historic and vibrant urban heart of San Francisco. We serve as stewards of our community by giving voice to our residents, protecting our historic buildings, supporting our small businesses, and celebrating the dense, diverse urban vibe that defines this unique neighborhood.