



Castro/Upper Market Community Benefit District FY 2018-2019 Annual Report



Legislative Overview

**Community Benefit Districts (CBDs) /
Business Improvement Districts (BIDs) are
governed by:**

- **State law**
 - “1994 Act”
- **Local law**
 - “Article 15”



Review Process

This resolution covers Annual Report for FY 2018-2019

- OEWD ensures that all CBDs/BIDs are meeting their management plans.
- OEWD staff conducts an annual review of Annual Reports and CPA Financial Reviews.
- OEWD provides the Board Supervisors with a summary memo.



Castro/Upper Market CBD Formation

Castro/Upper Market CBD	Type	Assessment Budget*	FY 2018-2019 Assessment Roll Submission	Year Established	Expired
	Property-Based	\$ 413,500	\$ 516,065	2005	June 30, 2020

**budget identified in management plan*



Castro/Upper Market CBD Operations

Staff

- Executive Director – Andrea Aiello

Service Areas

– Public Rights of Way and Sidewalk Operations (PROWSO)

- This program includes street maintenance, beautification, and safety services.
 - “Clean Team” and Community Guides are funded through this program.
 - Hires a Patrol Special officer who patrols the neighborhood seven nights week.

– District Identity and Street Improvements (DISI)

- This service area includes marketing, public relations and street enhancements in the Central Market district.

– Administration and Corporate Operations

- Admin and operations includes oversight of service contract, implementation of major projects, staffing the Board of Directors and Committees, and general day to day operations.



BENCHMARKS

OEWD's staff reviewed the following budget related benchmarks for Castro/Upper Market CBD:

Benchmark 1 – Whether the variance between the budget amounts for each service category was within 10 percentage points from the management plan.

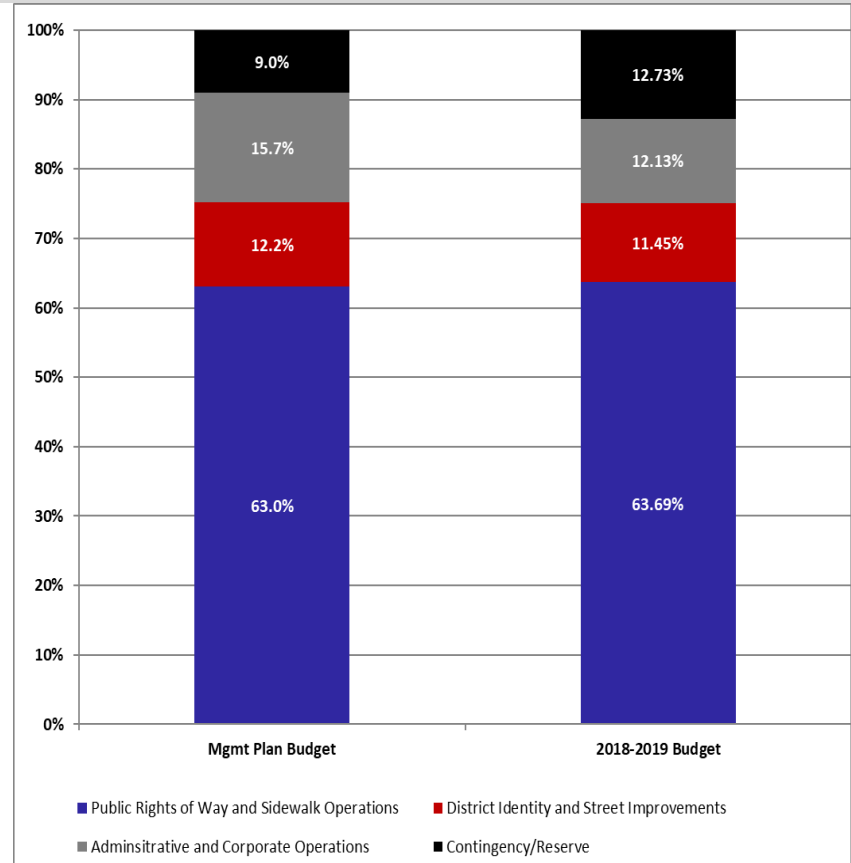
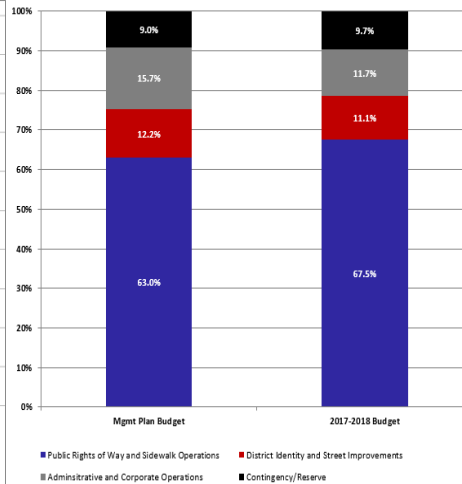
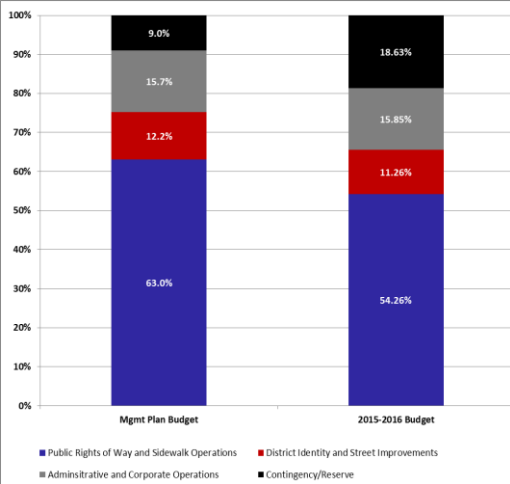
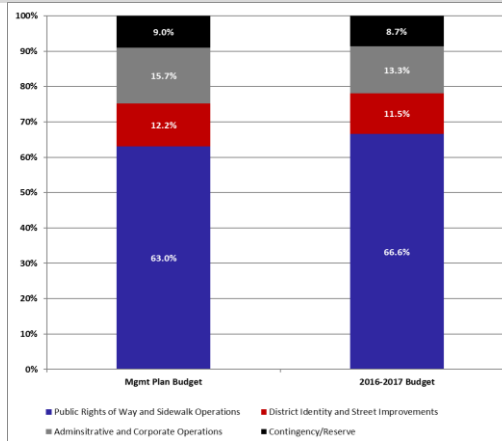
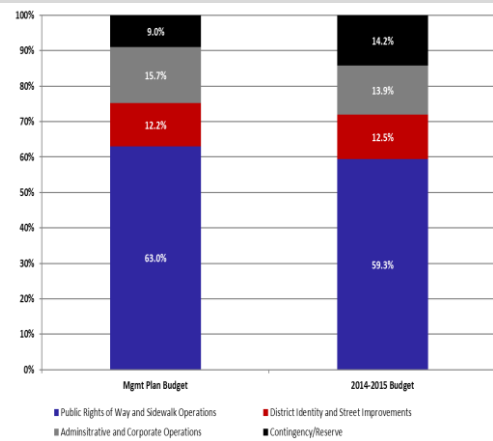
Benchmark 2 – Whether five percent (5%) of Castro/Upper Market CBD's actuals came from sources other than assessment revenue.

Benchmark 3 - Whether the variance between the budget amounts for each service category was within 10 percentage points from the actuals.

Benchmark 4 - Whether CBD is indicating the amount of funds carried over from the current fiscal year and designating projects to be spent in the upcoming fiscal year.

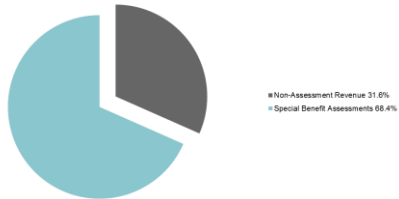


Management Plan vs. Annual Budgets

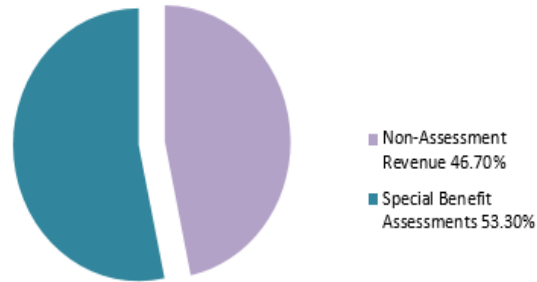


Assessment Revenue & Other Income

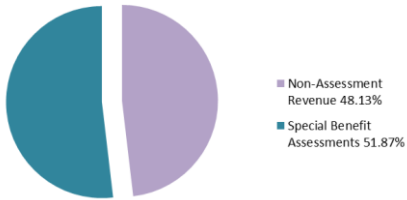
FY 2014 - 2015



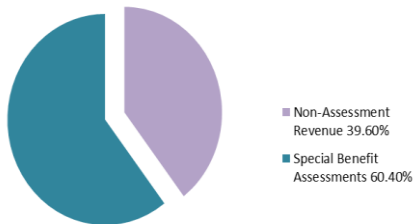
FY 2017 - 2018



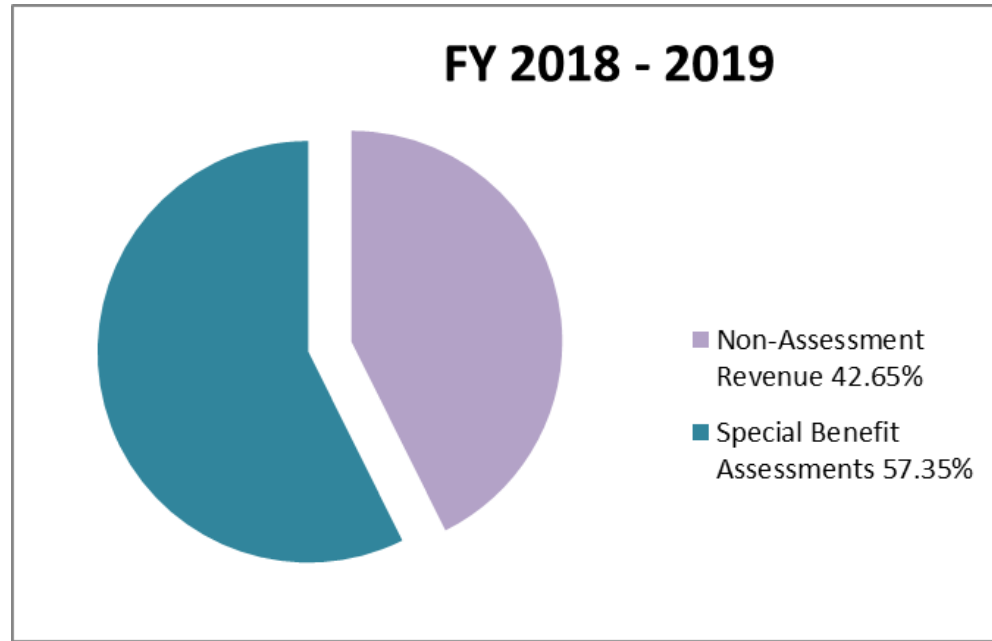
FY 2015 - 2016



FY 2016 - 2017



FY 2018 - 2019



Budget vs Actuals

Service Category	FY 2014-2015 Variance Percentage Points	FY 2015-2016 Variance Percentage Points	FY 2016-2017 Variance Percentage Points	FY 2017-2018 Variance Percentage Points	FY 2018-2019 Variance Percentage Points
Public Rights of Way and Sidewalk Operations	-0.6%	+4.75%	-0.91%	+2.75%	+4.17%
District Identity and Street Improvement s	+6.9%	+5.30%	+0.44%	+1.72%	+1.30%
Administrativ e Expenses	+3.03%	-5.07%	+0.30%	+0.33%	+0.08%
Contingency/ Reserve	-9.38%	-4.99%	+0.17%	-4.80%	-5.55%



Carryover

Designated Projects	FY 2018-2019
Special Assessment Projects	
Public Rights of Way and Sidewalk Operations	\$139,856.00
District Identity and Streetscape Improvements	\$33,128.00
Administrative and Corporate Operations	\$111,242.63
Contingency and Reserve	\$76,952.37
Total Special Assessment Projects	\$ 361,279.00



Findings/Recommendations for Castro/Upper Market CBD

- Castro/Upper Market CBD met all benchmarks and requirements
- The CBD continues to perform well in respect to benchmark 2 due to a variety of City grants, foundation grants, and donations they receive throughout the year
- CBD implemented recommendations from FY 2017-18 annual report
- Castro CBD worked with OEWD throughout FY 2018-19 to meet all benchmarks necessary to renew successfully before the district expires in 2020
- OEWD will continue to provide technical assistance to the CBD to guide them through renewal



Conclusion

Castro/Upper Market CBD has performed well in implementing the service plan in the district:

- **CBD has continued to successfully market and produce events like *Live! In the Castro*.**
- **Increased their opportunities in partnering with community stakeholders and numerous municipal agencies for the implementation of Castro Cares.**
- **Maintained an active board of directors and robust subcommittees**



Castro/Upper Market Community Benefit District

San Francisco Board of Supervisors Government & Oversight
Committee



DISTRICT MAP



ACTIVE COMMITTEES

- ◆ Executive Committee
- ◆ Finance Committee
- ◆ District Identity & Streetscape Committee
- ◆ Services Committee
- ◆ Land Use Committee
- ◆ Retail Strategy Committee
- ◆ Castro Cares Leadership Team

GRANTS

- ◆ OEWD Castro Cares
- ◆ OEWD Jane Warner Plaza Improvement
- ◆ OEWD CBD Renewal

Cleaning Services



CLEANING UP IN FY 2018-19



Public Safety Services

➤ SF PATROL SPECIAL POLICE

- Patrols on foot and in vehicle 7 nights/week
- Focus on quality of life issues
- Combines compassion and enforcement
- Funded by assessments and Castro Cares Grant

SF Patrol Special Police issued a total of **3,462** warnings for a variety of infractions



1,711

obstructing the sidewalk
and/or trespassing
(sleeping in doorways)



309

calls for
shoplifting



232

interventions with loitering
around ATM's.

HOMELESS OUTREACH:

Funded through Castro Cares OEWD grant and community donations



- Developed and distributed Castro referral guide
- Provided some type of service to 306 unhoused individuals
 - Included but not limited to:
 - 64 to health & wellness services
 - 26 to harm reduction services
 - 2 into housing
 - 1 homeward bound

Public Space Management & Activation



THANK YOU!