



Community Benefit District Annual Reports

FY 2021-2022

- Yerba Buena CBD
- Japantown CBD
- East Cut CBD
- Tenderloin CBD



Legislative Overview

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

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

Review Process

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

Basic Information

CBD Name	Type	Management Plan Assessment Budget	FY21-22 Assessment Roll Submission	Year(s) Formed and Renewed	Expires
Yerba Buena	Property-based	\$2,991,722.83	\$3,253,534.98	2008, 2015	2030
Japantown	Property-based	\$393,750.00	\$393,750.30	2017	2027
The East Cut	Property-based	\$2,474,194	\$4,466,696.68	2015	2030
Tenderloin	Property-based	\$1,963,840	\$2,042,888.92	2005, 2019	2034

Benchmarks

OEWD's staff reviewed the following budget related benchmarks for each CBD/BID:

- **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 the CBD met its non-assessment revenue source requirement.
- **Benchmark 3** - Whether the variance between the budget amounts for each service category was within 10 percentage points from the fiscal 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.

Yerba Buena - Benchmarks

Benchmark	Question	Was This Met in FY2022?
Benchmark 1	Variance between management plan budget and fiscal year budget is $X < 10\%$?	Yes
Benchmark 2	Non-assessment revenue is $X \geq 5.08\%$	Yes
Benchmark 3	Variance between fiscal year budget and fiscal year actuals is $X < 10\%$	Yes
Benchmark 4	Were carryforward funds indicated from current fiscal year to the next fiscal and were projects designated to be spent on?	Yes

Yerba Buena CBD - Findings and Recommendations

- **Service Delivery:** The CBD led a number of initiatives throughout this reporting period, including joining the Connected Worker App pilot, also known as Integrated 311. In FY 21-22 the CBD responded and addressed 620 unique 311 tickets, or 59.9% of those generated within their service area.
- In addition to the organization's core cleaning and safety related services, they focus on promoting businesses, arts, and culture through a variety of unique events. The CBD also led work to improve streetscapes throughout their service area.
- The CBD is within the sphere of influence of the Moscone Convention Center so efforts to bring conventions and foot traffic back to the downtown core were paramount throughout this reporting period.
- **Surveillance Technology:** The CBD does employ surveillance technology and did comply with OEWD's memo regarding this technology.
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act

East Cut - Benchmarks

Benchmark	Question	Was This Met in FY2022?
Benchmark 1	Variance between management plan budget and fiscal year budget is X < 10%?	Yes
Benchmark 2	Non-assessment revenue is X ≥ 1.40% for Public Safety and Cleaning and Maintenance. Non-assessment revenue is X ≥ 6.79% for Parks and Greenspace.	Yes
Benchmark 3	Variance between fiscal year budget and fiscal year actuals is X < 10%	Yes
Benchmark 4	Were carryforward funds indicated from current fiscal year to the next fiscal and were projects designated to be spent on?	Yes

East Cut CBD - Findings and Recommendations

- **Service Delivery:** The CBD performed well in implementing its service plan. The CBD successfully launched The Crossing at East Cut, the interim activation of the former Temporary Transbay Terminal Site.
- The CBDs street services crew provides daily cleaning and beautification: sidewalk sweeping, power washing, graffiti abatement, topping off City trash cans, weeding tree basins and sidewalk cracks, and spot-cleaning health hazards.
- The CBD funded nearly 80% of the programming and maintenance of Salesforce Park. Steadily increased programming to return to pre-Covid levels
- **Surveillance Technology:** The CBD does not employ surveillance technology
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act

Japantown- Benchmarks

Benchmark	Question	Was This Met in FY2022?
Benchmark 1	Variance between management plan budget and fiscal year budget is X < 10%?	No
Benchmark 2	Non-assessment revenue is X ≥ 5.55%	Yes
Benchmark 3	Variance between fiscal year budget and fiscal year actuals is X < 10%	Yes
Benchmark 4	Were carryforward funds indicated from on fiscal year to the next fiscal and were projects designated to be spent on?	Yes

Japantown- Findings and Recommendations (Part 1 of 2)

Missed Benchmarks (Benchmark 1)

- The Japantown CBD overbudgeted their assessment amount for Environmental Enhancements at the expense of the Economic Enhancements by over 13 variance percentage points.
 - **Recommendation:** The CBD should bring their special assessment budgeting back in line with their management plan. Should this be a persistent problem, the CBD should request OEWD assist them with the management plan amendment process.

Japantown- Findings and Recommendations (Part 2 of 2)

- **Service Delivery:** During this review period, the CBD was focused on providing its core service offering and helping both small businesses and community-at-large recover following Covid-19. The CBD continued to be an important resource for both small businesses and the community by providing key small business assistance, administering the Heart of Jtown Resiliency Fund, addressing neighborhood Covid-19 needs, and by being a trusted source of information within the community.
- **Surveillance Technology:** The CBD does employ surveillance technology and is in compliance with OEWD's memo regarding CBDs and surveillance technology.
- **Connected 311 Program:** The CBD participates in the Connected 311 Program, also known as Integrated 311. In FY 21-22 they were able to respond to a total of 54 unique tickets or 35.53% of all generated within the reporting period.
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act

Tenderloin - Benchmarks

Benchmark	Question	Was This Met in FY2022?
Benchmark 1	Variance between management plan budget and fiscal year budget is $X < 10\%$?	Yes
Benchmark 2	Non-assessment revenue is $X \geq 5\%$	Yes
Benchmark 3	Variance between fiscal year budget and fiscal year actuals is $X < 10\%$	Yes
Benchmark 4	Were carryforward funds indicated from current fiscal year to the next fiscal and were projects designated to be spent on?	No

Tenderloin- Findings and Recommendations (Part 1 of 2)

Missed Benchmarks (Benchmark 4)

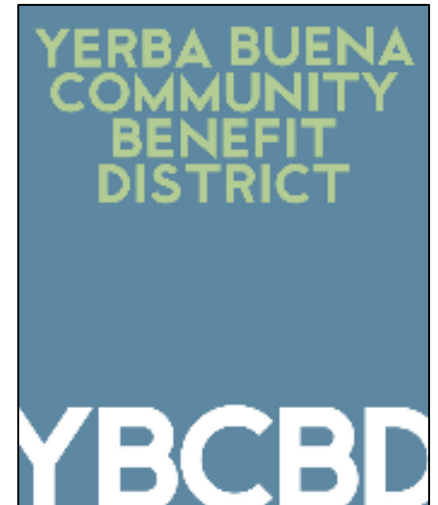
- Tenderloin CBD failed to meet benchmark 4. This CBD operates on the fiscal year, meaning that it carries over approximately 6 months of assessment revenue from one fiscal year to the next in order to fund operations during the time period the City does not distribute assessment funds. This amount needs to be included in the annual report, as stipulated in state law.
 - **Recommendation:** OEWD recommends that the organization include this information in their annual report document.

Tenderloin- Findings and Recommendations (Part 2 of 2)

- **Service Delivery:** The CBD continues to address its core objectives and continues to be successful at partnering with the community-at-large on specific initiatives and goals.
- **Reporting:** The CBD continues to struggle in providing OEWD with a full and complete annual reports and financial statements in a timely manner for the fourth consecutive year. The CBD must do a better job of turning in annual reports in a timely manner
- **Surveillance Technology:** North of Market/Tenderloin CBD does employ surveillance technology, but did not comply with OEWD's memo regarding CBDs' and surveillance technology which requires including information on the program in the annual report - *the CBD has since complied and produced this policy for FY 21-22.*
- **Connected 311 Program:** The CBD participates in the Connected 311 Program, also known as Integrated 311. In FY 21-22 there were able to respond and complete a total of 3,243 unique 311 tickets, or 65.65% of these generated within the service area.
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act



Presentation to the San Francisco Board of Supervisors
Government Audit and Oversight Committee
March 7, 2024



YBCBD MISSION

Advance the quality of life for residents and visitors in the Yerba Buena Neighborhood by fostering a **clean and welcoming** neighborhood, enhancing **public spaces**, and reinforcing the viability of our **economic base**.



WHAT DOES THE YBCBD DO?



Cleaning

- Clean Team
- Steam Cleaning
- Bigbelly Program



Safety

- Community Guides
- SFPD Bike Patrol
- Social Services Specialist



Streetscape

- Public Art
- Open Space Enhancement
- Streetscape Projects



Marketing

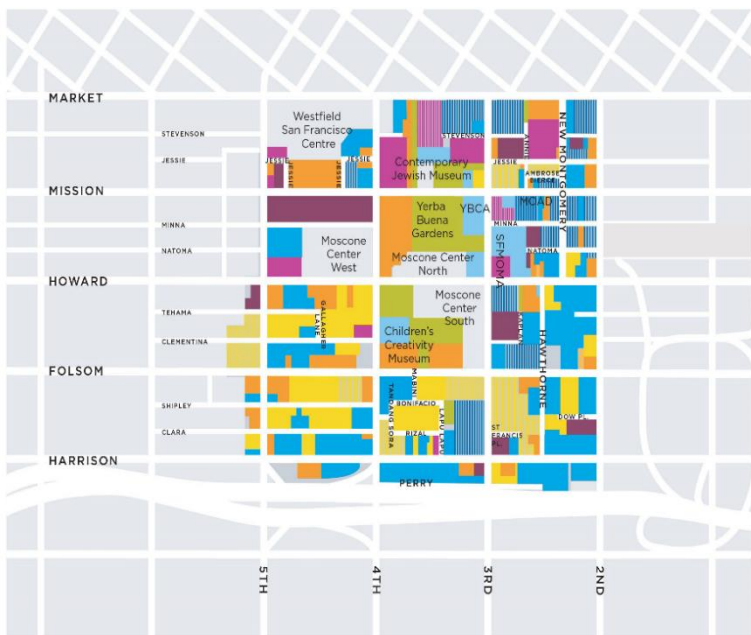
- Events & Activations
- Marketing Campaigns
- Social Media



Community Benefit Grants

- Public Art
- Pedestrian Safety
- Community Spaces & Events

Yerba Buena Neighborhood



LEGEND

- Culture
- Hotel
- Hotel/Residential
- Office
- Open Space
- Parking
- Residential
- Retail/Entertainment
- Retail/Office
- Retail/Residential

Makeup of Yerba Buena	
Cultural Organizations, Museums, and Galleries, Entertainment	16
Hotels	12
Convention Center	1
Restaurants, Bars, Cafes	113
Public Art Pieces	13
Shopping and Services	54
Public Open Space, Gardens, and POPOS	6
Residents	11,205
Muni/Bart Stations	3

Cleaning and Streetscape Improvements

- 513,750 pounds of trash removed
- 10,395 instances of graffiti tags, flyers and stickers removed
- 3,278 steam cleanings
- 3,780 instances of human/animal waste abated
- 1571 calls for cleaning via dispatch and 311
- 50 YBCBD-designed bike racks supplied to SFMTA
- Commissioned mural with Paint the Void



Safety and Security

- Community Guides 365 days a year to connect those who need help with services, provide information about the neighborhood, serve as an additional set of eyes to report safety issues and assist Clean Team with disinfecting high-touch public surfaces
- Responded to 928 calls for safety service
- Worked with SFPD Patrol Officer daily to address quality of life issues and provide a reassuring presence in the district



Branding, Marketing and Activation

- Piloted Yerba Buena Art Market at Yerba Buena Gardens
- Launched the “Experience The Art of...” campaign
- Released “Welcome Back” video to promote neighborhood attractions
- Co-produced Litquake literary festival
- Kicked off public art audio walking tour
- Relaunched Hidden SF Walking Tours



Management and Operations

- Secured a \$1.8 million grant to beautify and clean public spaces near the new Yerba Buena/Moscone subway station
- Hosted a candidate forum for the District 6 Board of Supervisors elections
- Successful Executive Director Retirement and Transition Process
- Served on numerous community advisory panels, boards and committees.



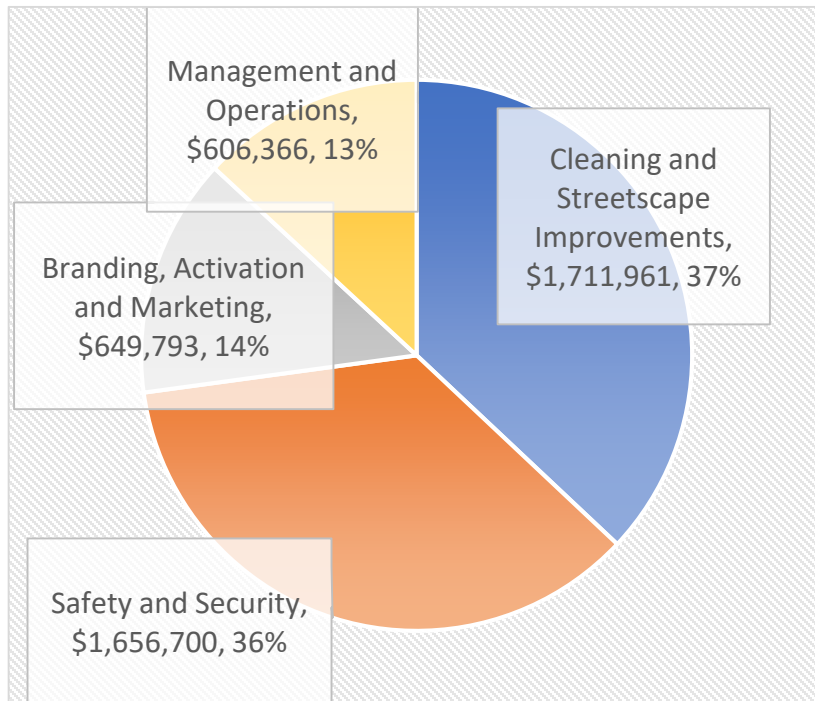
Community Benefit Fund Grants

- American Bookbinder's Museum
- California Historical Society
- Children's Creativity Museum
- Filipino American development Foundation
- Kultivate Labs
- Museum of African Diaspora
- Northern California MLK Jr. Community Foundation
- Renaissance Entrepreneurship Center
- SFMOMA
- SF Urban Film Festival
- Yerba Buena Arts & Events
- Yerba Buena Center for the Arts

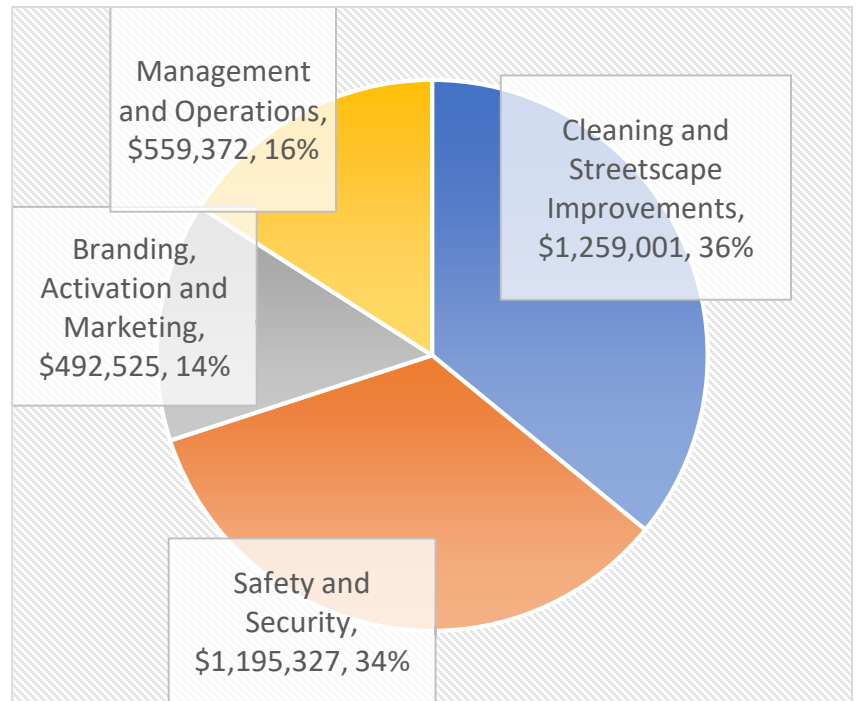


Financials

FY 21-22 Budget



FY 21-22 Actuals



YERBA BUENA
COMMUNITY
BENEFIT
DISTRICT

YBCBD



WELCOME TO
YERBA
BUENA

Visit YerbaBuena.org



JAPANTOWN

COMMUNITY BENEFIT DISTRICT

FY 21 - 22 Annual Report



Keeping Japantown Clean

- Community Ambassadors
- Big Belly's
- Jtown Community Clean-Up



Cleaning Stats

23,759
Cigarette Butt
Picked Up

918
Graffiti & Sticker
Removed

315
Auto Glass
Clean Up

733
Trash Bags
Collected

17
Request for SFPD,
SFFD & EMS

0
Power
Washing

40
Business
Contact

95
Weed
Abatement

1,079
Hospitality
Assistance

595
Biohazard
Clean Up

436
Needle/Sharps
Clean Up

126
311
Requests

18,325
LBS of Trash
Collected

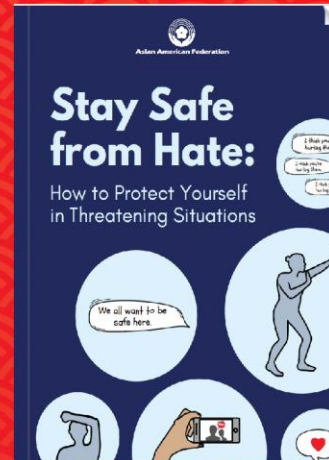
7
Hotline
Answered



Japantown Community
Benefit District, Inc.

Keeping Japantown Safe & Secure

- Safety Alerts to our small businesses
- SafeCity Camera Program
- Chief's Small Business Advisory Forum
- Northern Station Community Police Advisory Board
- Assisted in creating a Crisis Plan for Nihonmachi Street Fair
- Keeping a pulse on safety of surrounding neighborhoods



JCBD Japantown Community Benefit District

Japantown Safety Alert

August 5, 2021

The JCBD Safety Alert is composed of notifications from the community, in conjunction with a review of video footage, to locate persons of interest or activities that most closely match the incidents as described.

We will notify you as incidents are reported to us.

The Safety Alert does not make any final determination on the incidents, and is shared solely as an advisory.

The JCBD Safety Alerts are routinely forwarded to SFPD and the District 5 Supervisor's Office for their reference.

[Brandon Quan](#)
JCBD Operations Manager

Crime Incidents in Japantown

This morning, August 5 2021, at round 5:20am, an unidentified individual broke into a Japantown business and took several items. The business has filed a report with SFPD with our footbeat officers, and SFPD has been in contact with the JCBD regarding a review of video. JCBD will continue to work with SFPD on this incident.

Promoting Japantown

- Being part of City wide events:
Fleet Week and Shop & Dine 49's
Holly Jolly Trolley
- Bringing new experiences to Japantown
and creating partnerships with Japan
- Creating visitor friendly maps
- Brightening up Peace Plaza
through Holiday Lights
- Adding temporary murals to
vacant storefronts
- Supporting cultural events



Japantown Community
Benefit District, Inc.



JAPANTOWN

LINDA MIHARA
PAPER TREE

STEVE NAKAJO
JAPANTOWN TASKFORCE

SUSIE KAGAMI
JAPANTOWN CULTURAL DISTRICT

GRACE HORIKIRI
JAPANTOWN CBD

YUKA WALTON
JAPANTOWN FOR JUSTICE

Alaska AIRLINES

JAPANTOWN 08.27.21 / 4-5PM

SAN FRANCISCO'S Cultural Districts

WIN A PAIR OF BOOTS TICKETS

2.50 € + 10% GST • Welcome to Japantown

Mini Restaurant & Retail Map

Japan Center West Hall

Dec 3rd - Jan 21st

DANDELION BY KYOTARO MURAMATSU / NAKED

WIN A PAIR OF BOOTS TICKETS

UCBD

Supporting Our Small Businesses

- Sharing out information from City agencies through our e-news
- Promoting businesses through social media
- One on one assistance in completing grant applications & permits
- Continued providing COVID Testing Distributed COVID At-Home test kits & masks Hand delivered required posters Heart of Jtown Resiliency Fund



Japantown Community
Benefit District, Inc.

FY 2021 - 2022 Budget

Service Category	Assessment Dollar Amount	Non-Assessment Dollar Amount	Total Dollar Amount	% Total Assessment	% Total Non-Assessment	%Total
Environmental Enhancements	\$177,342.00	-	\$177,342.00	0.451251908	0	0.429399515
Economic Enhancements	\$127,058.00	\$20,000.00	\$147,058.00	0.323302798	1	0.356072639
Advocacy/Administration	\$78,600.00	-	\$78,600.00	0.2	0	0.190314769
CBD Reserve	\$10,000.00	-	\$10,000.00	0.025445292	0	0.024213075
TOTAL	\$393,000.00	\$20,000.00	\$413,000.00	100%	100%	100%

FY 2021 - 2022 Actuals

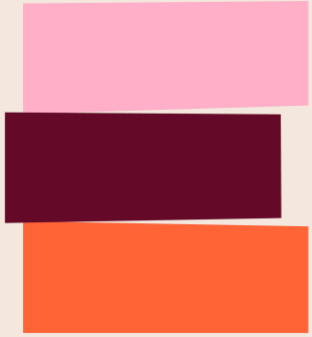
Service Category	Assessment Dollar Amount	Non-Assessment Dollar Amount	Total Dollar Amount	% Total Assessment	% Total Non-Assessment	%Total
Environmental Enhancements	\$177,342.00	\$36,296.29	\$213,638.29	46%	0.149103817	0.341041152
Economic Enhancements	\$127,058.00	\$194,271.73	\$321,329.73	33%	0.798061082	0.512954216
Advocacy/Administration	\$78,600.00	12,861.63	\$91,461.63	21%	0.052835100	0.146004631
CBD Reserve	-	-	-	0%	0	0
TOTAL	\$383,000.00	\$243,429.65	\$626,429.65	100%	100%	100%

ARIGATO!



Japantown Community
Benefit District, Inc.





**THE
EAST
CUT**

Annual Report
Fiscal Year 21-22

Andrew Robinson
Executive Director



The East Cut CBD spans from the east side of Second Street to Steuart Street and from north of Mission to Bryant.

In FY21-22 there were 4,907 properties

Public Space Stewardship



24-HOUR SERVICES

Cleaning & Maintenance
5:30am - 10:00pm

Community Guides
5:30am - 10:00pm

Security
24 Hours

Dispatch Service
24 Hours

Telephone: 415-543-8223
Email: dispatch@theeastcut.org

THE EAST CUT
COMMUNITY
BENEFIT
DISTRICT

dispatch@
theeastcut.org

415 543 8223



theeastcut.org



FY21-22 SERVICES STATS

1,904 graffiti tags removed

2,997 in FY20-21

823 needles collected

1,101 in FY20-21

118,500 pounds of garbage removed

145,460 in FY20-21

3,500 city trash cans topped off

3,449 in FY20-21

2,640 instances of homeless outreach

3,187 in FY20-21



Before



After



Neighborhood Parks & Open Spaces

The East Cut CBD will maintain 5 parks and open spaces (current and upcoming)

Emerald Park



Guy Place Mini Park



Salesforce Park



Future Parks:

Pelican Park

CURRENT SITE PLAN

LEGEND

- A Flexible Tables & Chairs
- B Benches/Seating
- C Seatwalls
- D Boulders
- E Permeable Paving
- F Paving
- G Planting Areas

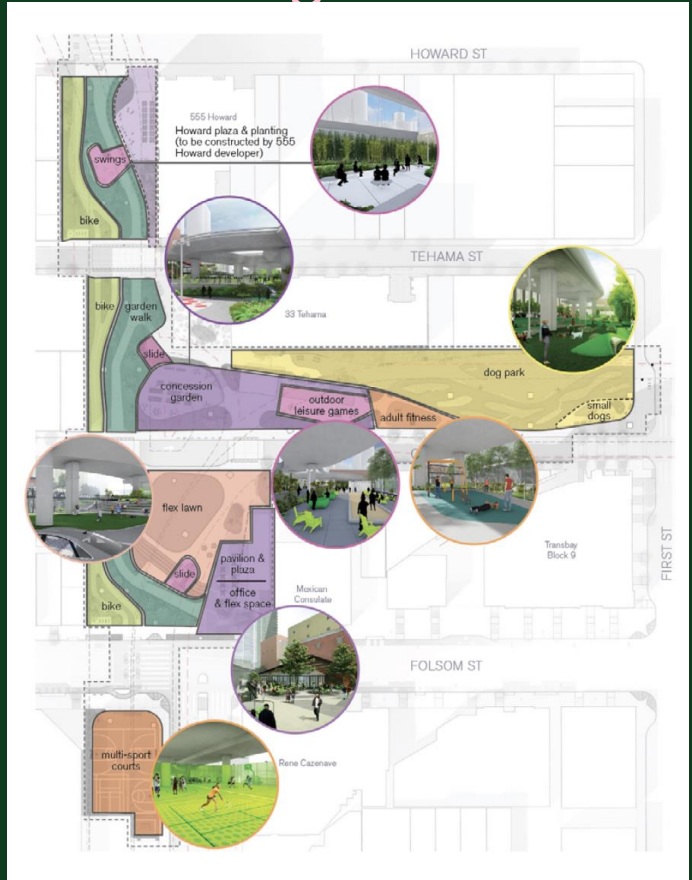
True North
SOMA North

0' 5' 10' 30'



SITE DESIGN
-9-
BLOCK 3 PARK
CDR PHASE II | OCTOBER 2022

East Cut Sports & Dog Park



Community Building & Communications



The Crossing – an interim activation

Fitness & Recreation

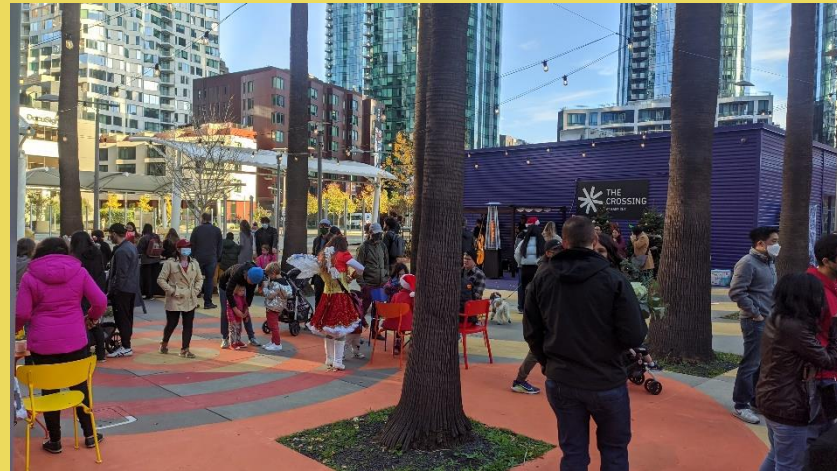
- Outdoor gym
- Soccer
- Pickleball Courts

Food & Beverage

- Food Kiosks
- Beer Garden

Entertainment

- Outdoor cinema
- Events



East Cut Community Garden



Newsletters


THE EAST CUT

LOCAL BUSINESS
 HIGHLIGHTS & UPDATES



Proper Food Now Delivers 3 Days a Week in The East Cut

Get prepared meals, groceries, and other essential items delivered every Tuesday, Wednesday, and Friday (11am–12pm)! Orders must be placed by Monday 6pm.

[Order Now!](#)



La Fromagerie is Back!

Exciting news! La Fromagerie, your neighborhood cheese shop located at 100 1st St. has reopened yesterday!

Open Monday to Friday, 7am – 4pm.

[Order online](#)

Support Neighborhood Businesses


Neighborhood small businesses need your patronage more than ever. Please take a moment to browse the list of businesses operating during the shelter-in-place order.

[Food & Groceries](#)

PURCHASE GIFT CARDS & SUPPORT

Quarterly Property Managers Meeting

Programming




Coffee With A Cop

Wed, May 25th

9:00am - 10:30am

The Crossing at East Cut
200 Folsom St.



Fitness and Wellness provided by Fitness SF

- HIIT: Tuesdays, 4:30 p.m. – 5:30 p.m. at Main Plaza
- ZUMBA: Wednesdays, 5:00 p.m. – 6:00 p.m. at Main Plaza
- Bootcamp: Thursdays, 8 a.m. – 9:00 a.m. at Main Plaza
- K-Pop Up: Third Thursdays (May 19, June 16, July 21, Aug 18, Sep 15, Oct 20) 5:30 – 7 p.m. meet at Main Plaza
- Yoga: Fridays, 12:30 p.m. – 1:30 p.m. at Amphitheater
- Metcon: Saturdays, 10:00 a.m. – 11:00 a.m. at Main Plaza

Live Entertainment

- Lunchbox Music: Fridays, 12 p.m. – 1 p.m. at Main Plaza
- Saturday Sounds: Saturdays, 11:30 a.m. – 1:30 p.m. at Central Lawn

Hobbies and Interests

- Bird Walks: First Wednesdays (June 1, July 6, Aug 3, Sep 7, Oct 5), 8:00 a.m. – 8:45 a.m. meet at Main Plaza
- Garden Tours: Fourth Wednesdays (May 25, June 22, July 27, Aug 24, Sep 28, Oct 26), 10 a.m. – 11:30 a.m. at Main Plaza
- Writing Workshop: Wednesdays, 12:00 p.m. – 1:00 p.m. at Wetland Gardens
- Drum Circle: (May 22 + June 12), 1 p.m. – 2:30 p.m. at Amphitheater

Children and Families

- Recess Cart: Tuesdays – Saturdays, 10 a.m. – 4 p.m. at Main Plaza
- Toddler Tuesday: Tuesdays, 10 a.m. – 11 a.m. at Main Plaza
- Toddler Thursday: Thursday, 10:45 a.m. – 11:30 a.m. at Main Plaza
- Family Fun: Saturdays, 2 p.m. – 3:30 p.m. at Central Lawn

SOLSTICE SOCIAL!

THE EAST CUT

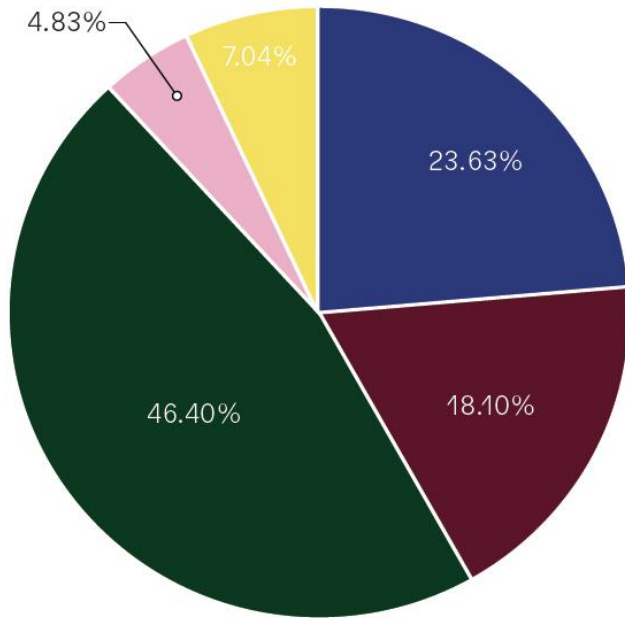
06/22/22

4:30-6:30PM

250 MAIN



FY2021-2022 Budget



← FIG. 01

● Public Safety	23.63%
● Cleaning & Maintenance	18.10%
● Parks & Greenspace	46.40%
● Communications & Development	4.83%
● Management & Operations	7.04%



Thank You!

Tenderloin Community Benefit District

ANNUAL REPORT

Fiscal Year 2021-2022

Leading the evolution of the Tenderloin.



North of Market/ Tenderloin Community Benefit District Map



The TL is...

- over 30,000 residents
- 3,500+ children
- 675+ seniors
- Median Income = \$38,000
- 25% of housing is subsidized
- 68% immigrants
- Most **racially and culturally diverse** neighborhood in San Francisco
- Largest open-air drug market in North America

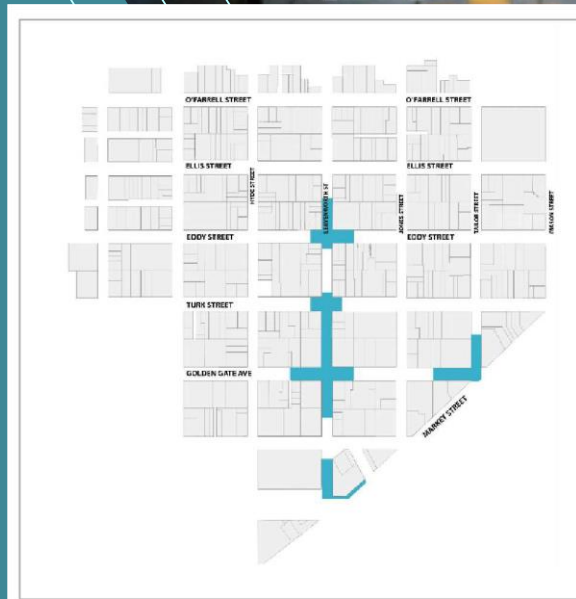


The TL is...

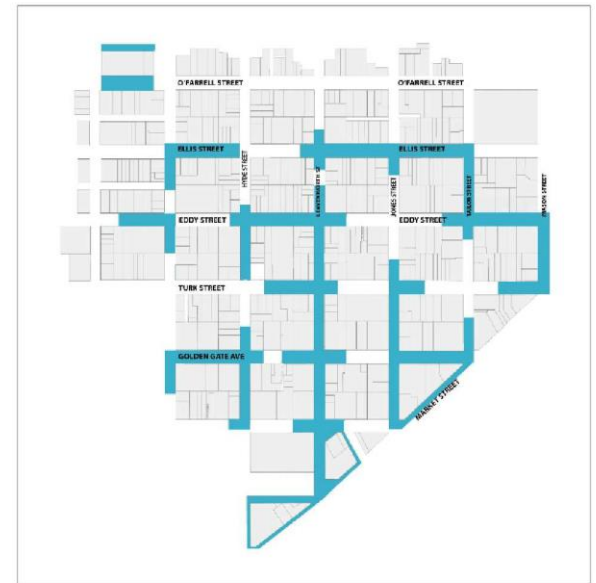
Managing the Tenderloin
Camera Network with:

- 33 camera sites
- 148 cameras
- 283 requests for footage

Significant benefit
to SFPD, District Attorney,
Public Defenders Office and
Residents + Businesses



▲ TLCBD Camera Network in 2016 **10% coverage**



▲ TLCBD Camera Network in 2022 **60% coverage**





The TCBDis...

over
232,631 escorts
for residents,
children &
seniors

518 activations
and positive
interventions

16 Safe Passage
Corner Captains
5 days a week
4 languages

SAFE

The TLCBD is...

Our Parks Network provided:

- 430 children daily
- 127 seniors daily
- 243 parks programs

Event highlights included: Tree lighting, Holiday gift drive and give-away, Halloween guided route and Park costume and craft, music and activations at Dodge Alley, as well as Covid testing



ACTIVE

The TLCBD is...



Youth
Voice Program
= 15+ TAY
Youth Fellows

7 Block Groups
Organized &
Supported

72 Businesses
Assisted + 30
Grants to
Businesses

ACTIVE

The TLCBD is...

- over 327,500 lbs of trash
- 13,257 needles safely removed
- 7,771 times graffiti was removed
- 26,990 instances of human/animal waste disposed of
- Cleaning coordination with City Agencies



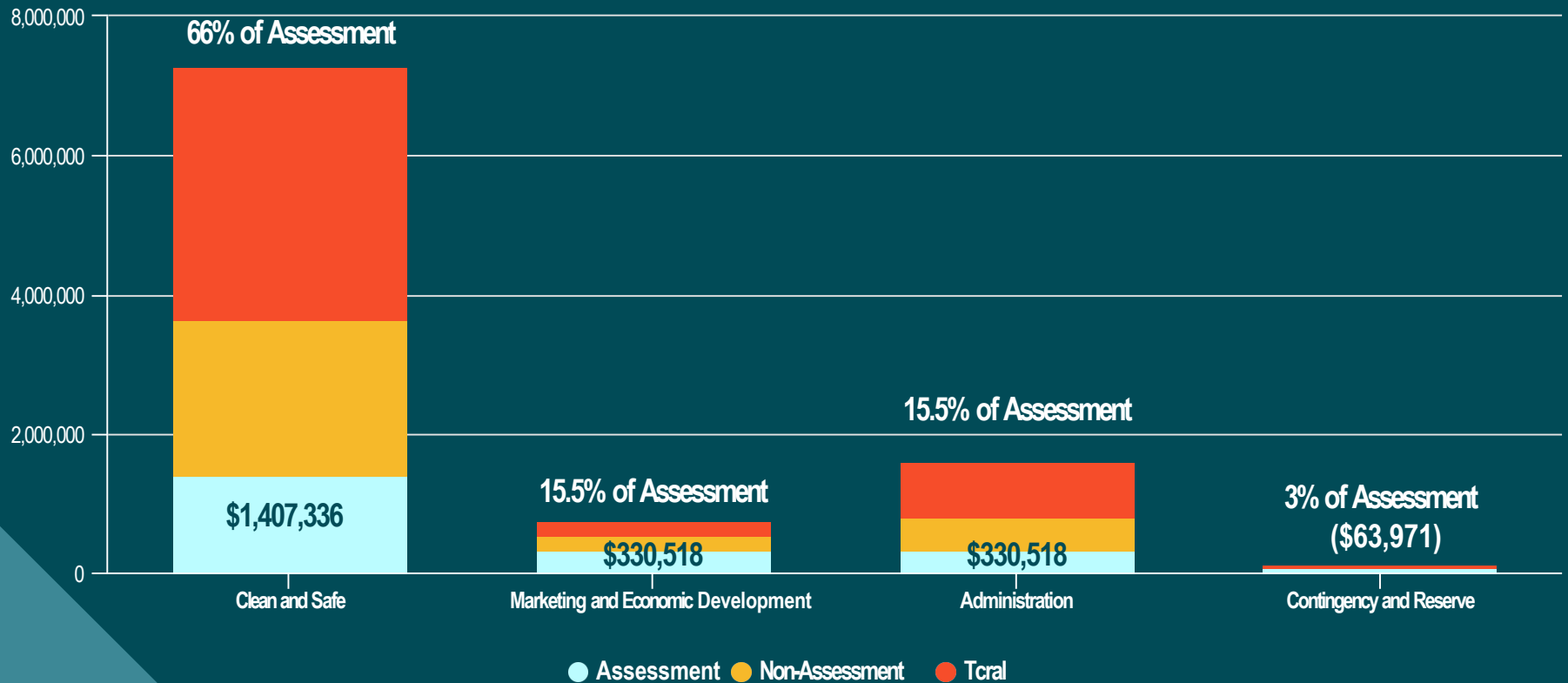
CLEAN

TLCBD is...

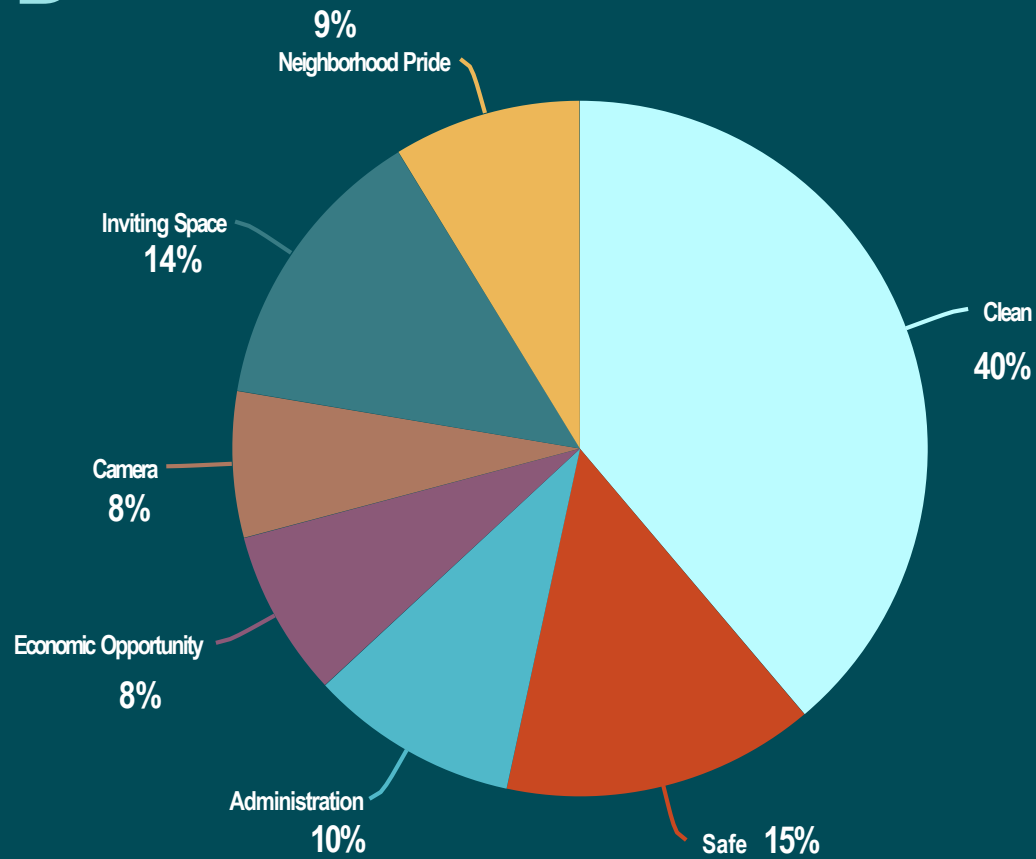
FY21

\$2,132,373 Assessment

\$7,059,144 Total Budget



TLCBD is...



MAKING
AN
IMPACT