





WHAT?

The Dogpatch & NW Potrero Hill Green Benefit District is requesting that the Board of Supervisors approve amendments to the GBD Management Plan that will merge Maintenance and Capital spending categories to allow the GBD to better allocate funds to meet the objectives of the organization and its stakeholders.

WHAT?

The GBD is governed by a Management Plan approved by the Board of Supervisors at the organization's founding in 2015.

The Management Plan calls for the GBD budget to be organized according to

- 2 Non-contiguous zones, with assessments expended for the benefit of the district in which they originate
- 4 Spending categories (Maintenance, Capital, Accountability & Outreach, Operations) and the percentage of the budget to be expended in each, differing by zone
- A maximum of 10% variance allowed in actual expenditures versus target

NW
Potrero
Hill

Dogpatch

An aerial photograph of a city district, likely San Francisco, showing a mix of urban development and green space. In the foreground, there's a large green field with trees, surrounded by parking lots and buildings. In the background, a dense residential area with houses on a hillside is visible under a clear blue sky. A semi-transparent white box is overlaid on the image, containing text.

WHY?

The Green Benefit District is unique

Unlike San Francisco's 17 other Benefit Districts

- Covers over 70 acres/200 blocks
- Produces a large number of capital projects

WHY?

Things have changed

The GBD's foundation documents were drawn up between 2012 and 2015. Since then

- 2500 Units of housing have been added in the district
- The pandemic has altered needs and habits, and impacted costs
- The GBD has executed 20 capital projects, with 7 more in planning stages



WHY?

The GBD has much more to maintain

- 19,200 sq.ft. of concrete now permeable planted area
- + 36,800 sq.ft. of new parks and greenspaces
- + 5,800 sq.ft. of paths and temporary sidewalks
- New alley string lights, workout equipment, plaza, multimodal parking hub, dog relief station, etc.
- Maintenance responsibilities for 6 blocks of trees, sidewalk gardens & street furniture installed by Public Works

A lush garden scene with a dirt path winding through various plants and trees. The garden is filled with greenery, including tall grasses, purple flowers, and large trees with dense foliage. The background shows a building with a blue and white facade. The overall atmosphere is bright and sunny.

WHY?

Grants and donations can help augment Capital budgets

- But none of that funding is applicable to maintenance costs



WHAT?

**We don't want to keep funding improvements
If we cannot allocate sufficient funds to take care
of what we build.**

The background of the slide is a photograph of a park or garden area. In the foreground, there are lush green plants with long, pointed leaves and several bright pink roses. A paved path made of large, light-colored rectangular tiles leads from the bottom right towards the center. To the left of the path, there is a black metal fence with a blue-tinted glass or plastic railing. In the background, there are more trees and a utility pole with power lines against a clear blue sky.

The Change is reasonable and allowable

The merger of Capital and Maintenance funding is consistent with the GBD charter

- The engineer who helped prepare the GBD founding documents has certified that..."shifting funds from Capital Improvements to Maintenance does not violate the integrity of the assessment methodology or the assessment rates."
- The San Francisco City Attorney has reviewed and approved the change.

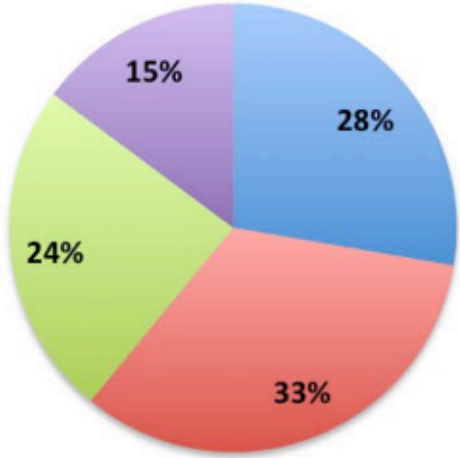
An aerial photograph of a city street scene. In the upper right, a blue bridge spans across the street. Several cars are visible on the road. The lower half of the image shows a sidewalk with a few people walking, a brick-paved area, and a parking lot with several cars. The background is filled with lush green trees and bushes.

The Change is reasonable and allowable

All other guidelines and restrictions remain in place

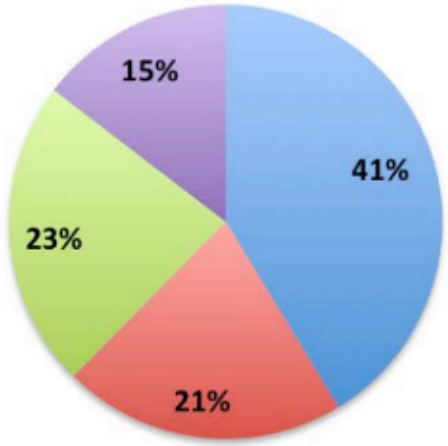
- The other spending categories mandated by the Management Plan will retain their original percentages
- The proposed merged Capital & Maintenance category will be subject to the same restrictions as its original component categories.

Original vs proposed allocations

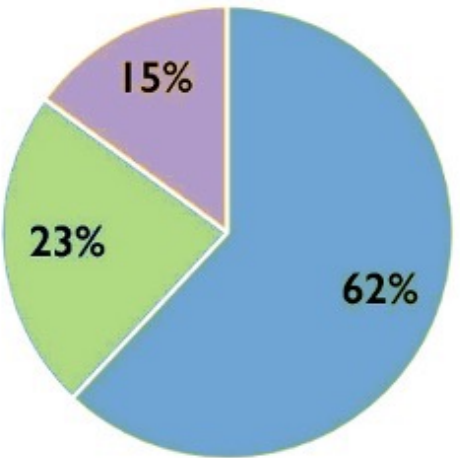


ZONE I BUDGET BREAKDOWN

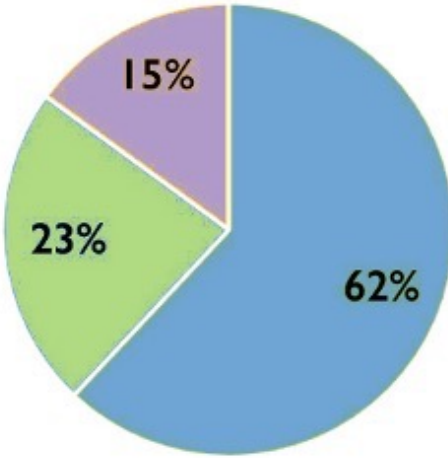
- Maintenance
- Capital Improvements
- Accountability & Citizen Service Tech
- Operations & Contingency



ZONE II BUDGET BREAKDOWN



- Maintenance/Capital
- Accountability & Outreach
- Operations







Thank you!



