

Presented in Committee - April 4, 2018

Yerba Buena Community Benefit District



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 the Annual Report for FY 2016-17

- 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.



YBCBD Formation

YBCBD	Type	Assessment Budget*	Year Established	Expires
	Property-Based	\$ 2,991,722.82	2015	December 31, 2030

**budget identified in management plan*



YBCBD Operations

- **Staff**

- Executive Director – Cathy Maupin

- **Service Areas**

- **Cleaning and Streetscape Improvement**

- This program aims to ensure maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and building throughout the CBD.

- **Safety and Security**

- This service area works with stakeholders on a variety of strategies and initiatives to prevent crime and increase pedestrian safety within the CBD.

- **Branding, Activation, and Marketing**

- This program promotes YBCBD's properties and businesses through specially targeted programs and initiatives; additionally, it supports the creation and production of special events.

- **Management and 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 YBCBD:

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 (5.08%) of YBCBD's actuals came from sources other than assessment revenue.

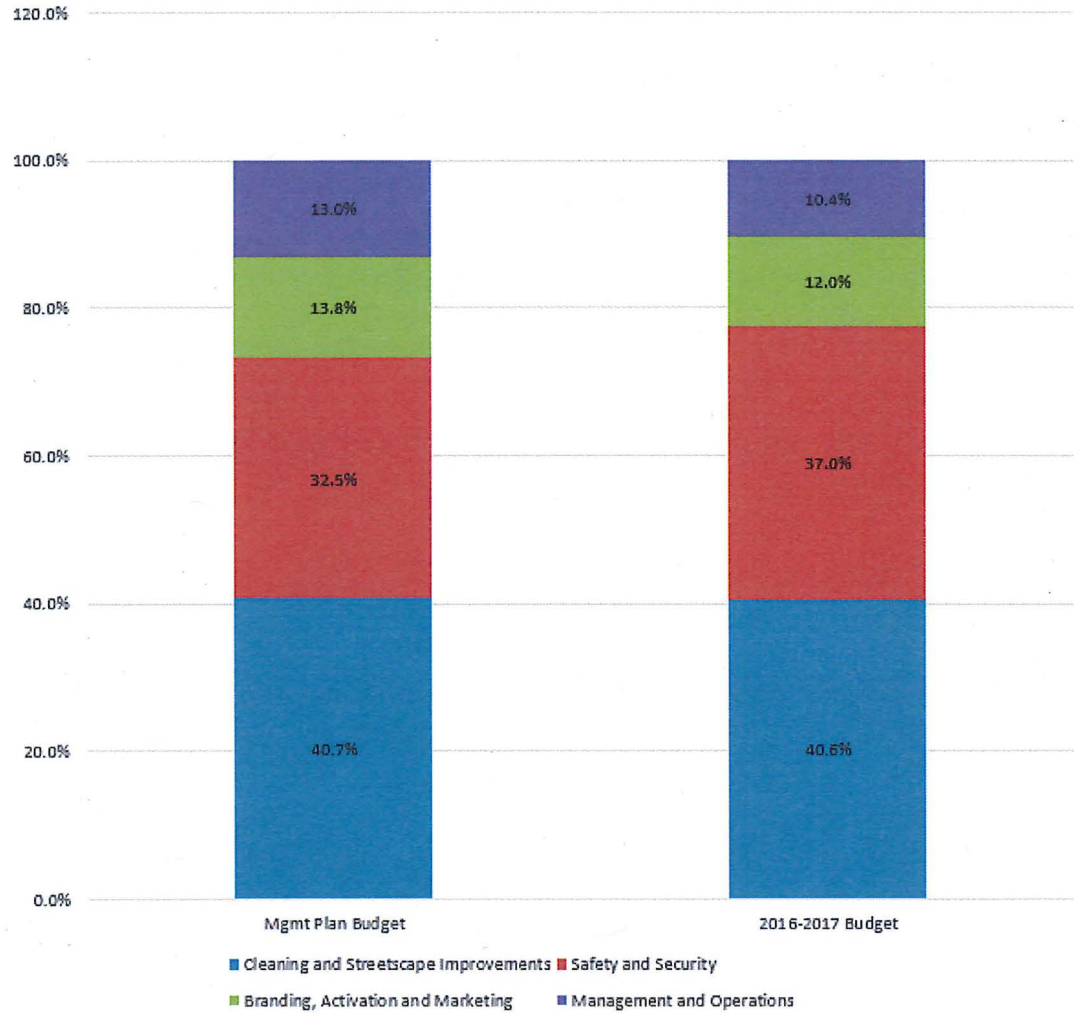
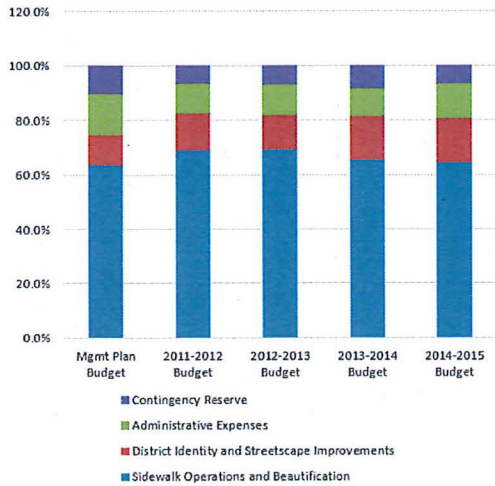
Benchmark 3 - Whether the variance between the budget amounts for each service category was within 10 percentage points from the actuals.

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.

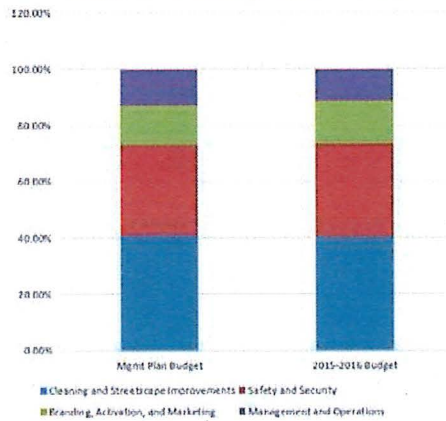


Management Plan vs. Annual Budgets

Management Plan vs FY Budget Variances
Fiscal Years 2011/12 – 2014/15

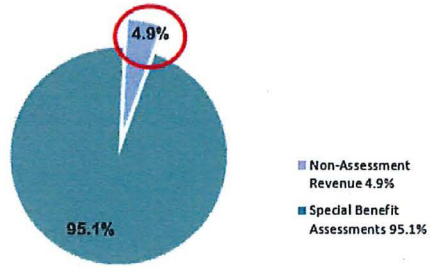


Management Plan vs Budget Variances FY 15-16

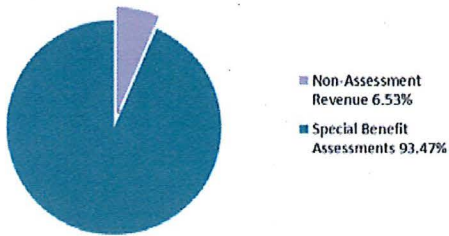


Assessment Revenue & Other Income

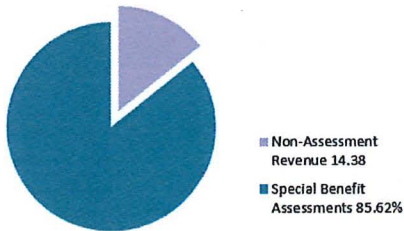
FY 2013 - 2014



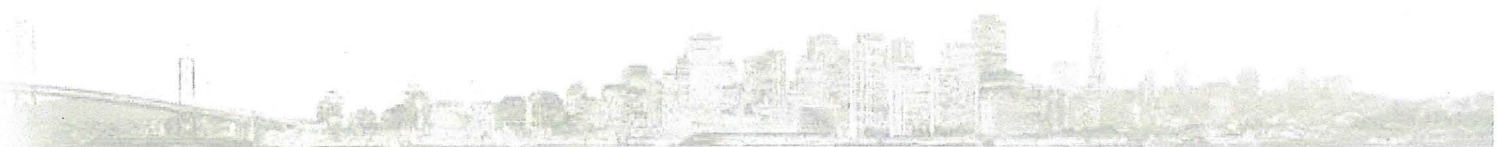
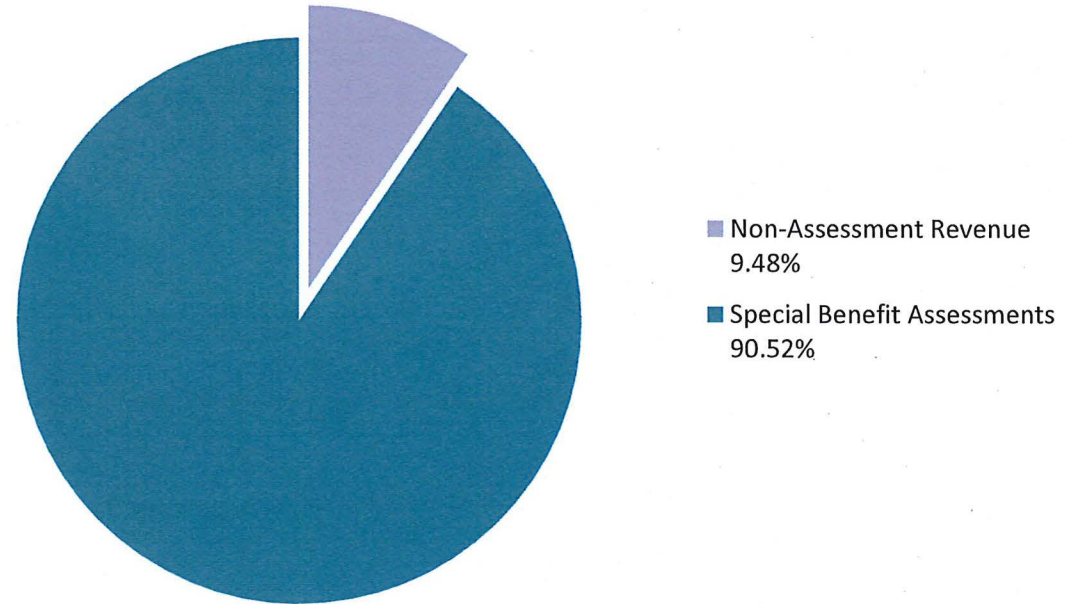
FY 2014 - 2015



FY 2015 - 2016



FY 2016 - 2017



Budget vs Actuals

Service Category	FY 2013-2014 Variance % Points	FY 2014-2015 Variance % Points	Service Category	FY 2015-2016 Variance % Points	FY 2016-2017 Variance % Points
SOBO	+2.5	+2.42%	Cleaning and Streetscape Improvements	-6.75%	-7.10%
DISI	+1.5	+0.52%	Safety and Security	+1.32%	+8.65%
Admin Expenses	+4.6	+3.81%	Branding, Activation, and Marketing	+0.22%	+0.46%
Contingency Reserve	0%	-6.75%	Management and Operations	+5.21%	-2.02%



Carryover

FY 16-17 Carryover Disbursement	\$4,158,190.00	To be used in FY 17-18	To be used in future years
DESIGNATED PROJECTS			
Management and Operations	\$1,037,993*	\$44,295	\$993,698
Cleaning and Streetscape Improvements	\$1,546,612*	\$439,168	\$1,107,444
Safety and Security	\$860,970*	\$253,825	\$607,145
Branding, Activation, and Marketing	\$234,258*	\$37,602	\$196,656
Fiscally Sponsored Projects – Restricted Funds	\$179,971*	--	\$179,971
Capital Assets	\$298,386*	--	\$298,386
TOTAL DESIGNATED AMOUNT	\$4,158,190.00*	\$774,890	\$3,383,300

*As of 6/30/17



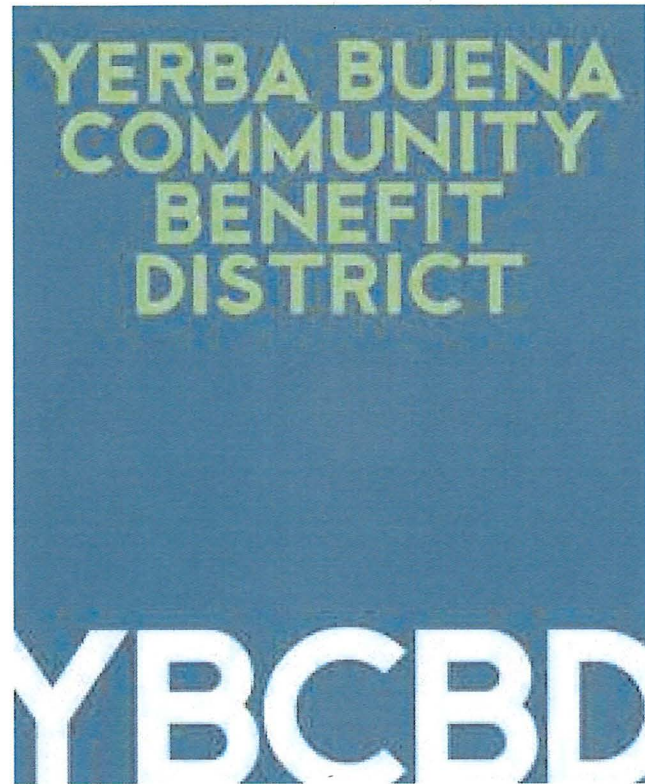
Conclusion

Yerba Buena CBD has met all requirements placed on it through State code and the CBD's Management Agreement with the City

Yerba Buena CBD has performed well in implementing the service plan in the district:

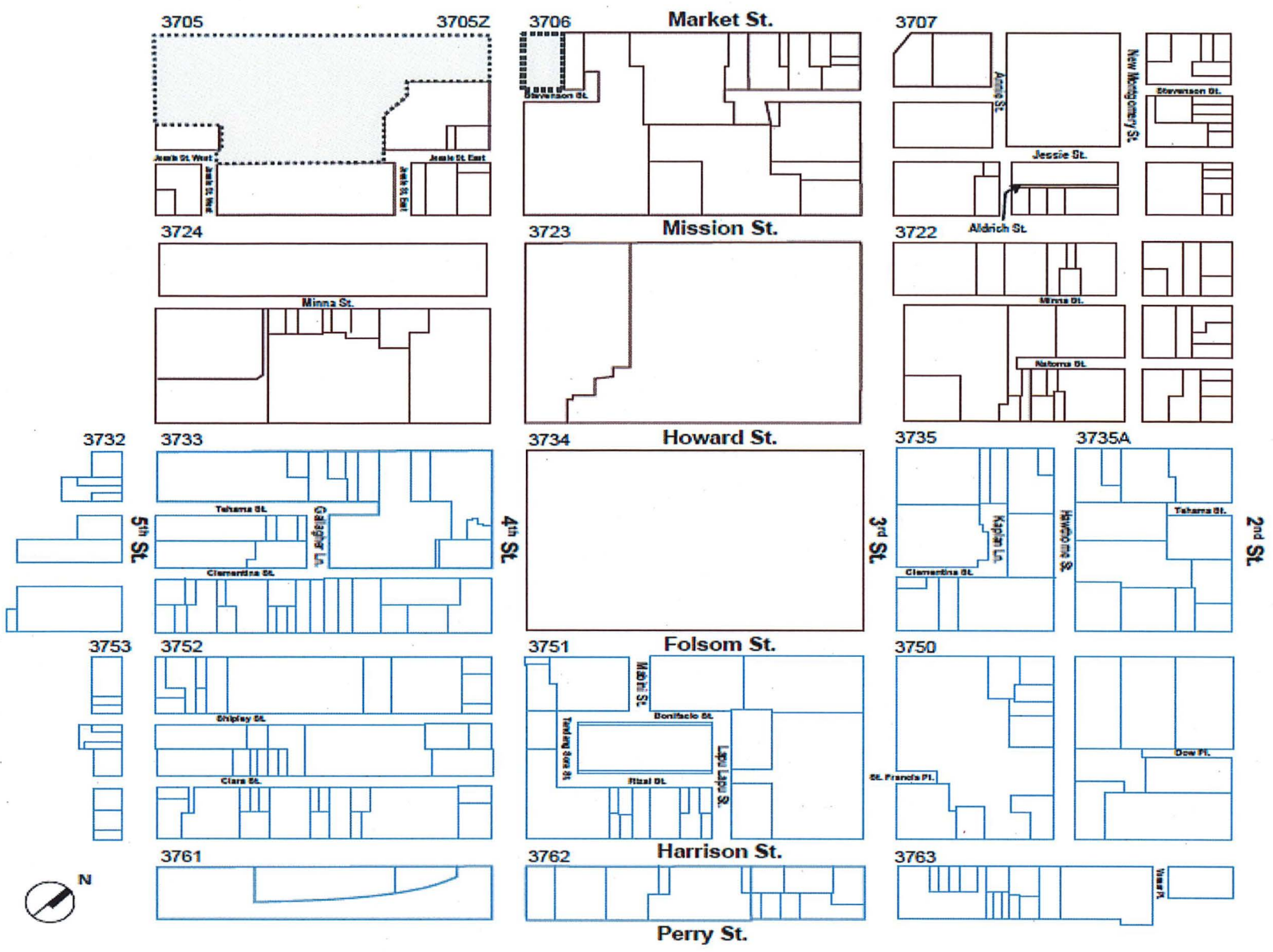
- **Marketed and produced neighborhood events – Annie Street Plaza activation and Yerba Buena Night.**
- **Increased their opportunities in partnering with community stakeholders and numerous municipal agencies for the implementation of the Yerba Buena Street Life Plan and Community Benefit Fund.**
- **Increased hours for the San Francisco Police Department bike patrol officer, added members to the Clean Team and Community Guides, as well as onboarding a second Social Service Specialist.**
- **Maintained an active board of directors and several sub committees.**

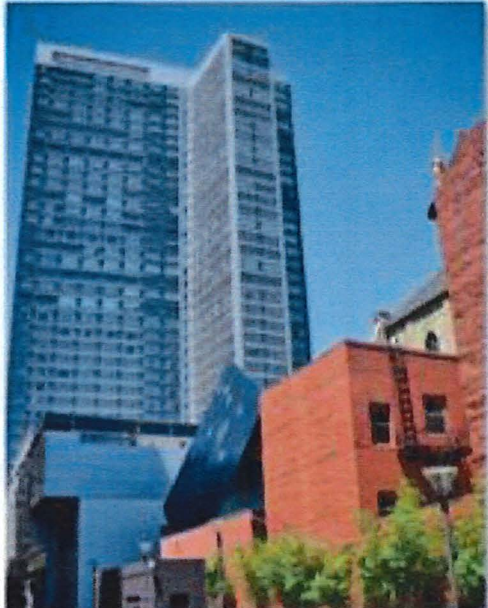




Presentation to the San Francisco Board of Supervisors
Government Audit and Oversight Committee
April 4, 2018








WELCOME TO
YERBA BUENA

YERBA BUENA
COMMUNITY
BENEFIT
DISTRICT


YBCBD
www.ybcbd.org



CLEAN

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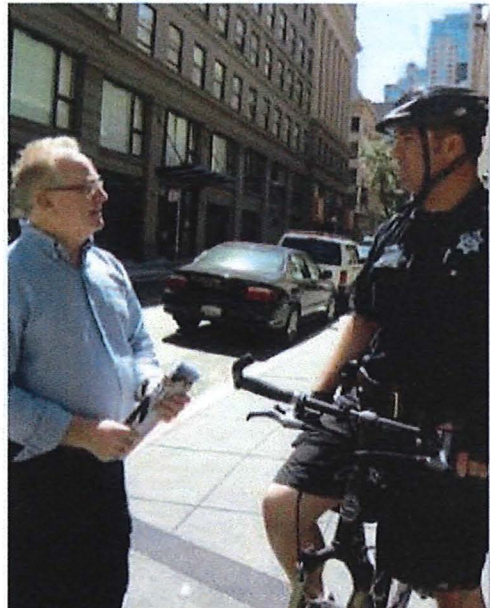
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COMMUNITY

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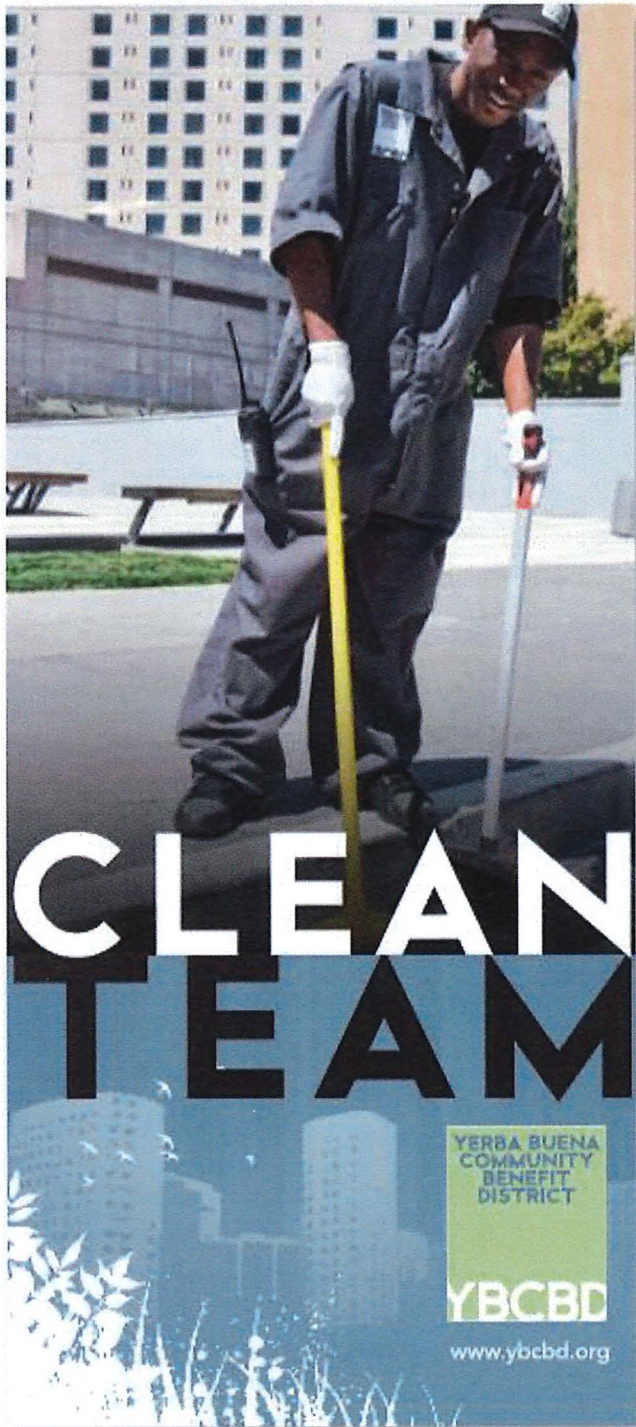
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NEIGHBORHOOD

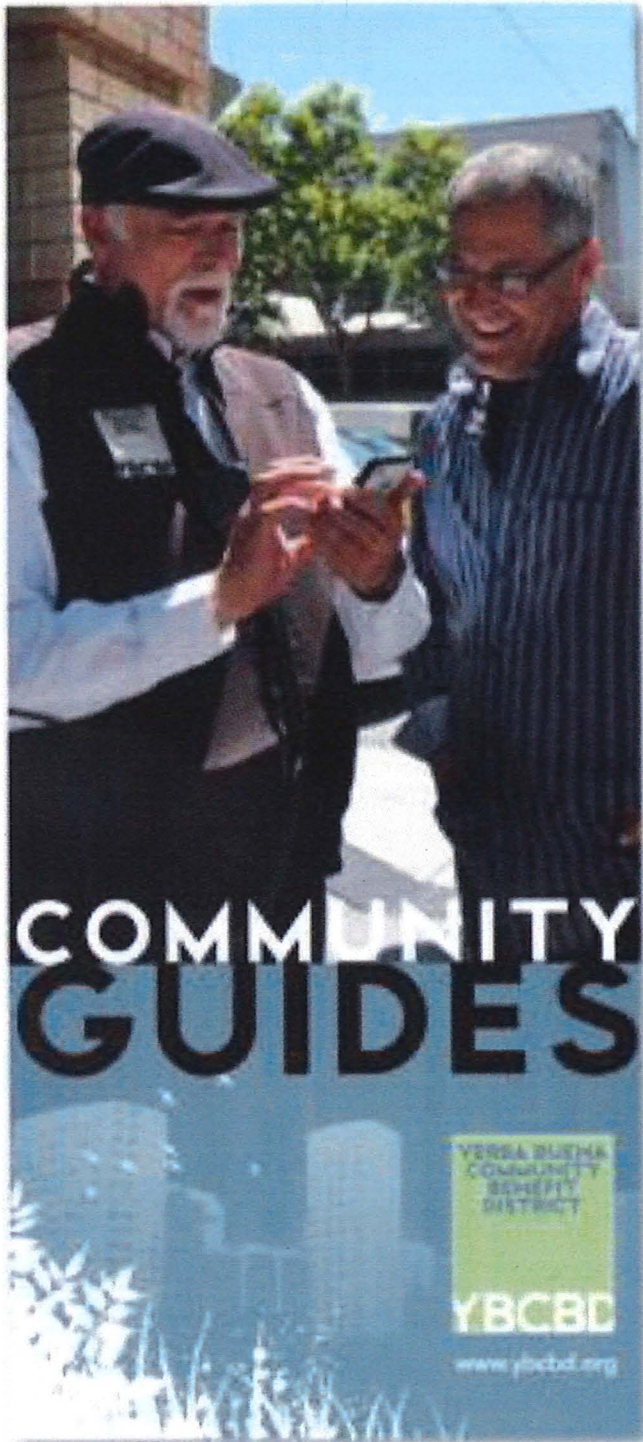
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YBCBD Clean Team Accomplishments during FY 16/17:

- **Responded to 61,182 overall requests for services**
- Over 300,000 pounds of trash picked up and disposed of
- 5,474 spot sweep requests addressed
- 1,735 spot scrub requests addressed
- 7,302 stickers removed from public property
- 1,298 instances of aggressive panhandling addressed
- 1,097 instances of illegal dumping addressed



The YBCBD Community Guides work 365 days a year to connect those who need help with services, report areas that need cleaning, provide directions and information about the neighborhood and serve as an additional set of eyes for the community.

- In FY 16/17, the YBCBD increased funding for an additional Social Service Specialist in the neighborhood.
- The YBCBD also increased the number of hours the 10b officer hours to 12 hours a day, 7 days a week.



YBCBD Community Benefit Fund:

- Awarded \$150,000+ in community grants per year
- \$1.2M in grants have been awarded to community organizations since 2010



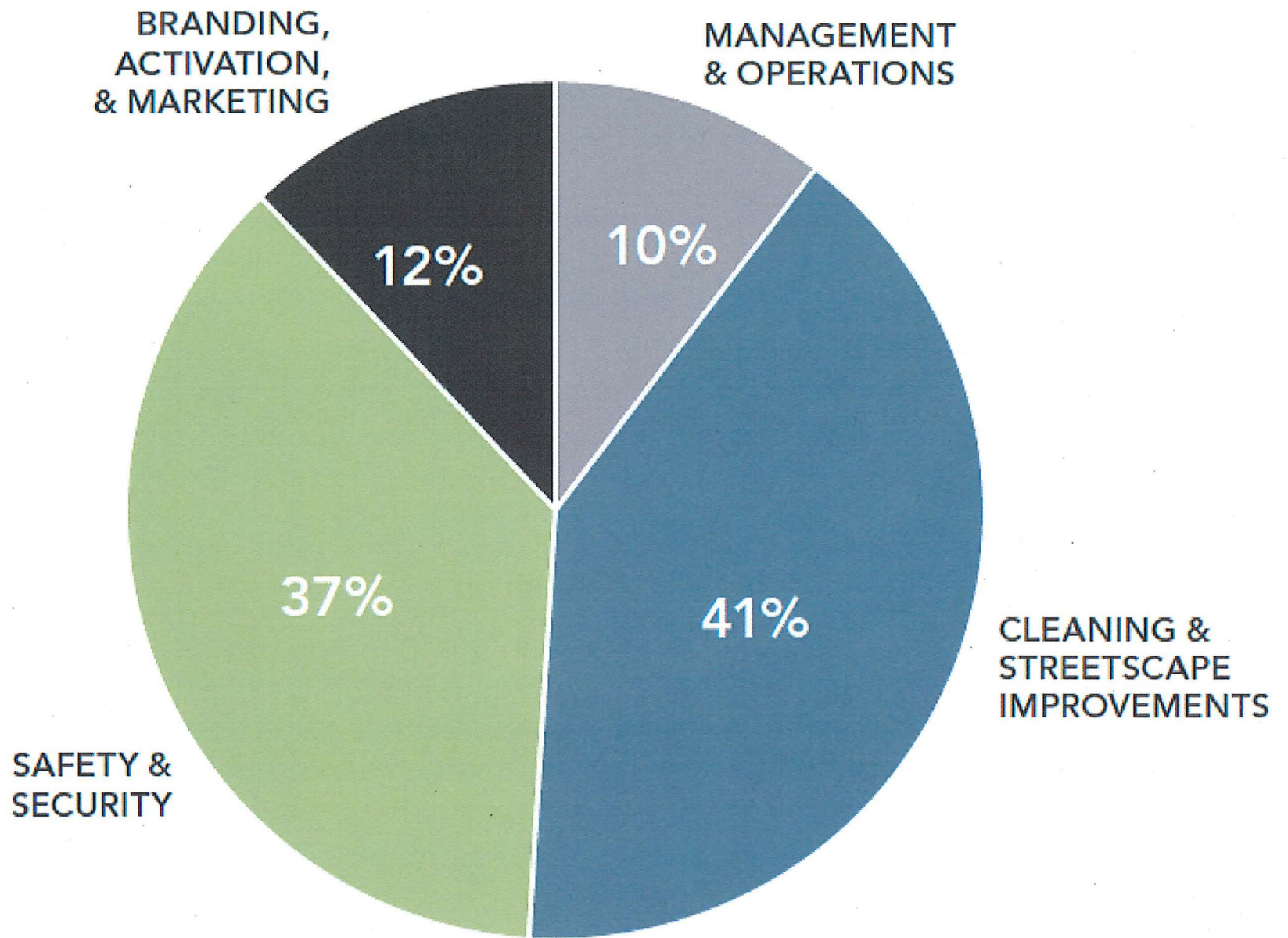
The YCBCD has made a number of public realm improvements in the last few years including the LOVE OVER RULES neon light art installation and enhancements on the niches along Natoma Alley.



The YBCBD funds, promotes and produces dozens of fun, free family events in the District every year.



The YBCBD app adds an additional way for the community to report issues and requests services



FY2016-2017 BUDGET



THANK YOU