

# Community Benefit District Annual Reports

*FY 2021 – 2022*  
Civic Center CBD  
Mid-Market CBD

# Legislative Overview



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

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

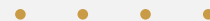
# Review Process



- 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
Civic Center CBD	Property-based	\$3,161,454.78	\$3,192,426.64	2010, 2019	2034
Mid-Market CBD	Property-based	\$1,225,433.63	\$1,695,161.22	2006, 2013	2027



# Benchmarks

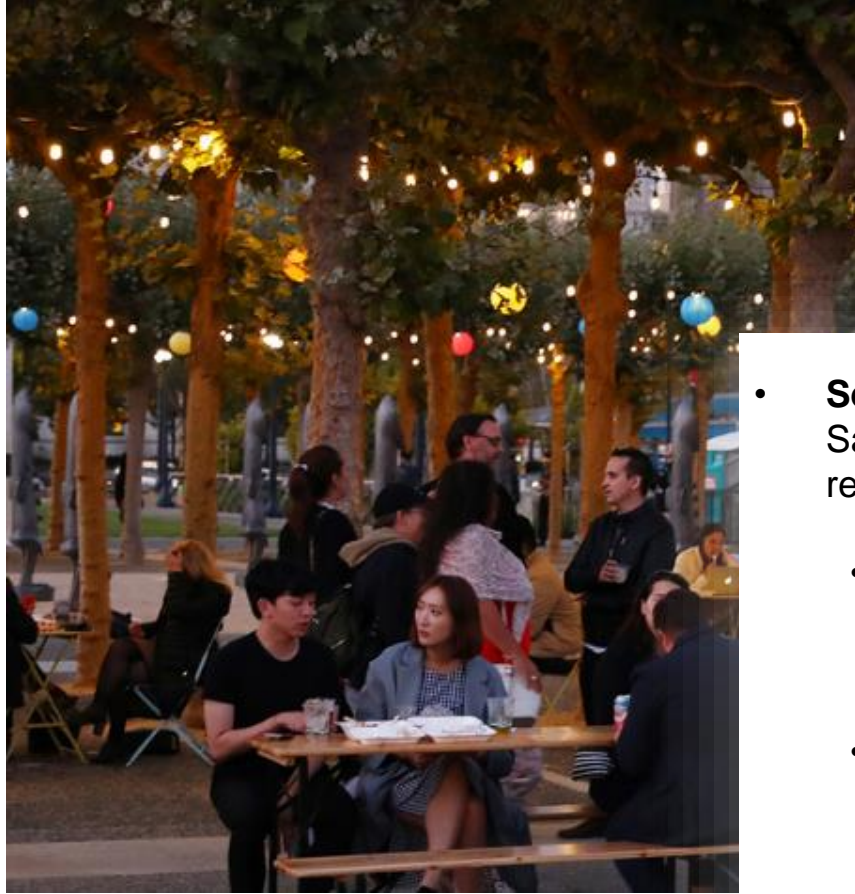
OEWD's staff reviewed the following budget-related benchmarks for each CBD/BID:

- **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

# Civic Center 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 $X \geq 4.80\%$	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

# Civic Center CBD Findings and Recommendations



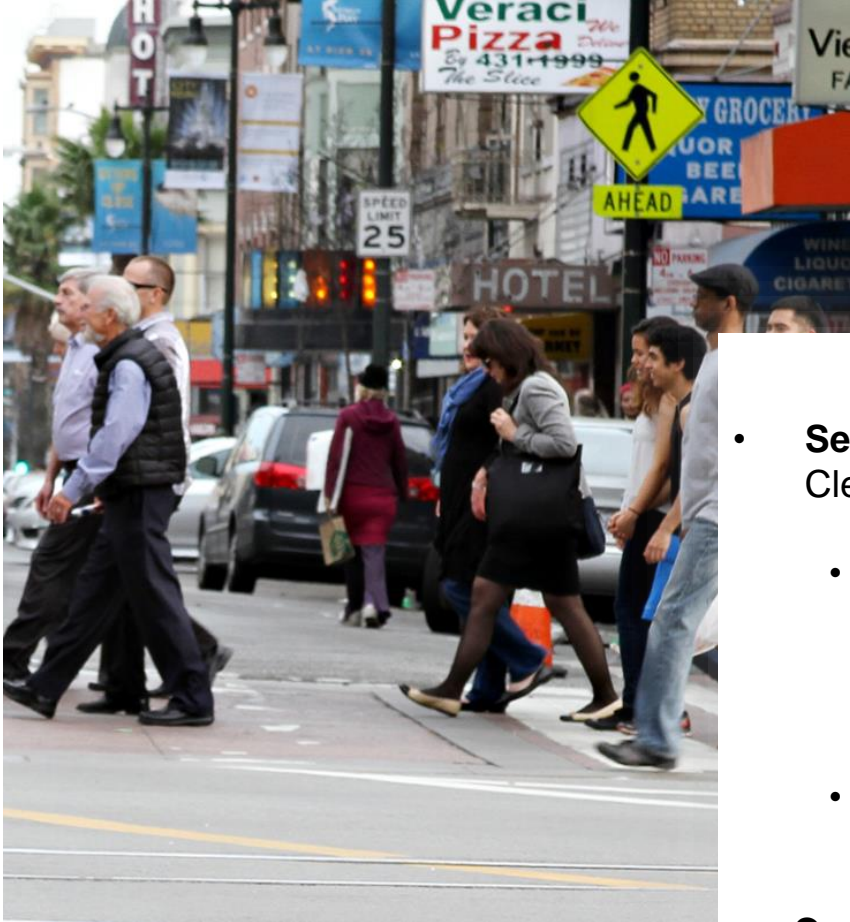
- **Service Delivery:** The CBD has a strong focus on Clean, Safe, and Activation services (75% of their assessment revenue allocated for this work):
  - Delivered key Clean & Safe services including syringe disposal, social service support, trash and hazardous waste removal, graffiti abatement, etc.
  - Supported key activations in the corridor including the re-opening of Civic Center Plaza café, a new dog park in UN Plaza, the San FranDisco Roller Rink, the Holiday Tree Lighting, and more.
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act.

# Mid-Market CBD 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 $X \geq 3.68\%$	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



# Mid-Market CBD Findings and Recommendations



- **Service Delivery:** The CBD has a fairly even focus across Clean, Safe, and Economic Development services:
  - Supported small businesses in the wake of the COVID-19 pandemic – vetting and connecting prospective tenants with landlords & conducting tours of the neighborhood.
  - CBD Clean Teams nearly doubled their service provision in a number of categories from prior year.
- **Compliance:** There were no reported violations to OEWD of the Brown Act or CA Public Records Act.

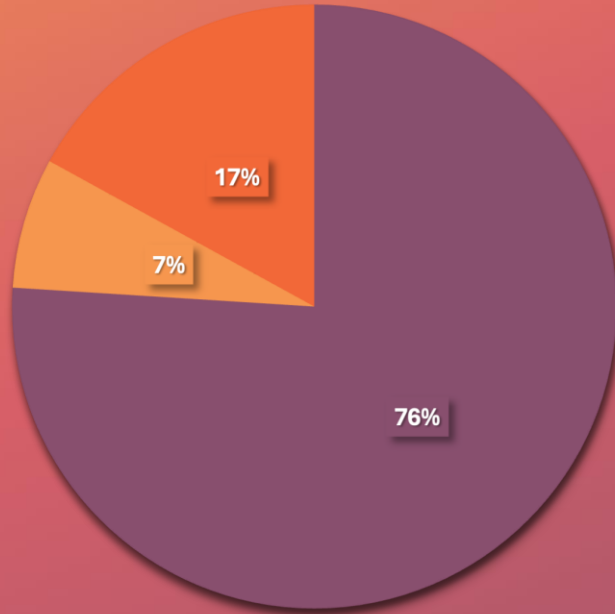


SAN FRANCISCO  
**CIVIC**  
**CENTER**

## FY 2022 Annual Report

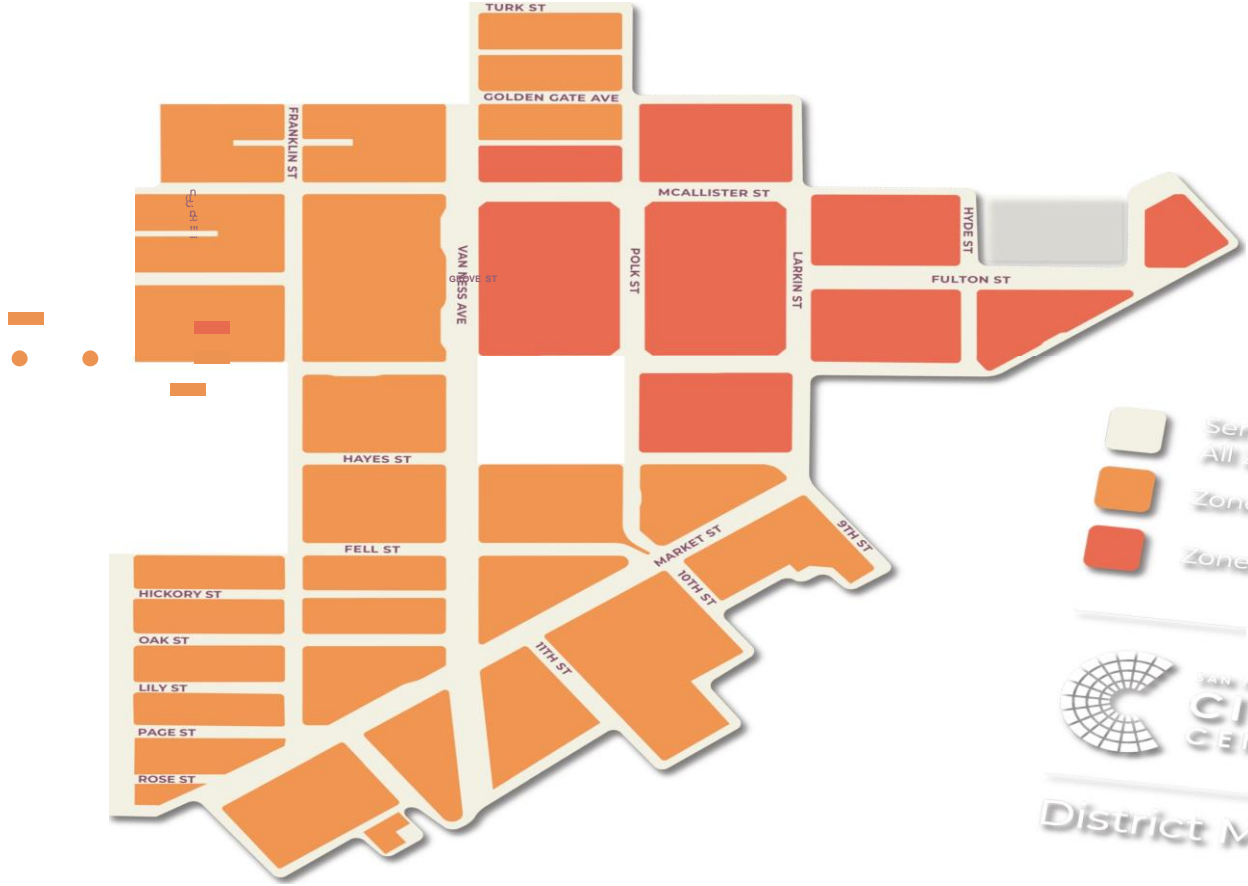
San Francisco Board of Supervisors  
Government Audit and Oversight  
Committee

# Annual Budget \$3.2M



- Maintenance, Safety & Activation
- Marketing & Communications
- Administration





Service Area All Zones

Zone 1

Zone 2

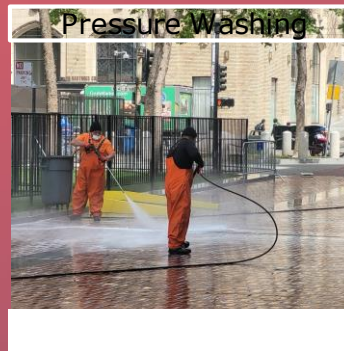
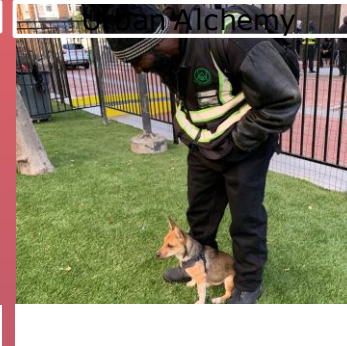
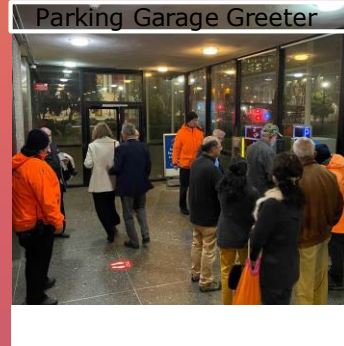
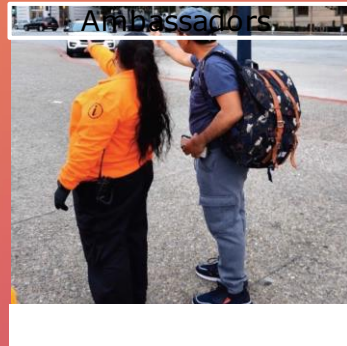
SAN FRANCISCO  
**CIVIC CENTER**

District Map

# CCCBD Public Realm Management HEROES 2022



# Augmented City Services Provided by the CBD

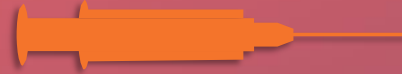


## Augmented City Services Provided by the CBD



5,015

Pressure washing hours



34,000

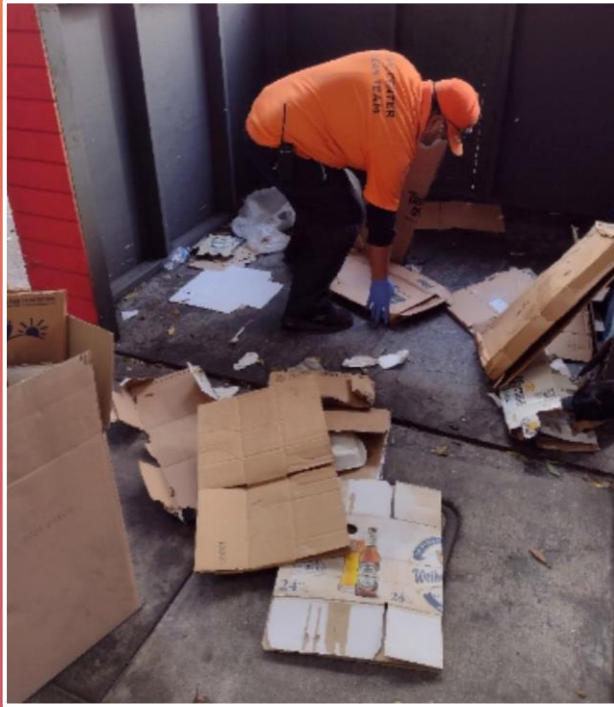
Needles removed



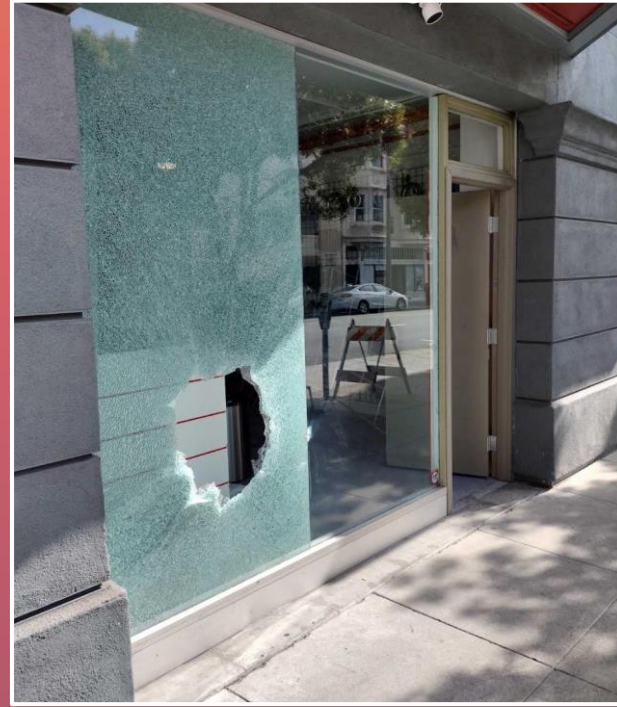
129,525

Pounds of trash removed

## Member Support 2022



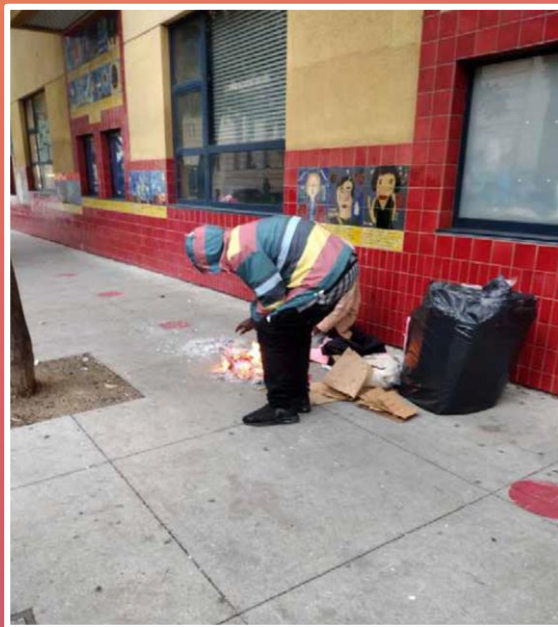
Parklet Maintenance



Clean Up After Retail Break-ins

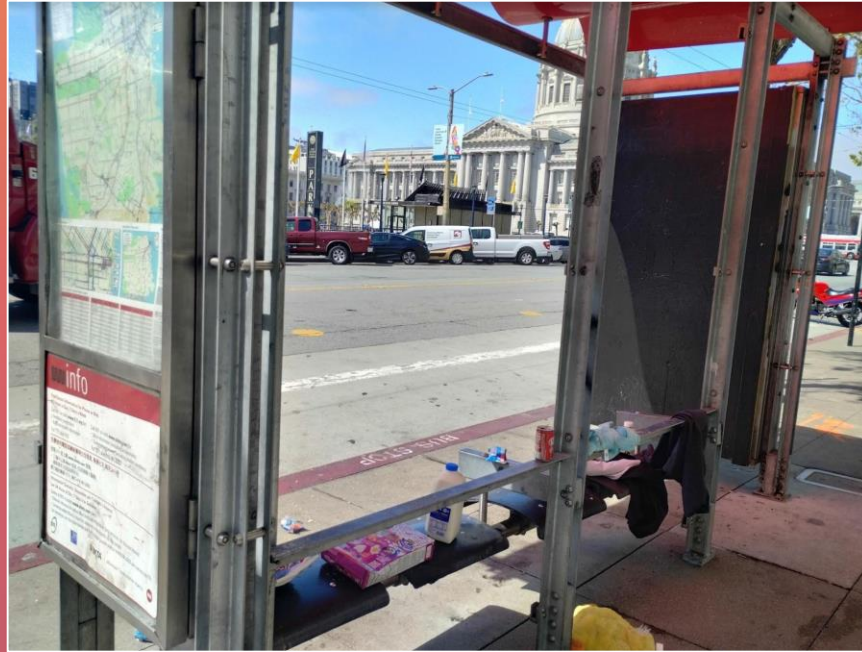


## Member Support 2022



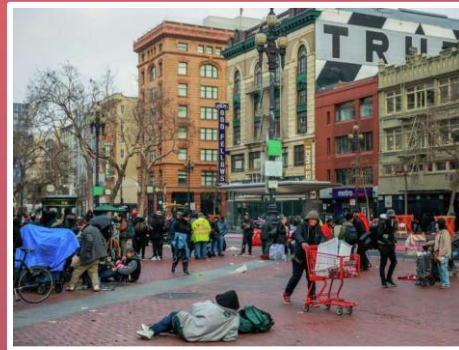
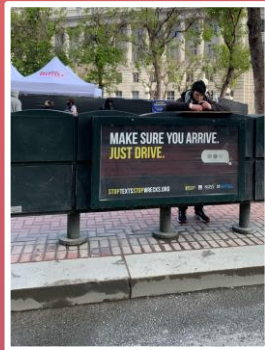
Encampment Clean Up

## Member Support 2022



Cleaned Misused Bus Shelters

## Daily Challenges in UN Plaza

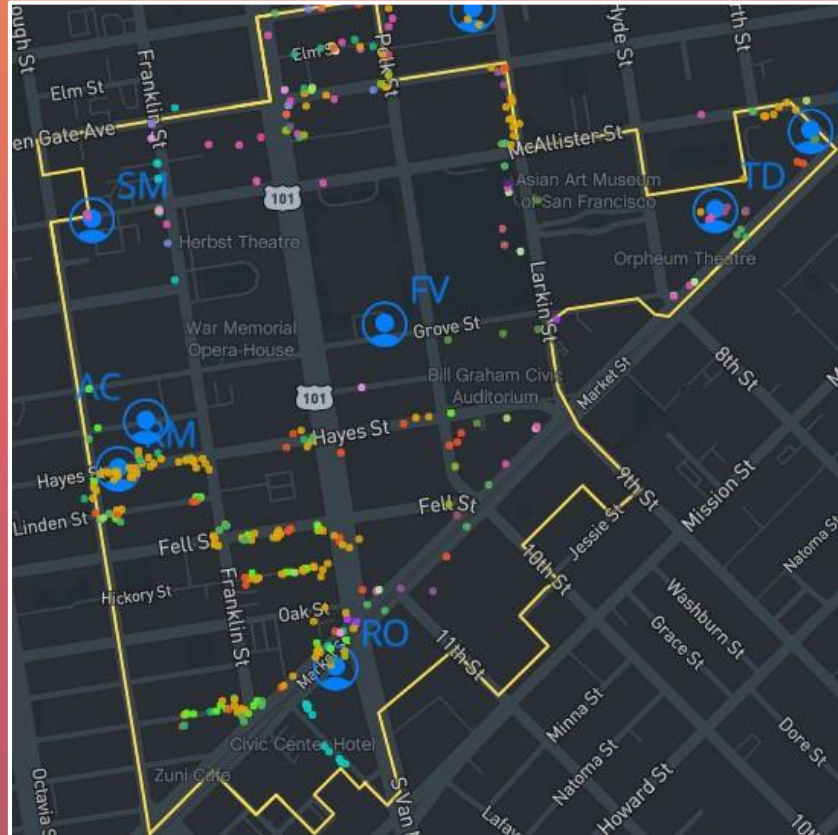


Open air drug dealing, drug use, and illegal vending consumed UN Plaza

# UN Plaza Public Safety Resource Collaboration



# Implemented GPS Tracking of CBD Services Provided



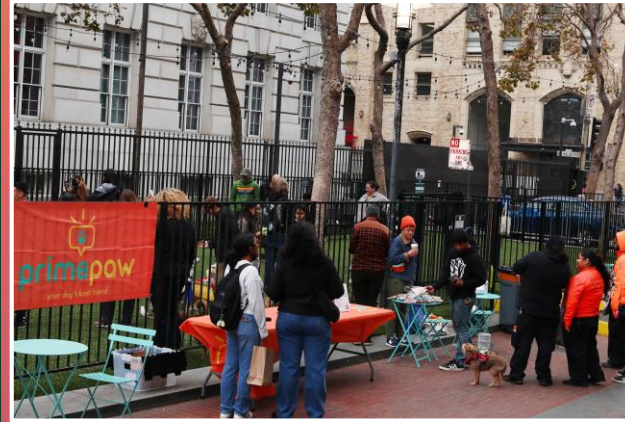
# Free Community Events: Dog Park

## GRAND OPENING

### UN PLAZA DOG RUN



**April 20, 2022 | 5pm-7pm | UN Plaza @ McAllister St.**  
Brought to you by the Civic Center Community Benefit District  
Open 7am-7pm everyday | Full time attendant during operating hours  
Follow [SFCivicCenter](#) on Instagram for monthly events and contests for 2022  
RSVP: [info@sfciviccenter.org](mailto:info@sfciviccenter.org) (please include your name and pup's name)



## Join us on this Sunday, June 12, 2022

11:00am-1:00pm @UN PLAZA DOG RUN



stop by for a puppaccino and goody bag!



**Meet Wags to Riches and Learn about their Services and Accordion Melodies by Robert, Vera's Dad!**



## Halloween Costume Party!

Friday, October 14, 2022 4:00-6:00pm @UN PLAZA DOG RUN



Serving puppaccinos and Halloween treats!



**Bring your pup in costume and visit our photo booth! Prime Paw will be onsite offering dog training tips!**



## Santa Paws Holiday Pawty!

Sunday, Dec. 11th 2022 11:00am-1:00pm @UN PLAZA DOG RUN



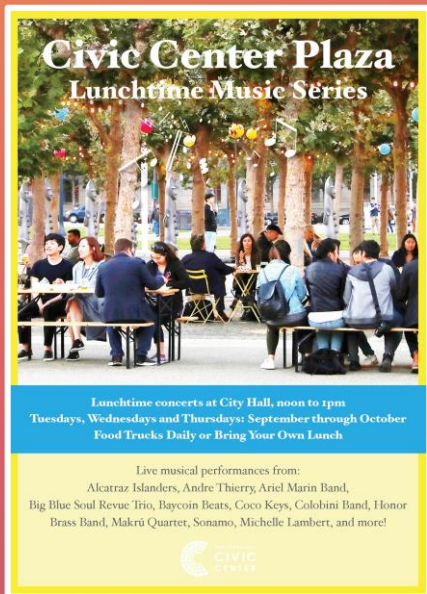
Serving puppaccinos and Holiday treats!



**Bring your pup in festive wear and visit our photo booth! Prime Paw will be onsite offering dog training tips!**



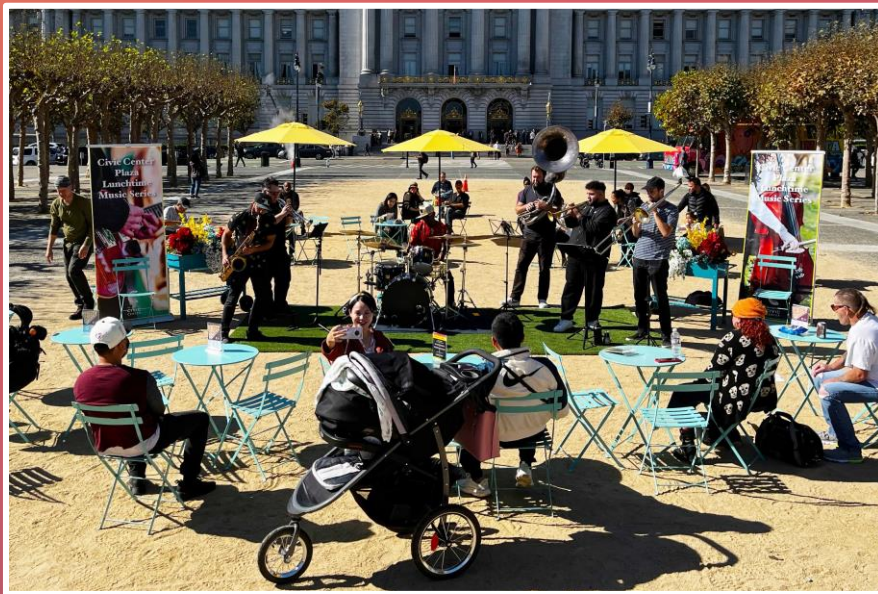

# Free Community Events: Lunchtime Concert Series



**Civic Center Plaza**  
Lunchtime Music Series

Lunchtime concerts at City Hall, noon to 1pm  
Tuesdays, Wednesdays and Thursdays: September through October  
Food Trucks Daily or Bring Your Own Lunch

Live musical performances from:  
Alcatraz Islanders, Andre Thierry, Ariel Marin Band,  
Big Blue Soul Revue Trio, Baycoin Beats, Coco Keys, Colobini Band, Honor  
Brass Band, Makrū Quartet, Sonamo, Michelle Lambert, and more!



*(Tue, Wed, Thu September-October)*

## Free Community Events: Holiday Fanfare





# Business Recovery Support



Activities & Events

Plan a Visit

Community Benefit District

Connect with Us

[Activities](#) [Events Calendar](#) [Plan an Event](#)



## Espetus

1686 Market St., San Francisco, CA  
94102

(415) 552-8792

[Website](#)



## Hayes Street Grill

320 Hayes St. San Francisco, CA  
94102

(415) 863-5545

[Website](#)



## Hayz Dog

364 Hayes St., San Francisco, CA  
94102

(415) 655-9089

[Website](#)



## Hotel Biron Wine Bar

45 Rose St. San Francisco, CA 94102  
(415) 703-0403

[Website](#)



## Maintaining Critical Infrastructure



Playground Safety 24/7 & Plaza Seating  
*(\*removed Plaza seating January 2023 due to inappropriate use)*

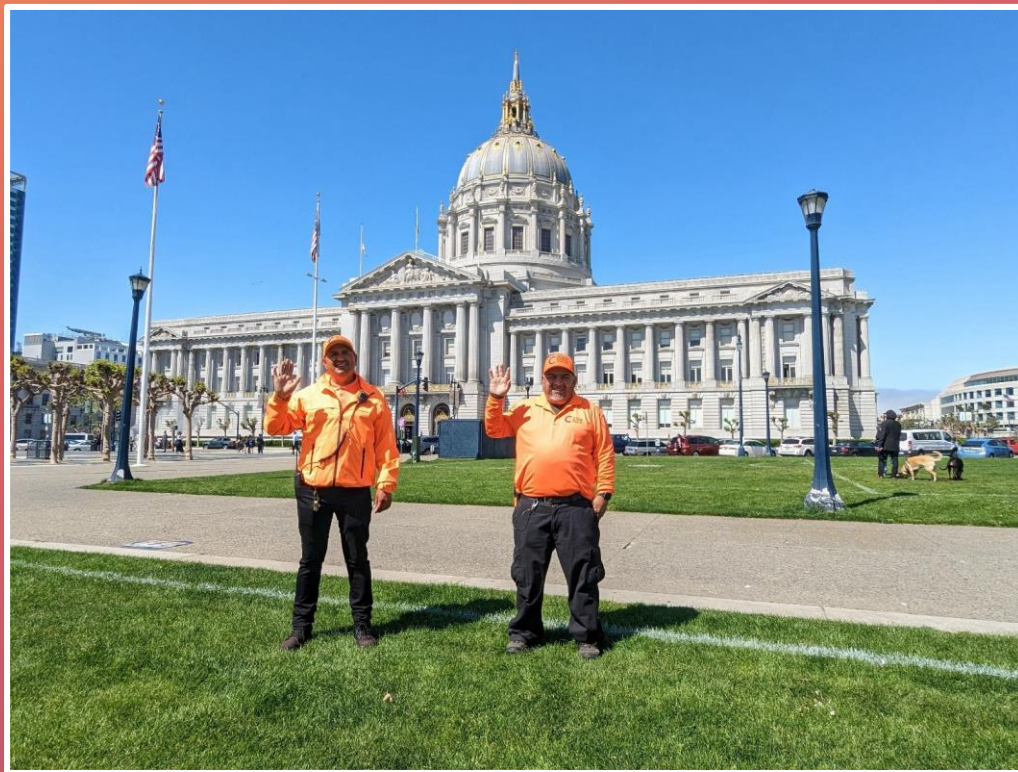
# Food Help Shelter Guide

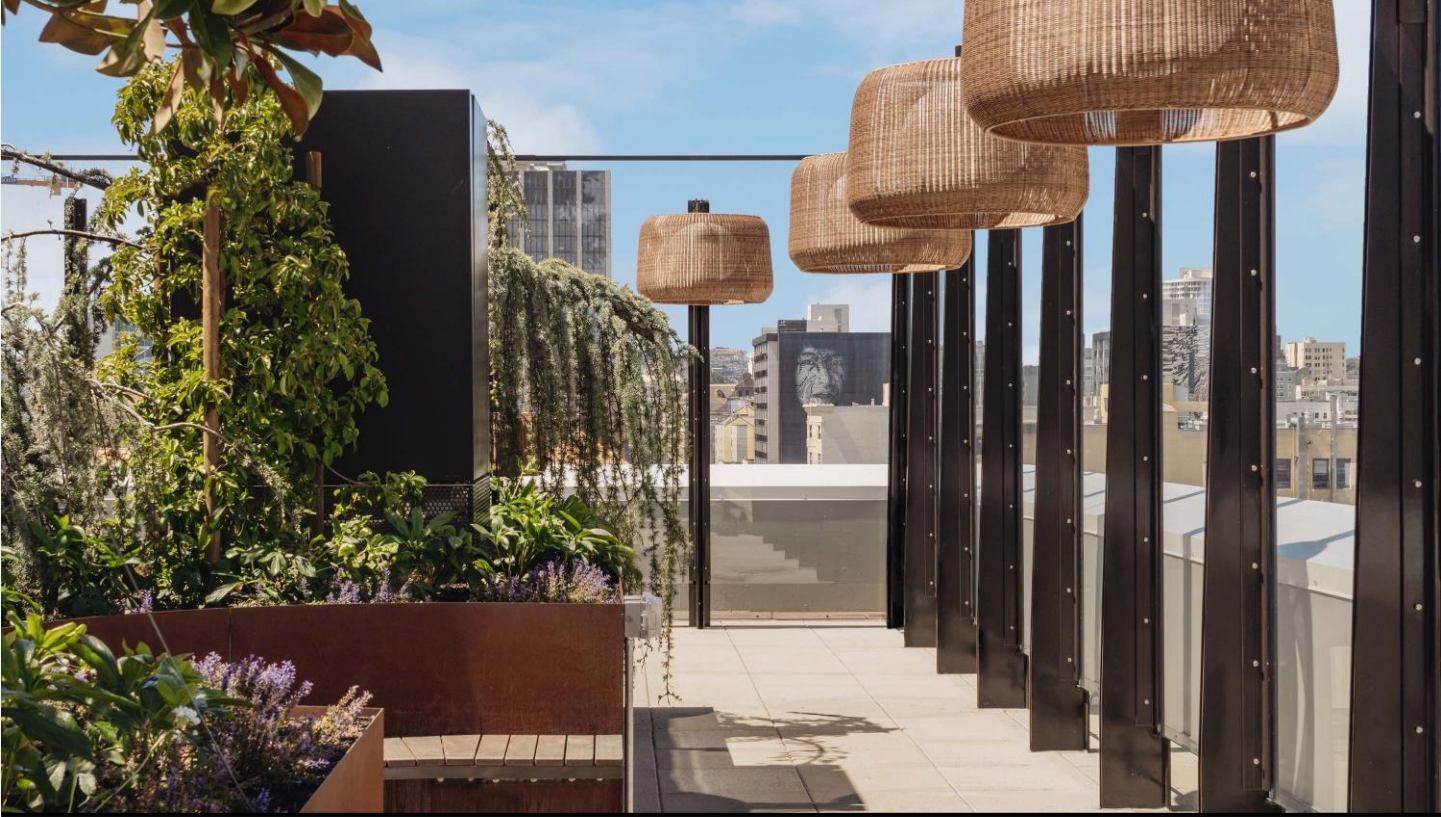
The image displays a comprehensive grid of 24 panels, each dedicated to a specific category of social services. The categories are: Personal Belongings Storage, Veterans Resources, Housing, Employment Resources, Public, Fire & Medical Emergencies & Disaster Services, Resources for the Elderly & People with Disabilities, Food Help Shelter, General Homeless Support, Hot Meals, Groceries/Pantries, Shelter, Showers & Restrooms, Addiction Services, and Physical & Mental Health. Each panel contains a list of local organizations, their addresses, and contact phone numbers. The 'Food Help Shelter' panel is highlighted in yellow and features the organization's logo and a QR code. The 'Resources for the Elderly & People with Disabilities' panel includes a QR code for the '211' helpline. The 'Food Help Shelter' panel also includes a QR code for the '211' helpline.



Currently shared with over 20 local social service agencies

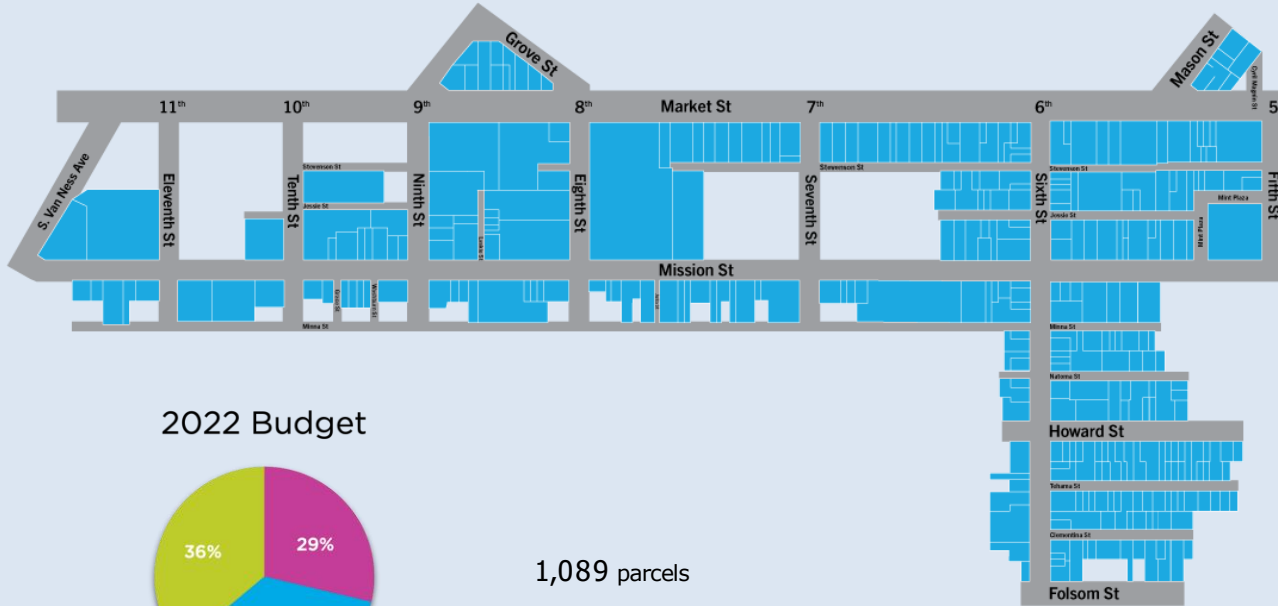
Thank You!



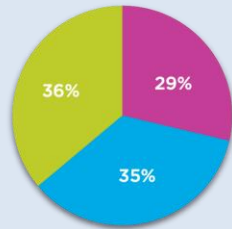


## 2022 Annual Report

# 2022 DISTRICT MAP



## 2022 Budget



1,089 parcels  
\$1.5M Annual Budget

- Cleaning & Maintenance
- Public Safety
- Management & Economic Development & Contingency



SERVICE HOURS 7am-7pm, 7DAYS/WEEK



Cleaning & Maintenance

Public Safety

Economic Development

## ONGOING CHALLENGES TO OUR WORK



**DRUG DEALING**



**OPEN AIR DRUG USE**

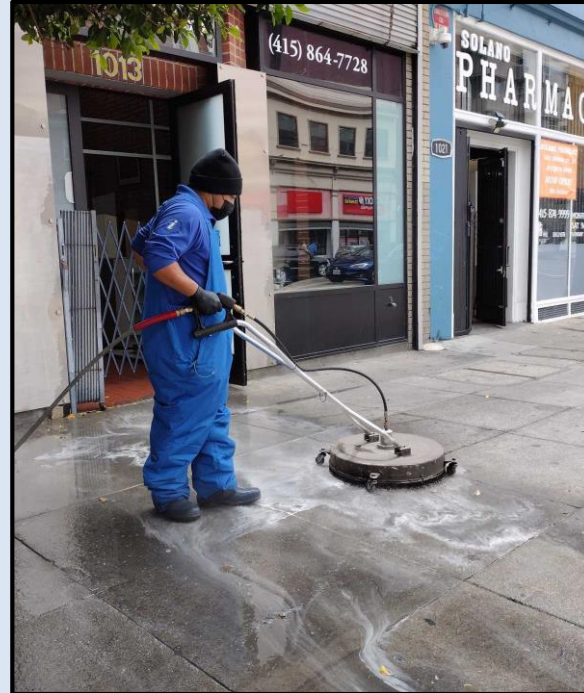
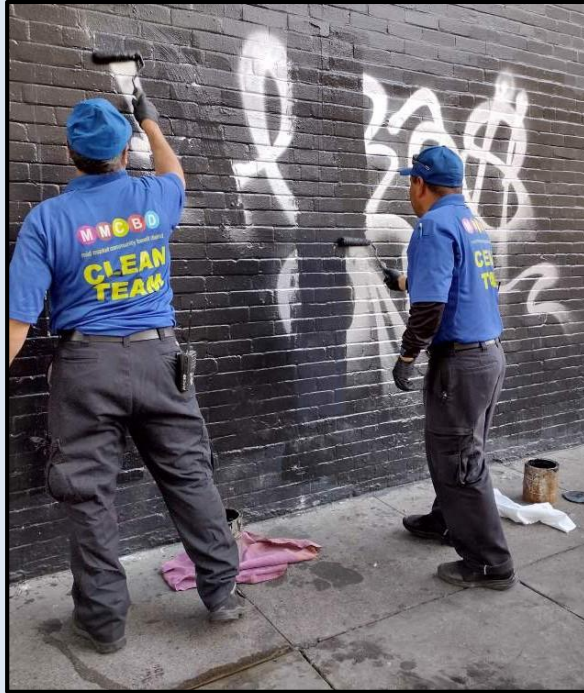


**ENCAMPMENTS**



**ILLEGAL VENDING**

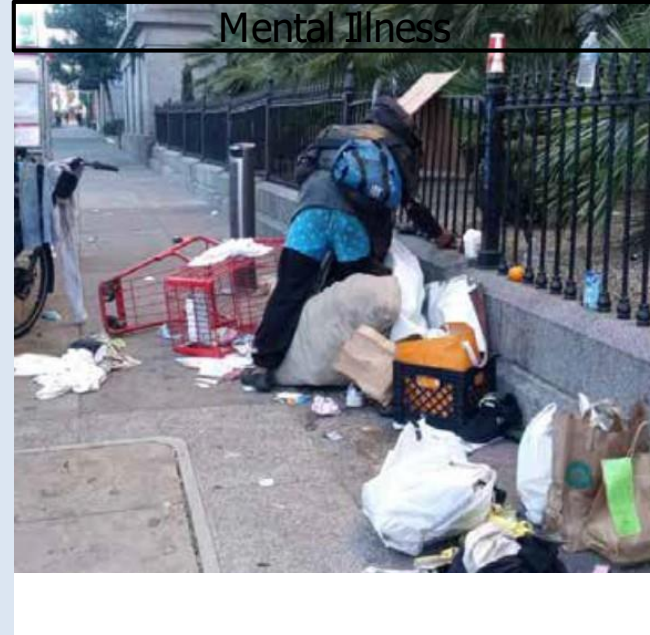




**20,438**  
Instances of graffiti removed on public & private property



Encampment outside Mercy Housing's Rose Hotel

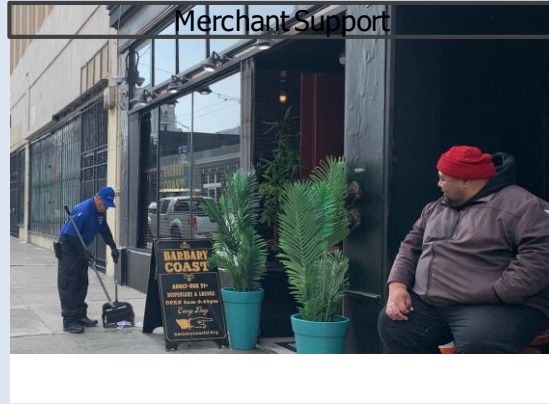


**179,475**  
Pounds of trash removed

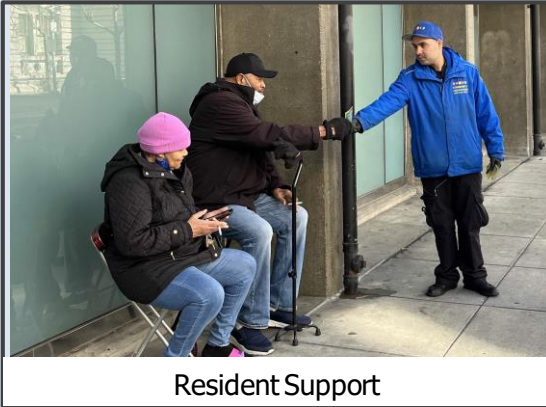
Directions & Referrals



Merchant Support



Resident Support

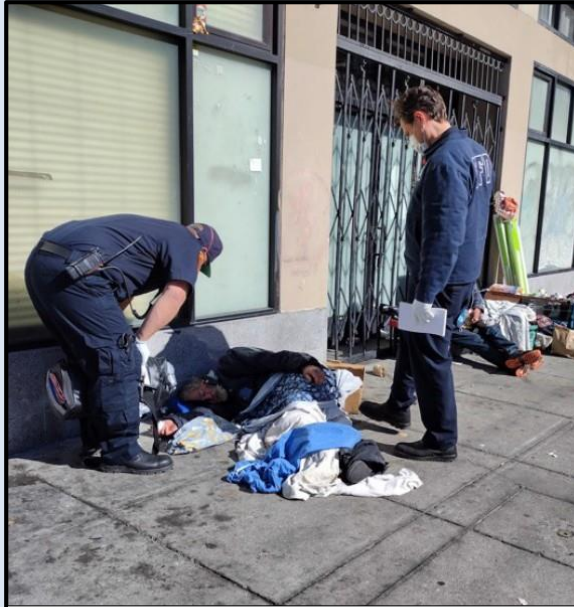


Social Service Outreach





Wellness checks



Emergency services calls



Social services offered

**2,038**  
Social service request



Vacant lot vandalism

**Secure Properties**  
**During Extended Closures**

Properties that are unlawfully entered pose safety and security risks; please securely lock properties that aren't currently open to the public. Generic deadbolts are often cut in a few seconds, providing unfettered access to all aspects of building interiors without owners knowledge for extended periods of time. Regaining access to properties after this time often requires police presence as unsafe conditions can multiply quickly and lead to instances of personal injury, accumulation of debris and refuse, vandalism and fires.

If needing assistance installing the proper security for your property please refer to SFSAFE (<https://sfSAFE.org/projects/business-security/>)



**Co-responder Safety Teams**

?????

Hours with a 10B officer



# ECONOMIC DEVELOPMENT – New Openings



**MID MARKET SAN FRANCISCO**

**BAIT**

**CREATE**

**FRISCOSTOCKS**  
BUY-SELL-TRADE

**Oxford Street**

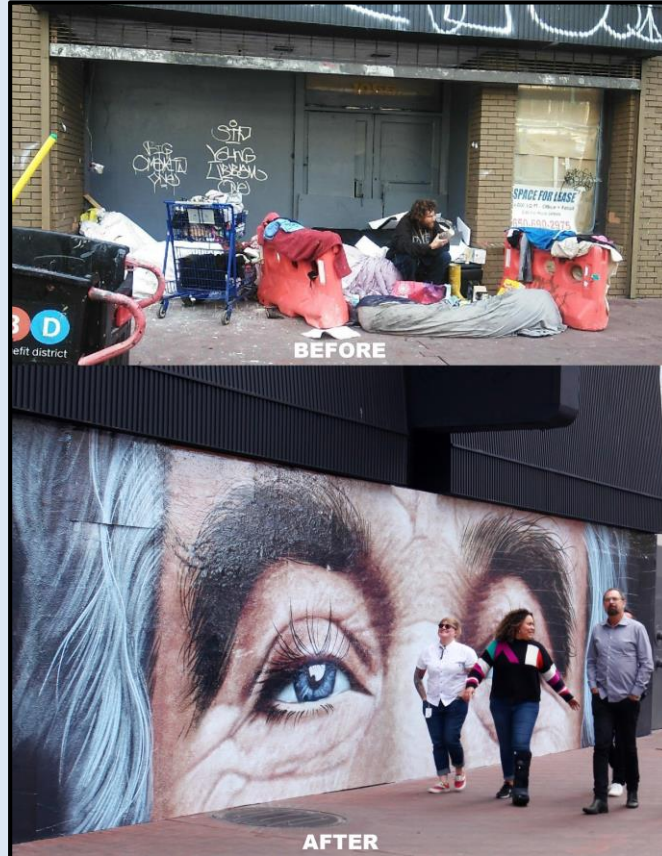
**SHIBU TRU**

**Supreme**

**THRASHER**

**CALIFORNIA**

 <p><b>952 Mission St.</b> San Francisco, CA 94109</p> <p>Open 7 days a week 8:00am - 9:45pm</p> <p><b>Featuring:</b> Deals Lounge   Dab Bar</p> <p>(415) 243-4400 <a href="http://barbarycoastsf.com">barbarycoastsf.com</a></p>	 <p><b>471 Jessie St.</b> San Francisco, CA 94109</p> <p>Open 7 days a week 11:00am - 8:00pm</p> <p><b>Featuring:</b> Deals</p> <p>(415) 543-7666 <a href="http://bloomroom.com">bloomroom.com</a></p>	 <p><b>1276 Market St.</b> San Francisco, CA 94103</p> <p>Open 7 days a week 9:00am - 8:00pm</p> <p><b>Featuring:</b> Deals Lounge   Dab Bar</p> <p>(415) 762-4255 <a href="http://moegreens.com">moegreens.com</a></p>	 <p><b>79 9th St.</b> San Francisco, CA 94103</p> <p>Open 7 days a week 12:00pm - 8:00pm</p> <p><b>Featuring:</b> Deals Lounge</p> <p>(415) 626-2100 <a href="http://vaporroom.com">vaporroom.com</a></p>
			





**Ground Floor Retail Tracking**



Upkeep on Vacancies





Mid Market Marketing Brochure

# AFFORDABLE HOUSING & SOCIAL SERVICES LOCATIONS



## Thank You Field Crew 2022



**Steve**  
Manager



**Mike**  
Social Outreach



**Evzen**  
Supervisor



**Victoriano**



**Ignacio**



**Hugo**



**Omar**



**Steadman**



**Conchita**



**Tulza**



**Julio**



**Adam**



**Victor**