



Community Benefit District Annual Report

- 1) Yerba Buena CBD - FY 19-20
- 2) Ocean Ave CBD - FY 19-20
- 3) Castro CBD – FY 19-20
- 4) Noe Valley CBD – FY 19-20
- 5) Discover Polk CBD – FY 19-20
- 6) Lower Polk CBD – FY 18-19 & FY 19-20



Chris Corgas
CBD/BID Program Director
January 6, 2022



Legislative Overview

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

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



OEWD Review Process

- 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 of Supervisors with a summary memo.



Basic Information

CBD Name	Type	Assessment Budget*	FY 19-20 Assessment Submission	Year(s) Formed & Renewed	Expires
Yerba Buena	Property-Based	\$2,991,722.82	\$3,151,269.00	2008, 2014	2030
Ocean Ave	Property-Based	\$239,578.00	\$330,010.32	2010	2025
Castro	Property-Based	\$384,011.00	\$534,128.08	2005, 2020	2035
Noe Valley	Property-Based	\$218,622.00	\$269,328.30	2005, 2020	2035
Discover Polk	Property-Based	\$601,784.00	\$629,414.98	2018	2029
Lower Polk	Property-Based	\$799,093.54	\$876,709.64	2014	2029



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 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 CBD – Benchmarks

Benchmark	Question	Was This Met?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	Yes
Benchmark 2	Non-assessment revenue is $X \geq 5.08\%$	No
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	Yes



Yerba Buena CBD – Findings & Recommendations

- Awarded funds from Community Benefit Fund for an outdoor art installation at Yerba Buena Center for the Arts, business acceleration services with Renaissance Entrepreneurship Center, Women’s Suffrage Exhibit at American Bookbinders Museum, Halloween Hoopla, and the Yerba Buena Gardens Festival
- Worked with Planning Department, Public Works, and community stakeholders to discuss long-term project to connect Yerba Buena with the Salesforce Transit Center along Natoma and Minna Streets
- Initially stopped service in early days of Covid-19 pandemic, but quickly reinstated services upon City Attorney and OEWD advice
- Reconfigured community grants to nonprofits and small businesses to defray operating costs due to Covid-19 pandemic
- Adjusted the focus of community guides to check in on neighborhood businesses and merchants to assist them during incremental reopening of the economy
- Increased disinfecting of high-touch public surfaces and continued to report and address cleaning and safety issues
- Has a strong board and robust committees
- The Yerba Buena CBD is an extremely well run organization



Ocean Ave CBD – Benchmarks

Benchmark	Question	Was This Met?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	No
Benchmark 2	Non-assessment revenue is $X \geq 1.00\%$	Yes
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	No



Ocean Ave CBD – Findings & Recommendations

- Should develop a strategic plan to look at short, mid, and long term needs of the District
- Likely that the CBD violated Brown Act
 - Executive Director did not guide board chair through meetings which allowed individual board members to go off agenda, change subject, and not adhere to standard board behavior
- OEWD perceives an unhealthy relationship between the governing board and executive director at the time
- Recommendations:
 - In recruiting new board members, the organization and nominating committee should make efforts to have applicants represent the vibrant diversity of the Ocean Avenue corridor.
 - Board seats should not be held in perpetuity and reinstatement a forgone conclusion, instead members who have expiring terms should reapply to the board and go through the formal nomination and election process.
 - The Board should create ladders to elevate new board members to leadership positions.
 - The governing board and the executive director need to complete the strategic plan process and follow all recommendations issued.
 - The governing board should have an annual retreat where they identify annual objectives and growth opportunities for the organizations.
 - The organization should hire outside legal counsel familiar with CBD/BID laws to advise them rather than rely on board members and the City for legal advice.
 - The governing board should set a maximum term limit for board members at which point they take at least a 2 year break away from the board, but may reapply to join after that period expires.
 - The board needs to clearly spell out expectations for board members.
 - The board needs to create an onboarding process for new board members.
 - Each board member needs to participate fully at board meetings and not allow individuals to control the meetings.
 - The board needs to establish a performance evaluation and metrics for the executive director.
 - The board needs to ensure rules are in place pertaining to the awarding of subcontracts and proper fiduciary management.
 - The board needs to provide overall direction to the executive director and ensure that the director is meeting all tasks and responsibilities



Castro CBD – Benchmarks

Benchmark	Question	Was This Met?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	No
Benchmark 2	Non-assessment revenue is $X \geq 5.00\%$	Yes
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	Yes



Castro CBD – Findings & Recommendations

- Met 3 out of 4 benchmarks
- Did incredibly well on Benchmark 2 (over 45% of budget was from non-assessment sources)
- Facilitated communication between the Covid Command Center and Castro/Upper Market community.
- Successfully completed a renewal and expansion of the district with 75% of the weighted ballots cast voting to renew and expand for another 15 year term,
- Initially stopped service when Covid-19 stay at home issued, but returned to work once OEWD and the City Attorney's Office provided guidance.
- Partners with the City and County of San Francisco to implement numerous grants such as Castro Cares and Jane Warner Plaza Activation.
- The CBD improved coordination and relationships with neighborhood stakeholders.
- Well positioned to carry out its mission.



Noe Valley CBD – Benchmarks

Benchmark	Question	Was This Met?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	No
Benchmark 2	Non-assessment revenue is $X \geq 5.00\%$	Yes
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	Yes



Noe Valley CBD – Findings & Recommendations

- Met 3 out of 4 benchmarks
- Did incredibly well on Benchmark 2 (over 30% of budget was from non-assessment sources)
- Facilitated communication between the Covid Command Center Noe Valley community.
- Successfully completed a renewal of the district with approximately 75% of the weighted ballots cast voting to renew for another 15 year term,.
- Partners with the City and County of San Francisco to implement activation of the Noe Valley Town Square.
- Programming at the Noe Valley Town Square was suspended or canceled due to the Covid-19 pandemic.
- The CBD improved coordination and relationships with neighborhood stakeholders.
- Well positioned to carry out its mission.



Discover Polk CBD – Benchmarks

Benchmark	Question	Was This Met?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	Yes
Benchmark 2	Non-assessment revenue is $X \geq 3.37\%$	Yes
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	Yes



Discover Polk CBD – Findings & Recommendations

- Met all benchmarks
- Ended service contract with the Lower Polk CBD
 - Contract has Lower Polk CBD provide the services within DPCBD
 - Ended so districts could better respond to unique needs of both districts
- Led hiring process to hire new executive leadership
 - Hired Duncan Talento Ley and Ben Bleiman as co-executive directors
- Had process to hire a service contractor – StreetsPlus selected
- Facilitated communication between district stakeholders and the Covid Command Center
- Continued operations once shelter in place was declared
- Modified services to better address unique concerns at beginning of the Covid-19 pandemic
- Implemented BigBellies within the CBD area.
- The CBD improved coordination and relationships with neighborhood stakeholders.
- Well positioned to carry out its mission.



Lower Polk CBD – Benchmarks

Benchmark	Question	Was This Met in FY 18-19?	Was this met in FY 19-20?
Benchmark 1	Variance between management plan budget and Fiscal Year budget is $X < 10\%$?	Yes	No
Benchmark 2	Non-assessment revenue is $X \geq 5.55\%$	Yes	Yes
Benchmark 3	Variance between Fiscal Year budget and Fiscal Year Actuals is $X < 10\%$?	Yes	Yes
Benchmark 4	Were carryforward funds indicated from one FY to the next FY and were projects designated to be spent on?	Yes	Yes



Lower Polk CBD – Findings & Recommendations

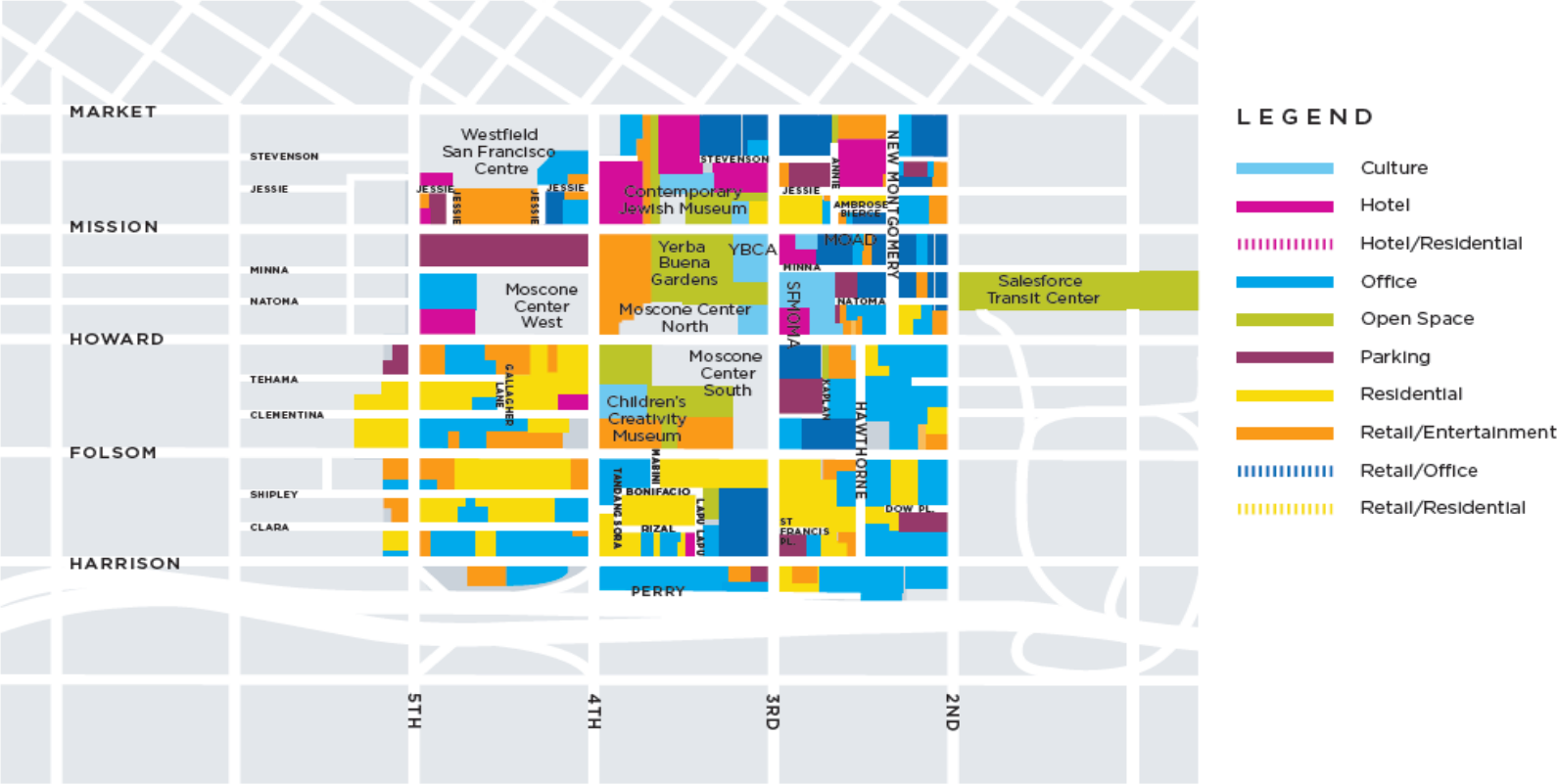
- Did not turn in annual reports and financial statements for either FY 2018-2019 or 2019-2020 in a timely manner.
 - Provided summary memo explaining the delays, part of board packet.
 - Delay initially caused by staff turnover and exacerbated by change in financial professional.
 - Reports are difficult to access online
 - OEWD recommends making them more easily accessible on CBD's website
- Initially suspended services at the beginning of the Covid-19 pandemic, but reinstated upon advice from OEWD and the City Attorney.
- Partnered with Covid Command Center to disseminate information to Lower Polk stakeholders.
- Supported local businesses and continued efforts of Lower Polk Tenant Landlord Clinic throughout the pandemic.
- Continues to be an asset to Lower Polk community.
- Generally performed well in implementing its service plan, but must improve on timely reporting,





Presentation to the San Francisco Board of Supervisors
Government Audit and Oversight Committee
January 6, 2022

What is the Yerba Buena District?



What does the YBCBD do?

YBCBD Mission Statement:

Advance the **quality of life** for residents and visitors in the Yerba Buena Neighborhood and San Francisco on an ongoing basis by fostering a **safer and more secure community**, enhancing **environmental quality and beauty**, and reinforcing the **viability of our economic base**.

1. Cleaning

Clean Team
Steam Cleaning
Bigbelly Program



3. Streetscape

Public Art
Pedestrian Safety
Community Spaces



5. Community Benefit Grants

Public Art
Community Building
Streetscape Improvements
Safety Enhancements

2. Safety

Community Guides
SFPD Bike Patrol
Social Services Specialist



4. Marketing

Events
Marketing Campaigns
Social Media



Pre Pandemic Highlights

- 9th Annual Yerba Buena Night
- Bigbelly Art
- 2nd SOMA Sunday Streets
- Yerba Buena Walking Tours
- Yerba Buena Gardens Conservancy formation
- Community Benefit Fund Grants
 - Yerba Buena Center for the Arts
 - Renaissance Entrepreneurship Center
 - American Bookbinders Museum
 - Children's Creativity Museum
 - Contemporary Jewish Museum
 - SPUR
 - Yerba Buena Gardens Festival



Yerba Buena Night 2019

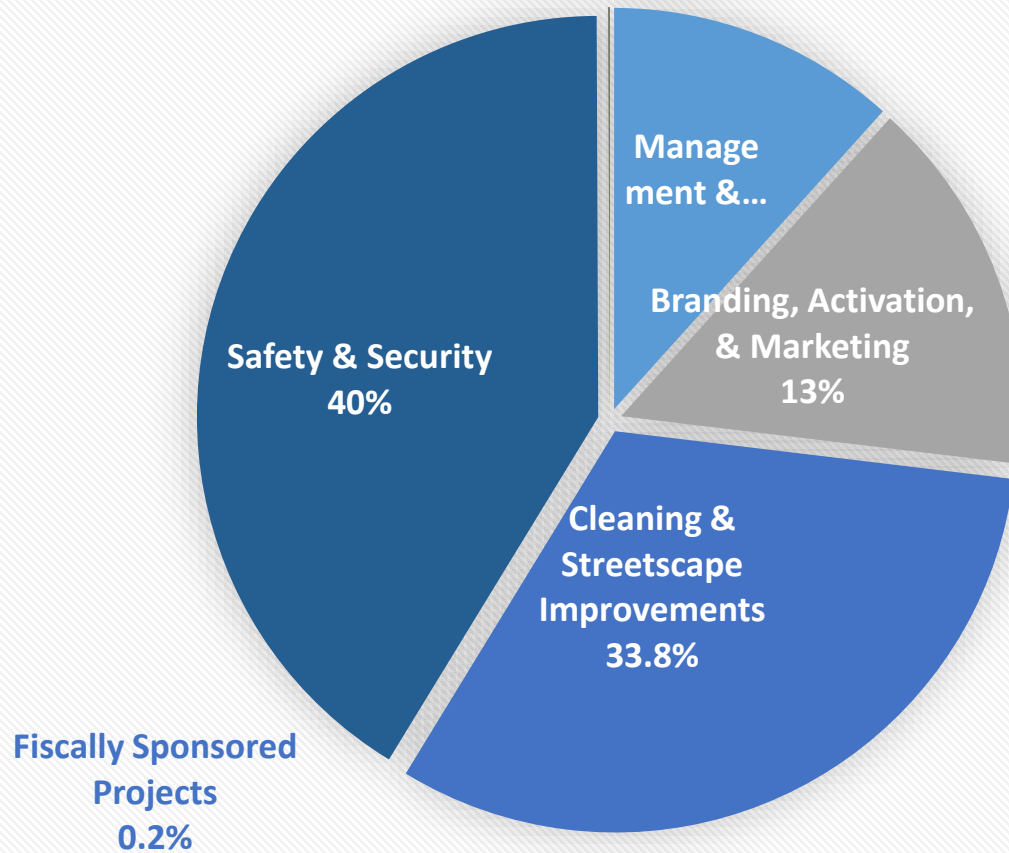
After March 2020

- Continued Clean and Services with adjusted focus
- Created “resource center” to share general pandemic-related information and resources
- Acquired PPE and distributed to businesses and non-profits in need
- Distributed masks to anyone in need in collaboration with Supervisor Haney
- Marketing focus on open businesses with short videos
- Adjusted structure for FY20-21 Community Benefit Fund Grants
- Developed structure for Small Business Grants

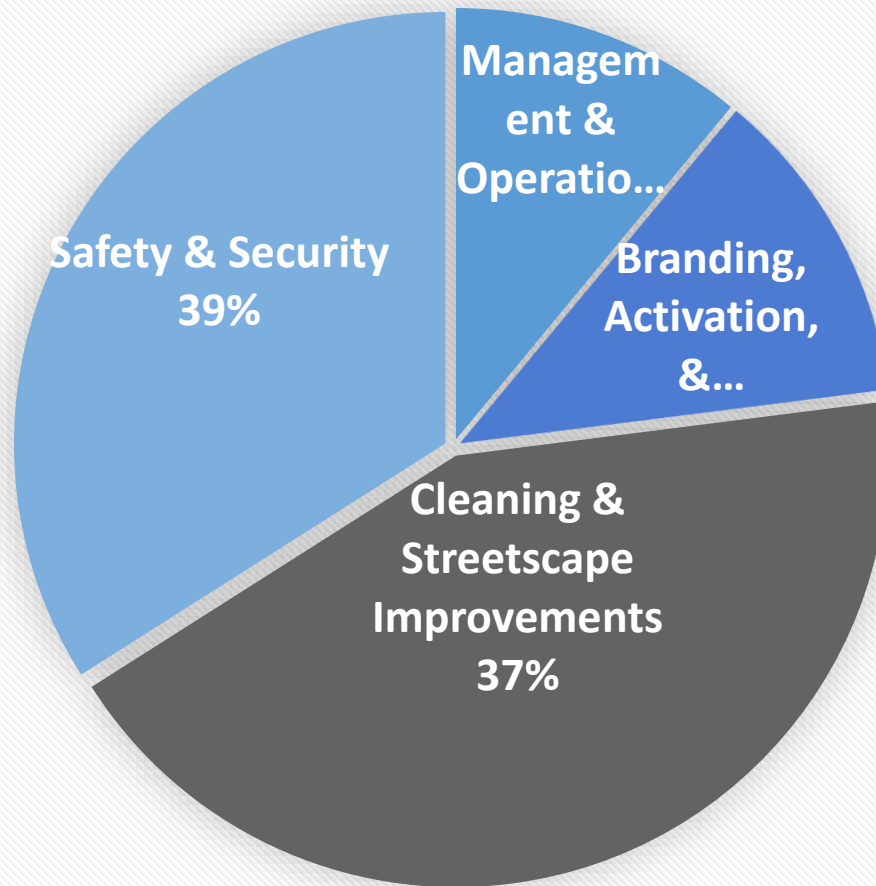


YBCBD Community Guide disinfecting high-touch surfaces

FY19-20 ACTUALS



FY20-21 BUDGET



Bigbelly Art Ribbon Cutting

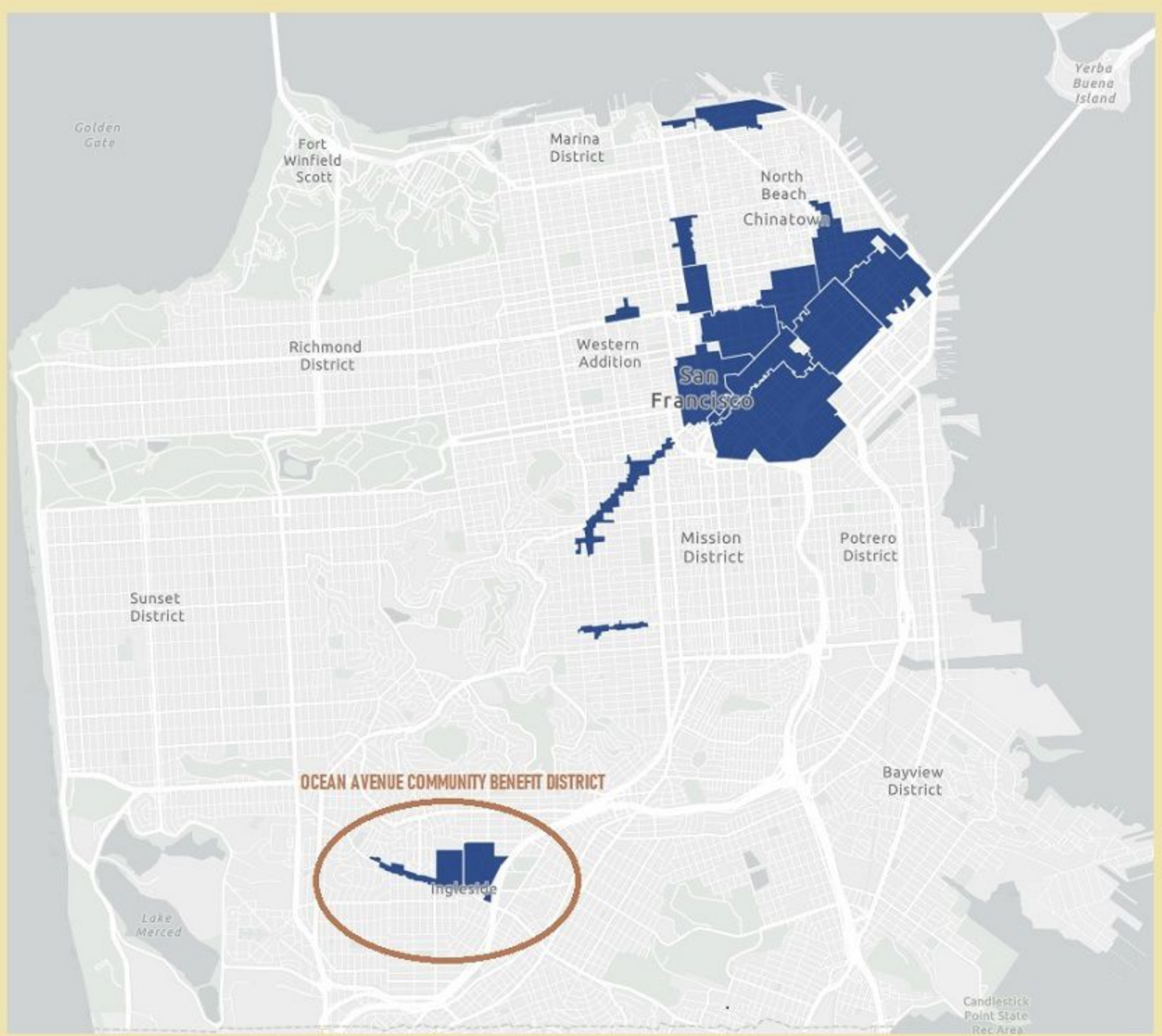




Annual Report
2019-2020

Pierre Smit,
Executive Director

Jordan Mar,
Small Business &
Marketing Manager

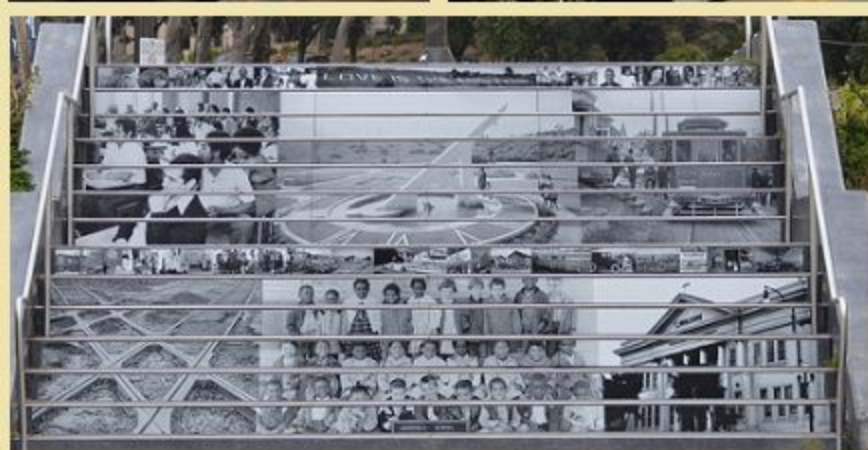




Accessibility | Literacy | Proximity | Unity

- Easy Access by BART, MUNI, FWY280, Junipero Serra
- A Corridor to Literacy with CCSF, SFSU, HS, MS, ES
- Steps Away from Many Distinct Neighborhoods
- A Place of Unity for Businesses Serving Folks of All Backgrounds

AR 19/20





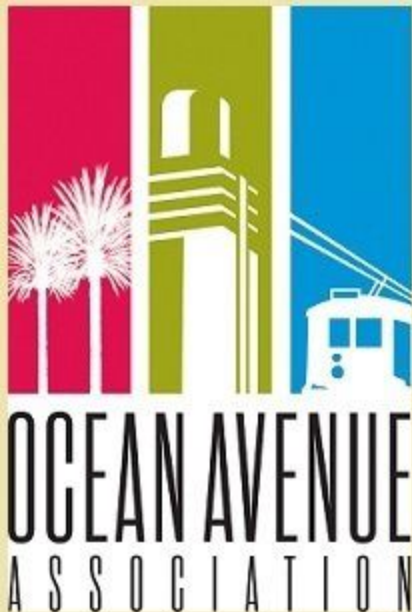
The OAA Clean Team

- Sweeping twice daily in most area of the CBD
- Pressure washing sidewalk a block per week
- Graffiti removal/covering within 24 hours
- Community clean-up of some neighboring areas

x Trash & Cardboard removed in FY19-20.....	66,000 lbs
x Animal & Human Waste Pick ups.....	1,450
x Graffiti Removal.....	780
x Instances of Steam Cleaning.....	1,075
x Illegal Dumping - 311 Calls.....	220

AR 19/20





Beautification & Maintenance

- Planting areas
- On wide sidewalks
 - Watered weekly
 - Maintained as needed

Trees planted with the assistance of DPW on different side streets

AR 19/20

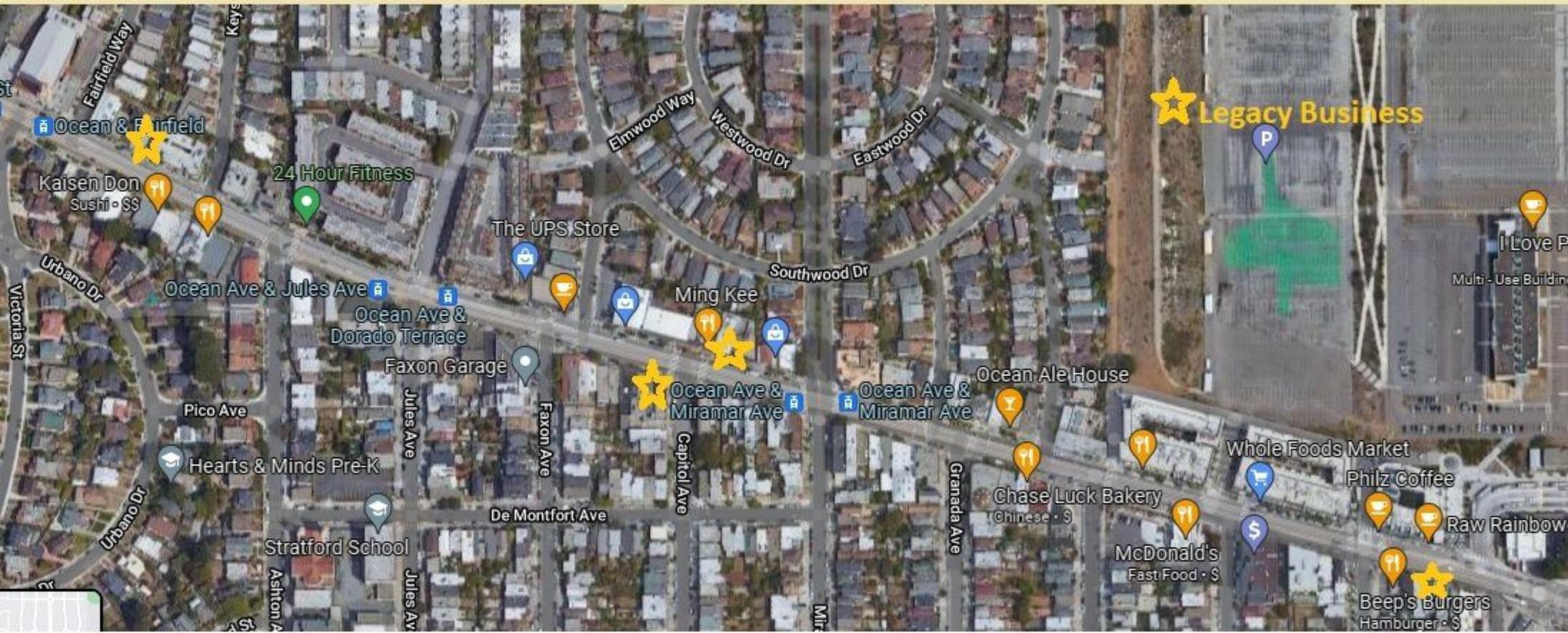




Small Business Program

- Pandemic Response to Small Businesses
- Free Legal Services
- Legacy Businesses Filing
- Commercial Space Inventory
- Assisting Prospective Businesses

AR 19/20

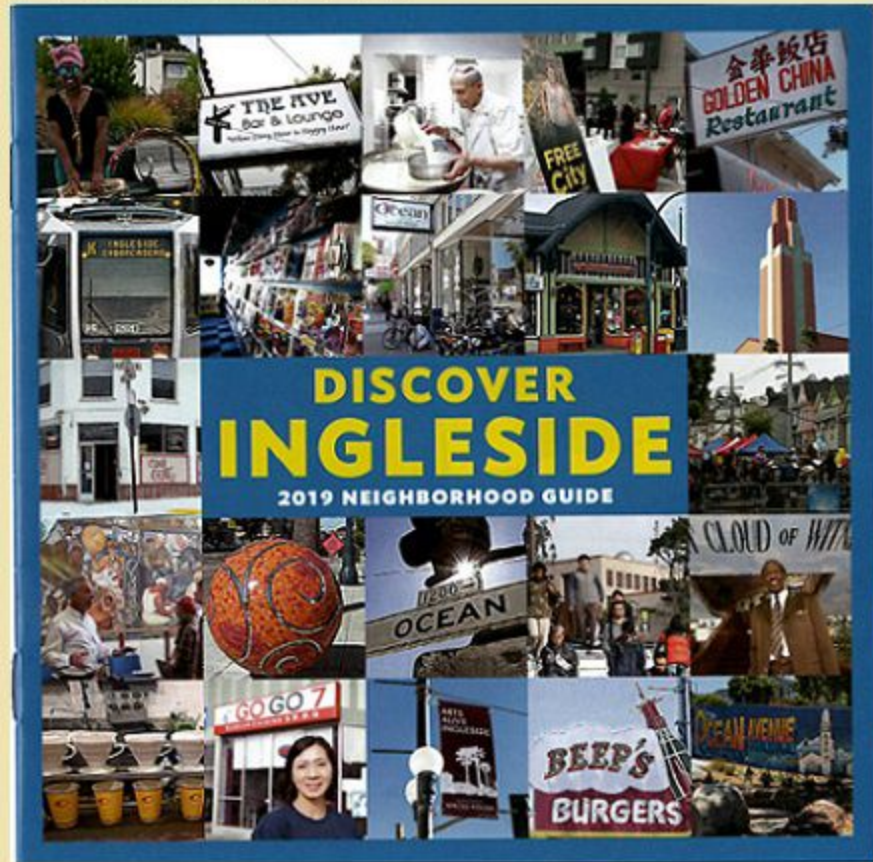




Discover
 Ingleside
 2019
 Neighborhood
 Guide

Renewal
 and
 Expansion
 Including
 - Balboa Upper Yard
 - Balboa Reservoir

AR 19/20





Events, Promotions & Projects

- Lunar New Year
- Promotion of OMI-CPP and SF Turkey Drive
- Public Live Survey
- Public Art
 - Ingleside Library Gateway
 - Murals

AR 19/20



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
- ◆ Renewal Committee

GRANTS

- ◆ OEWD Castro Cares
- ◆ OEWD Jane Warner Plaza Improvement
- ◆ OEWD Castro Corridor Manager

Cleaning Services



CLEANING UP IN FY 2019-20

- Daily Sweeping
- Monthly + steam cleaning
- TRASH! 87,420 pounds of trash removed
- GRAFFITI! 7,048 incidences of graffiti abated
- NEEDLES! 2,823 dirty/hazardous needles collected
- CARDBOARD! 16,728 yards of flattened cardboard
- HAZARDOUS WASTE! 4,674 incidences of human feces removed

PUBLIC SAFETY

- SF Patrol Special Police 7 Nights/Week
- Evening Foot Patrols:
 - Jane Warner Plaza, Harvey Milk Plaza
 - Castro Street
- Vehicle Patrols:
 - Market Street
 - Church Street
 - Bikeway behind Safeway

(collaboration between late night businesses and Castro CBD)

Public Space Management & Activation

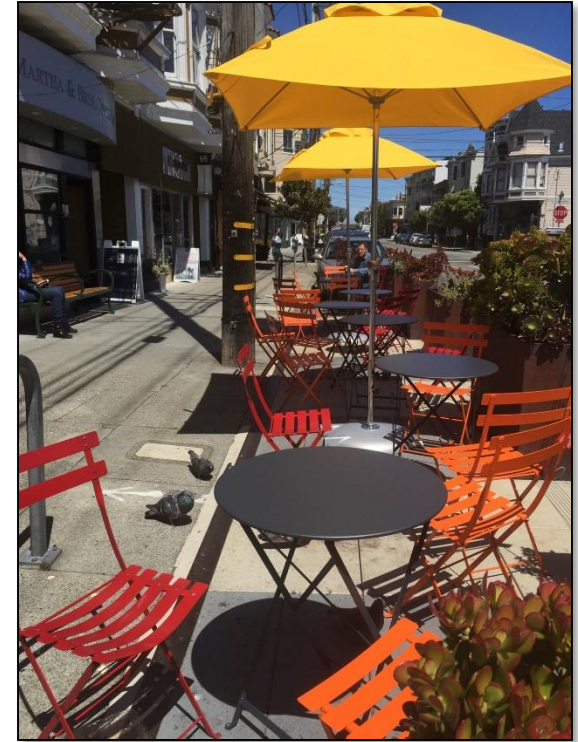
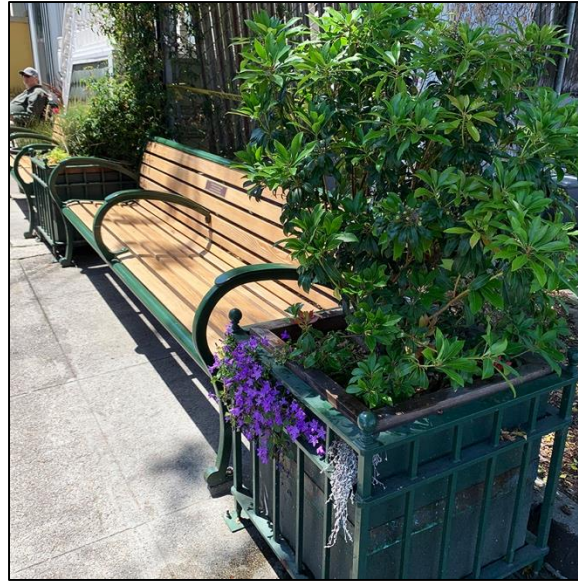


THANK YOU!



Noe Valley Association
A Community Benefit District
noevalleyassociation.org

FY 19-20 Annual Report
Government Audit & Oversight Committee
January 6, 2022



NVA Street porters worked full time through COVID-19, not missing a day of work in the district.

Public seating was well-used during the pandemic lock down.



Noe Valley Association
A Community Benefit District
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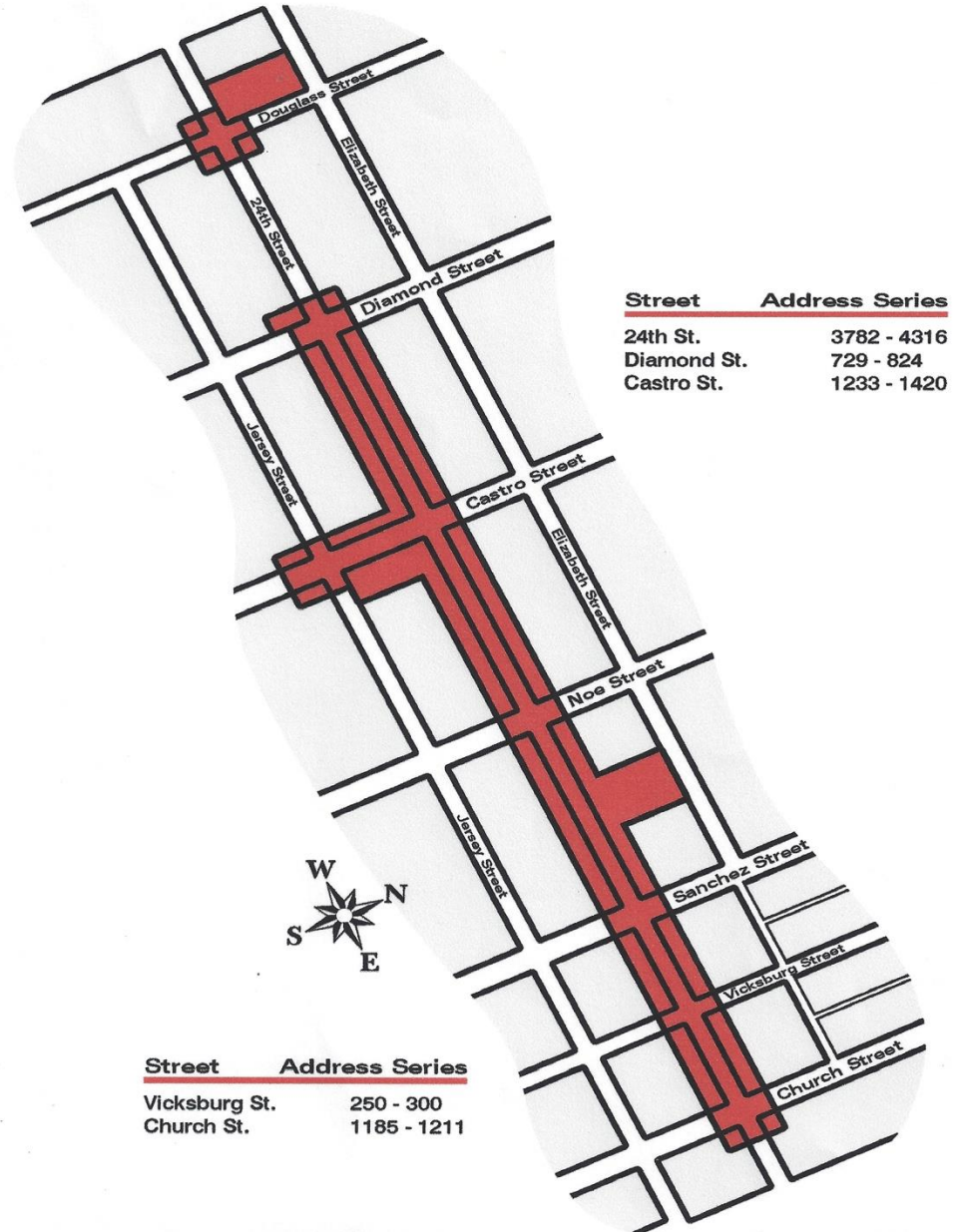
The NVA Renewed in 2020!

- Property Owners renewed the district for another 15 years with a favorable vote of 76% to 24%.
- This is a 19% increase in “yes” votes compared to the original vote to create the CBD in 2005.
- The new Management Plan changes include the elimination of four property corners.



**Noe Valley Association- A Community Benefits District
Address Range Map**

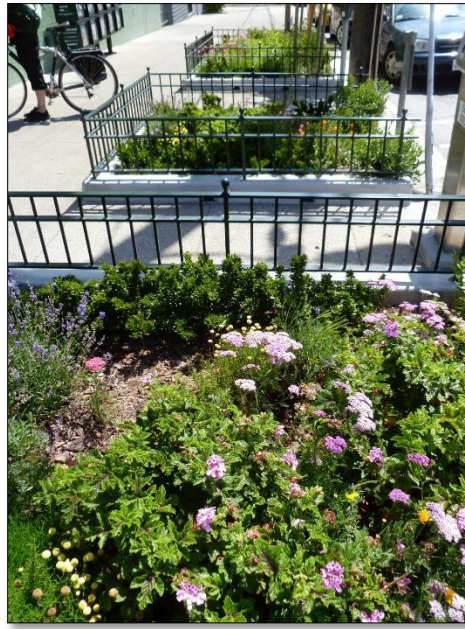
Noe Valley CBD Area Map



Noe Valley Association
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NVA Active Committees

Green Committee - Streetscape Improvements



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Community Event Marketing

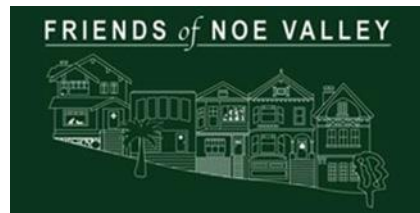


NVA Partner Organizations



Noe Valley Merchants & Professionals Association

<http://www.noevalleymerchants.com>

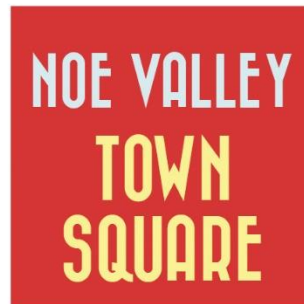


Friends of Noe Valley

<http://friendsofnoevalley.com>



Noe Valley Association
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noevalleyassociation.org



Noe Valley Town Square

<http://noevalleytownsquare.com>

Grants

NVA as Fiscal Agent for the Noe Valley Town Square



Noe Valley Association
A Community Benefit District
noevalleyassociation.org

Day to Day Operations

- Annual removal of **258** bulky trash items
- Annual removal of **262** graffiti marks, stickers
- **9** annual power washings of sidewalks
- **223** calls to 311 for removal of bulky items
- **201** tree wells weeded and watered
- **24** flower baskets hung every six months
- **27** Planter boxes replanted every six months
- **7** large sidewalk garden areas maintained monthly
- **1** public park & **2** parklets maintained year-round
- **Two** full-time street porters and a part-time gardener.



Opportunities

Continue to support activation of the Noe Valley Town Square – a widely used and valued public space in the heart of Noe Valley



Thank You.

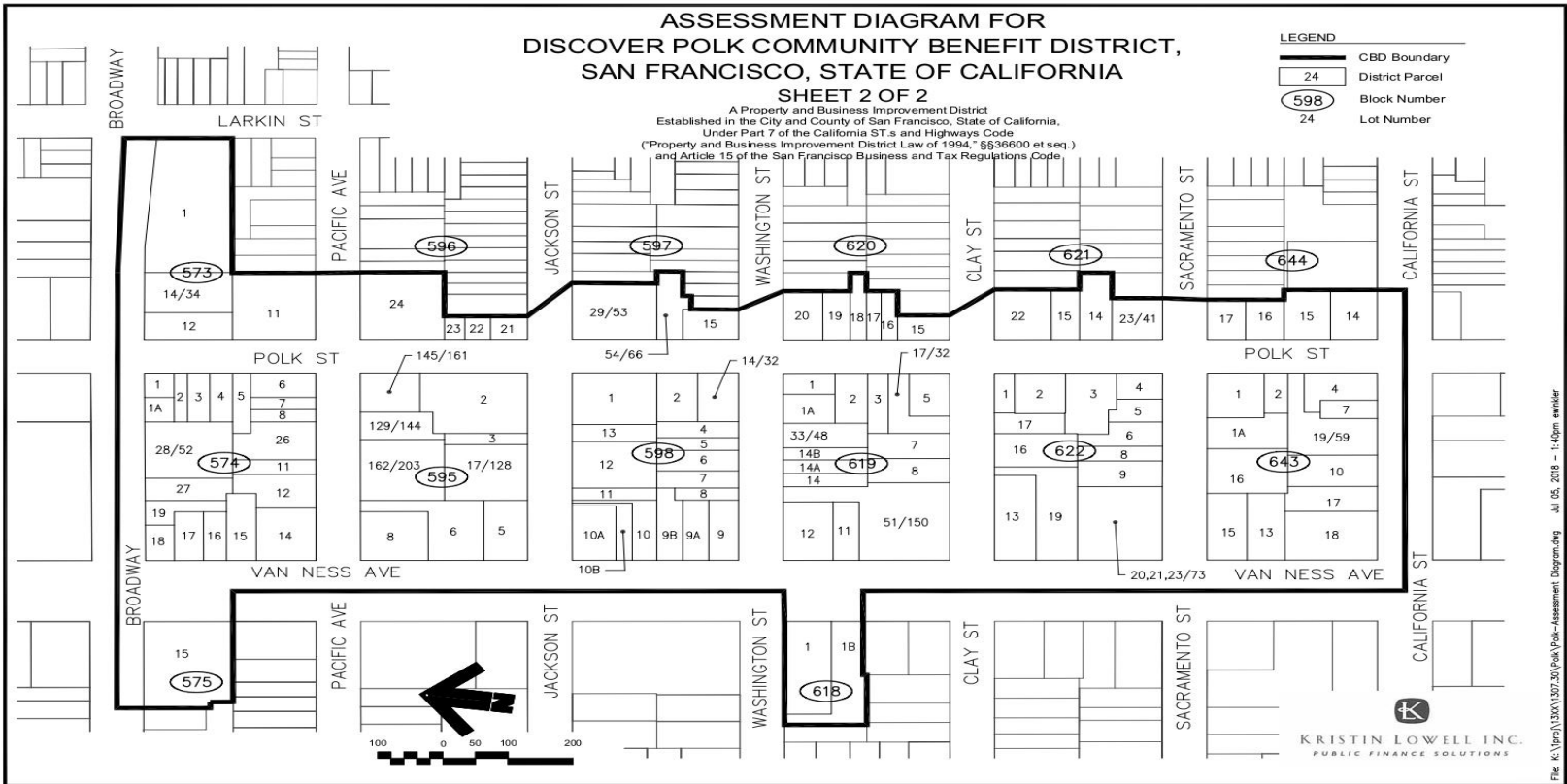


Noe Valley Association
A Community Benefit District
noevalleyassociation.org

Annual Report Highlights – FY 19/20



District Map - 535 total parcels



Board & Staffing Changes

- DPCBD maintained the same twelve (12) Board members throughout the period of the 2019/2020 Annual Report.
- The previous executive management – contracted through LPCBD - resigned two months before the end of 2019. DPCBD finished 2019 operating two (2) months without the support of an Executive Director or District Coordinator.
- In November 2019, the Board approved a job description for Executive Director and a search was launched. A working group interviewed four (4) qualified candidates in December 2019 and January 2020, and unanimously approved the application of a local hospitality and community affairs management company, Tonic Nightlife Group; the Board ratified the choice at a special meeting on January 10, 2020 and the new Executive Management Team accepted the offer on January 20, 2020.

- **Neighborhood Cleanliness**

- In December 2019, DPCBD conducted a rubbish audit with rubbish.love and the results were surprising. The bulk of sidewalk soil is gum stains (64%) and cigarette butts (19%). The data from this audit has helped DPCBD prioritize cleaning efforts.

- StreetPlus ramped up to near full levels by Q1 2020 (COVID19 challenges notwithstanding), including regular power washing and steam cleaning of every sidewalk in the district at a minimum of once per every two (2) weeks.

- DPCBD was notified in December 2019 that it had received a grant from OEWD for five (5) Big Belly trash bins. DPCBD worked with OEWD to identify ideal locations for the cans and contracted with a designer for the artwork that would “wrap” the cans in order to provide additional branding for the DPCBD.

- The Big Belly trash cans were installed and operational by June 2020; including a socially distanced press conference with D3 Supervisor Peskin as the main speaker.

- **Statistical Summary of Services Provided by LPCBD February 2019 to November 2019 and StreetPlus December 2019 to July 2020***

Pounds of trash removed	73,163
Hazardous waste (needles) disposed	1,182
Graffiti abated (number of instances)	373
Linear frontage steam cleaned (sq ft)	115,000
Calls addressed for cleaning (direct calls are rare)	7
Call addressed for public safety	3

Budget

FY 2020-21

REVENUE AND SUPPORT

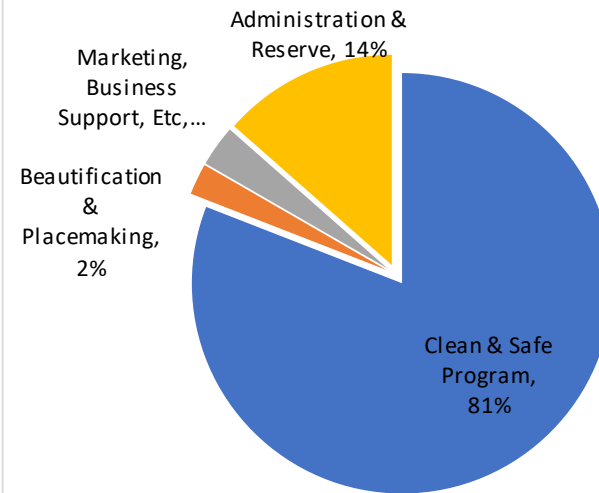
Assessments	654,820
Fundraising/In-Kind	37,000
Interest Income	0
TOTAL REVENUE AND SUPPORT	691,820

EXPENSES

Clean & Safe Program	432,713
Beautification & Placemaking	12,882
Marketing, Business Support, Etc	16,950
Administration & Reserve	72,235
TOTAL EXPENSES	534,779

* Financial data from the audited financial statements.

FY 2020-2021 budget



Financial Data*

Statement of Operations (Actual vs. Budget)

for the fiscal year ended June 30, 2020

	Actual	Budget	Variance Positive/(Negative)
REVENUE AND SUPPORT			
Assessments	630,940	628,327	2,614
Fundraising/In-Kind	22,605	37,000	(14,395)
Interest Income	0	0	0
TOTAL REVENUE AND SUPPORT	653,546	665,327	(11,781)
EXPENSES			
Clean & Safe Program	280,668	349,181	68,512
Beautification & Placemaking	13,998	21,864	7,866
Marketing, Business Support, Etc	36,172	28,768	(7,404)
Administration & Reserve	93,115	76,521	(16,594)
TOTAL EXPENSES	423,953	476,334	52,381
Change in Net Assets	229,592	188,992	64,162
Prior Year Net Assets (Carryover)	424,195	424,195	0
TOTAL NET ASSETS	653,787	613,187	64,162

Statement of Financial Position

As of 06/30/2020

ASSETS

Cash and Cash Equivalents	654,681
Assessment and Other Receivables	7,320
Prepaid Expenses	308
Equipment, net	1,679
TOTAL ASSETS	663,988

LIABILITIES & NET ASSETS

LIABILITIES

Accounts Payable	10,200
TOTAL LIABILITIES	10,200

NET ASSETS

Without Donor Restrictions	646,468
With Donor Restrictions	7,320
TOTAL NET ASSETS (CARRYOVER)	653,788
TOTAL LIABILITIES & NET ASSETS	663,988

Financial Notes

Revenue

- Assessment revenues followed very closely to plan for the fiscal year. The District's non-assessment revenues (General Benefit) is below plan by \$14,395 but above the mandatory \$20,000 requirement.

Expense

- Overall expenses for the fiscal year are under budget by \$52,381 relative to plan.

Clean & Safe

- Clean & Safe expenses are significantly under the budget due to understaffing issues at StreetPlus mostly related to the COVID19 crisis.

Beautification & Placemaking

- Beautification & Placemaking expenses are \$7,866 under the budget due to the COVID19 crisis.

Marketing & Business Support

- Marketing & Business Support expenses are \$7,404 over the budgeted plan due to the transition phase between Executive Management teams, additional spend related to communication campaigns and funds utilized for DPCBD branding on the BigBelly Trash cans.

Admin & Reserve

- Admin & Reserve expenses are \$16,594 over the budgeted plan due to rent expense for StreetPlus equipment along with additional professional service expenses.

Conclusion

For much of the latter portion of FY2019/2020, DPCBD was consumed with helping the district adapt to and manage the challenges of the COVID19 pandemic. This included but was not limited to working with StreetPlus to modify their cleaning processes to utilize PPE and social distancing protocols, partnering with local businesses to help build their outdoor “parklets” through the City’s Shared Spaces program and addressing myriad concerns and questions from residents to ensure the safety and wellbeing of everyone in the district during the pandemic.

We were extremely fortunate that our assessments came in at (or very near to) budget.



Lower Polk Community Benefit District
Annual Reports
FY 18-19 and FY 19-20

Chris Schulman
Executive Director

• LOWER POLK •

COMMUNITY BENEFIT DISTRICT



District Map

★

• LOWER POLK •

COMMUNITY BENEFIT DISTRICT

LOWER POLK COMMUNITY BENEFIT DISTRICT



22 whole or partial blocks

480 Parcels

Generally Alice B. Toklas Pl/Myrtle Alley to the South to California Street to the North

Generally Van Ness Avenue to the West and Larkin to the East

Includes CPMC Medical Center and Sgt. John MacAulay Park parcels

Legend

□ District Lots
 ■ District Boundary

Prepared by



Services and Programs

Cleaning and Maintenance

- Pan and broom sweeping
- Pressure washing
- Graffiti Abatement
- Other maintenance including tree wells, trash receptacles, etc.
- Staff restroom adjacent to Sgt. Macaulay Park (through March 2020)

Safety

- Work with neighborhood and City stakeholders to improve safety in the community
- Deploy an ambassador focused on community/social service outreach at Sgt. Macaulay Park
- (2022) Deploying roving team of community ambassadors throughout district

Neighborhood Beautification/Streetscape Improvements/Activations

- Fern Alley Streetscape Improvements/Polk Street Beautification Project
- Partner with Lower Polk Neighbors on activations
- Lower Polk/Tenderloin Art Walk and Wine Walks





Lower Polk Tenant Landlord Clinic

With support and funding from the City of San Francisco, LPCBD continued to operate the award-winning Lower Polk Tenant Landlord Clinic, which helps landlords, small merchants, and tenants resolve issues that may lead to tenant or merchant displacement.

- The TLC is a unique interdisciplinary program that works to keep residential tenants and small “mom and pop” merchants stably sited in their current places of residence or business
- The TLC accomplishes this via education, outreach, referrals, and when needed, alternative dispute resolution. When alternative dispute resolution is required, we work on a rapid response model.
- Primary Partner is the Bar Association of San Francisco
- Hundreds of residential and small business clients served annually



Lower Polk Tenant Landlord Clinic

Client Demographics:

- Ages Range from Teens to 80's with most clients middle aged or senior citizens
- Clients are split identifying as Male and Female with 4% of clients being trans or gender non-conforming.
- Only about 48 percent of our clients identify as straight, with the remainder either choosing not to identify, or identifying as gay or bisexual or "not listed."
- The vast majority of our clients earn under \$18,000 per year, and people who identify as white make up less than 30 percent of our clients.



Financial Data*

Statement of Operations

for the fiscal year ended June 30, 2019

	Actual
REVENUE AND SUPPORT	
Assessments	879,223
Fundraising/In-Kind	596,094
Interest Income	94
Loss on Assets Disposal	(639)
Other	281
TOTAL REVENUE AND SUPPORT	1,475,053
EXPENSES	
Cleaning, Maintenance, and Safety	889,560
Marketing, Streetscape, and Beautification	585,581
Management and Operations	303,429
TOTAL EXPENSES	1,778,570
Change in Net Assets	(303,517)
Prior Year Net Assets (Carryover)	1,014,722
TOTAL NET ASSETS	711,205



Statement of Financial Position

As of 06/30/2019

ASSETS

Cash and Cash Equivalents	500,560
Assessment and Other Receivables	103,954
Prepaid Expenses	73,350
Equipment, net	382,517
TOTAL ASSETS	1,060,381

LIABILITIES & NET ASSETS

LIABILITIES

Accounts Payable	21,397
Accrued Liabilities	226,894
Advances and Unearned Revenue	100,885
TOTAL LIABILITIES	349,176

NET ASSETS

Without Donor Restrictions	696,828
With Donor Restrictions	14,377
TOTAL NET ASSETS (CARRYOVER)	711,205
TOTAL LIABILITIES & NET ASSETS	1,060,381



Financial Data*

Statement of Operations (Actual vs. Budget)

for the fiscal year ended June 30, 2020

	Actual	Budget	Variance Positive/(Negative)
REVENUE AND SUPPORT			
Assessments	903,505	876,710	26,795
Fundraising/In-Kind	599,573	750,295	(150,722)
Interest Income	81	-	81
Loss on Assets Disposal	-	-	-
Other	-	-	-
TOTAL REVENUE AND SUPPORT	1,503,159	1,627,005	(123,846)
EXPENSES			
Cleaning, Maintenance, and Safety	836,515	1,109,932	273,417
Marketing, Streetscape, and Beautification	485,491	424,631	(60,860)
Management and Operations	228,953	285,447	56,494
TOTAL EXPENSES	1,550,959	1,820,010	269,051
Change in Net Assets	(47,800)	(193,005)	(145,205)
Prior Year Net Assets (Carryover)	711,205	711,205	-
TOTAL NET ASSETS	663,405	518,200	(145,205)



Statement of Financial Position

As of 06/30/2020

ASSETS

Cash and Cash Equivalents	548,456
Assessment and Other Receivables	140,226
Prepaid Expenses	33,871
Equipment, net	256,289
TOTAL ASSETS	978,842

LIABILITIES & NET ASSETS

LIABILITIES

Accounts Payable	37,080
Accrued Liabilities	94,940
CARES Act PPP Loan	183,417
TOTAL LIABILITIES	315,437

NET ASSETS

Without Donor Restrictions	636,865
With Donor Restrictions	26,540
TOTAL NET ASSETS (CARRYOVER)	663,405
TOTAL LIABILITIES & NET ASSETS	978,842



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