



north of market
tenderloin
community
benefit district



DEAR COMMUNITY MEMBER

The North of Market/Tenderloin Community Benefit District (NOM-TL CBD) has completed another year of providing enhanced cleaning, beautification, and safety services to the Tenderloin community. Our service provider, SF Clean City Coalition, partners with us to accomplish the challenging task of keeping the Tenderloin sidewalks clean. Last year, SF Clean City employed 156 people in their job readiness program, swept away over 14,000 bags of litter, removed 2,324 graffiti tags, and picked up over 2,000 needles and disposed of them safely. We are thrilled with their great work.

Elaine Zamora, the founder and previous District Manager of the North of Market/Tenderloin Community Benefit District retired in February 2011 after many years of dedicated service. Elaine laid the groundwork for the ongoing success and tremendous impact that our services will continue to bring to the improvement of the neighborhood. Elaine remains heavily involved in the community through her work on the NOM-TL CBD Board of Directors, and various other community improvement efforts.

Our new Executive Director, Dina Hilliard, a long-term resident of the Tenderloin initially served in partnership with the NOM-TL CBD, then served on our Board of Directors, and became employed by the NOM-TLCBD in 2008. She brings a wealth of knowledge regarding Tenderloin specific issues, and has served as the Interim Executive Director since February 2011.

Dina and I invite you to participate on one of our committees, they are all open to the public and we are always seeking individuals and organizations that will partner with us to improve the neighborhood. Our Public Rights of Way (PROW) committee oversees the cleaning services, and last year installed 8 public seating benches. PROW is currently working on increasing access to public bathrooms. The District Identity and Streetscape Improvement (DISI) Committee oversees our organization’s beautification projects-such as planting over 150 trees since the formation of the NOM-TL CBD, installing banners highlighting the positive aspects of the neighborhood, and is currently working on facilitating the installation of the “Humming with Life” mural, by Johanna Poethig at the 101 Hyde Street Post Office Facility. For a complete listing of all of our committees and their functions, as well as an event calendar, Board meeting agendas and minutes, resources and more—check our website: www.nom-tlcbd.org.

We thank you for your contribution to make the Tenderloin a cleaner, safer, and healthier neighborhood for everyone.

Sincerely,



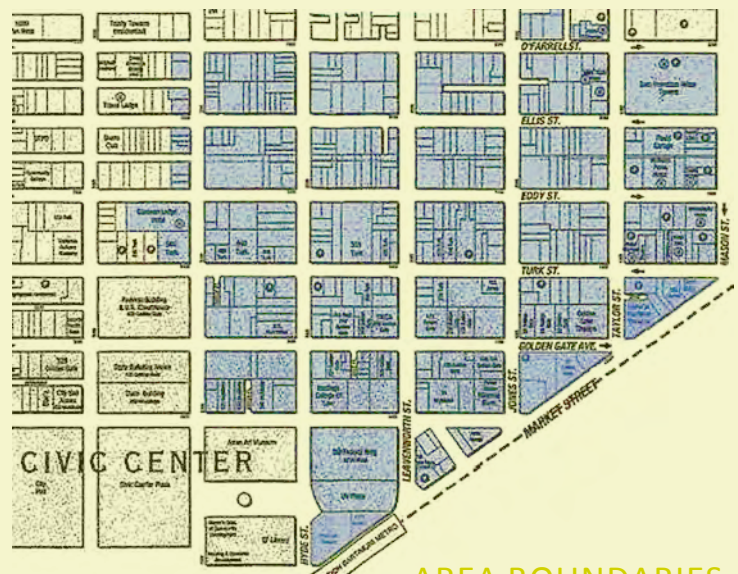
Clint Ladine
 President, Board of Directors
 North of Market/Tenderloin
 Community Benefit District



Dina Hilliard
 Executive Director
 North of Market/Tenderloin
 Community Benefit District

BOARD OF DIRECTORS

- CLINT LADINE
President
- RONALD HICKS
Vice President
- PAMELA COATES
Secretary
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- ELVIS BYRD
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- EMILIO GRAUBIT
- PAUL HOGARTH
- JON OWENS
- TOMAS PICARELLO
- SHARI ROESELER
- ELAINE ZAMORA



AREA BOUNDARIES

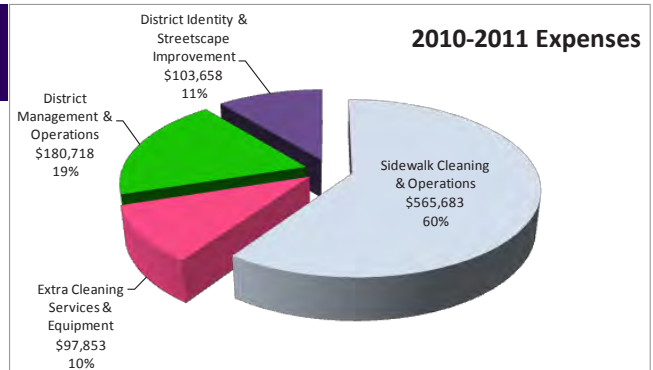
O'FARRELL: NORTH - JONES TO TAYLOR;
 SOUTH - LARKIN TO MASON
 ELLIS: LARKIN TO MASON
 EDDY: LARKIN TO MASON
 LARKIN: O'FARRELL TO TURK
 TURK: LARKIN TO MASON
 GOLDEN GATE: LARKIN TO TAYLOR
 MCALLISTER: LARKIN TO JONES

UNITED NATIONS PLAZA
 GROVE: HYDE AND MARKET
 MARKET: MASON TO HYDE
 HYDE: O'FARRELL TO MCALLISTER
 LEAVENWORTH: O'FARRELL TO MCALLISTER
 JONES: O'FARRELL TO MCALLISTER
 TAYLOR: O'FARRELL TO GOLDEN GATE
 MASON: O'FARRELL TO MARKET

2010-2011 FISCAL YEAR

ASSETS, LIABILITIES & EQUITY 2010-11

ACUAL ASSETS	
Current Assets	
-Checking/Savings	\$ 575,409
Fixed Assets	
-Machinery & Equipment	\$ 1,014
-Prepaid Cleaning Lease	\$ 14,337
Total Fixed Assets	\$ 15,352
TOTAL ASSETS	\$ 590,761
LIABILITIES & EQUITY	
Current Liabilities	
-Revenue Received for 2011-2012	\$ 368,742
TOTAL LIABILITIES	\$ 368,742
EQUITY	
-Retained Earnings	\$ 280,750
-Net Income	- \$ 58,731
Total Equity	\$ 222,019
TOTAL EQUITY	\$ 590,760



ASSESMENT METHODOLOGY

There are four property variables used in determining individual assessments. They are:

1. linear frontage (sidewalk frontage)
2. land area/lot size
3. building square footage
4. building use

There is a total of 3,009,644 square feet in gross lot size, 39,271 feet in linear frontage and 7,740,734 in building square footage (which accommodates discounts in building square footage to churches, non-profit organizations, affordable housing and rent controlled residential land uses as of August 9, 2005).

For a complete listing of 2010-2011 North of Market/Tenderloin Community Benefit District Property Assessments, please visit our website! www.nom-tlcbd.org

BUDGET 2011-12

BUDGET ASSUMPTIONS	
Assessments	
-Carried forward from 2010-11	\$ 222,018
-1st Installment (Projected)	\$ 504,294
-2nd Installment	\$ 368,742
-Other Income	\$ 1,304
-Late & Delinquent Payments	\$ 67,714
TOTAL	\$1,164,072

EXPENSES 2011-12

Public Rights of Way & Sidewalk Operations	\$ 664,896
Extra Cleaning Services	\$ 67,330
Sidewalk Cleaning Equipment – New & Replacement	\$ 40,000
Beautification & Safe Passage Programs	\$ 45,581
District Identity & Streetscape Improvement	\$ 87,103
District Management & Operations	\$ 173,218
Contingency	\$ 85,944
TOTAL	\$ 1,164,072

CONTACT US

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 WEBSITE: WWW.NOM-TLCBD.ORG

PHOTOGRAPHY BY MICHAEL GARY



CBD SERVICES PROGRAM

San Francisco Clean City Coalition (Clean City) is a non-profit organization established in 1991 to focus on cleaning, greening and beautifying the City of San Francisco. Clean City is the service provider for the cleaning and urban maintenance services in the North of Market/ Tenderloin Community Benefit District (CBD).



CBD SERVICE FROM JULY 2010-JUNE 2011

- >> A combination of power washing and steam cleaning was performed once per month throughout the district removing gum and grime from the sidewalk.
- >> Ongoing attention was given to areas of perennial concern and street corners.
- >> Targeted steam cleaning of neighborhood "hotspots"
- >> Twice a month mechanical sidewalk scrubbing
- >> Twice daily sidewalk and gutter hand-sweeping throughout the entire CBD area
- >> A lead sweeper handled the collection of needles and removed hazardous waste and bulky items from the CBD area
- >> Over 10,000 incidents (i.e. bulky items, human waste, needles) were handled within the CBD and/or reported to the City for follow-up
- >> Graffiti (ten feet and below) was removed from private property

2010-2011 CBD SERVICE ACCOMPLISHMENTS

- >> More than 2324 graffiti tags were removed from public and private property
- >> Over 14,800 bags of litter were swept off the sidewalks and gutters
- >> 2189 needles were removed from the CBD area and disposed of safely

CLEAN CITY TRANSITIONAL EMPLOYMENT & JOB TRAINING THROUGH COMMUNITY IMPROVEMENT

In 2011, Clean City Partnership Program provided 156 paid transitional jobs to very low-income men and women through CBD operations. All program participants receive employment readiness support and job training. Nearly 70% of those placed have shown to retain employment for over a year.

Clean City works in partnership with CBD operations to provide transitional employment and job readiness training as a critical bridge for low-income and homeless individuals striving to rejoin the workforce. Clean City's training and vocational support are funded through a city contract, grants and donations outside the Community Benefit Corporation.

2011-2012 CBD SERVICE PLAN

- >> Monthly Sidewalk Steam Cleaning throughout the CBD
- >> Additional attention to identified hotspots
- >> Bi-monthly soap and water scrub-down of all properties
- >> Twice daily sidewalk and gutter hand sweeping, Monday through Friday
- >> Lead Sweeper dealing with needles, hazardous waste and bulky items
- >> Graffiti removal 10 to 15 hours per week, below ten feet high

During the last several years the NOM/TL has actively worked to reduce the number of needles on the street in our district through our street cleaning operations, installation of needle drop boxes, and improved community coordination. We ask all businesses and property owners to work with us on these efforts in support of a clean and safe neighborhood. If you have suggestions or would like to install a needle drop box on-site please contact Dina Hillard at dinanomtlcbd@att.net

NUMBER OF NEEDLES REMOVED FROM THE DISTRICT:	2007-2008: 3099	2008-2009: 2376
	2009-2010: 1679	2010-2011: 2189

NEW SIDEWALK SCRUBBING MACHINE

In 2011, the North of Market/ Tenderloin CBD funded Clean City for the purchase of a new Tennant M-20 sidewalk scrubbing machine. The new machine began circulating the neighborhood in June.

