



THE NORTH OF MARKET/TENDERLOIN
COMMUNITY BENEFIT DISTRICT
ANNUAL REPORT 2011-12



VISION STATEMENT

The North of Market/Tenderloin Community Benefit District (NOMTLCBD) believes the North of Market and Tenderloin area is a diverse and vibrant community that deserves to be clean, beautiful, and safe. As a unique and significant neighborhood with many challenges, NOMTLCBD's mission is to improve the quality of life for all residents in the district through cleaning, beautification, and safety services.

WHAT IS A CBD

A Community Benefit District (CBD) is a designated geographic area with a managing nonprofit organization that receives special benefits with revenues generated from the district's property assessments. Funds are managed by the organization to coordinate special benefit services in accordance to property owner's directives. CBDs enable local business and community members to empower a single organization with improving the public space in ways beyond what individuals and general city services can manage.

BOARD OF DIRECTORS

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AREA BOUNDARIES

O'FARRELL: NORTH - JONES TO TAYLOR
 O'FARRELL: 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

Dear Community Member,



Dina Hilliard

The North of Market/Tenderloin Community Benefit District continued to provide vital sidewalk cleaning and community development services to the neighborhood during the 2011- 2012 fiscal year. Now in our 7th year of operations, the North of Market/ Tenderloin Community Benefit District has built strong partnerships with community stakeholders, and works in close collaboration with city leaders and departments for the purpose of cleaning and beautifying the Tenderloin neighborhood.

Our closest partner and service provider, San Francisco Clean City Coalition, swept, steam cleaned, picked up, and painted throughout the Tenderloin almost every single day of the year. The task of keeping our neighborhood clean is a challenging one, but SF Clean City helps us service properties in a reliable and thorough manner. We would also like to note that 150 transitional job opportunities were created through this partnership!

In addition to maintaining beneficial cleaning services for the neighborhood, we also focused on a number of community-based safety and neighborhood enhancement efforts. One key effort, Safe Passage, is a collaborative project that works to provide a visually designated safe route for children and residents, and will eventually feature volunteers that serve as a "safety presence"



Clint Ladine

for youth as they walk home from school. The first phase of the project was to install the bold painted brick road sidewalk mural, and soon, you will see safety monitors wearing bright neon vests standing at designated corners in the neighborhood who will be there to make sure children are safe as they walk. If you would like to get involved or learn more about this project, visit tenderloinsafepassage.org.

As always, we invite you to serve on our committees, which are open to the public. Meeting times, agendas and minutes of the meetings are posted on our website, nom-tlcbd.org.

We look forward to continuing to provide enhanced cleaning, beautification and safety services to the North of Market/Tenderloin neighborhood. We feel the Tenderloin is a gem and are thankful for your contribution in making the neighborhood cleaner and safer for all.

Sincerely,

Dina Hilliard

DINA HILLIARD
 EXECUTIVE DIRECTOR

Clint Ladine

CLINT LADINE, PRESIDENT
 BOARD OF DIRECTORS



BALANCE SHEET FISCAL YEAR 2011-2012

ASSETS	
Cash	\$ 532,903
Total Fixed Assets	\$ 15,352
Total Assets	\$ 533,489
LIABILITIES	
Accounts Payable	\$ 33,151
EQUITY	
Total Retained Earnings	\$ 582,218
Net Income	(\$ 48,729)
TOTAL EQUITY	\$ 533,489

BUDGET 2012-2013

BUDGET ASSUMPTIONS

Assessments	
- Carried forward from 2010-2011	\$ 160,000
- 1st Installment (Projected)	\$ 436,315
- 2nd Installment (Projected)	\$ 469,380
- Other Income	\$ 45,770
- Delinquent Assessment Payments	\$ 50,000
TOTAL	\$1,161,465

EXPENSES 2012-2013

EXPENSES	
Cleaning, Maintenance & Safety	\$ 815,700
Cleaning Equipment Purchase	\$ 60,000
Management & Operations	\$ 159,265
District Identity & Streetscape Improvements	\$ 54,500
Contingency	\$ 72,000
TOTAL	\$1,161,465

CONTACT US

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ASSESSMENT METHODOLOGY

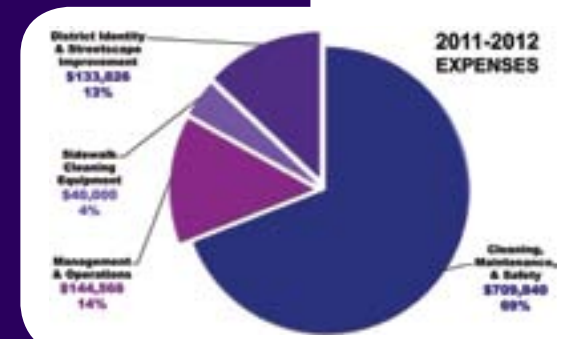
The four variables used in determining individual property assessments are as follows:

- 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 sq. ft. in gross lot size, 39,271 sq. ft. in linear frontage and 7,740,734 sq. ft. 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).

Parcel No. 0351-043 was removed from assessable parcels within the North of Market/Tenderloin Community Benefit District Boundaries.

For a complete listing of 2011-2012 North of Market/Tenderloin Community Benefit District Property Assessments, please visit our website: www.nom-tlcbd.org



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 (NOMTLCBD).

SERVICES

JULY 2011-JUNE 2012

- 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 7,300 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

ACCOMPLISHMENTS

JULY 2011-JUNE 2012

- More than 1,661 graffiti tags were removed from public and private property
- Over 16,000 bags of litter were swept off the sidewalks and gutters
- 2,828 needles were removed from the CBD area and disposed of safely

NUMBER OF NEEDLES REMOVED FROM THE DISTRICT:

2007-2008 **3099** 2008-2009 **2376** 2009-2010 **1679**
2010-2011 **2189** 2011-2012 **2828**

CLEAN CITY TRANSITIONAL EMPLOYMENT & JOB TRAINING THROUGH COMMUNITY IMPROVEMENT

During the fiscal year 2011 to 2012, Clean City Partnership Program provided 150 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.

2012-2013 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

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.

PHOTOGRAPHY BY MICHAEL GARY

