

The North of Market / Tenderloin Community Benefit District Annual Report 2012-13



Mission Statement

The North of Market / Tenderloin Community Benefit District (NOMTLCBD) exists to facilitate the transformation of the Tenderloin into a cleaner, safer, more vibrant neighborhood.

What is a Community Benefit District?

A Community Benefit District (CBD) is a designated geographic area with a mandated nonprofit that oversees special benefits for the district. Revenues are generated from district property assessments. CBDs enable local property, business and community members to empower a single organization with improving the public space beyond what individuals and general city services can manage.

Board of Directors

Clint Ladine - President, Property Seat
Ron Hicks - Vice-President, Property Seat
Pam Coates - Secretary, Resident Seat
Bill Multani - Treasurer, Business Seat
Steven Bernard, Resident Seat
Krista Gaeta, Property Seat
Emilio Giraudbit, Business Seat
Kathy Looper, Property Seat
Nilesh Patel, Property Seat
Simon Sin, Property Seat
Kate Robinson, Property Seat
John Ventrella, Property Seat
Gayle Wood, Resident Seat

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



Clint Ladine

2012-2013 was a year of new projects for the North of Market/Tenderloin Community Benefit District! In addition to the regular cleaning and maintenance services that SF Clean City provides, our Board Committees and staff worked on and supported a number of beneficial projects to help improve the neighborhood. Core projects for the year include Safe Passage, Ecological-Public Toilet facility, Little Saigon street-scape improvements and EpicenterSF.

The Community Advisory Board Committee worked on the Tenderloin Safe Passage project, a community effort focused on building a culture of safety. The project identified eleven blocks that are highly utilized by youth during after-school hours and painted them with a sidewalk mural of golden bricks to visually create a "safe path". Volunteers wearing bright orange vests then station themselves at various corners along the route to provide a "safety presence". This project is currently seeking volunteers and funding to ensure its success. To learn more, please visit tenderloinsafepassage.org.

In 2010, after documenting nearly 10,000 incidents of human waste in the Tenderloin, the Public Rights of Way Committee began working on increasing access to public bathrooms. SF City Impact partnered with the committee to open and maintain their organization's bathroom for public use. This partnership led to a 20% decrease in human waste incidents in April 2011. The committee also began working on an ecological public toilet with Hyphae Design Lab and SF Clean City. Last year, the toilet

project received funding from the SF Community Challenge Grant and the Community Development Block Grant. We anticipate this project will be launched in Spring 2014.

Finally, the District Identity and Streetscape Improvement Committee received an Invest In Neighborhoods Grant to bring new street banners and extra sidewalk cleaning to the Little Saigon business corridor. The committee worked closely with Cova Hotel owner Simon Sin and the Southeast Asian Community Center to create a community-approved banner design. This committee also partnered with Central Market and Civic Center Community Benefit Districts to launch EpicenterSF, an online, user-driven community events calendar and directory website for the Central Market, Civic Center, and Tenderloin neighborhoods. The goal of the site is to offer a valuable service to the community to promote the diverse range of arts, events, special programs, community meetings, commerce and opportunities offered in these neighborhoods daily. Check out the website at epicenter-sf.org.

Our Board Committees and Board of Directors meet monthly and all meetings are open to the public. Please join us! Check our website (nom-tlcbd.org) for a listing of meeting times and agendas.

Sincerely,

Dina Hilliard
Executive Director

Clint Ladine, President
Board of Directors



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 2012-JUNE 2013

- 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
- Nearly 7,000 (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 2012-JUNE 2013

- 962 graffiti tags were removed from public and private property
- 20,243 bags of litter were swept off the sidewalks and gutters
- 4,492 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	2012-2013	4492

SF Clean City Transitional Employment & Job Training Through Community Improvement

In 2012-13, Clean City Partnership Program provided 135 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 the North of Market/Tenderloin Community Benefit District 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.

2013-2014 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 Steaming Unit and Flatbed Truck

In 2013, the North of Market/ Tenderloin CBD funded Clean City for the purchase of a new Hosty Pressure Washer/Steam Cleaning Unit and flatbed truck. The steaming unit and truck began circulating the neighborhood in early spring.

Photography by Lydia Gonzalez



Balance Sheet Fiscal Year 2012-2013

ASSETS

Cash	\$	584,808
Total Fixed Assets	\$	3,795
Total Assets	\$	588,603

LIABILITIES

Accounts Payable	\$	92,270
Other Liabilities	\$	2,157
Total Liabilities	\$	94,427

EQUITY

Opening Net Assets	\$	529,034
Net Income	\$	(34,857)
TOTAL EQUITY	\$	494,177

BUDGET

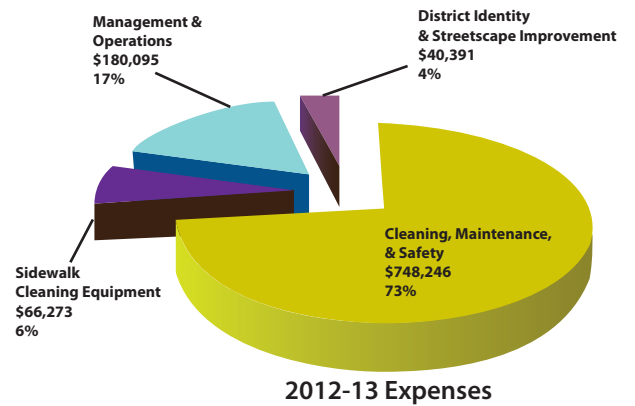
2013-2014

Assessments	\$	1,019,380
Grants	\$	80,000
Other Income	\$	2,772
TOTAL	\$	1,102,152

EXPENSES

2013-2014

Cleaning, Maintenance and Safety	\$	846,740
Management and Operations	\$	198,552
Program Expenses	\$	24,500
TOTAL	\$	1,069,792
Net Income	\$	32,360



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).

Assessment formula:

Total Property Assessment = \$.125 per square foot of lot size + \$8.25 per linear foot of lot frontage + .03 per square foot of non-exempted buildin area

For a complete listing of 2012-2013 North of Market/Tenderloin Community Benefit District Property Assessments, please visit our website: www.nom-tlcbd.org

Contact us

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