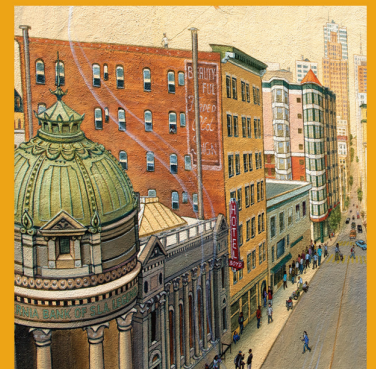
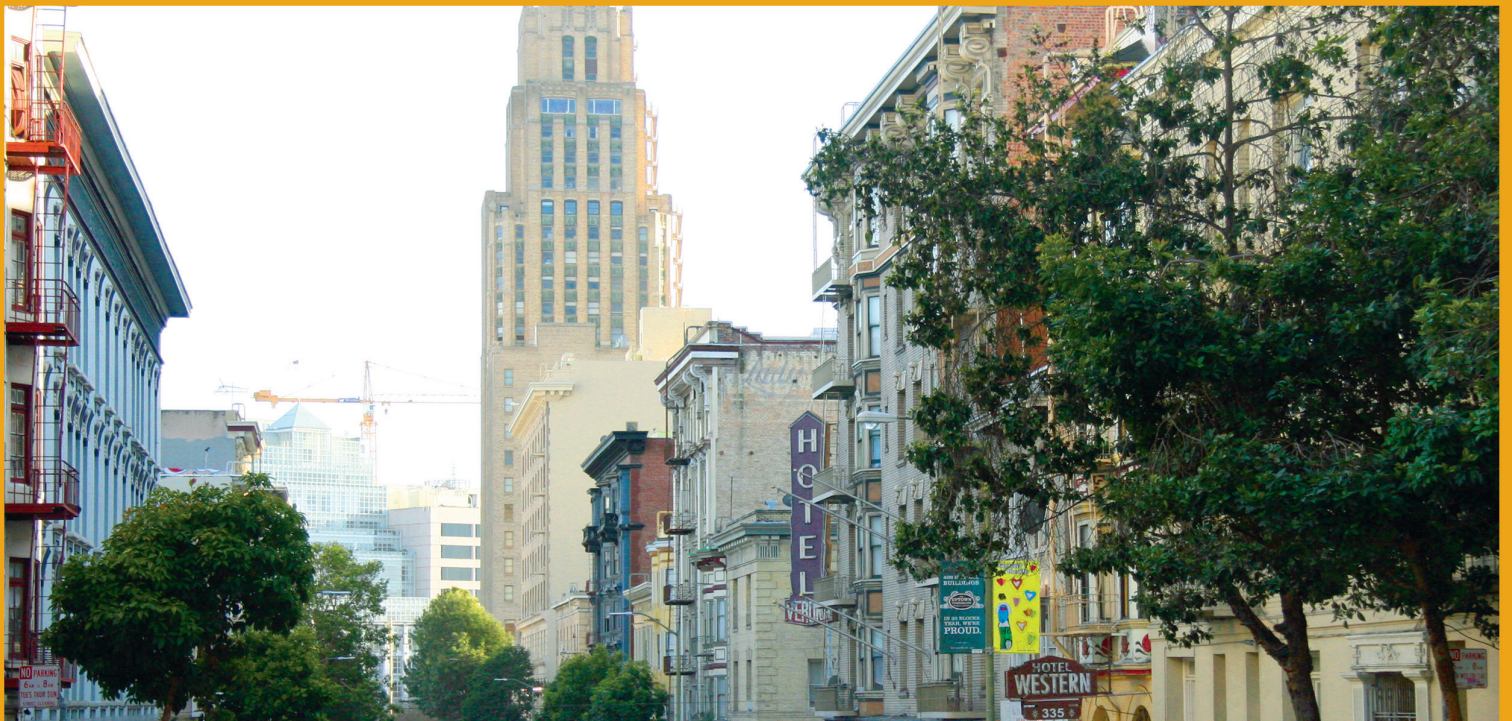


The North of Market / Tenderloin Community Benefit District

Annual Report 2013-14



north of market
tenderloin
community
benefit district



Neighborhood Improvement - It's What We Do

Mission Statement

The North of Market / Tenderloin Community Benefit District 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 organization 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 provide.

Board of Directors

Clint Ladine - President, Property Seat
Simon Sin - Vice-President, Property Seat
Suzanne Appel - Secretary, Business Seat
Bill Multani - Treasurer, Business Seat
Pam Coates, Resident Seat
Krista Gaeta, Property Seat
Christie Harbinski, Property Seat
Kathy Looper, Property Seat
James Neal, Resident Seat
Nilesh Patel, Property Seat
Kate Robinson, Property Seat
John Ventrella, Property Seat
Gayle Wood, Resident Seat

Newly Elected Members: June 2014

Ron Hicks - President, At-Large Seat
David Seward - Treasurer, Property Seat
Julie Burdick - Secretary, Property Seat
Terrance Alan, Property Seat
Pam Smith, Resident Seat
Dan Williams, Business 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,

The North of Market / Tenderloin Community Benefit District (CBD) exists to facilitate the transformation of the Tenderloin into a cleaner, safer, more vibrant neighborhood. While much needs to be done, the Tenderloin is seeing new development projects, growing opportunities for small businesses and collaborative partnerships that promote a promising future. This makes our core work of providing enhanced urban cleaning and beautification services to all the properties in the district vitally important.

During the 2013-14 year, the CBD completed a community-wide survey to evaluate individuals' perceptions of cleanliness in the district. To augment this work, the CBD began building stronger partnerships with the San Francisco Department of Public Works and continues to do so. A strong relationship with our city partner allows us to more clearly identify potential cleaning service gaps and coordinate our efforts with our service provider, property owners and other city agencies to efficiently address improvements to the neighborhood.

The Larkin Street Little Saigon Banner Project was a tremendous success; we receive many compliments on the new banners that identify this unique commercial corridor. Currently, the CBD is investigating a new street banner project in partnership with various city of San Francisco offices and a neighboring CBD to bring more attention to the need for increased pedestrian safety as it impacts the large population of children and families in the Tenderloin. Lastly, the CBD is excited to see the Tenderloin Safe Passage Program, a project focused on youth and family safety in the neighborhood, begin to grow wings. Stewarded by the CBD for several years, the Program is now working to develop as its own 501c3 organization.

While much has been achieved, the CBD faces challenges. The organization's budget, while fundamentally sound, needs to align to annual revenues derived from property assessments: the budget needs to be balanced. This is achievable by managing costs and increasing revenue through grants and fundraising. This is our priority.

We invite you to join us as we work to make the Tenderloin a cleaner, safer, more vibrant neighborhood. Please join any of our Board and/or Committee meetings—all are open to the public! Check our website for meeting dates, times, and agendas.

Sincerely,



Susie McKinnon
Interim Executive Director



Ron Hicks, President
Board of Directors



CBD Cleaning Services Program

SF Clean City is the service provider for the cleaning and urban maintenance services in the North of Market/Tenderloin Community Benefit District. The nonprofit organization was established in 1991 to focus on cleaning, greening and beautifying the City of San Francisco.

Services

JULY 2013-JUNE 2014

- 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 8,000 (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

SF Clean City Transitional Employment & Job Training Through Community Improvement

In 2013-14, SF Clean City Partnership Program provided over 100 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.

SF 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. SF Clean City’s training and vocational support are funded through a city contract, grants and donations outside the Community Benefit Corporation.

2013-2014 CBD Cleaning Service Plan

- Monthly Sidewalk Steam Cleaning throughout the CBD
- Additional attention to identified hotspots
- Bi-monthly wash and scrub-downs 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 Scrubber

In 2014, the CBD funded SF Clean City for the purchase of a new ‘New Model M20 Large Rider Scrubber/Sweeper’, which comes with a 3-year warranty. The scrubbing equipment began circulating the neighborhood in late spring this year.

Accomplishments

JULY 2013-JUNE 2014

- 1,066 graffiti tags were removed from public and private property
- 14,000 bags of litter were swept off sidewalks and gutters (does not include weekend collection data)
- 6,186 needles were removed from the CBD area and disposed of safely

Other CBD Project Support and Engagement

The CBD proudly supports and when possible sponsors events and projects that align with the organization’s mission. This year, the CBD provided meaningful support to a number of events and projects that have worked to beautify, engage and promote the neighborhood. This years’ projects and events include:

Tenderloin Sunday Streets, Asian Heritage Street Festival, Tenderloin Walking Tours, San Francisco Recovery Theater, ‘Neighbors’ a community portrait/photo essay, and more.

Financial Data Fiscal years 2012/13 - 2013/14

as of June 30th

2014 *

2013

Assets

Cash	\$427,682	\$584,808
Assessments Receivable	\$224,533	\$201,237
Accounts Receivable	\$ 599	\$ 1,045
Prepaid Expenses	\$ 1,500	\$ 2,750
Total	\$654,314	\$789,840

Liabilities & Net Assets

Accounts Payable	\$114,861	\$ 93,238
Accrued Vacation	\$ 1,424	\$ 1,188
Unrestricted Net Assets	\$538,029	\$683,539
Temp. Restricted Assets	-	\$ 11,875
Total Liabilities & Net Assets	\$654,314	\$789,840

Statement of Activities

Revenue

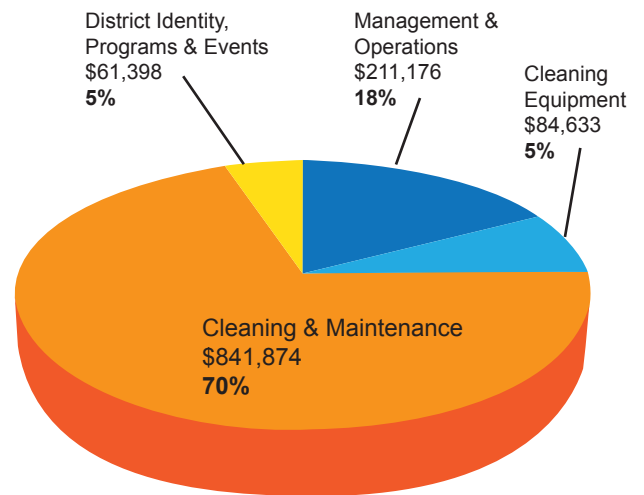
Property Assessments	\$ 981,579	\$ 988,538
Grants & Donations	\$ 65,267	\$ 47,465
Other Income	\$ 6,726	\$ 292
Net Assets Released from Donor Restriction	\$ (11,875)	-
Total	\$1,041,697	\$1,036,295

Expenses

Cleaning, Maintenance & Safety	\$ 926,507	\$ 870,282
Management & Operations	\$ 211,176	\$ 185,591
Program Expenses	\$ 61,398	\$ 19,472
Total	\$1,199,081	\$1,075,345

Net Income	\$(157,384)	\$ (39,050)
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*preliminary



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, nonprofit 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 building area

For a complete listing of 2013-2014 North of Market/Tenderloin Community Benefit District Property Assessments, please visit our website: www.nom-tlcbd.org

Contact us

North of Market/Tenderloin Community Benefit District
55 Taylor Street, San Francisco, CA 94102
415.292.4812 info@nom-tlcbd.org www.nom-tlcbd.org

