

Tenderloin Community Benefit District



Annual Report 2014-15

Mission Statement

The 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.

Current Board of Directors

Julie Burdick - President, Property Seat
Christie Harbinski - Vice President, At-large Seat
David Seward - Treasurer, Property Seat
Dan Williams - Secretary, Business Seat
Terrance Alan, Property Seat
Rosa Maria Cavalho, Resident Seat
Mike Daniels, Business Seat
Simon Sin, Property Seat
Ross Stackhouse, Property Seat
Pratibha Tekkey, Property Seat

Thanks to our Previous Board Members

Ron Hicks - President, At-Large Seat
Krista Gaeta - Vice-President, Property Seat
Suzanne Appel, Business Seat
Pam Coates, Resident Seat
Kathy Looper, Property Seat
Pamela Smith, Resident 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,

The Tenderloin Community Benefit District (TLCBD) exists to facilitate the transformation of the Tenderloin into a cleaner, safer, more vibrant neighborhood. For fiscal year 2014-15, in addition to the TLCBD's core work of providing systematic cleaning services to the 29 blocks of the District, the organization partnered with city and neighborhood partners to strengthen its organizational capacity and also green the neighborhood. With a great deal of city-wide focus on neighborhood development and improvement and many new businesses and property developments abound, it is crucial the TLCBD continue to strengthen its capacity to offer the greatest benefit to all in the District.

The last fiscal year, the TLCBD laid much groundwork to build its capacity to serve the neighborhood. Included in this work was establishing a partnership with UC Hastings College of the Law's Social Enterprise Clinic to develop and rewrite organizational bylaws, policies and procedures. Additionally, a full audit was executed, helping the TLCBD build a comprehensive picture of the last several years' finances. To refresh and reinforce communications to the community and TLCBD constituents, new branding including an entire new website was designed and launched in May. The TLCBD is proud to have executed this important work, which will bolster the organization's ability and commitment to improving the neighborhood through cleaning, beautification and programming.

In June, the CBD partnered up with Friends of the Urban Forest, UC Hastings College of the Law, San Francisco County Transit Authority and many others in an effort to green the neighborhood. This campaign was a huge success bringing together dozens of volunteers and neighborhood partners to plant over 30 new trees and new landscaping elements throughout the area. In effort to facilitate positive engagement and interaction to the public realm, the TLCBD partnered with the San Francisco Planning Department, The Exploratorium and many others to install and maintain creative, interactive installations to two locations in the District called 'Living Innovation Zones'. Finally, the CBD is embarking on some specialized projects to enhance beautification and safety to areas throughout the District. Stay tuned to hear more about these exciting plans with goals of increasing safety initiatives and neighborhood promotional opportunities for all that live, work or visit the Tenderloin.

Please join us! We seek individuals and partners interested in supporting our work to expand upon our mission of facilitating transformations to the neighborhood through cleaning, beautification and safety programs and initiatives. Board and Committee meetings are open to the public. Join our meetings or inquire about becoming a Board or Committee member. Check our website for meeting dates, times, and agendas.

Sincerely,



Susie McKinnon
Interim Executive Director



Julie Burdick, President
Board of Directors



CBD Cleaning Services Program

SF Clean City is the service provider for the cleaning and urban maintenance services in the 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 2014-JUNE 2015

- A combination of power washing and steam cleaning was performed once per month throughout the district removing gum and grime from the sidewalk
- Targeted steam cleaning of neighborhood "hotspots". Ongoing attention was given to areas of perennial concern and street corners.
- Twice a month mechanical sidewalk scrubbing
- Twice daily sidewalk and gutter hand-sweeping throughout the entire TLCBD area
- A lead sweeper handled the collection of needles and removed hazardous waste and bulky items from the CBD area
- Over 6,000 (i.e. bulky items, human waste, needles) were handled within the TLCBD and/or reported to the city for follow-up
- Graffiti (ten feet and below) was removed from private property (10-15 hours per week)

Accomplishments

JULY 2014-JUNE 2015

- 1,639 graffiti tags were removed from public and private property
- 14,727 bags of litter were swept off sidewalks and gutters (does not include weekend collection data)
- 5,993 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 year's projects and events include:

Asian Heritage Street Festival, Market Street Prototyping Festival, San Francisco Recovery Theater, Golden Gate Safety Collaborative, Central Market 'micro-hood' event, Better Market Street, Larkin Street Merchants Association, Friday Night Market and more.

SF Clean City Transitional Employment & Job Training Through Community Improvement

In fiscal year 2014-15, SF Clean City Partnership Program provided over 100 paid, transitional jobs to very low-income men and women through TLCBD 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 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.

New Truck and High Pressure Washing

In 2015, the TLCBD funded SF Clean City for the purchase of a new sturdy flat bed truck and hot water pressure washing equipment. The new equipment began work in the District this summer.



Board member and volunteers at June 13th, 2015 Tenderloin community tree planting campaign

Financial Data Fiscal years 2013/14 - 2014/15

as of June 30th	2015 *	2014
Assets		
Cash	300,239	427,682
Assessments Receivable & Other Assets	311,015	224,533
Accounts Receivable	2,294	20,599
Prepaid Expenses	1,299	1,500
Total	\$614,847	\$674,314

Liabilities & Net Assets

Accounts Payable	32,775	114,302
Accrued Vacation & Other Liabilities	3,250	1,983
Unrestricted Net Assets	578,822	558,029
Total Liabilities & Net Assets	\$614,847	\$674,314

Statement of Activities

Revenue

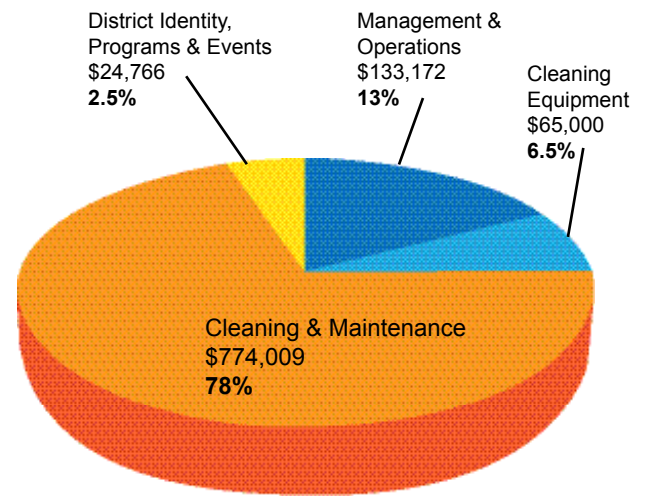
Property Assessments	1,001,629	981,579
Grants & Donations	4,250	65,267
Other Income	11,862	6,726
Net Assets Released from Donor Restriction	-	(11,875)
Total	\$1,017,741	\$1,041,697

Expenses

Cleaning, Maintenance & Safety	839,009	926,507
Management & Operations	133,172	211,176
Program Expenses	24,766	61,398
Total	\$996,947	\$1,199,081

Net Income	\$20,794	\$(157,384)
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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). This data was derived from the TLCBD's management plan at its establishment.

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 information about 2014-2015 Tenderloin Community Benefit District Property Assessments, please visit our website or contact us, at: info@tlcbd.org

Contact us

Tenderloin Community Benefit District
 25 Taylor Street, Suite 710, San Francisco, CA 94102
 415.292.4812 info@tlcbd.org www.tlcbd.org

**Tenderloin
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