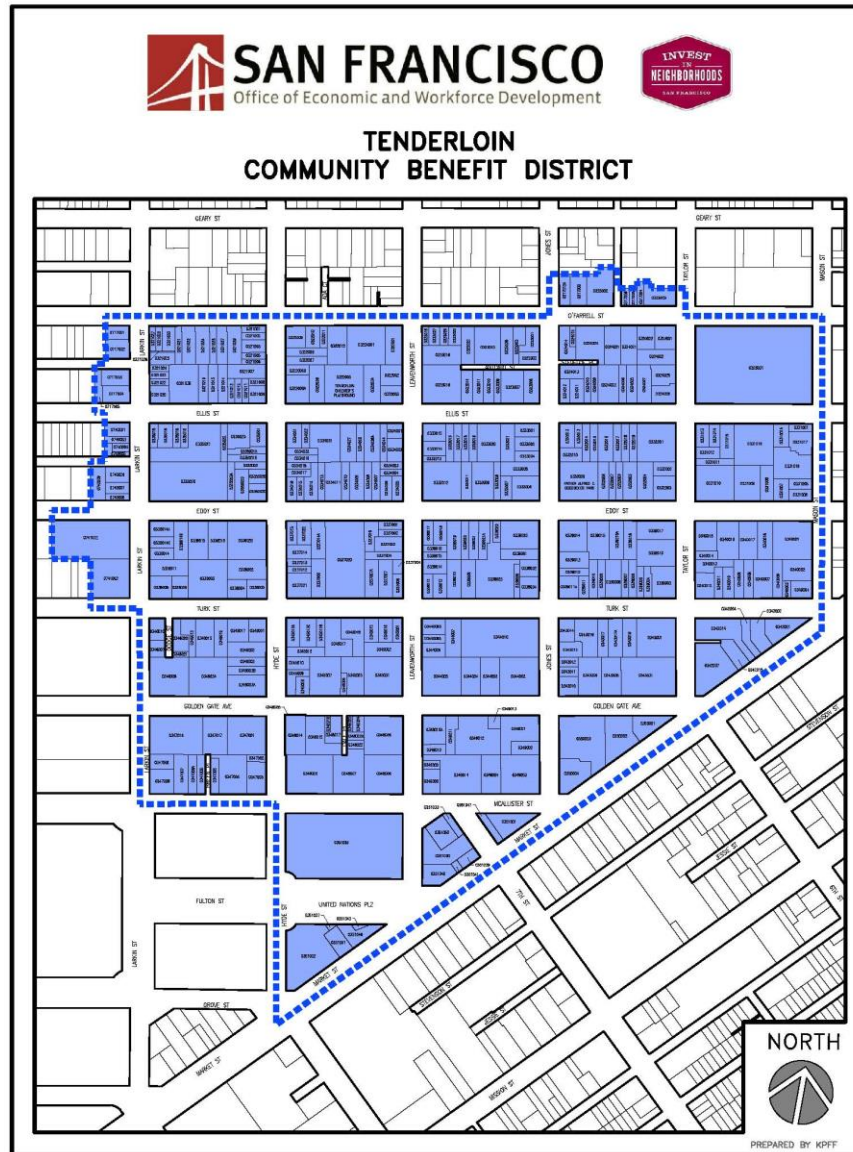


North of Market Tenderloin Community Benefit District



Parcel Map



NOMTL Formation

NOMTL	Type	Assessment Budget*	Year Established	Expires
	Property-Based	\$ 981,487	2005	June 30, 2020

**budget identified in management plan*



NOMTL Operations

- **Staff**

- Executive Director – Steve Gibson

- **Service Areas**

- **Public Right of Way and Sidewalk Operations**

- This program includes sidewalk cleaning and maintenance.

- **District Identity and Streetscapes Improvements**

- This service area promotes the district through brochures, a website, social media outlets and sponsors special events; advocates on behalf of the North of Market Tenderloin property owners; beautifies the area through special projects.

- **Management and Operations**

- Admin and operations includes oversight of service contract, implementation of major projects, staffing the Board of Directors and Committees, and general day to day operations.



BENCHMARKS

OEWD's staff reviewed the following budget related benchmarks for NOMTL:

Benchmark 1 – Whether the variance between the budget amounts for each service category was within 10 percentage points from the management plan.

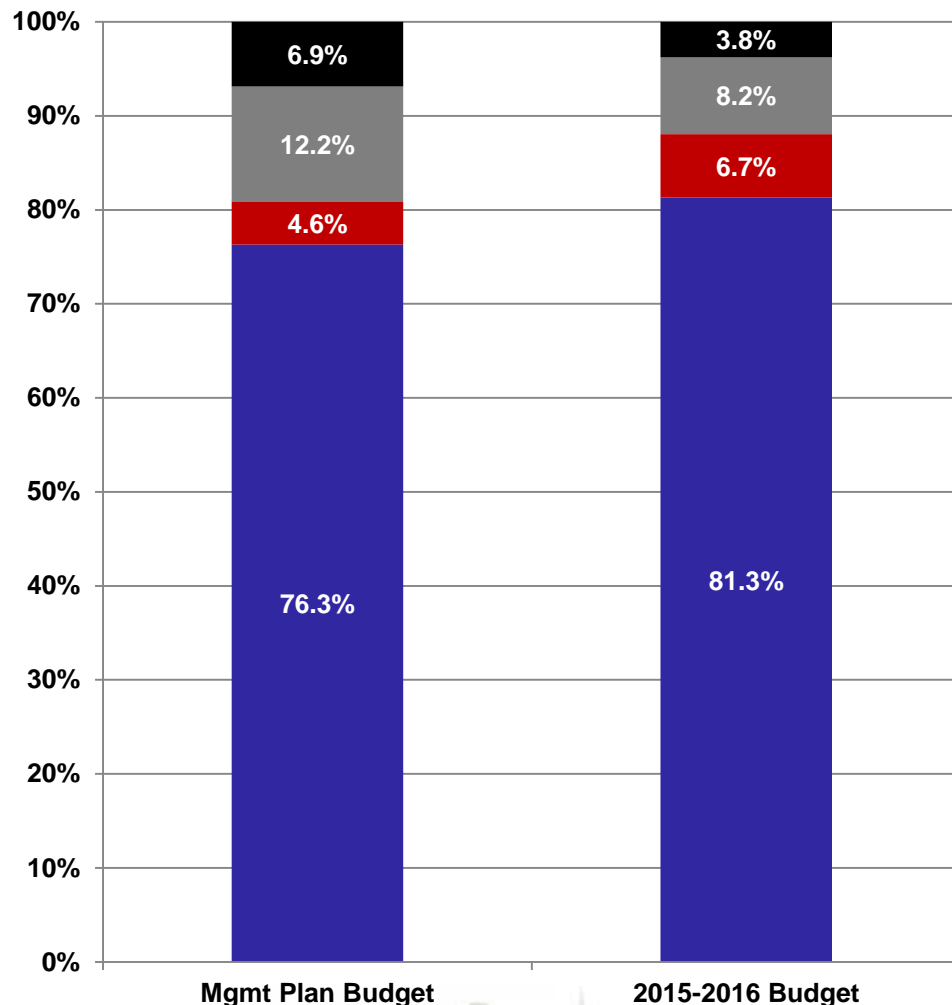
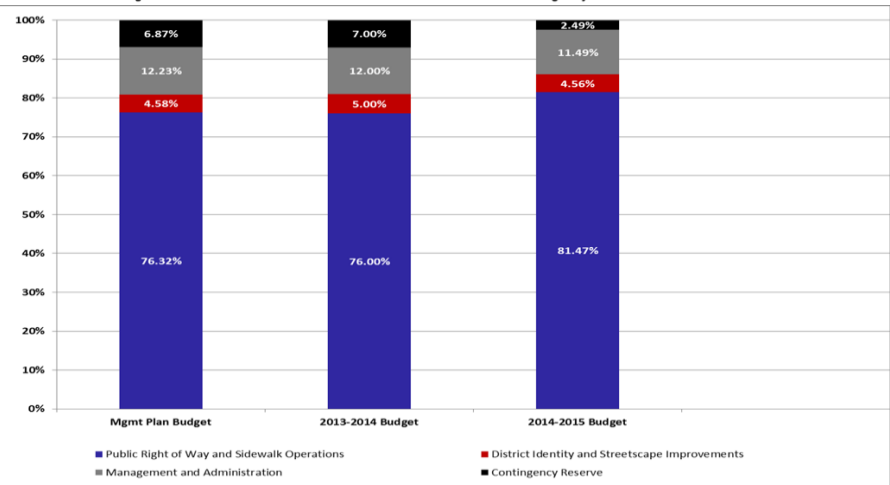
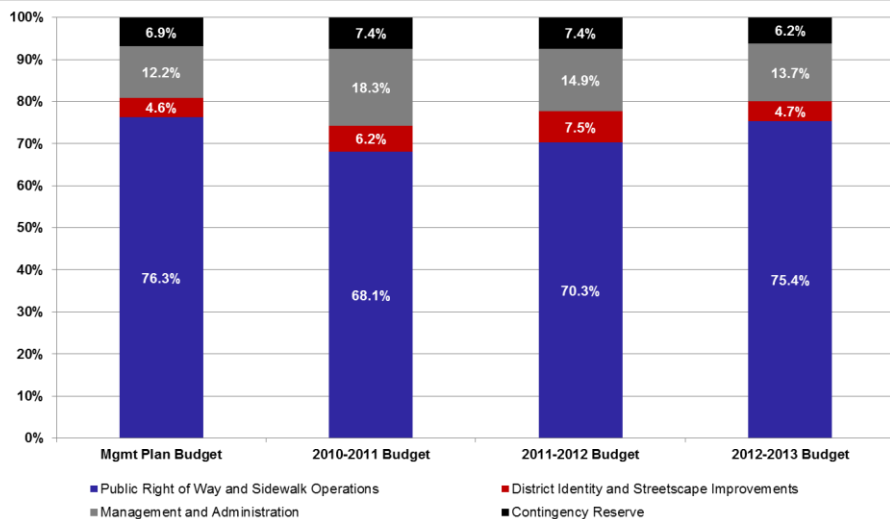
Benchmark 2 – Whether five percent (5%) of NOMTL's actuals came from sources other than assessment revenue.

Benchmark 3 - Whether the variance between the budget amounts for each service category was within 10 percentage points from the actuals.

Benchmark 4 - Whether CBD is indicating the amount of funds carried over from the current fiscal year and designating projects to be spent in the upcoming fiscal year.

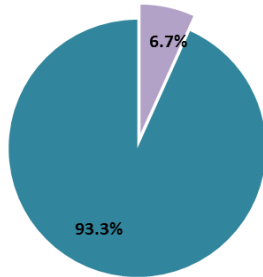


Management Plan vs. Annual Budgets

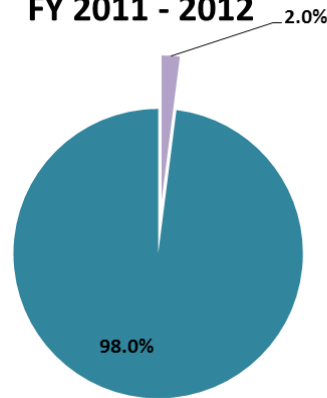


Assessment Revenue & Other Income

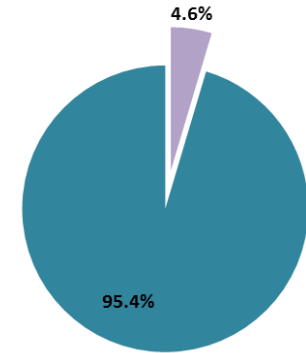
FY 2010 - 2011



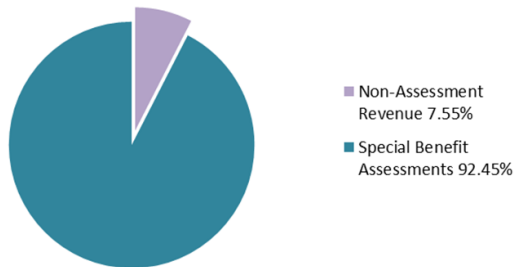
FY 2011 - 2012



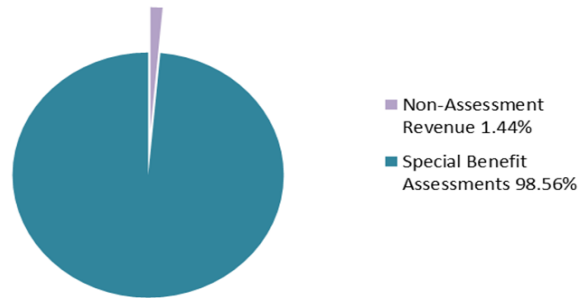
FY 2012 - 2013



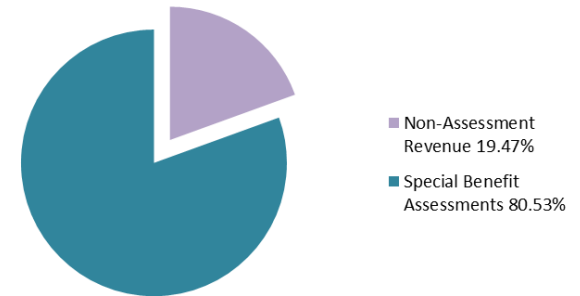
FY 2013 - 2014



FY 2014 - 2015



FY 2015 - 2016



Budget vs Actuals

Service Category	FY 2010-2011 Variance % Points	FY 2011-2012 Variance % Points	FY 2012-2013 Variance % Points	FY 2013-2014 Variance % Points	FY 2014-2015 Variance % Points	FY 2015-2016 Variance % Points
Public Right of Way and Sidewalk Operations	+7.2	+6.5	+7.2	-.82%	-4.9%	0%
District Identity and Streetscape Improvements	+7.1	+5.9	-0.9	-.39 %	+3.1%	0%
Administrative/Corporate Operations	-6.8	-5.1	-0.2	+1.19%	-1.6%	0%
Contingency Reserve	-	-	-	+1.02%	+3.5%	0%



Carryover

Designated Projects	FY 2015-2016
PROW	\$415,829
DISI	\$34,502
Administrative and Corporate Operations	\$41,876
Contingency and Reserve	\$19,243
Total Designated Amount	\$522,950



Findings/ Recommendations for NOM/TL

In completing the review of the NOM/TL CBD's annual reports and financials, OEWD made the following findings:

- **NOM/TL CBD met all benchmarks**
- **CBD was late in providing annual report to OEWD**
 - Due to accountant change
- **OEWD recommends that NOM/TL CBD develops organizational processes to minimize turbulence when staff or vendor transition occurs**
- **OEWD recommends that the CBD governing board begins preparations for its CBD renewal campaign**

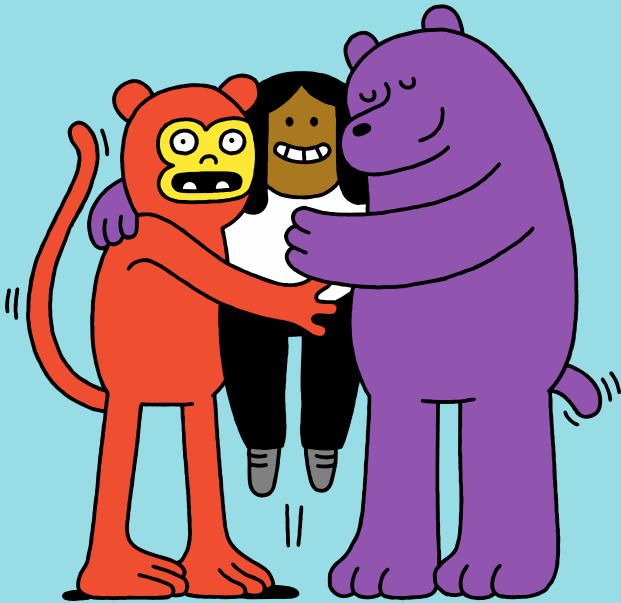


Conclusion

- **NOM/TL CBD has implemented the service plan for the district.**
- **The CBD has shown improvement since staff transition to UPC**
- **The CBD has increased opportunities for partnering with external community stakeholders**
- **successfully market and produce events and projects such as the “Living Innovation Zones,” banner projects, and increased greenscaping**
- **OEWD believes that NOM/TL CBD will continue to successfully carryout their mission and service plans**



**AROUND HERE
WE TEND TO
CELEBRATE OUR
DIFFERENCES.**

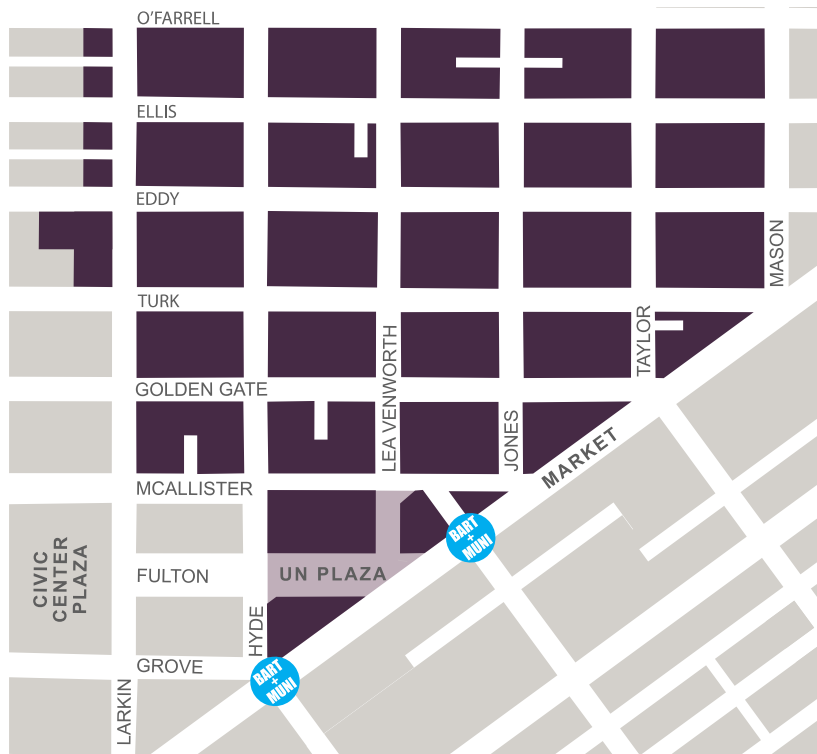


TENDERLOIN

COMMUNITY BENEFIT DISTRICT

**Annual Report 2015-
2016**

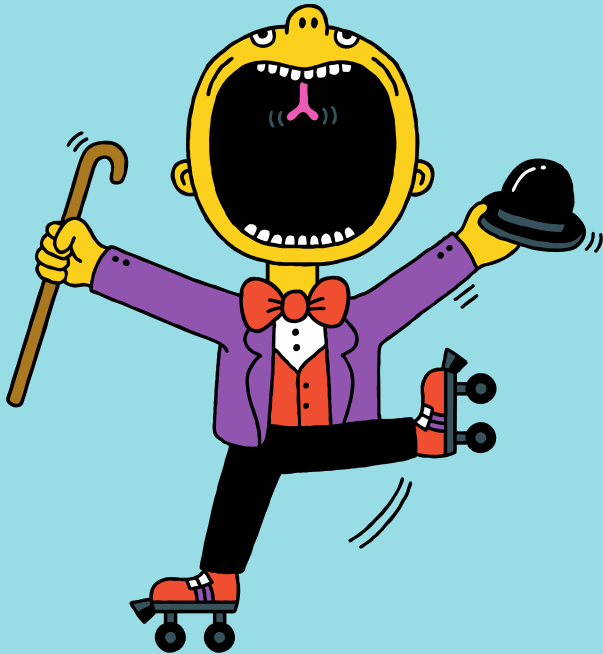
TLCBD Core Purpose: To Lead the Evolution of the Tenderloin into a Vibrant Community for All.



29 Blocks

Founded in 2005, the Tenderloin Community Benefit District (TLCBD) believes that a clean and safe environment, strong community partnerships and supportive collaboration with city agencies will create positive change in the Tenderloin neighborhood. Organization services are focused on implementing neighborhood improvements such as enhanced cleaning, beautification and safety initiatives. Established collaboratively by community leaders and property owners, the city and neighborhood adopted the TLCBD management plan to work towards a mission of neighborhood improvement for all within the district boundaries.

**AROUND HERE
WE TEND TO
EXPRESS
OURSELVES.**



Tenderloin Community Benefit District (TLCBD), through a Capacity Grant from OEWD, contracted with Urban Place Consulting Group to analyze and assess organizational leadership, operations, and stakeholder input.

All recommendations were compiled into a strategic report that was approved by the Board of Directors. This report brought the organizations goals to the forefront and was followed up with an RFP for an organizational development company to bring those recommendations to fruition. That RFP was awarded to Urban Place Consulting Group to continue the work they had begun through interim management of the organization, fundraising, and neighborhood outreach.

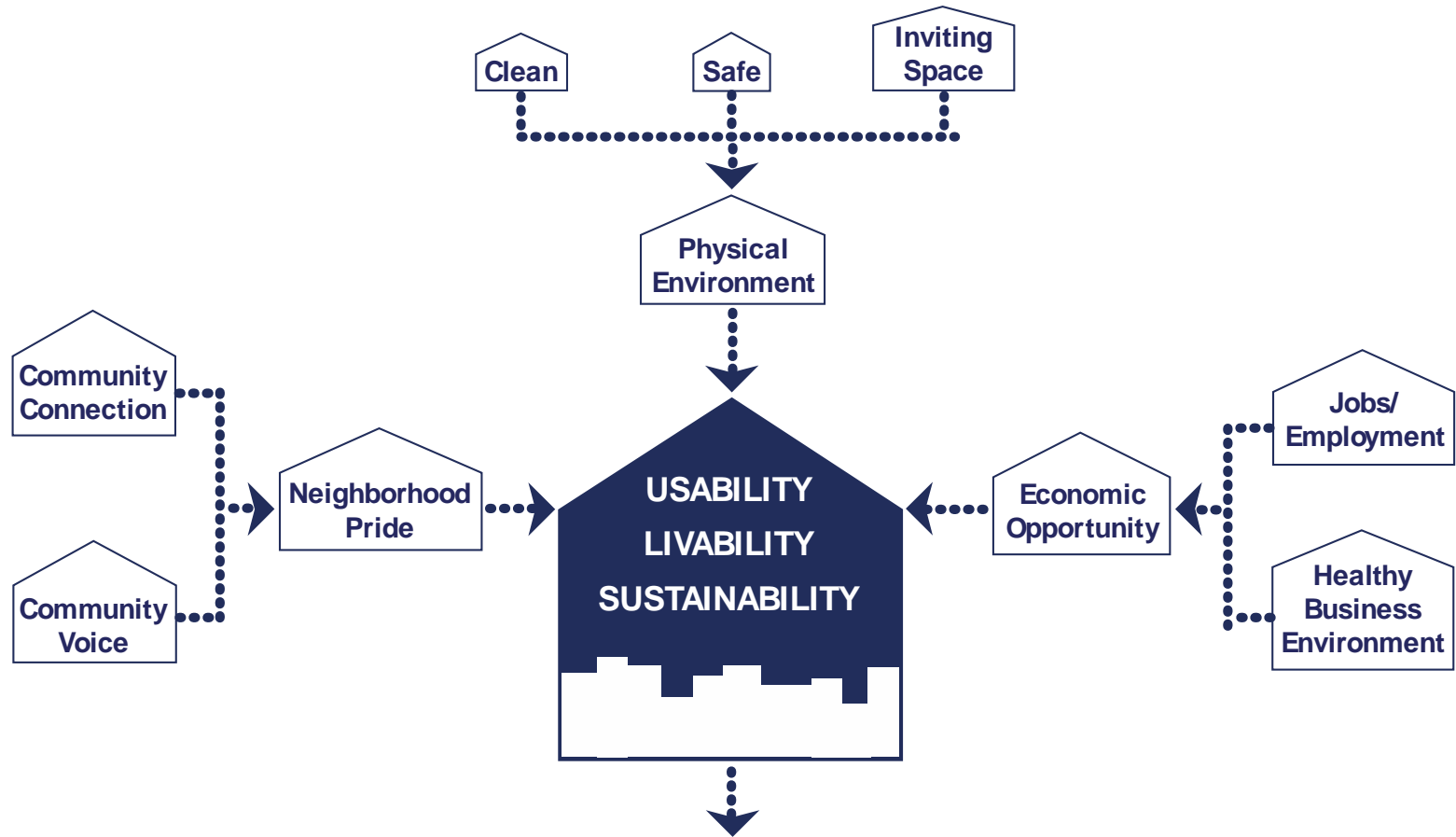
**AROUND HERE
WE TEND TO
SUPPORT
OUR BUSINESS
OWNERS.**



Operation Leadership Fundraising Program was established to raise \$300,000.00 for TLCBD leadership organization and to bolster and pilot current and new neighborhood programs in the Tenderloin.

Through Operation Leadership Urban Place Consulting created the Healthy Neighborhood Plan. This plan defines a healthy neighborhood as one that is usable, livable, and sustainable. The Healthy Neighborhood Chart explains that in order to have a healthy neighborhood you must have three key ingredients: economic opportunity, a clean and safe physical environment, and neighborhood pride. If all three of these can be accomplished the Tenderloin will be a vibrant community for all.

Healthy Neighborhood



The Tenderloin
A Vibrant Community
For ALL

TENDERLOIN

TENDERLOIN COMMUNITY
BENEFIT DISTRICT

Tenderloin Banner Project aims to create an understanding and positive impression of the neighborhood and the organization.

The Tenderloin has a very rich history of pride, diversity, and hope, which the Board and community feel should be talked about. By leveraging a grant from the City and putting in our own match, the TLCBD wants to use this branding opportunity, as a visual expression that tells the story of the Tenderloins' past present and future and celebrates its' place as a landmark community.

AROUND HERE
WE TEND TO
SUPPORT
OUR BUSINESS
OWNERS.



AROUND HERE
WE TEND TO
NURTURE OUR
FAMILIES.



AROUND HERE
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DIFFERENCES.



AROUND HERE
WE TEND
TO KNOW OUR
NEIGHBORS.



AROUND HERE
WE TEND TO
EXPRESS
OURSELVES.



AROUND HERE
WE TEND
TO IMPROVE
WITH AGE.



**AROUND HERE
WE TEND
TO KNOW OUR
NEIGHBORS.**



Tenderloin Camera Project has been established to try and help improve the quality of life and safety in key areas of the Tenderloin.

In partnership with the Union Square Business Improvement District and funding from the Silicon Valley Community Foundation, the TLCBD has installed cameras in areas that have been identified as hot spots for violent and drug-related crimes. Installing cameras in these areas will help prevent, prosecute and deter crime. Initially, the project estimates that approximately 6 locations, 18 cameras with 54 high quality “views” have been installed along the Leavenworth and Golden Gate Corridors in the district, with the project potentially expanding if further funding is developed.

Tenderloin Camera Locations



6 or 7 Pending property Owner approval

Around here we tend to our sidewalks

- Power washing and steam cleaning 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.
- Twice a month mechanical sidewalk scrubbing .
- Twice daily sidewalk and gutter hand-sweeping throughout the entire CBD area.
- 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.



Thank You

