



# Greater Rincon Hill Community Benefit District

## Mid-Year Report

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*July-December 2016*

The Greater Rincon Hill Community Benefit District (GRHCBD) is pleased to submit its first mid-year report to the City and County of San Francisco. This report documents our accomplishments and financial status for the first two quarters of the 2016-17 Fiscal Year – two quarters that included the initiation of our core cleaning and safety services, extensive neighborhood outreach, development of nine active Board Committees, establishment of a full-time staff and office within the District, a neighborhood branding and identity initiative, and maintenance of Emerald Park – the District’s first and only public park.

We are pleased with the progress made during our first year of operation, and look forward to continuing to foster a cleaner, safer, and more beautiful environment for residents, workers, and visitors in the Greater Rincon Hill neighborhood. We will continue to advocate for the City’s most dense area to be pleasant, livable, economically vibrant, and supported by outstanding open space amid the high-rise pinnacles of San Francisco’s new downtown core.

## Results

### **Clean & Safe Services**

The GRHCBD provides clean and safe services 24 hours a day, with cleaning staff and community guides working in the District from 6:00am to 8:00pm daily, neighborhood security patrols working 4:00pm to 7:00am daily, and overnight pressure washing of sidewalks.

- Neighborhood Cleanliness
  - July 1, 2016 marked just the second month of the GRHCBD’s clean and safe services.
  - Cleaning Service Statistics:
    - Public calls for service = **1,073**
    - Pounds of trash collected = **76,518**
    - 311 requests = **94**
    - Graffiti (or stickers) removed = **774**
    - Needles removed = **92**
    - Trash cans topped = **198**
    - Hours of weed abatement = **28.5**
    - Business and merchant contacts: **916**

- The GRHCBD ended its contract with its initial clean and safe vendor, and initiated a new clean and safe contract on December 1, 2016 with no interruption in service.
- Additionally, the GRHCBD took an active role advocating on behalf of the neighborhood regarding current construction projects and their potential impacts on cleanliness and quality of life in the District.
- Safety
  - Neighborhood Safety and Security Statistics:
    - Homeless outreach assistance = **1,599**
    - 911 calls: **7**
    - Sit/lie advisements given = **119**
    - Aggressive panhandling addressed = **46**
    - Calls to HOT team = **303**
  - The GRHCBD staff and security vendors established a good working relationship with our SFPD Southern Station Captain, and tested the deployment of a SFPD 10B officer to assist the neighborhood security team.
  - We successfully collaborated with SFPD and SFPD to clear and clean Essex and Spear Streets of ongoing encampments. In the first half of this Fiscal Year, the GRHCBD team successfully maintained both locations, which are adjacent to multiple multi-family properties, and responded immediately to quality of life issues.
  - The GRHCBD hosted a neighborhood safety meeting with SFPD for residential and commercial property managers in the District.
  - The GRHCBD staff and neighborhood residents together advocated with OCII to clear and provide ongoing maintenance of Essex Hillside, once a blighted and unsafe property and now clear of debris.
  - The GRHCBD committed to safer streets by joining the Vision Zero Coalition, the first community benefit district in San Francisco to do so.

## **Parks & Greenspace**

The GRHCBD initiated its parks and greenspace services by immediately funding the ongoing maintenance of Emerald Park and regularly engaging with City staff to advocate for the fulfillment of public realm improvements. The CBD also conducted a District-wide street tree survey.

- Neighborhood Parks
  - In addition to funding the maintenance of Emerald Park, the GRHCBD sponsored a neighborhood family Halloween event at the park.
  - The GRHCBD developed and approved a Neighborhood Street Tree Policy, with input from arboreal experts, in conjunction with our trees survey.
  - We co-convened and publicized a Public Works streetscape prioritization community meeting to provide input on the next wave of public improvements in the Rincon Hill section of our neighborhood.
  - GRHCBD staff engaged the Stanford University d. School and successfully initiated a class focused on urban programming and prototyping in the neighborhood that will occur during the second half of this Fiscal Year.
  - We negotiated an agreement with the San Francisco Planning Department to create a neighborhood streetscape and public realm plan, in conjunction with SFDPW and SFMTA.
  - We successfully advocated for City funds (\$65,000) to support a pilot dog-relief area to be built in conjunction with Guy Place Park.
  - GRHCBD staff advocated for the passage of Places for People legislation to create a clearer permitting process for our District to program public open spaces throughout the neighborhood.

## **Communication & Development**

In a City known for its unique neighborhoods, the GRHCBD undertook a naming and identity project to unify the northern (Transbay) and southern (Rincon Hill) areas of our District. The GRHCBD is dedicated to representing the residents and businesses establishing themselves in this rapidly-growing community, with the identity project critical to the social and economic development of a true San Francisco neighborhood.

- Communication
  - The GRHCBD engaged the Collins design firm to facilitate the neighborhood naming and identity project. The project has included community outreach, stakeholder interviews, historical research, and active participation from our diverse 23-member Board of Directors.
  - The GRHCBD distributes a monthly email newsletter to neighborhood constituents, and a weekly communication newsletter to the Board of Directors.
  - We implemented a more robust and useful website for District stakeholders and property owners.

- GRHCBD staff met with or made presentations to over 30 large residential and commercial property managers and HOAs to describe the District's services and solicit community feedback on needs and performance.
- The GRHCBD co-sponsored a City Hall Day of Advocacy in partnership with the San Francisco Chamber of Commerce and twenty other organizations.
- Development
  - The GRHCBD was awarded its first grant in the first half of this Fiscal Year – a \$14,000 Safe Speeds grant through the Department of Public Health.
  - There are 20 marketed commercial vacancies as of December 31, 2016.

## **Management & Operations**

- Board & Staff
  - Our Board of Directors met monthly to support and ensure the implementation of programs to support the goals of the GRHCBD Management Plan.
  - The Board was regularly kept informed of new developments in the neighborhood and their anticipated impact. Additionally, GRHCBD Board Members were actively involved in leadership positions with the Office of Community Investment and Infrastructure (OCII) Transbay and the Transbay Joint Powers Authority (TJPA) Citizens Advisory Committees.
  - The GRHCBD added two full-time staff members during the first two quarters of this Fiscal Year, bringing the District staff to three.
  - The GRHCBD instituted sound financial and investment policies to ensure stewardship of special assessment and other revenue.
  - We completed our first organizational annual audit and received an unmodified opinion.

### Summary Financial Data

We do not expect any significant deviations from our approved Fiscal Year 2016-17 annual budget.

	<b>Actuals thru 12.31.16</b>	<b>Year-To-Date Budget</b>
<b>REVENUE</b>		
Assessments	\$ 1,260,879.00	\$ 1,237,840.29
Fundraising	\$ 0.00	\$ 29,165.00
Interest Income	\$ 2708.00	\$ 2050.00
Carryover from Previous Years	\$ 98,218.00	\$ 98,218.00
<b>TOTAL REVENUE</b>	<b>\$ 1,361,805.00</b>	<b>\$ 1,367,274.00</b>
<b>EXPENSE</b>		
Management & Operations	\$ 146,621.00	\$ 192,922.00
Cleaning & Maintenance	\$ 237,627.00	\$ 296,697.00
Public Safety	\$ 442,944.00	\$ 493,921.00
Parks & Greenspace	\$ 37,256.00	\$ 174,572.00
Communication & Development	\$ 77,304.00	\$ 118,552.00
<b>TOTAL EXPENSE</b>	<b>\$ 941,752.00</b>	<b>\$ 1,273,664.00</b>
<b>NET GAIN/(LOSS)</b>	<b>\$ 420,053.00</b>	<b>\$ 93,610.00</b>

### Financial Notes

#### Revenue

- The GRHCBD is on track to hit its budgeted numbers for the Fiscal Year.
- The fundraising line is projected to hit its target with grants and in-kind donations received in the second half of the Fiscal Year.

#### Expense

- Management & Operations
  - Expenses are running lower due to staff hired midway through the reporting period of 7/1-12/31/16.
- Cleaning & Maintenance
  - Expenses are behind primarily due to a slower than anticipated rollout of services.
- Public Safety
  - Costs are expected to be in line with budget at year-end.
- Parks & Greenspace
  - The development of parks and initiation of services is occurring more slowly than projected in the Management Plan (adopted in 2015).
- Communication & Development
  - Expenses are expected to be in line with budget as we implement our neighborhood identity campaign.