

# Central Market Community Benefit District 2013 Annual Report

**1,516**  
Camping &  
Trespassing  
Calls



**922**  
Social Services  
Interventions



**1,392**  
Emergency  
Cleanups



**3,104**  
Graffiti Tags  
Removed

**805**  
Merchant  
Assists



**574**  
Needles  
Disposed



# The Central Market Community Benefit District

The Central Market Community Benefit District (CMCBD) is a non-profit, community-based organization that provides programs and services to improve the quality of life experienced in the public realm of San Francisco's Central Market. These services include public space beautification, pedestrian safety programs, social service outreach, marketing and community outreach, and public space programming.

## SERVICES PROVIDED BY THE CMCBD

### Cleaning/Maintenance

- Sidewalk sweeping
- Monitoring public trash receptacle overflow and trash removal
- Weeding of tree basins, sidewalk cracks and landscape planters
- Reporting of bulky items for removal by the Department of Public Works
- Spot cleaning
- Graffiti abatement

In addition to the ongoing maintenance described above, services include quarterly steam cleaning of the public right-of-way.

### Community Guides

Community Guides are specially trained to constructively engage with individuals in need on the street and connect them to local service providers. The Community Guides work in partnership with public and non-profit social service providers, safety agencies, and neighborhood organizations.

- Act as “eyes and ears” for the community, safety agencies, and service providers
- Help connect individuals in need of assistance to local service providers and refer those in need to social services
- Maintain open communications with police and safety agencies
- Assist pedestrians with directions and information
- Add a uniformed presence in Central Market to prevent undesirable behavior

## The Major Focus of 2013 was District Renewal

The renewal and expansion of the CMCBD was approved in 2013 again with a substantial majority of those responding (67.15%) in favor of the special assessment. At a public hearing on July 23, 2013 the San Francisco Board of Supervisors reviewed the ballot results and adopted a resolution approving the renewal and expansion of the CMCBD for a 15-year term. The CBD conducted a total of 28 public renewal meetings to inform members of the district on the expansion of the District.

### Steering Committee Meetings

April 16, 2012, May 22, 2012, June 19, 2012, July 24, 2012, August 21, 2012, September 18, 2012, October 3, 2012, October 17, 2012

### Joint Steering Committee and CBD Board Meetings

November 13, 2012, December 11, 2012, January 15, 2013, February 19, 2013, March 12, 2013, April 9, 2013

### Community-Wide Meetings

October 25, 2012, October 26, 2012, March 19, 2013, March 26, 2013

### Presentations to Condominium HOAs and Other Groups

June 13, 2012, June 20, 2012, June 27, 2012, July 27, 2012, July 31, 2012, August 7, 2012, September 4, 2012, September 13, 2012, October 2, 2012, October 9, 2012

# CMCBD Overview of Monthly Service Statistics for 2013

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
<b>Safety &amp; Security Services</b>													
Ambulance/Fire/Police Called	3	4	6	9	13	6	45	13	14	44	87	35	<b>279</b>
Aggressive Panhandling	54	50	24	33	45	36	15	32	59	71	30	19	<b>468</b>
Camping/Trespassing Calls	101	91	55	104	132	184	163	134	281	119	44	108	<b>1,516</b>
Drunk and Disorderly	21	5	10	18	17	50	59	20	37	38	15	13	<b>303</b>
Illegal Vendors	41	17	33	57	36	61	32	42	119	67	54	94	<b>653</b>
Mentally Disabled Assisted	20	20	8	9	6	6	7	7	9	8	5	9	<b>114</b>
Referrals to Shelters	77	68	18	11	16	18	18	58	31	28	19	25	<b>387</b>
Social Services Accepted	18	27	11	11	14	16	14	39	19	27	15	27	<b>238</b>
Social Service Refused	57	36	7	0	2	30	30	5	4	0	4	8	<b>183</b>
<b>Total Safety &amp; Security Services</b>	<b>392</b>	<b>318</b>	<b>172</b>	<b>252</b>	<b>281</b>	<b>407</b>	<b>383</b>	<b>350</b>	<b>573</b>	<b>402</b>	<b>273</b>	<b>338</b>	<b>4,141</b>
<b>Visitor/Merchant Services</b>													
Meet & Greet	39	23	20	32	13	115	43	140	273	382	211	418	<b>1,709</b>
Tourist Assistance/Directions	334	231	40	10	35	180	182	159	283	187	50	106	<b>1,797</b>
<b>Total Visitor/Merchant Services</b>	<b>373</b>	<b>254</b>	<b>60</b>	<b>42</b>	<b>48</b>	<b>295</b>	<b>225</b>	<b>299</b>	<b>556</b>	<b>569</b>	<b>261</b>	<b>524</b>	<b>3,506</b>
<b>Cleaning/Maintenance Services</b>													
Shopping Cart Removal	5	2	13	21	7	6	12	13	18	9	12	12	<b>130</b>
Illegal Dumping	7	2	6	12	6	14	14	33	18	13	37	35	<b>197</b>
Vandalism	1	0	0	10	0	0	8	12	32	9	12	2	<b>86</b>
Graffiti Tags Removed	77	71	95	83	105	124	259	296	530	608	214	642	<b>3,104</b>
Fixtures Repainted	2	6	1	9	6	2	2	12	19	6	12	139	<b>216</b>
Emergency Clean-Ups	62	51	162	141	157	58	107	193	188	149	92	32	<b>1,392</b>
Extra Sweep/Steam Cleaning Requests	46	15	26	73	61	53	63	98	94	78	128	34	<b>769</b>
<b>Total Cleaning/Maintenance Services</b>	<b>200</b>	<b>147</b>	<b>303</b>	<b>349</b>	<b>342</b>	<b>257</b>	<b>465</b>	<b>657</b>	<b>899</b>	<b>872</b>	<b>507</b>	<b>896</b>	<b>5,894</b>
<b>Non-Classified Activities</b>													
Merchant Assists	79	109	71	36	32	137	57	40	55	77	57	55	<b>805</b>
Cardboard	6	0	6	4	3	5	5	4	0	21	6	5	<b>65</b>
Needles Disposed	7	7	137	34	24	32	115	75	67	35	17	24	<b>574</b>
Non-emergency	2	5	6	31	12	21	51	47	52	46	85	47	<b>405</b>
<b>Total Non-Classified Activities</b>	<b>94</b>	<b>121</b>	<b>220</b>	<b>105</b>	<b>71</b>	<b>195</b>	<b>228</b>	<b>166</b>	<b>174</b>	<b>179</b>	<b>165</b>	<b>131</b>	<b>1,849</b>

# Central Market Community Benefit Corporation

## Statement of Activities For the Year Ended December 31, 2013

(Last Year of Initial Term, 2006-2013)

Total

SUPPORT AND REVENUES:	
Local property assessments	\$289,621
Grants	\$108,164
Donations	\$10,595
<b>Total Support and Revenues</b>	<b>\$408,380</b>
EXPENSES:	
Public Space	\$538,411
District Identity & Streetscape Improvements	\$74,257
Administrative/Operations	\$176,995
<b>Total Expenses</b>	<b>\$789,662</b>
Change in Net Assets	-\$381,282
Net Assets, Beginning of Year	\$378,214
<b>Net Assets, End of Year</b>	<b>-\$3,068</b>

### Assessment Methodology

The CMCBD is funded through an annual assessment from property owners within the district. The annual assessments are based on three property variables:

- 1) Linear frontage (sidewalk frontage)
- 2) Land area or lot size
- 3) Gross building square footage

#### Linear Frontage:

**\$14.60** per linear foot Lot Size:

**\$.155** per square foot Building Square Foot:

**\$.07** per square foot (not applicable to buildings owned or used by nonprofits)

### Assessment Calculation

For example, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of retail building use would yield an annual assessment of:

$$5000 \times \$1.155 = \$775.00 \text{ in lot size}$$

$$50 \times \$14.60 = \$730.00 \text{ in linear square footage, and}$$

$$4000 \times \$0.07 = \$280.00 \text{ in building square footage}$$

Total Assessment: \$1,785.00

## Statement of Financial Position

### December 31, 2013

(Last Year of Initial Term, 2006-2013)

ASSETS:	
Cash	\$25,314
Other Receivables	\$31,937
<b>Total Assets</b>	<b>\$57,251</b>
LIABILITIES & NET ASSETS:	
Accounts Payable	\$60,319
Net Assets	-\$3,068
<b>Total Liabilities &amp; Net Assets</b>	<b>\$57,251</b>

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