

2008-2009



YERBA BUENA
COMMUNITY
BENEFIT
DISTRICT



YBCBD



ANNUAL
REPORT

STATEMENT OF PURPOSE The purpose of the Yerba Buena Community Benefit District is to create an ideal place for people to live, work, study, and visit through programs that: Improve safety and security † Enhance cleanliness and neighborhood greening ‡ Increase economic viability



Letter from the Board Chair



We're pleased to present the Yerba Buena Community Benefit District's first Annual Report. It symbolizes a new chapter in the evolution of a neighborhood defined by its diversity. The area bustles with world-class museums, shopping, dining, convention space, hotels, and educational institutions. Senior housing blends with live/work lofts and luxury condominiums. YBCBD is perhaps the most dynamic district in the City—a celebration of San Francisco's eclectic backbone.

Our mission is to make it even better by implementing programs to improve its quality of life and economic viability. After several years of work by people that live and work in the area to determine neighborhood needs, approval to create the YBCBD was given on July 29, 2008 by the San Francisco Board of Supervisors and district property owners. At the time, it established the largest and most complex community benefit district in San Francisco's history. With the support of many, YBCBD set a course to create an entirely new organization and begin implementing services to achieve our mission.

During our first year, the organization's foundation was built. The Board of Directors and several committees were created to advance programs. Bylaws and other governing documents were adopted to give the organization its legal legs to take steps forward. YBCBD staff and a management organization were retained. Bids were sought to establish our Community Guide, beautification, safety and other programs.

Today, we're starting to see the results of this hard work. Services have begun with the goal making our community safer, cleaner and greener, and better for people who conduct business, live and visit the district.

- ## In June 2009, YBCBD Community Guides began their work as a reassuring and helpful presence on the streets of our district. They provide directions, public transit advice and contribute to the safety, comfort and enjoyment of people in the district.
- ## Also that month, the Clean Team launched its efforts to beautify the area by sweeping and cleaning sidewalks and gutters, removing graffiti, power washing sidewalks and removing trash.
- ## Additional San Francisco Police Department officers began providing daily coverage in the neighborhood on July 1. This new police presence, funded by YBCBD, adds 70 hours per week of police time to the 5,000 hours a week already provided by the Southern District Station.

In the coming year, new programs will start. Greening plans are under development. Marketing initiatives are being designed to strengthen the area's economic viability by making it even more inviting to businesses and visitors. A Community Grant Fund Committee is being created to provide assistance to organizations that support YBCBD activities to improve the district.

With the support of literally hundreds of individuals that care deeply about the Yerba Buena Neighborhood, I look forward to the next exciting chapter in our dynamic history.

Regards,

Heather L. Almond
Senior Asset Manager
Westfield San Francisco Properties



JULY 2008-JUNE 2009 BUDGET

INCOME	ACTUALS	BUDGET	OVER/UNDER BUDGET	DETAILS
Assessments	\$2,384,045	\$2,384,045	\$0	
Fundraising/In-Kind	\$103,148	\$125,000	\$21,852	In-kind meeting space and start up costs
Interest Income	\$0	\$5,000	\$5,000	
TOTAL INCOME	\$2,487,193	\$2,514,045	\$26,852	
EXPENSES	ACTUALS	BUDGET	OVER/UNDER BUDGET	DETAILS
Administration	\$265,123	\$252,107	(\$13,016)	less than a full year
Sidewalk Operations & Beautification	\$85,301	\$394,900	\$309,599	services started 6.1.09
District Identity & Streetscape Improvements	\$14,504	\$185,000	\$170,496	
Contingency/Reserve	\$259,375	\$263,224	\$3,849	
TOTAL EXPENSES	\$624,303	\$1,095,231	\$470,928	
Net Income	\$1,862,890			

JULY 2008 - JUNE 2009 BALANCE SHEET

ASSETS	
Cash in Bank	\$1,617,105
Accounts Receivable, Net	\$346,765
TOTAL ASSETS	\$1,963,870
LIABILITIES	
Accounts Payable	\$100,980
EQUITY	
Net Income/(Loss)	\$1,862,890
TOTAL LIABILITIES & EQUITY	\$1,963,870

JULY 2009-JUNE 2010 BUDGET

INCOME	BUDGET
Assessments	\$2,384,045
Fundraising/In-Kind	\$125,000
Interest Income	\$5,000
Release from Restriction	\$484,134
TOTAL INCOME	\$2,998,179
EXPENSES	BUDGET
Administration	\$450,740
Sidewalk Operations & Beautification	\$1,785,815
District Identity & Streetscape Improvement	\$416,400
Contingency/Reserve	\$345,224
TOTAL EXPENSES	\$2,998,179



