

Greater Rincon Hill Community Benefit District

Transbay Joint Powers Authority
Board Meeting
May 14, 2015



What is a CBD?

Formed by Vote of Property Owners

Provides Range of Services to Benefit CBD Area Properties

All Property Owners Pay Assessments

CBD Expenditures Managed by Volunteer Board with Public Input



GRHCBD Benefits



What Benefits does TJPA Receive?

CBD Assessments pay 80% of City Park Maintenance

Joint CBD/TJPA Committee Oversees the Parks Annual Budget

Creates Community of Stakeholders in the Park

Communication & Economic Development Program

Maintains & Operates Neighborhood Parks

Maintains Street Trees & Parklets Throughout Neighborhood

Sidewalk Sweeping / Steam Cleaning / Graffiti Removal

Eyes & Ears on the Street - 4 Fulltime Community Guides & 5 Evening SF Patrol Specials



GRHCBD Budget

<u>ACTIVITY</u>	<u>YEAR 1</u>	<u>YEAR 4</u>
Parks & Open Space	14%	58%
Clean Team	25%	14%
Public Safety	40%	21%
Communications	3%	2%
Management & Operations	18%	5%
Total	\$2.5 million	\$4.7 million



City Park Budget

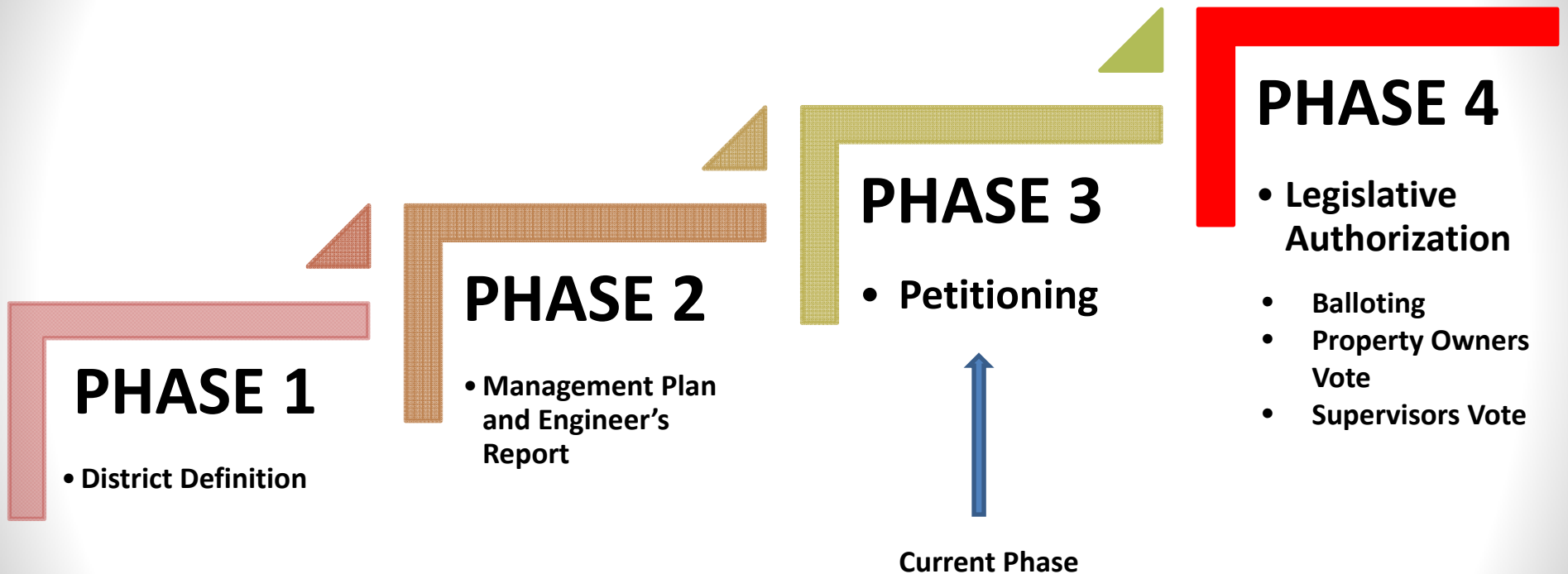
Landscape , Maintenance and Activation

Security Provided by TJPA's Overall Security Program

Sources of Revenue	%	Annual
Paid by Assessments	79.18%	\$1,594,381.15
Paid by Other TJPA Sources	20.82%	\$419,234.85
Total	100%	\$2,013,616



CBD Formation Process



Completed Steps

District Definition

Services Plan and Budget

Assessment Formula & General / Special Benefits

Legal Review

Steering Committee Review

Management Plan & Engineer's Report

City Approval of Management Plan & Engineer's Report



Next Steps

Complete the Petition Phase

At least 30% of the Proposed Private Property Weighted Assessments Must be Affirmative



Board of Supervisors Hearing

Resolution of Intent to Begin Balloting



Ballots Mailed and Voting by Property Owners – mid-June

Coordinate with and Support the Department of Elections



Ballots Tabulated – end of July

More than 50% of the Weighted Vote in Favor Required



Board of Supervisors Vote to Form CBD



Questions



**Greater Rincon Hill
Community Benefit District**