



CASTRO COMMUNITY BENEFIT DISTRICT RENEWAL MANAGEMENT PLAN SUMMARY

1. MANAGEMENT PLAN SUMMARY

The name of the property-based Community Benefit District is the Castro Community Benefit District (“Castro CBD”). The Castro CBD is being renewed and expanded pursuant to the California Constitution and the Property and Business Improvement District Law of 1994, as amended and augmented by Article 15 of the San Francisco Business and Tax Regulations Code.

Developed by the Castro CBD Renewal Steering Committee, the Castro CBD Management District Plan describes how the renewed and expanded Castro CBD will improve and convey special benefits to assessed parcels located within the Castro CBD area. The Castro CBD will provide activities consisting of Cleaning Services, Landscaping, Marketing, and Administration and Contingency. Each of these programs is designed to meet the goal of the Castro CBD; creating a more inviting and thriving neighborhood.

The full Castro CBD Management District Plan and Engineer’s Report can be found online at <http://castrocbd.org/renewal/> or by request by emailing andrea@castrocbd.org, or calling (415) 500-1181.

<p>Mission Statement</p>	<p>To provide services that improve the quality of life in the neighborhood, emphasizing clean, safe, beautiful streets. It also promotes the area’s economic vitality, fosters the Castro’s unique identity, and honors its diverse history.</p>
<p>Location</p>	<p>The Castro CBD consists of approximately 70 full or partial blocks and 586 parcels. It will generally be comprised of properties along:</p> <ul style="list-style-type: none"> ● Market Street from Castro Street in the southwest to Octavia Street/McCoppin Street in the northeast; ● Collingwood Street from 18th Street in the north to 19th Street in the south; ● Castro Street from Market Street in the north to 19th Street in the south; ● 18th Street from Diamond Street in the west to Noe Street in the east; ● 17th Street from Castro Street in the west to Prosper Street in the east; ● 16th Street from Noe Street in the west to Sanchez Street in the east; ● 15th Street from Sanchez Street in the west to Church Street in the east; ● 14th Street from Belcher Street in the west to Dolores Street in the east;

	<ul style="list-style-type: none"> ● Duboce Street from Buchanan Street in the west to Guerrero Street in the east; ● Noe Street from Beaver Street in the north to 17th Street in the south; ● Church Street from Duboce Street in the north to 15^h Street in the south; and, a handful of other properties
Boundary	See map on page 6.
Improvements, Activities, Services	<p><u>Cleaning Services</u></p> <p>Cleaning services, including sidewalk sweeping, power washing and graffiti removal will be provided along the frontages of property within the Castro CBD.</p> <p>Zone 1 will receive a minimum of sweeping the sidewalks twice a day and power washing sidewalks twice a month, graffiti removal, access to the cleaning dispatch number.</p> <p>Zone 2 will receive a minimum of sweeping the sidewalks once a day and power washing once a month, graffiti removal, access to the cleaning dispatch number.</p> <p>Zone 3 will a receive minimum of sweeping once per day and power washing once every two months, graffiti removal, access to the cleaning dispatch number.</p> <p>Other cleaning services that may be provided include:</p> <ul style="list-style-type: none"> ● Enhanced trash emptying in the public right-of-way ● Special events cleaning and maintenance services. <p><u>Landscaping</u></p> <p>The Castro CBD will fund the maintenance of landscaping within public plazas which will be done as needed and as approved by the Board of Directors. As funding allows, new plantings, and sidewalk planters might be considered.</p> <p><u>Marketing</u></p> <p>The Castro CBD will fund marketing and communications services to improve the Castro CBD’s image and visibility, communicate with Castro CBD stakeholders, and to communicate activities taking place within the Castro CBD. Work may include, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Data Collection • Castro CBD Stakeholder and Neighborhood Outreach • Website & Social Media

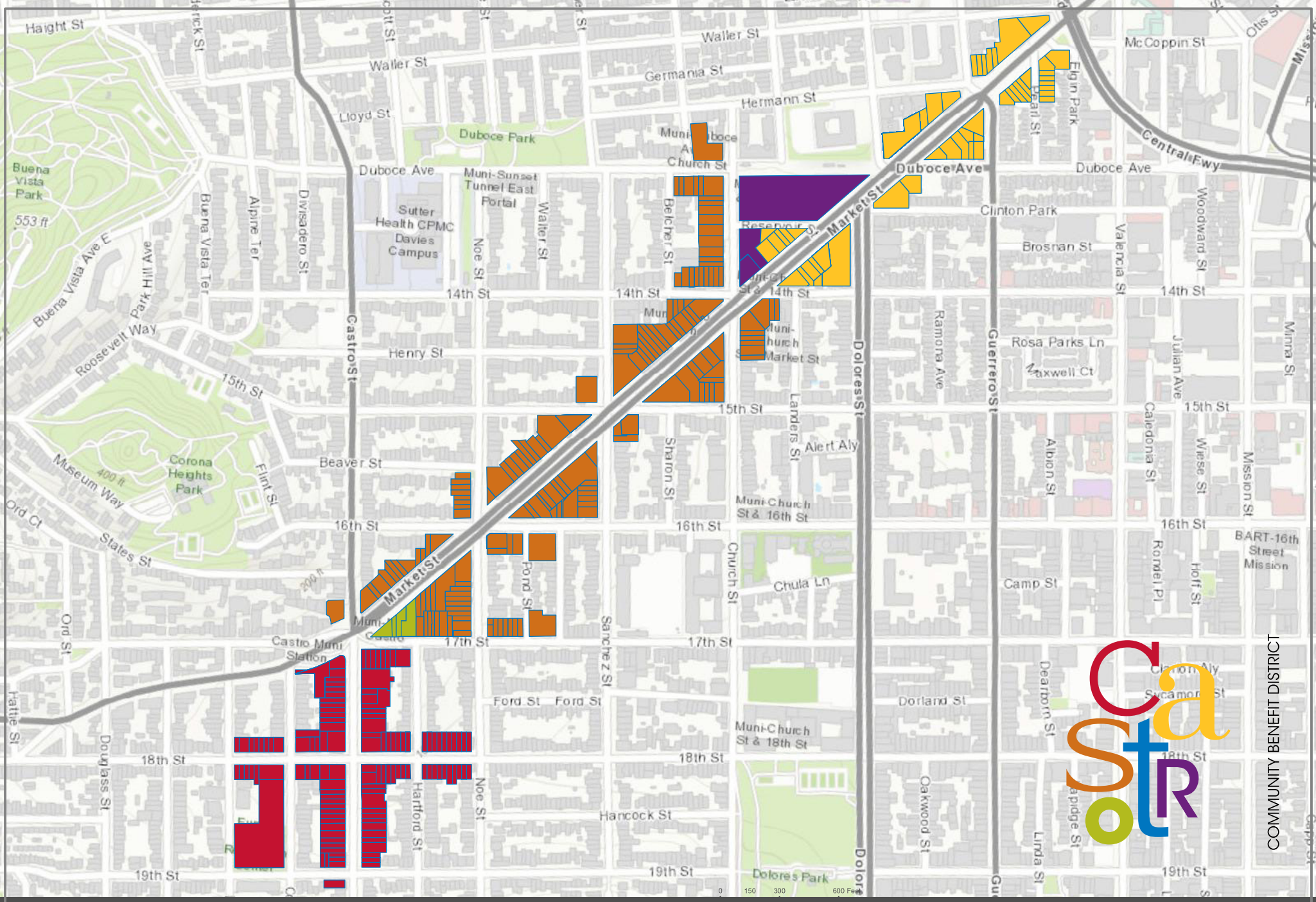
	<ul style="list-style-type: none"> • Service Presentations • General Benefit Fundraising • Branding • Media Relations • Destination Marketing <p><u>Administration and Contingency</u></p> <p>Administration includes daily oversight and operation of the Castro CBD, adherence to the Management District Plan, and compliance with audit/reporting requirements. Administration also includes fundraising, building and managing relationships with the neighborhood association/groups, city agencies/departments and elected officials. The Castro CBD, representing the owners, and working closely with the merchants, routinely advocates for the interests of the community regarding city services and funding. Because of these relationships and advocacy work, the Castro/Upper Market has often been chosen to host city funded pilot projects, which benefit the neighborhood. This type of work will continue in the new, renewed Castro CBD.</p> <p>The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments.</p>																						
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Method Financing	Levy of assessments upon real property that benefit from improvements and activities.																						

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A minimum of 5.41% of the estimated total budget must be funded from sources other than assessments. Refer to the Engineer’s Report, attached to this Management District Plan, for a detailed analysis of General Benefits.

Assessments	<p>Annual assessments are based upon an allocation of program costs and a calculation of assessable footage. Four property assessment variables, linear frontage, parcel square footage, and building square footage, and land use type will be used in the calculation. Estimated annual maximum assessment rates for the first year of the district follow:</p> <table border="1" data-bbox="435 451 1446 1470"> <thead> <tr> <th colspan="4" data-bbox="971 451 1446 489">Zone 1</th> </tr> <tr> <th data-bbox="435 489 971 569">Land Use Type</th> <th data-bbox="971 489 1154 569">Rate per Front ft</th> <th data-bbox="1154 489 1300 569">Rate per Bldg sq ft</th> <th data-bbox="1300 489 1446 569">Rate per Lot sq ft</th> </tr> </thead> <tbody> <tr> <td data-bbox="435 569 971 615">Non-Residential Property</td> <td data-bbox="971 569 1154 615">\$30.23588</td> <td data-bbox="1154 569 1300 615">\$0.09060</td> <td data-bbox="1300 569 1446 615">\$0.15079</td> </tr> <tr> <td data-bbox="435 615 971 661">Residential Property (5+ Units)</td> <td data-bbox="971 615 1154 661">\$20.15725</td> <td data-bbox="1154 615 1300 661">\$0.06040</td> <td data-bbox="1300 615 1446 661">\$0.10053</td> </tr> <tr> <td data-bbox="435 661 971 707">Residential Property (1-4 Units)</td> <td data-bbox="971 661 1154 707">\$15.11794</td> <td data-bbox="1154 661 1300 707">\$0.04530</td> <td data-bbox="1300 661 1446 707">\$0.07540</td> </tr> <tr> <td data-bbox="435 707 971 753">Non-Profit Property</td> <td data-bbox="971 707 1154 753">\$10.07863</td> <td data-bbox="1154 707 1300 753">\$0.03020</td> <td data-bbox="1300 707 1446 753">\$0.05026</td> </tr> <tr> <th colspan="4" data-bbox="971 814 1446 852">Zone 2</th> </tr> <tr> <th data-bbox="435 852 971 932">Land Use Type</th> <th data-bbox="971 852 1154 932">Rate per Front ft</th> <th data-bbox="1154 852 1300 932">Rate per Bldg sq ft</th> <th data-bbox="1300 852 1446 932">Rate per Lot sq ft</th> </tr> <tr> <td data-bbox="435 932 971 978">Non-Residential Property</td> <td data-bbox="971 932 1154 978">\$20.15725</td> <td data-bbox="1154 932 1300 978">\$0.06040</td> <td data-bbox="1300 932 1446 978">\$0.10053</td> </tr> <tr> <td data-bbox="435 978 971 1024">Residential Property (5+ Units)</td> <td data-bbox="971 978 1154 1024">\$13.43817</td> <td data-bbox="1154 978 1300 1024">\$0.04027</td> <td data-bbox="1300 978 1446 1024">\$0.06702</td> </tr> <tr> <td data-bbox="435 1024 971 1071">Residential Property (1-4 Units)</td> <td data-bbox="971 1024 1154 1071">\$10.07863</td> <td data-bbox="1154 1024 1300 1071">\$0.03020</td> <td data-bbox="1300 1024 1446 1071">\$0.05026</td> </tr> <tr> <td data-bbox="435 1071 971 1117">Non-Profit Property</td> <td data-bbox="971 1071 1154 1117">\$6.71908</td> <td data-bbox="1154 1071 1300 1117">\$0.02013</td> <td data-bbox="1300 1071 1446 1117">\$0.03351</td> </tr> <tr> <th colspan="4" data-bbox="971 1169 1446 1207">Zone 3</th> </tr> <tr> <th data-bbox="435 1207 971 1287">Land Use Type</th> <th data-bbox="971 1207 1154 1287">Rate per Front ft</th> <th data-bbox="1154 1207 1300 1287">Rate per Bldg sq ft</th> <th data-bbox="1300 1207 1446 1287">Rate per Lot sq ft</th> </tr> <tr> <td data-bbox="435 1287 971 1333">Non-Residential Property</td> <td data-bbox="971 1287 1154 1333">\$13.43817</td> <td data-bbox="1154 1287 1300 1333">\$0.04027</td> <td data-bbox="1300 1287 1446 1333">\$0.06702</td> </tr> <tr> <td data-bbox="435 1333 971 1379">Residential Property (5+ Units)</td> <td data-bbox="971 1333 1154 1379">\$8.95878</td> <td data-bbox="1154 1333 1300 1379">\$0.02685</td> <td data-bbox="1300 1333 1446 1379">\$0.04468</td> </tr> <tr> <td data-bbox="435 1379 971 1425">Residential Property (1-4 Units)</td> <td data-bbox="971 1379 1154 1425">\$6.71908</td> <td data-bbox="1154 1379 1300 1425">\$0.02013</td> <td data-bbox="1300 1379 1446 1425">\$0.03351</td> </tr> <tr> <td data-bbox="435 1425 971 1472">Non-Profit Property</td> <td data-bbox="971 1425 1154 1472">\$4.47939</td> <td data-bbox="1154 1425 1300 1472">\$0.01342</td> <td data-bbox="1300 1425 1446 1472">\$0.02234</td> </tr> </tbody> </table>	Zone 1				Land Use Type	Rate per Front ft	Rate per Bldg sq ft	Rate per Lot sq ft	Non-Residential Property	\$30.23588	\$0.09060	\$0.15079	Residential Property (5+ Units)	\$20.15725	\$0.06040	\$0.10053	Residential Property (1-4 Units)	\$15.11794	\$0.04530	\$0.07540	Non-Profit Property	\$10.07863	\$0.03020	\$0.05026	Zone 2				Land Use Type	Rate per Front ft	Rate per Bldg sq ft	Rate per Lot sq ft	Non-Residential Property	\$20.15725	\$0.06040	\$0.10053	Residential Property (5+ Units)	\$13.43817	\$0.04027	\$0.06702	Residential Property (1-4 Units)	\$10.07863	\$0.03020	\$0.05026	Non-Profit Property	\$6.71908	\$0.02013	\$0.03351	Zone 3				Land Use Type	Rate per Front ft	Rate per Bldg sq ft	Rate per Lot sq ft	Non-Residential Property	\$13.43817	\$0.04027	\$0.06702	Residential Property (5+ Units)	\$8.95878	\$0.02685	\$0.04468	Residential Property (1-4 Units)	\$6.71908	\$0.02013	\$0.03351	Non-Profit Property	\$4.47939	\$0.01342	\$0.02234
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Benefit Zones	<p>In addition to parcel characteristics and land use types, location also plays a role in determining special benefit. Three distinct areas within the proposed boundary of the District have been identified that will experience the Improvements to differing degrees and therefore will receive different levels of special benefit.</p>																																																																								
Assessment Increase	<p>Assessment rates may increase by up to 5% per year or by the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward area for February, whichever is less. The</p>																																																																								

	determination of annual adjustments in assessments rates will be subject to the approval of the Castro CBD Owners' Association.
City Services	The City and County of San Francisco has established and documented the base level of pre-existing City services. The Castro CBD will not replace any pre-existing general City services.
Collection	District assessments appear as a separate line item on the San Francisco City and County property tax bills.
District Governance	The City may contract with the existing Owners' Association or another non-profit Owners' Association to provide the day-to-day operations and carry out the services as provided for in this Management District Plan.
District Formation	District formation requires submission of favorable petitions signed by property owners representing more than 30% of total assessments to be paid. Petitions are submitted to the San Francisco Board of Supervisors. If the 30% threshold is met, the City will conduct further hearings and mail ballots to all District property owners and the majority of ballots returned, as weighted by assessments to be paid, must be in favor of the District in order for the Board of Supervisors to consider approval.
Duration	The District will have a 15-year life. Assessments would be collected for the first 15 years beginning July 1, 2020 and ending on June 30, 2035. Expenditures of those collected assessments can continue up to 6 months after the end of the assessment collection period (December 31, 2035), at which point the District would then be terminated, if not renewed.



**CASTRO/UPPER MARKET
COMMUNITY BENEFIT DISTRICT
PROPOSED BOUNDARIES**

- DISTRICT BLOCK LOTS**
- Zone 1
 - Zone 2
 - Zone 3
 - Zone 2/3



COMMUNITY BENEFIT DISTRICT