



2021/22 ANNUAL REPORT

GreenBenefit.org

Julie Christensen



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DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT

We get several calls each year from people asking for information about how the GBD was formed and how it works. The calls and emails come from other SF neighborhoods, from across the US, from Spain and Taiwan, from professors and students, volunteer advocates and government employees. The desires and frustrations that led to the creation of the GBD are widely shared, and the GBD remains a unique and innovative path toward neighborhood empowerment - and highly visible results.

It's been more than a decade since efforts to form the GBD began, and 2022 marked seven years since the approval of the Board of Supervisors made the dream of the GBD come true. At the end of the 21/22 fiscal year, three of the original founders of the GBD - Susan Eslick, Jean Bogiages and Janet Carpinelli - termed off the board. It seemed a good time to stop and look back, before the details are lost. We asked some of those who helped transform the idea of the GBD into a viable, thriving, accomplished organization for their take on how it came to be. You will find their stories in this year's report.

The 21/22 Fiscal year saw us all still climbing out of the pandemic. But some excellent projects - the lighting of Angel Alley, three blocks of sidewalk gardens on Vermont, a new walking labyrinth at Progress Park - were completed. The building of the Iowa Street Garden is underway. The projects slated for 2023 are among our most ambitious yet. With your permission and support, the GBD will keep working to fulfill its founders' visions.

You are a part of this. Thank you.

Julie Christensen
Executive Director

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ANNUAL REPORT 21/22

Kanwar Kelley



My wife, Shannon, and I moved to Vermont Street in 2017 and set about making improvements to the area around our house – cleaning up debris, planting sidewalk gardens, and adding trees. I began connecting with neighbors and found many of them stirred up about some of the same concerns and aspirations that Shannon and I had. It was around that time that the GBD came to my attention, and vice versa.

I found out how effective the GBD could be in planning and funding the changes we neighbors wanted to see. But I also saw how the organization empowered neighbors in collaborating on that change, and helping to implement it. Folks up and down Vermont turned out last January to do a planting makeover of 3 long blocks. The residents of Angel Alley in Dogpatch got the string lights they had long wanted. Neighbors will come out in a few months to plant a completely new garden on Iowa Street near the train station.

The physical changes are significant – more greenery, expanded habitat, better water retention – but these projects alter the dynamics of our community as well, bringing neighbors, both recent and long term, together in common purpose, creating spaces that people enjoy, and where they interact.

That's not to say that there is not a whole lot more we need to do out there, as individuals, neighbors and citizens, but having the GBD as a mechanism for change really helps. As I look at the stories of some of our founding members, I am honored to participate in the success of the organization they created, and I look forward to seeing what we can do next.


Kanwar Kelley

2021/22 Board of Directors

The GBD's 15 Directors are elected by the property owners whose assessments fund the work of the GBD. They are directors in a true sense, as their interests and expertise help focus and propel the work of the GBD.

More information about the Directors and the annual election process is online at [GreenBenefit.org](https://www.GreenBenefit.org)


Sarah Miers
Dogpatch
Property Owner



Erin Epperson
Dogpatch Tenant
(Secretary)



Paul Selmants
Dogpatch
Tenant



John Ramsbacher
Dogpatch
Property Owner




Michael Plater
Dogpatch
Property Owner




Terri McFarland
Greenspace Advocate



Daphne Magnawa
NW Potrero Hill
Property Owner
(Treasurer)




Katherine Doumani
Dogpatch
Property Owner



Bill Barnes
NW Potrero Hill
Property Tenant



Kat Sawyer
Greenspace Advocate
(Ombuddy)




Kanwar Kelley
NW Potrero Hill
Property Owner
(President)



George Slack
Dogpatch
Property Owner




Donovan Lacy
Dogpatch
Property Owner
(Vice President)



Jason Kelly Johnson
Dogpatch
Property Owner



Barb Fritz
Dogpatch
Property Owner



2021/22 GBD Staff

The business of the GBD is managed by a full-time executive director, a part-time bookkeeper, and a part-time administrative manager.



Julie Christensen
Executive Director



Anh Han Wong
Bookkeeper



Jessica Bay
Administrative Manager



GBD Maintenance

Aim to Please

Cleaning, debris removal, graffiti abatement



Aundre, Ken, Jeff

Lainez, Inc.

Landscape construction & maintenance



Angel, Marvin, Esmeralda, Juan (Rigoberto not shown)

DOG
WASTE
BAGS
REPLACED



81,800

COMPOST
REMOVED
23,617 lbs



GBD PERFORMANCE METRICS



160
GRAFFITI
SITES
ABATED

709
NEEDLES
COLLECTED

VOLUNTEER
HOURS

1,230

TRASH
REMOVED

54,364 lbs



GBD

Parks & Projects



Potrero Gateway

Vermont Greenway

Fallen Bridge Park

Benches Park Plaza & Garden

Benches Dog Station

IM Scott School Native Sidewalk Gardens

22nd St Train Station Entrance

Scooter & Bike Parking

Iowa St Garden

Pennsylvania Ave Garden & Pedestrian Path

Gears Garden

Gears Meadow

Progress Park Fitness

Progress Park Bocce, Maze

Progress Dog Run Upgrades

Esprit Park Renovation

20th & Minnesota roadway & sidewalk improvements (Amazon)

20th St Public Space (under the overpass)

22nd St Greenway

Woods Yard Park

Angel Alley Upgrades & Lighting

Streetscape & Pedestrian Improvements

Tennessee St Pedestrian Patch & Street Trees

Minnesota Grove Pedestrian & Irrigation Upgrades

New Sidewalk & Street Trees (Minnesota St Project)

Minnesota Grove Upgrades & Extension

25th St Gardens

Completed Project

Planned Project

Partnership Project

Private Project

Angel Alley Lighting

In response to neighbor requests, commercial-grade string lights now light up - and liven up - Angel Alley. The new lights are decorative and festive, but also highly functional: They augment the street lights in the narrow alley, urging pedestrians and cyclists to use this twinkling connection between north and south Dogpatch.



Progress Park Walking Labyrinth

The area at the southwest corner of Progress Park, dark and smothered by the 280 onramp that cuts across the park, became a lot brighter, more welcoming and a bit more usable with the addition of a 30-foot in diameter brick and decomposed granite walking labyrinth. It's gratifying to see people out for walks, parents with

strollers, kids and seniors take a detour to slow down for a bit and try out the labyrinth's pattern.



GBD COMPLETED PROJECT

Vermont Street Sidewalk Gardens

Last January the 400-600 blocks of Vermont went from being one of Potrero Hill's most barren streets to one of its greenest, with more insect and bird habitat and better water retention. Months of surveys, canvassing, choosing and planning paid off to make planting day run smoothly. Special thanks to our partners at Friends of the

Urban Forest, to neighbor Batel Libes, who urged the GBD to take on the project, and to block captains John Schwenger, Sapna Mahwal, Peggy Lopipero-Langmo, and Kanwar Kelley who helped with outreach and logistics.



Bruce Kin Huie

We found we could succeed in creating open space in our neighborhoods, but we lacked the resources to ensure the maintenance and longevity of those new greenspaces. I was one of 3 co-chairs (with Jean Bogiages and Tony Kelley) in the 2.5-year process of building community support and technically forming the GBD. It was an intense endeavor - with city departments, our SF Supervisor, neighboring property owners and the final Board of Supervisors vote. Persistence, tenacity and the wisdom of the crowd guided us to success, and the outcome was the first (and still the only) Green Benefit District.

18 While the effort began with neighborhood leaders, it required constant collaboration with Supervisor Malia Cohen, and her legislative aides Andrea Bruss and Yoyo Chan to help navigate us through the City Hall process. Assessor Carmen Chu, the City Attorneys' office, and our partner at SF Public Works, Jonathan Goldberg, provided key assistance. Formation required over 2 years of meetings with neighbors to flesh out details, build support, and get property owners to vote. Then there was a final, unanimous vote at the SF Board of Supervisors to approve the district.

In practice, the GBD reflects the community that created it - neighbors directing and overseeing an organization dedicated to citizen-initiated projects that expand and improve our community's open space. This is a big benefit when you live by a freeway, 3 large city bus lots, and have a history of mainly industrial land use in an area that has expanded its residential population almost 5 fold.



Tony Kelley

Potrero Hill is significantly underserved when it comes to parks. The City barely has the capacity to manage our existing neighborhood parks, and has resisted the addition of open space out here. But the residents of Potrero Hill stepped up to create our own neighborhood open spaces from leftover, neglected sites - at Starr King Open Space, the Pennsylvania Gardens, Progress Park, Fallen Bridge Mini-Park, 17th & Rhode Island, 22nd Street, and elsewhere. With a population boom underway, how could we guarantee support for these off-the-grid open spaces in the future? How to improve them, and create more of them?

I worked for the old Neighborhood Parks Council in 2011-12 (now the SF Parks Alliance), researching potential park funding mechanisms, and came across proposals for what they called Park Improvement Districts. That research led directly to the Green Benefit District concept and its creation in our neighborhood. It was a new, groundbreaking idea: a Potrero Hill Park Improvement District, modeled on the City's Community Benefit Districts but specifically tailored to our residential mixed-use neighborhood. It created an affordable neighborhood-wide assessment - basically a voluntary tax that the Hill votes on and manages through a locally-elected board.

Thanks are due to Isabel Wade and Meredith Thomas, who led the Neighborhood Parks Council at that time and commissioned the research. The membership and leadership of the Potrero Boosters Neighborhood Association was critically important in building GBD support throughout Potrero Hill and Dogpatch; Jean Bogiages played an extraordinary leading role with her vision for the land underneath highway 101. I also want to mention the late Ron Miguel and the late Dena Fischer for their leadership in the Hill communities.

It was an exciting idea, and we made it happen!



Jean Bogiages



By upgrading Fallen Bridge Park our neighborhood learned that, working together, we could turn neglected, unkept open spaces into neighborhood assets. We held workdays, and block parties, and organized neighborhood committees to find funding for the projects. After the successes at Fallen Bridge, we decided to take on the neglected Caltrans lots between San Bruno and Vermont and 17th and Mariposa – the Potrero Gateway Loop project.

Because of my involvement with that Potrero Gateway project, Tony Kelly approached me about the idea of creating a Community Benefit District focused on parks and open spaces. As difficult as it was to pull together funding for these community-made parks and greenspaces, it was even harder to ensure they would be properly maintained. Creating a green benefit district sounded like a practical solution. I wanted to see the parks and open spaces maintained. But I also I wanted to see a local, democratic governing organization formed, one that was created and run by neighbors. I wanted neighbors to realize that the city open space is theirs and conditions are improved when they are involved in determining how best to use these areas and in executing the improvements.

The GBD has done great job opening up new areas and maintaining them. For example, the expanded, paved plaza at Benches Park is a great place for neighborhood events. Adding the bright red chairs to Woods Yard Park made that a much more usable resting and gathering area. I've advocated at the GBD for CA native landscaping that supports our bird and insect population while also reducing water use. I'd like people to understand the importance of eco-dependencies.

Michael Yarne

In 2003, I was a land use attorney representing the Martin Building Company (MBC) which was seeking entitlements for the apartment building now known as Potrero Launch. The City had recently started its Eastern Neighborhoods planning effort - a public process that would drag on for over 10 years. But the

neighborhood was already experiencing development pressure from projects permitted under the Central Waterfront Plan.

The Dogpatch Neighborhood Association was concerned that the Planning Department did not have a strategic plan for funding open space and greening to accommodate the influx of new residents. Some neighbors wanted to delay all approvals until the City adopted a new plan, along with impact fees to fund improvements to open space. My client and other developers opposed the idea that all development should be held hostage to the City's lengthy and uncertain process.

Ultimately, the GBD's fiscally sponsored predecessor, the GreenTrust, was born from a compromise between myself and some pragmatists in the DNA, like Susan Eslick. The GreenTrust was launched as an independent neighborhood-controlled entity that would solicit and expend donated funding for 'bottom-up' open space and greening while the City completed its own process. Unfortunately, as one might surmise, a voluntary system for funding greening was neither fair, sustainable, or scalable.

So, in 2010, Susan Eslick, Bruce Huie and Tony Kelly reached out to me, in my new role in the Mayor's Office, to brainstorm ideas for creating a mandatory, self-funding, neighborhood-based greening organization, still neighborhood-managed, but with a more consistent and dependable funding stream. I realized that the City's existing Community Benefit District (CBD) law might be the right legal chassis for this effort. Then-Supervisor Malia Cohen was a willing legislative partner in our efforts to amend San Francisco's existing CBD laws to create GBDs.

Based on our original goals for the GBD, I would argue that it has been a success, and will continue to improve over time as its assessment funding base increases and the GBD board learns from its past successes and failures.



Susan Eslick

Michael Yarne was working for Build, Inc. back when they converted the Esprit headquarters into housing. Build, Inc. wanted to make contributions towards improvements in the neighborhood, but there was no effective entity to receive the money, no structured oversight, no 501(c)(3). Michael, a lawyer who had worked in

City government, suggested we look into community benefit districts and business improvement districts as possible models for what we wanted to do. And so we began thinking about forming a benefit district for the purpose of greening and neighborhood improvements.

I worked with my neighbors to help form the GBD, and served for 6 years as its treasurer. I felt it was incumbent upon me to see the organization get on its feet and function successfully. I have tremendous pride in what the GBD has accomplished under the leadership of our Executive Director.

There have been numerous improvements in Dogpatch since the GBD was formed – the decorative lights at Angel Alley, the workout equipment in Progress Park, the extension of Minnesota Grove. The creation of the GBD gave neighbors status and authority, and a reliable stream of funding. The GBD has worked directly with City agencies on major infrastructure improvements. Caltrain allowed the GBD to improve the train station entrance. UCSF has trusted the GBD to administer large improvement grants.

Forming the GBD was no easy feat, but, when we sit back and look at all we have created, everyone should feel proud of the GBD board. SF is going through rough times now and the fact that we can convert neglected problem areas to usable green and public spaces and then maintain them - this is huge!



Janet Carpinelli



The GBD provided a way for neighbors to control and maintain underutilized open space in Dogpatch, a neighborhood being more densely developed after its re-zoning in 2009, with financial accountability to all stakeholders. The GBD model allowed us to negotiate with property owners/developers of large parcels in Dogpatch and leverage our combined resources to the benefit of all stakeholders - residents, visitors, and business/property owners. Joe Boss, another founding member and a financial watchdog, was essential in convincing the owner of the American Industrial Center, then the District's biggest property owner, to vote in favor of creating the GBD.

As a founding member of the GBD, my aspiration for GBD was, and still is, for us to create and maintain sustainable, native plant habitat throughout our District. Native plants bring butterflies, native insects, birds, and other creatures to our environment. This flora and fauna evolved together for millennia and need each other to survive and thrive. Though we are experiencing the overall decline in number of species and in biodiversity worldwide, we can help to reverse that decline in our neighborhood. Our district has enough land mass to create an impactful, thriving natural environment that will benefit humans as well as the other creatures who do, or might, inhabit it.

People turn to nature for rejuvenation and peace. In the urban environment we seek out places of tranquility and life - large and small spaces to stop in, walk by, or walk through for a bit of mental refreshment. We can be a model for other neighborhoods and entities who want to reclaim and support our natural world. I encourage the GBD to include in our vision of "green and clean," a larger and essential vision for a prosperous, shared natural environment.

Finances

The Dogpatch and Northwest Potrero Hill Green Benefit District was formed in 2015 by a 76% majority vote of district property owners, whose assessments form the base of the GBD's funding. The Management Plan adopted in that vote regulates GBD finances. Public Works and the San Francisco Board of Supervisors provide oversight and an independent financial review is conducted each year.

The GBD operates on the same fiscal year as City government – from July 1 to June 30. The initial assessment revenue for a fiscal year beginning July 1 is not received until the following January. So operating funds for the first half of the fiscal year (July through December) are rolled over from the previous fiscal year.

The GBD's Management Plan specifies that assessment funds be divided into

4 categories – Maintenance, Capital Projects, Accountability & Outreach (which includes communications, outreach, reports, meetings, events and advocacy) and Operations. Assessment funds may be adjusted to within 10% of the guidelines specified by the property owner-approved Management Plan.

The District has 2 zones, Dogpatch and NW Potrero Hill. Assessments are expended proportionally in the zone where they are collected. For FY21/22, 87% of collected funds came from Dogpatch and 13% from NW Potrero Hill. Because of anticipated variations in the needs of the 2 zones, the percentage of funds specified for each of the 4 spending categories varies from Dogpatch to NW Potrero Hill.

More detailed financial information is online at GreenBenefit.org

Assessment Rates

Assessment rates are determined by property use and size.

1. Determine the primary parcel use.
2. Find the assessment rate per sq. ft. according to parcel use.
3. For commercial, industrial, and residential uses, multiply building square footage by the assessment rate. For parking lots, vacant lots, and open space, multiply lot square footage by the assessment rate.

Commercial, Residential, Parking Lot, Vacant	100%	\$ 0.0951
Industrial	50%	\$ 0.0476
Park, Greenspace	25%	\$ 0.0237
Inaccessible	0%	\$ 0.0000

Statement of Financial Position June 30, 2022

ASSETS

CURRENT ASSETS

Cash & Cash Equivalents - GBD	\$ 533,343
Cash & Cash Equivalents - UCSF	226,995
Total Cash & Cash Equivalents	\$ 760,338

Accounts Receivable	\$ 44,241
Total Current Assets	\$ 804,579

Prepays & Deposits	\$ 7,643
TOTAL ASSETS	\$ 812,222

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts Payable & Accrued Expenses	\$ 35,341
Total Liabilities	\$ 35,341

NET ASSETS

Without Donor Restrictions	\$ 487,679
With Donor Restrictions	289,202
Total Net Assets	\$ 776,881

TOTAL LIABILITIES & NET ASSETS	\$ 812,222
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General Benefit

The general benefit is the amount of non-assessment funds that must be raised each fiscal year.

2021/22 GENERAL BENEFIT REQUIREMENT

DOGPATCH

Maintenance	\$ 16,159
Capital Improvement	17,468
Total Requirement - Dogpatch	\$ 33,627

NORTHWEST POTRERO HILL

Maintenance	\$ 2,929
Capital Improvement	974
Total Requirement - NW Potrero Hill	\$ 3,903

TOTAL GENERAL BENEFIT REQUIREMENT	\$ 37,530
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2021/2022 NON-ASSESSMENT REVENUE

Grants & Donations

Donations	\$ 5,333
Grants	133,164
Total Grants & Donations	\$ 138,497

In-Kind & Volunteer

1,230 Volunteer Hours @ \$29.95	\$ 36,839
In-Kind donations	2,000
Total In-Kind & Volunteer	\$ 38,839

TOTAL NON-ASSESSMENT REVENUE	\$ 177,335
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Statement of Activities

July 1, 2021 - June 30, 2022

DOGPATCH

	Budget	Actual	Variance
ASSESSMENTS REVENUE			
Assessments	\$ 547,752	\$ 601,755	\$ 54,003
Total Assessment Revenue	\$ 547,752	\$ 601,755	\$ 54,003
EXPENSES			
Maintenance	\$ 227,436	\$ 237,977	\$ 10,541
Capital Improvement	291,950	257,263	(34,687)
Accountability	127,948	113,869	(14,079)
Operations	100,702	101,696	994
Total Assessment Expenses	\$ 748,036	\$ 710,805	\$ (37,231)
REVENUE OVER EXPENSES	\$ (200,284)	\$ (109,050)	\$ 91,234
PRIOR YEAR CARRYOVER	\$ 475,537	\$ 475,537	\$ -
TOTAL ASSESSMENT CARRYOVER	\$ 275,253	\$ 366,487	\$ 91,234

GRANTS, DONATIONS & OTHER

	Budget	Actual	Variance
REVENUE			
Grant - Angel Alley	\$ -	\$ 60,804	\$ 60,804
Grant - UCSF 20th Street	-	33,500	33,500
Grant - 22nd Street	-	38,860	38,860
32 Donations & Other	-	3,076	3,076
Total Other Revenue	\$ -	\$ 136,240	\$ 136,240
EXPENSES			
Capital Projects - Funded by donations	\$ 977	\$ 7,477	\$ 6,500
Capital Projects - Funded by CCG Grant	-	60,804	60,804
Capital Projects - 22nd Street	-	10,783	10,783
UCSF - Esprit	600,061	346,985	(253,076)
Total Other Expenses	\$ 601,038	\$ 426,049	\$ (174,989)

REVENUE OVER EXPENSES	\$ (601,038)	\$ (289,809)	\$ 311,228
PRIOR YEAR CARRYOVER	\$ 619,026	\$ 619,026	\$ -
TOTAL OTHER CARRYOVER	\$ 17,988	\$ 329,217	\$ 311,228
TOTAL GBD CARRYOVER	\$ 293,241	\$ 695,704	\$ 402,462

DOGPATCH 2021/22

	Management Plan Target	2021/22 Budget	Actual Assessment Expenditures	Total Actual Expenditures
Maintenance	28%	30%	33%	30%
Capital	33%	39%	37%	43%
Accountability	24%	17%	16%	14%
Operations	15%	14%	14%	13%

NW POTRERO HILL

	Budget	Actual	Variance
ASSESSMENTS REVENUE			
Assessments	\$ 81,848	\$ 89,917	\$ 8,069
Total Assessment Revenue	\$ 81,848	\$ 89,917	\$ 8,069
EXPENSES			
Maintenance	\$ 47,022	\$ 43,131	\$ (3,891)
Capital Improvement	30,350	14,339	(16,011)
Accountability	19,223	17,015	(2,208)
Operations	15,094	15,203	109
Total Assessment Expenses	\$ 111,689	\$ 89,688	\$ (22,001)
REVENUE OVER EXPENSES	\$ (29,841)	\$ 229	\$ 30,070
PRIOR YEAR CARRYOVER	\$ 68,239	\$ 68,239	\$ -
TOTAL ASSESSMENT CARRYOVER	\$ 38,398	\$ 68,468	\$ 30,070

GRANTS, DONATIONS & OTHER

	Budget	Actual	Variance
REVENUE			
Grant - Angel Alley	\$ -	\$ -	\$ -
Grant - UCSF 20th Street	-	-	-
Grant - 22nd Street	-	-	-
Donations & Other	-	2,481	2,481
Total Other Revenue	\$ -	\$ 2,481	\$ 2,481
EXPENSES			
Capital Projects - Funded by donations	\$ -	\$ 2,000	\$ 2,000
Capital Projects - Funded by CCG Grant	-	-	-
Capital Projects - 22nd Street	-	-	-
UCSF - Esprit	-	-	-
Total Other Expenses	\$ -	\$ 2,000	\$ 2,000

REVENUE OVER EXPENSES	\$ -	\$ 481	\$ 481
PRIOR YEAR CARRYOVER	\$ 12,228	\$ 12,228	\$ -
TOTAL OTHER CARRYOVER	\$ 12,228	\$ 12,709	\$ 481
TOTAL GBD CARRYOVER	\$ 50,626	\$ 81,177	\$ 30,551

NW POTRERO HILL 2021/22

	Management Plan Target	2021/22 Budget	Actual Assessment Expenditures	Total Actual Expenditures
Maintenance	41%	42%	48%	47%
Capital	21%	27%	16%	17%
Accountability	23%	17%	19%	19%
Operations	15%	14%	17%	17%

Statement of Activities (cont'd.)

July 1, 2021 - June 30, 2022

GBD TOTAL

	Budget	Actual	Variance
ASSESSMENTS			
REVENUE			
Assessments	\$ 629,600	\$ 691,672	\$ 62,072
Total Assessment Revenue	\$ 629,600	\$ 691,672	\$ 62,072
EXPENSES			
Maintenance	\$ 274,458	\$ 281,108	\$ 6,650
Capital Improvement	322,300	271,603	(50,697)
Accountability	147,171	130,884	(16,287)
Operations	115,796	116,899	1,103
Total Assessment Expenses	\$ 859,725	\$ 800,493	\$ (59,232)
REVENUE OVER EXPENSES	\$ (230,125)	\$ (108,821)	\$ 121,304
PRIOR YEAR CARRYOVER	\$ 543,776	\$ 541,776	\$ -
TOTAL ASSESSMENT YEAR-END CARRYOVER	\$ 313,651	\$ 434,955	\$ 121,304

GRANTS, DONATIONS & OTHER

	Budget	Actual	Variance
REVENUE			
Grant - Angel Alley	\$ -	\$ 60,804	\$ 60,804
Grant - UCSF 20th Street	-	33,500	33,500
Grant - 22nd Street	-	38,860	38,860
34 Donations & Other	-	5,557	5,557
Total Other Revenue	\$ -	\$ 138,721	\$ 138,721

	Budget	Actual	Variance
EXPENSES			
Capital Projects - Funded by donations	\$ 977	\$ 9,477	\$ 8,500
Capital Projects - Funded by CCG Grant	-	60,804	\$ 60,804
Capital Projects - 22nd Street	-	10,783	\$ 10,783
UCSF - Esprit	600,061	346,985	\$ (253,076)
Total Other Expenses	\$ 601,038	\$ 428,049	\$ (172,989)

REVENUE OVER EXPENSES	\$ (601,038)	\$ (289,328)	\$ 311,709
PRIOR YEAR CARRYOVER	\$ 631,254	\$ 631,254	\$ -
TOTAL OTHER YEAR-END CARRYOVER	\$ 30,216	\$ 341,926	\$ 311,709
TOTAL GBD CARRYOVER	\$ 343,867	\$ 776,881	\$ 433,013

GBD TOTAL 2021/22

	Management Plan Target	2021/22 Budget	Actual Assessment Expenditures	Total Actual Expenditures
Maintenance	30%	32%	35%	32%
Capital	31%	37%	34%	40%
Accountability	24%	17%	16%	15%
Operations	15%	14%	15%	13%

2022/23 Budget

July 1, 2022 - June 30, 2022

DOGPATCH NW POTRERO HILL GBD TOTAL

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
ASSESSMENTS			
REVENUE			
Assessments	\$ 595,951	\$ 89,051	\$ 685,002
Total Assessment Revenue	\$ 595,951	\$ 89,051	\$ 685,002

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
EXPENSES			
Maintenance/Captial	\$ 353,744	\$ 67,630	\$ 421,374
Accountability	182,811	27,643	210,454
Operations	118,401	17,584	135,985
Total Assessment Expenses	\$ 654,956	\$ 112,857	\$ 767,813

REVENUE OVER EXPENSES	\$ (59,005)	\$ (23,806)	\$ (82,811)
PRIOR YEAR CARRYOVER	\$ 357,356	\$ 68,473	\$ 425,829
TOTAL ASSESSMENT CARRYOVER	\$ 298,351	\$ 44,667	\$ 343,018

GRANTS, DONATIONS & OTHER

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
REVENUE			
Grant - Iowa Street	\$ 75,000	\$ -	\$ 75,000
Grant - Vermont Greenway	-	149,987	149,987
Total Other Revenue	\$ 75,000	\$ 149,987	\$ 224,987

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
EXPENSES			
Capital Projects - Funded by Donations	\$ 69,078	\$ 14,728	\$ 83,806
Capital Projects - Funded by Grants	162,000	149,987	311,987
Total Other Expenses	\$ 231,078	\$ 164,715	\$ 395,793

REVENUE OVER EXPENSES	\$ (156,078)	\$ (14,728)	\$ (170,806)
PRIOR YEAR CARRYOVER	\$ 156,257	\$ 14,851	\$ 171,108
TOTAL OTHER CARRYOVER	\$ 179	\$ 123	\$ 302

TOTAL GBD CARRYOVER	\$ 298,530	\$ 44,790	\$ 343,320
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Esprit Financial Summary

April 19, 2019 - June 30, 2022

	Budget	Project cost to date	Variance
Design & Engineering	\$ 739,000	\$ 536,500	\$ (202,500)
Grant Management	\$ 56,000	\$ 50,000	\$ (6,000)
Contingency	\$ 40,000	\$ 24,436	\$ (15,564)
TOTAL ESPRIT PROJECT COSTS	\$ 835,000	\$ 610,936	\$ (224,064)

Dogpatch & NW Potrero Hill
Green Benefit District
1459 18th Street #369
San Francisco, CA 94107



GreenBenefit.org

Report a problem or ask a question
Sign up to receive the Green Sheet monthly news blast
Register to run for the GBD Board (starting in January)
Get information on GBD meeting locations & topics

Save the date

GBD Annual Member & Friends Gathering
Thursday, March 9, 2023

GreenBenefit.org

Photography by Jason Corning and the GBD
Graphic Design by TransitStudio