



2022/23 ANNUAL REPORT

GreenBenefit.org

Julie Christensen



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DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT

In my experience, there are two things that will get people off the couch and engaged in the world around them: danger and opportunity. We are motivated to prevent or eliminate things we dislike, and we are loath to miss turning points or boons that may not come again.

When I came to Dogpatch and NW Potrero Hill in 2016, there was plenty of both. The district was pockmarked with sad and neglected spaces - freeway and train verges, unaccepted streets, unimproved pedestrian ways, and the bad uses they attract. A tsunami of development threatened the neighborhood's casual charm. The city was not providing infrastructure for the changes ahead. But development promised funding opportunities and a chance to impact the district's course - if neighbors acted.

Eight years after the founding of the Green Benefit District, seven acres of junk spaces have been converted to beloved and well-used parks, sidewalk gardens, and plazas. The residents of the 2500 new condos and apartments that went up seemingly overnight are engaging with long-time

residents in the district's expanded public spaces. Those green and public spaces nurtured us through the pandemic. Our projects and events help boost local businesses. Our maintenance teams ensure we can care for what we create. Now, Time Out magazine says we're one of the top 50 neighborhoods in the world.

The very places that used to define the district in the worst way have, instead, come to define us in the best way. We have turned danger into opportunity, converted eyesores into assets. And we are just getting started.

I came to the GBD after a career in product planning and design, and after years as a volunteer parks advocate working on major city projects. Helping to envision and create great parks made me realize I wanted to focus on making places instead of things, on using the crazy tool box of things I'd learned for the benefit of people, instead of corporations. I will always be deeply, deeply grateful to the Green Benefit District for trusting me to face the dangers and snag the opportunities.

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Julie Christensen
Executive Director

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Donovan Lacy



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DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT

I chose to live in Dogpatch with my wife Sally and daughter Beatrice for a variety of reasons, the weather of course, but more important to me was the diversity of people and the diversity and variability of our surroundings. I love Dogpatch's contradictions - with formerly industrial buildings alongside new parks, vibrant restaurants and shops, and residential developments. We are part of a large city, just a couple miles from downtown, but have our own unique neighborhood vibe.

I am routinely in awe of the degree of change that we have experienced. Unlike many of San Francisco's neighborhoods, where much of the layout, use, and character were defined decades ago, the future of Dogpatch and Potrero Hill is still being decided daily. I am inspired by how our local neighborhood organizations have stepped up to have a significant voice in the planning decisions that so impact our community.

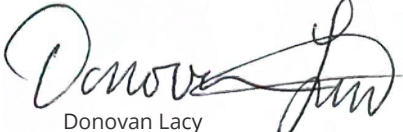
The Green Benefit District was created not only to weigh in on change, but to take an active role in creating and guiding that change. The funding provided by local property owners, the time and expertise contributed by the GBD's board of

directors, the volunteer hours of numerous community members, the help of city departments and private sector businesses - all these combine to make the GBD one of the most powerful tools we have in determining the fate of our neighborhoods.

This year was an inspiring year for the GBD as we broke ground on two of our neighborhoods' largest projects to date; the Vermont Gateway Project and the Esprit Park Renovation. We brought our community together with our first Dogpatch Music Series in Woods Yard Park and returned to in-person monthly meetings for the first time in two years. If the pandemic has shown us anything it is that our communities need green and vibrant spaces. The GBD plays a significant role in helping to create those spaces.

As I walk and ride around our neighborhood and see people playing, working out, having lunch, meeting, and resting in the spaces the GBD has created, spaces that were formerly vacant lots, neglected sidewalks and otherwise underutilized, I know that the GBD is making a meaningful impact on our community and is a key component of the future of our neighborhoods.

Thank you for continuing to support and empower the GBD.


Donovan Lacy

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2022/23

Board of Directors

More information about the Directors and the annual election process is online at GreenBenefit.org

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.



DP Property Owner/Tenant
Katherine Doumani
Director



NWP Property Owner
Kanwar Kelley
Director



Greenspace Advocate
Terri McFarland
Director



DP Tenant
Paul Selmants
Director



Greenspace Advocate
Susan Eslick
Treasurer



DP Property Owner
Donovan Lacy
President



DP Property Owner
Sarah Miers
Vice President



DP Property Owner
Shawn Troedson
Secretary



DP Property Owner
Barb Fritz
Director



NWP Property Owner
Daphne Magnawa



DP Property Owner
Michael Plater
Director



NWP Renter
Bill Barnes
Director



DP Property Owner
Jason Kelly Johnson
Director



DP Property Owner
Patrice Martin
Director



DP Tenant
Richard Romero
Director



Staff
Anh Han Wong
Bookkeeper

TRASH
REMOVED



COMPOST
REMOVED



62,009 lbs | 23,617 lbs

GBD PERFORMANCE METRICS

160
GRAFFITI
SITES
ABATED



311
REPORTS
FILED
218



VOLUNTEER
HOURS
1661



DOG
WASTE
BAGS
DISTRIBUTED
75,000



709
NEEDLES
COLLECTED

Lainez, Inc.
Landscape construction & maintenance



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

Aim to Please
Cleaning, debris removal, graffiti abatement



Ken, Aundre, Jeff

Dogpatch & NW Potrero Hill Green Benefit District

NURTURING COMMUNITY THROUGH URBAN GREENING

Using the power of local funding and governance, advocacy, and volunteerism to create and care for green, resilient and vibrant urban spaces.

The GBD is a registered **nonprofit community benefit district**, the only one of San Francisco's 19 benefit districts devoted to **urban greening**.

Funded by district property owner assessments, grants, and donations.

Governed by a 15-member, elected board of directors

Managed by a hired executive director

Chartered by the San Francisco Board of Supervisors for 10 years - 7/2015 to 6/2025

Renewal requires a vote of district property owners in 2024 to extend the GBD's charter past 2025.

Since its founding in 2015, the GBD has...

Increased community-maintained green and public space in the district from 2 to 7 acres.

That's 360% more green and public space

2:7 is also the ratio of city-maintained park space versus GBD-created and maintained green and public space in the district.

Quadrupled the value of property owner assessments

\$5M in property owner assessments has been leveraged, through grants, maintenance agreements, and advocacy, to create \$21M in improvements to Dogpatch & NW Potrero Hill



2 acres
Neighbor-created greenspace in 2015



\$ 5M
District property owner assessments



\$ 2M
Grants and donations

\$ 14M
Civic and private sector improvements

Esprit Park Groundbreaking

January 20, 2023

Partnered with Rec Park to celebrate the start of construction



EVENTS

2022 Dogpatch Music Series

September 3 & 16, October 1 & 16, 2022

Four afternoons of free music, ice cream, face painting and fun



EVENTS

Progress Park

Caltrans 280 Freeway parcel converted to a neighborhood park



PROJECTS

Minnesota Grove

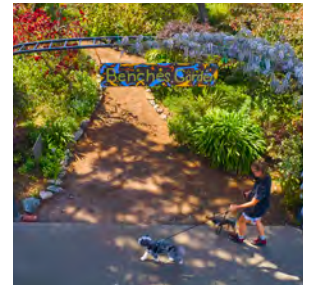
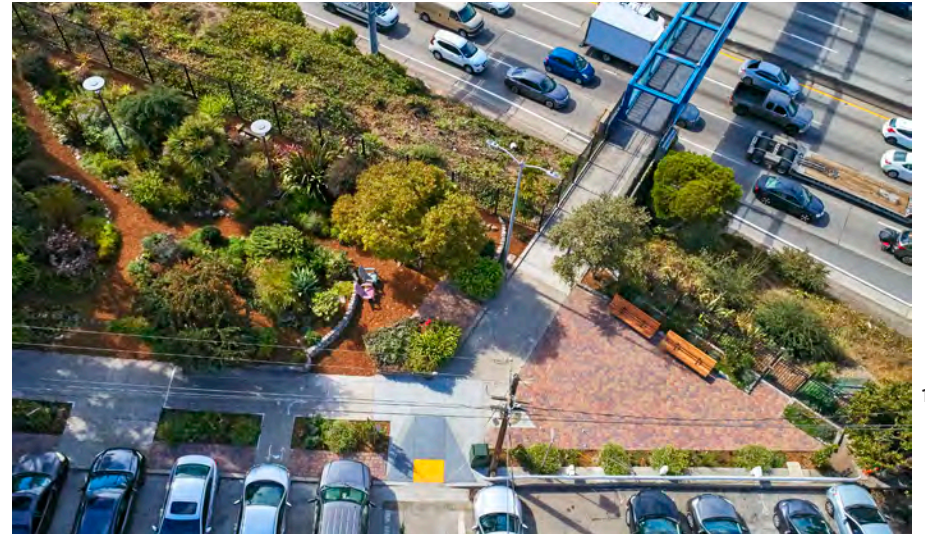
Unimproved street and sidewalk right of way now a green oasis surrounded by the Minnesota Street Project arts campus.



PROJECTS

Benches Park

One of two small parks bookending the 18th St footbridge over HWY 101



PROJECTS

Angel Alley

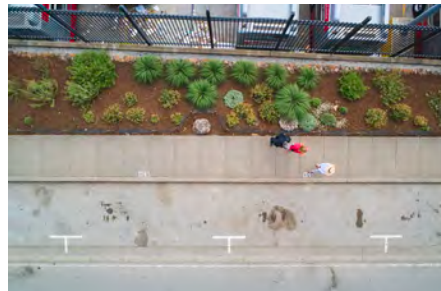
Narrowed street becomes a delightful, planted, lighted passageway



PROJECTS

Iowa St Native Plant Garden

Improving the area around the train station and commercial corridor with native habitat



PROJECTS

Tennessee St @ 23rd St

Unimproved street in a developing area now welcomes pedestrians



PROJECTS

Woods Yard

MUNI maintenance's front yard is Dogpatch's town square



PROJECTS

Caltrain Station Entrance

A visible and proper entrance to one of the city's two train stations



PROJECTS

Pennsylvania Ave

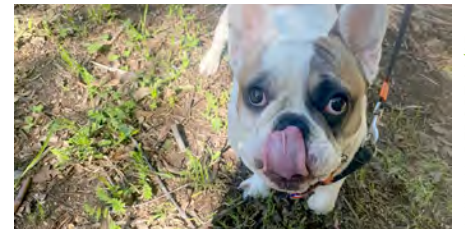
Weed- and trash-filled strip turned into pedestrian way and garden



PROJECTS

Progress Dog Run

Neglected freeway parcel in a tough area now draws positive activity



PROJECTS

San Bruno Dog Station

City sidewalk right of way



Gears Meadow

Caltrans 280 Freeway parcel



Street Trees & Sidewalk Gardens

City sidewalk



25th St

City sidewalk right of way



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Indiana @ 25th St

Caltrans 280 Freeway parcel



DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT

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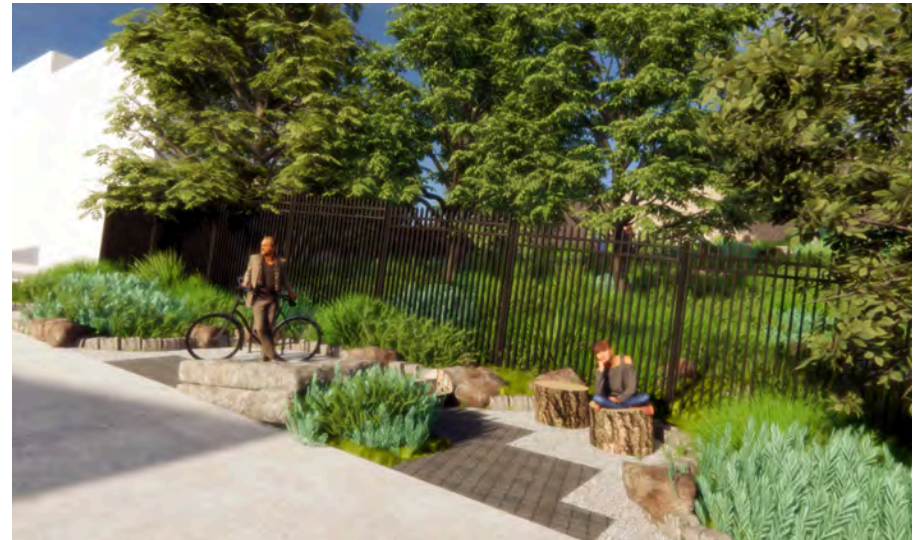
PROJECTS

PROJECTS

Vermont Greenway

(Completion 2024)

Closing a lane of Vermont St, transforming that and the adjacent Caltrans hillside into sidewalk garden and native plant habitat



COMING SOON

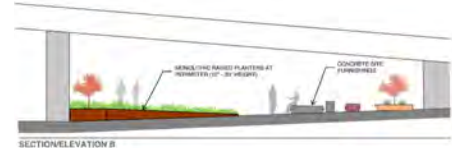
20th St Public Space

(Completion 2024)

Working with Amazon to resurface 20th St and add a sidewalk, then converting the adjacent troubled under-roadway space into a vibrant community amenity



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COMING SOON

Finances

Property owner assessments provide the GBD's base funding. Assessment funds must be allocated within 10% of the guidelines specified by the GBD's property owner-approved Management Plan. Public Works and the San Francisco Board of Supervisors oversee the organization's finances and operation. An independent audit review is conducted each year.

year beginning July 1 is not received until the following January, the GBD must roll over 50% of its annual operating budget (for July through December) from each prior year.

Assessments are expended proportionally in the zone where they are collected. For FY22/23, 87% of collected funds came from Dogpatch and 13% from NW Potrero Hill.

More detailed financial information is online at [GreenBenefit.org](https://www.greenbenefit.org)

The GBD operates on the same fiscal year as City government – from July 1 to June 30. Because assessment revenue for a fiscal

General Benefit

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

2022/23 GENERAL BENEFIT REQUIREMENT

DOGPATCH

Maintenance/ Capital Improvement	\$ 22,603
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NORTHWEST POTRERO HILL

Maintenance/Capital Improvement	\$ 3,288
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TOTAL GENERAL BENEFIT REQUIREMENT	\$ 25,891
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2021/2022 NON-ASSESSMENT REVENUE

Cash

Grants	\$ 130,000
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Donations	19,733
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Total Grants & Donations	\$ 149,733
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Non-cash

1,661 Volunteer Hours	\$ 52,820
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In-Kind donations	102,347
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Total Volunteer Hours and In-Kind Services	\$ 155,167
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TOTAL NON-ASSESSMENT REVENUE	\$ 304,900
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Assessment Rates

Assessment rates are determined by property use and size.

- Determine the primary parcel use.
- Find the assessment rate per sq. ft. according to parcel use.
- 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, 2023

ASSETS

Current Assets

GBD Checking/Savings	
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Checking	\$ 137,561
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Savings	358,407
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Total GBD Checking/Savings	\$ 495,967
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UCSF Checking	
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Checking-Esprit	96,744
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Total UCSF Checking	\$ 96,744
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Total Checking/Savings	\$ 592,711
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Accounts Receivable

Allowance Uncollectible Assessment	\$ (24,990)
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Accounts Receivable - Assessment	46,769
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Accounts Receivable - Grant	75,000
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Total Accounts Receivable	\$ 96,778
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Total Current Assets	\$ 689,490
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Other Assets

Prepaid Expenses	\$ 2,147
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Prepaid Insurance	1,050
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Mail Box Deposit	20
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Caltrans Security Deposit	3,000
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Total Other Assets	\$ 6,217
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TOTAL ASSETS	\$ 695,706
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LIABILITIES & NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$ 19,322
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Accrued Expenses	14,658
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Total Current Liabilities	\$ 33,981
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Total Liabilities	\$ 33,981
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Net Assets

Without donor restrictions-Board Designated	\$ 467,798
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With donor restrictions	193,928
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TOTAL NET ASSETS	\$ 661,726
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TOTAL LIABILITIES & NET ASSETS	\$ 695,706
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Financial Summary Esprit Park - Special Project

July 1, 2022 - June 30, 2023

	Budget	Actual	Variance
REVENUE			
UCSF Grant	\$ -0	\$ -0	\$ -0
TOTAL REVENUE	\$ -0	\$ -0	\$ -0

EXPENSES

Grant Management	\$ 5,475	\$ 6,333	\$ 858
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Capital Projects	166,531	121,082	(45,449)
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TOTAL EXPENSES	\$ 172,006	\$ 127,415	\$ (44,591)
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REVENUE OVER EXPENSES	\$ (172,006)	\$ (127,415)	\$ 44,591
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PRIOR YEAR CARRYOVER	\$ 224,065	\$ 224,065	\$ -0
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TOTAL CARRYOVER	\$ 52,059	\$ 96,650	\$ 44,591
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Statement of Activities

July 1, 2022 - June 30, 2023

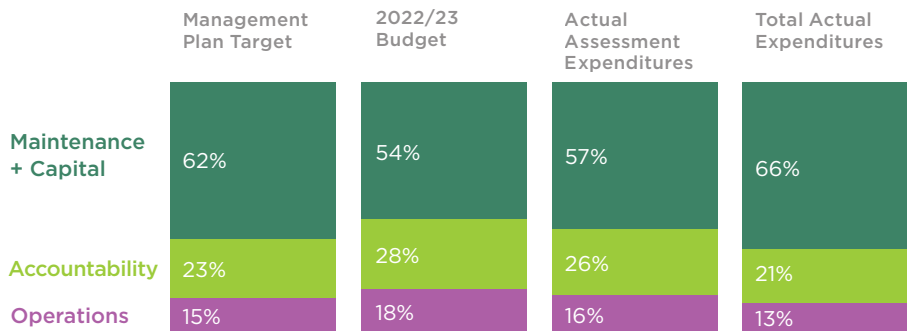
DOGPATCH

	Budget	Actual	Variance
REVENUE			
Assessment Revenue	\$ 595,951	\$ 599,550	\$ 3,599
Grants	75,000	130,000	55,000
Donations	- 0	19,603	19,603
Other Revenue	- 0	275	275
In-Kind	- 0	82,980	82,980
TOTAL REVENUE	\$ 670,951	\$ 832,408	\$ 161,457
EXPENSES			
Maintenance/Capital	\$ 353,744	\$ 332,885	\$ (20,859)
Accountability & Outreach	182,811	155,108	(27,703)
Operation	118,401	99,500	(18,901)
TOTAL EXPENSES - Assessment	\$ 654,956	\$ 587,493	\$ (67,463)
Capital - Grants	\$ 107,000	\$ 104,180	\$ (2,820)
Capital - Donations	69,078	27,753	(41,325)
Accountability & Outreach	- 0	20,843	20,843
In-Kind Donations	- 0	82,980	82,980
TOTAL EXPENSES - Non-Assessment	\$ 176,078	\$ 235,756	\$ 59,678
36 TOTAL EXPENSES	\$ 831,034	\$ 823,249	\$ (7,785)
REVENUE OVER EXPENSES	\$ (160,083)	\$ 9,159	\$ 169,242
PRIOR YEAR CARRYOVER	\$ 458,613	\$ 469,465	\$ 10,852
TOTAL CARRYOVER	\$ 298,530	\$ 478,624	\$ 180,094

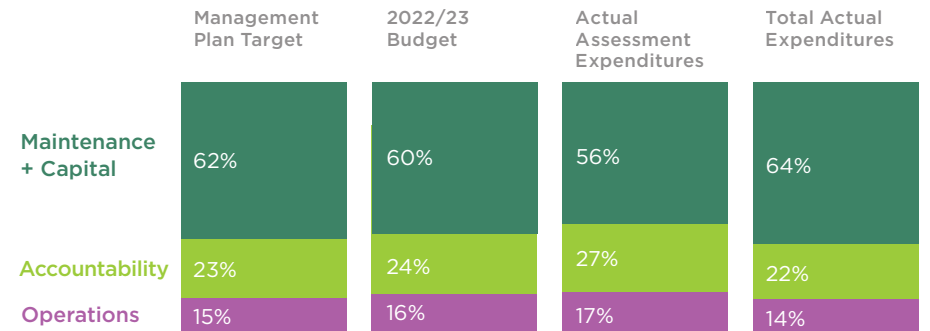
NW POTRERO HILL

	Budget	Actual	Variance
REVENUE			
Assessment Revenue	\$ 89,051	\$ 89,586	\$ 535
Grants	149,987	- 0	(149,987)
Donations	- 0	130	130
Other Revenue	- 0	41	41
In-Kind	- 0	19,367	19,367
TOTAL REVENUE	\$ 239,038	\$ 109,124	\$ (129,914)
EXPENSES			
Maintenance/Capital	\$ 67,630	\$ 48,419	\$ (19,211)
Accountability & Outreach	27,643	23,342	(4,301)
Operations	17,584	14,896	(2,688)
TOTAL EXPENSES - Assessment	\$ 112,857	\$ 86,657	\$ (26,200)
Capital - Grants	\$ 149,987	\$ - 0	\$ (149,987)
Capital - Donations	14,728	- 0	(14,728)
Accountability & Outreach	- 0	- 0	- 0
In-Kind Donations	- 0	19,367	19,367
TOTAL EXPENSES - Non-Assessment	\$ 164,715	\$ 19,367	\$ (145,348)
TOTAL EXPENSES	\$ 277,572	\$ 106,024	\$ (171,548)
REVENUE OVER EXPENSES	\$ (38,534)	\$ 3,100	\$ 41,634
PRIOR YEAR CARRYOVER	\$ 83,324	\$ 83,352	\$ 28
TOTAL CARRYOVER	\$ 44,790	\$ 86,452	\$ 41,662

DOGPATCH 2022/23



NW POTRERO HILL 2022/23



Statement of Activities (cont'd.)

July 1, 2022 - June 30, 2023

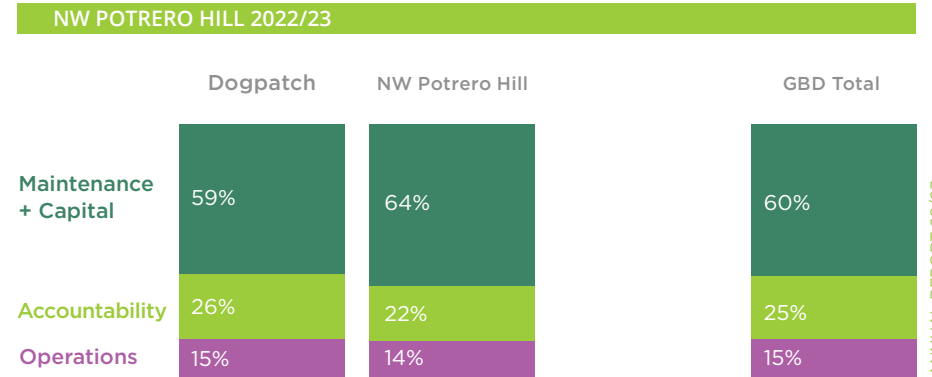
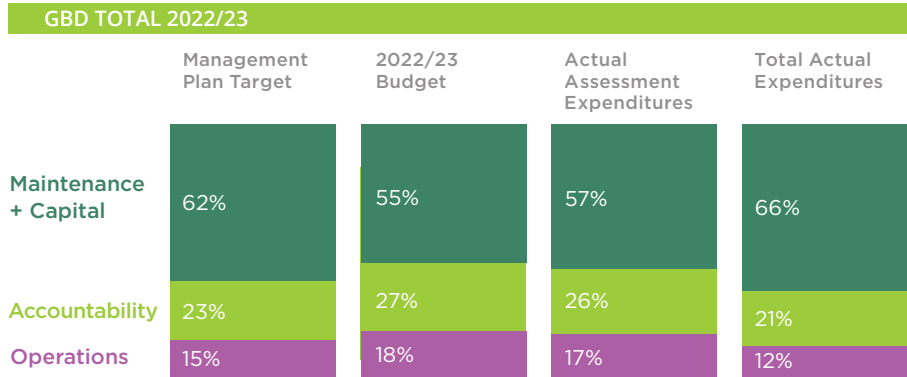
GBD TOTAL			
	Budget	Actual	Variance
REVENUE			
Assessment Revenue	\$ 685,002	\$ 689,136	\$ 4,134
Grants	224,987	130,000	(94,987)
Donations	- 0	19,733	19,733
Other Revenue	- 0	316	316
In-Kind	- 0	102,347	102,347
TOTAL REVENUE	\$ 909,989	\$ 941,532	\$ 31,543
EXPENSES			
Maintenance/Capital	\$ 421,374	\$ 381,304	\$ (40,070)
Accountability & Outreach	210,454	178,450	(32,004)
Operations	135,985	114,396	(21,589)
TOTAL EXPENSES - Assessment	\$ 767,813	\$ 674,150	\$ (93,663)
Capital - Grants	\$ 256,987	\$ 104,180	\$ (152,807)
Capital - Donations	83,806	27,753	(56,053)
Accountability & Outreach	- 0	20,843	20,843
In-Kind Donations	- 0	102,347	102,347
TOTAL EXPENSES - Non-Assessment	\$ 340,793	\$ 255,123	\$ (85,670)
38 TOTAL EXPENSES	\$1,108,606	\$ 929,273	\$ (179,333)
REVENUE OVER EXPENSES	\$ (198,617)	\$ 12,259	\$ 210,876
PRIOR YEAR CARRYOVER	\$ 541,937	\$ 552,817	\$ 10,880
TOTAL CARRYOVER	\$ 343,320	\$ 565,076	\$ 221,756

2023/24 Budget

July 1, 2023 - June 30, 2024

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
ASSESSMENTS			
REVENUE			
Net Assessment Revenue	\$ 613,829	\$ 91,722	\$ 705,551
Grant	179,656	149,987	329,643
Donations	87,000	13,000	100,000
General Benefit	26,731	4,617	31,348
TOTAL REVENUE	\$ 907,216	\$ 259,326	\$1,166,542
EXPENSES			
Assessment			
Maintenance/Capital	\$ 424,199	\$ 79,000	\$ 503,199
Accountability & Outreach	183,227	27,583	210,810
Operations	107,917	16,576	124,493
Total Assessment Expenses	\$ 715,343	\$ 123,159	\$ 838,502
Non-Assessment			
Capital Projects - Funded by Donations	\$ 0	\$ 2,228	\$ 2,228
Capital Projects - Funded by Grant	269,293	162,487	431,780
Events - Funded by Grant	25,000	0	25,000
Renewal Campaign - Funded by donations	87,000	13,000	100,000
Total Non-Assessment Expenses	\$ 381,293	\$ 177,715	\$ 559,008
TOTAL EXPENSES	\$1,096,636	\$ 300,874	\$1,397,510
REVENUE OVER EXPENSES	-\$ 189,420	-\$ 41,548	-\$ 230,968
PRIOR YEAR CARRYOVER - Assessment	370,608	70,355	440,963
PRIOR YEAR CARRYOVER - Non-Assessment	115,955	14,985	130,940
TOTAL PROJECTED CARRYOVER	\$297,143 \$	43,792	\$ 340,935

DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT



ANNUAL REPORT 22/23

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
Get information on GBD projects, meetings, and events

GBD 2024 Board Elections

Sign up on the GBD website in February 2024
Election by district property owners in March 2024

GBD Annual Meeting

Save the date: March 17, 2024

GreenBenefit.org

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Craig Cozart, Scott R Kline and the GBD
Graphic Design by TransitStudio

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