



The Noe Valley Association was established in August 2005 as a fifteen-year CBD. The NVA receives an annual special assessment from the 217 properties in the district. A map of the district is included on the enclosed invitation to the property owner meeting and is posted on the NVA website.

**Financial Position as of June 30, 2016  
BUDGET July 1, 2015 - June 30, 2016**

The NVA employs Accounting Results, Inc. for bookkeeping services. For our annual account review, the NVA again hired Crosby and Kaneda Accountants for the 2015/16 fiscal year. The figures below are the unaudited numbers. The review will be completed in August; the final report will be available in September at the property owner meeting and on the NVA website, or by request to the Executive Director.

<b>REVENUE</b>	
Assessments	\$258,817
Interest	666
Total Revenue	\$259,483
<b>DISBURSEMENTS</b>	
Sidewalk Operations	\$167,713
Streetscape	18,758
Administration	71,302
Total Disbursements	\$257,773
Contingency Fund for 2015/16	\$ 1,155
Balance in Restricted Funds	\$192,500
Balance in Unrestricted Funds	\$ 49,684

**Assessment Methodology**

The Noe Valley Association Community Benefit District is funded through an annual assessment from businesses and property owners in the district. The CBD initially assessed properties according to variables as follows: \$0.164 per square foot of lot size + \$8.83 per linear foot of lot frontage + \$0.170 per square foot of non-exempted building square footage. The NVA Board may increase the CBD fees between 1.9% and 3% annually; the increases are never more than the Consumer Price Index (CPI) as determined by the U.S. Department of Labor.

The NVA did not increase CBD fees for the first six years of operation. Recent fee increases have been within the Consumer Price Index (CPI). The funds generated from increases are placed in restricted funds and will be used for the NVA's renewal of the district in 2020 through a petition and ballot process with all property owners.

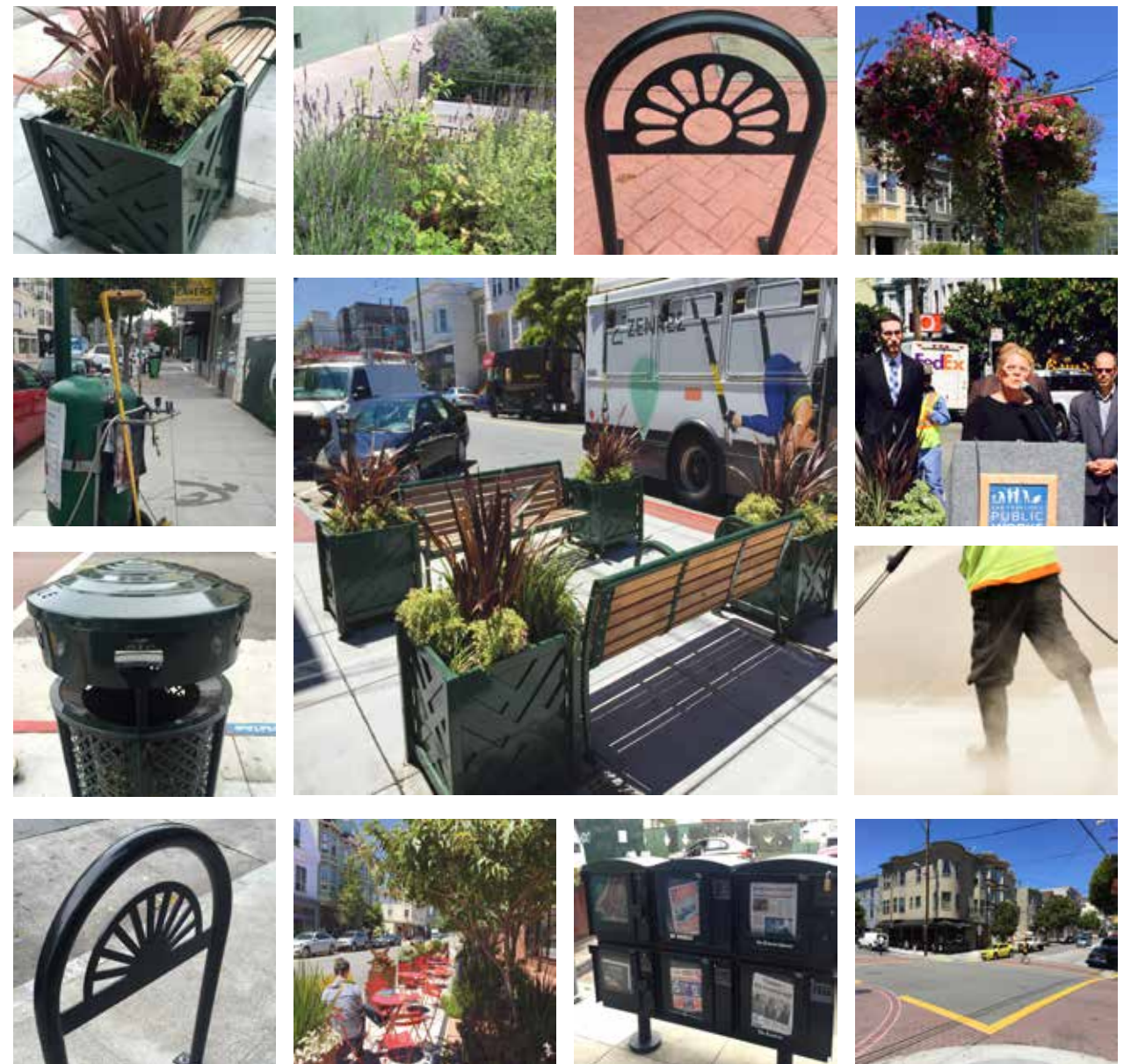
As provided by the Property and Business Improvement District Law of 1994, the CBD's assessment shall appear as a separate line item called special assessment on the annual property bill prepared by the City and County of San Francisco. For a complete listing of 2015-2016 NVA property assessments, please visit [www.noevalleyassociation.org](http://www.noevalleyassociation.org)



A special SHOUT OUT of gratitude and praise to Supervisor Scott Wiener for securing Prop B funding for two new bulb-outs, eight highly-visible crosswalks, eight new benches and eight new planter boxes for a total of \$1.1 million in street improvements for Noe Valley's commercial district.



**Noe Valley Association**  
Community Benefit District



**The Noe Valley Association welcomes your questions & feedback.**  
**Noe Valley Association • 1330 Castro Street • SF • CA • 94114**

Please direct any questions to [info@noevalleyassociation.org](mailto:info@noevalleyassociation.org) or call Debra Niemann at 415-519-0093.

The Noe Valley Association is a registered 501(c)(3) organization. All contributions are tax-deductible to the extent allowed by law.

This report is printed on 100% recycled paper.



**Annual Report**  
**2015-2016**

## Mission

The mission of the Noe Valley Association (NVA) is to advance the quality of life for property owners, merchants and residents in the Noe Valley neighborhood. The NVA's efforts towards cleaning, greening and improving the public space and sidewalks in the commercial corridor reinforces the viability of the community's economic base.



## Annual Services and Programs

**Dispatch Services.** The NVA provides staff every day from 7am to 5 pm for non-emergency services such as cleaning and maintenance of public areas; please call (415) 574-5015.


**Clean Team.** Our street porters sweep and weed the sidewalks and gutters, remove graffiti, call 311 for removal of fallen tree limbs, furnishings and appliances left on the curb, paint poles/garbage cans/fire plugs and empty overflowing public trash receptacles.

**Greening.** The Streetscape Committee focuses on short- and long-term neighborhood streetscape improvements such as planter boxes, sidewalk gardens, benches, parklets and flower baskets. The NVA has a part-time gardener who maintains the health and vitality of all the trees and plantings.

**Marketing and Branding.** Public events promote the neighborhood and create a sense of place to support our economic base and improve the quality of the shopping and strolling experience of 24th Street. These include SummerFest in June, 24HoliDAYS on 24th Street in December and music in the parklets.

**District Management.** A non-profit management corporation administers the NVA and is governed by a board of directors comprised primarily of property owners and merchants. The board manages a part-time Executive Director who writes grants; all major capital improvements to the district have been funded by grants. Grants have been won because the NVA is in place and can responsibly maintain these improvements. The ED also monitors contracts and finances, publishes City of SF required mid-year and annual reports, attends SF Board of Supervisors' hearings, supports board committees, maintains insurance requirements, oversees the NVA website, answers emails and all community inquiries.

**See  
Graffiti, Trash  
or Cleaning issues?**

 **Call/text Curb Appeal  
(415) 574-5015**

Please leave a message with your concerns and contact info.

**or email:**  
curb-appeal@sbcglobal.net

**You  
are invited!**

**Annual Property Owner  
Meeting**

**Wednesday, September 21**  
Beverages/Appetizers  
at Savor Restaurant  
(see report insert for details)

**What  
do you think?  
Tell Us.**














**We'd really like to know.**



Please complete the enclosed survey and return in SASE  
or visit:

[www.surveymonkey.com/r/NVA\\_2016](http://www.surveymonkey.com/r/NVA_2016)

## Accomplishments – Cleaning, Greening and Improving Noe Valley's Commercial Corridor

	TEN Monthly Sidewalk steam cleanings	Feb - Nov
	Removal of graffiti marks, stickers and improper signage	419
	Calls to 311 for pick-up of large items such as furniture, mattresses, broken trees, illegal dumping of paint and toxic materials	267
	Bulky trash items, yard debris, clothing, paint cans, over-flowing trash cans, shopping carts returned	231
	Requested and received all new trash cans approved and paid for by the City	27
	Trees watered and weeded by NVA gardener	229
	Installed tree boxes for water retention and rocks or decomposed granite for easy removal of trash	24
	Planter Boxes, sidewalk gardens watered and maintained	27
	Installed new poles with flower baskets and neighborhood signage	3
	Flower baskets watered and renewed	26
	Public park & parklets: Maintenance of the flowers/plants year-round and related required DPW reports	3
	Visitor Directions – because the NVA street porters are on the street every day, many people visiting Noe Valley ask them for assistance	172
	The removal of eight empty pedestal news racks	66 boxes



Randy, Sym & Saito of Curb Appeal

The NVA clean team works seven days a week to provide daily sidewalk/gutter sweeping and to remove graffiti, wash down the sidewalk or pick up debris on the sidewalk, including large objects such as furniture, appliances, etc. They are aided by 311 calls to the City's Department of Public Works (DPW). They work for Curb Appeal, a company whose services are paid for by the NVA.

Stop and say hello the next time you see them!