



Noe Valley Association
 A Community Benefit District
 noevalleyassociation.org

Noe Valley Community Benefit District Management District Plan Summary

For a Property-Based Community Benefit District In the City and County of San Francisco

The Noe Valley Community Benefit District (“Noe Valley CBD”) was first established in 2005 for a 15-year term, and is now being renewed 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 Noe Valley Renewal Steering Committee, the Noe Valley CBD Management District Plan describes how the renewed Noe Valley CBD will continue to improve and convey special benefits to assessed parcels located within the Noe Valley CBD area. The Noe Valley CBD will continue to provide the current level of activities consisting of Clean/Green, Promotion of District, and Administration. Each of these programs is designed to meet the goals of the Noe Valley CBD; to improve the safety of each individual assessed parcel within the Noe Valley CBD, to increase building occupancy and lease rates, to encourage new business development, and attract ancillary businesses and services for assessed parcels within the Noe Valley CBD.

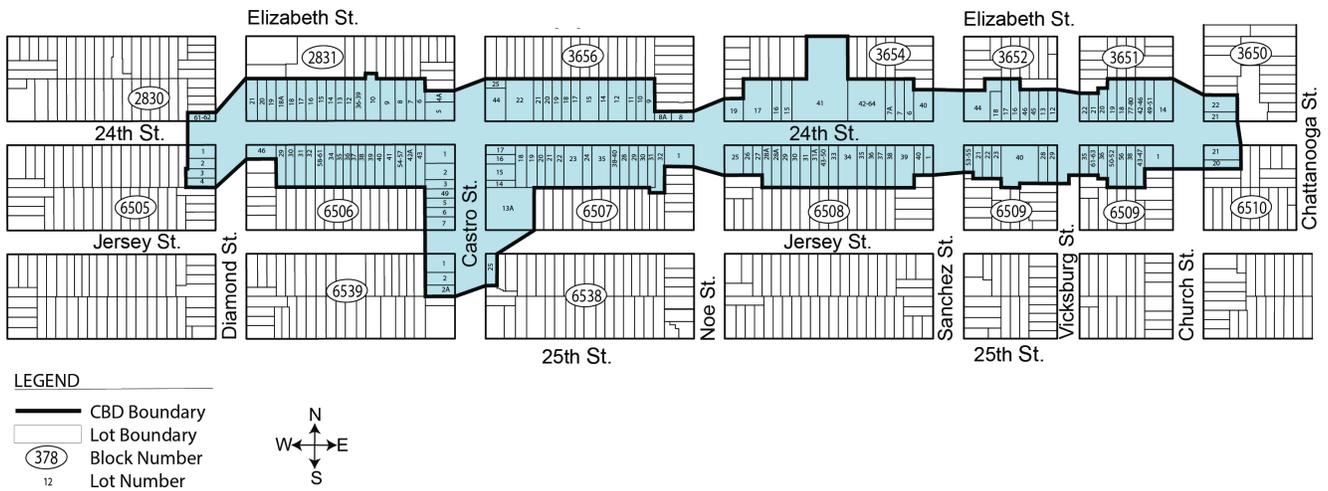
<p>Location</p>	<p>The Noe Valley CBD consists of approximately 10 whole or partial blocks and approximately 218 parcels. In general, the Noe Valley CBD is bounded by both sides of Church Street on the east, the north side of 24th Street on the north, both sides of Diamond Street on the west, and the south side of 24th Street including both sides of Castro Street between 24th Street and mid-way between Jersey Street and 25th Street on the south.</p>
<p>Boundary</p>	<p>See map on page 4.</p>
<p>Improvements, Activities & Services</p>	<p>The Noe Valley CBD will finance activities and improvements provided directly to the assessed parcels, to improve the District’s environment as follows:</p> <p>Clean and Green Programs may consist of, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Sidewalk & gutter sweeping • Sidewalk pressure washing • Graffiti & handbill removal • Trash removal • Trees water and weeded • Hanging flower baskets • Parklets and gardens planted and maintained • Public Space Activation <p>Promotion of District Programs may consist of, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Events • Media Relations • Website • District Stakeholder Outreach

<p>Improvements, Activities & Services, cont.</p>	<p>Administration Administrative staff oversees the Noe Valley CBD's services which are delivered seven days a week.</p> <p>Contingency/Reserve/City Fees An operating reserve is budgeted as a contingency for any payment of delinquencies, uncollectible assessments, renewal efforts, and/or unforeseen budget adjustments.</p>																																
<p>Budget</p>	<table border="1"> <thead> <tr> <th data-bbox="479 476 868 577">EXPENDITURES</th> <th data-bbox="868 476 1063 577">TOTAL BUDGET</th> <th data-bbox="1063 476 1299 577">% of Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="479 577 868 646">Clean and Green</td> <td data-bbox="868 577 1063 646">\$165,000.00</td> <td data-bbox="1063 577 1299 646">64.71%</td> </tr> <tr> <td data-bbox="479 646 868 716">Promotion of District</td> <td data-bbox="868 646 1063 716">\$20,000.00</td> <td data-bbox="1063 646 1299 716">7.84%</td> </tr> <tr> <td data-bbox="479 716 868 785">Administration</td> <td data-bbox="868 716 1063 785">\$60,000.00</td> <td data-bbox="1063 716 1299 785">23.53%</td> </tr> <tr> <td data-bbox="479 785 868 854">Contingency and Reserve</td> <td data-bbox="868 785 1063 854">\$10,000.00</td> <td data-bbox="1063 785 1299 854">3.92%</td> </tr> <tr> <td data-bbox="479 854 868 924">Total Expenditures</td> <td data-bbox="868 854 1063 924">\$255,000.00</td> <td data-bbox="1063 854 1299 924">100.00%</td> </tr> <tr> <th colspan="3" data-bbox="479 924 1299 1003">REVENUES</th> </tr> <tr> <td data-bbox="479 1003 868 1073">Assessment Revenues</td> <td data-bbox="868 1003 1063 1073">\$246,750.00</td> <td data-bbox="1063 1003 1299 1073">96.76%</td> </tr> <tr> <td data-bbox="479 1073 868 1142">Other Revenues (1)</td> <td data-bbox="868 1073 1063 1142">\$8,250.00</td> <td data-bbox="1063 1073 1299 1142">3.24%</td> </tr> <tr> <td data-bbox="479 1142 868 1245">Total Revenues</td> <td data-bbox="868 1142 1063 1245">\$255,000.00</td> <td data-bbox="1063 1142 1299 1245">100.00%</td> </tr> </tbody> </table>			EXPENDITURES	TOTAL BUDGET	% of Budget	Clean and Green	\$165,000.00	64.71%	Promotion of District	\$20,000.00	7.84%	Administration	\$60,000.00	23.53%	Contingency and Reserve	\$10,000.00	3.92%	Total Expenditures	\$255,000.00	100.00%	REVENUES			Assessment Revenues	\$246,750.00	96.76%	Other Revenues (1)	\$8,250.00	3.24%	Total Revenues	\$255,000.00	100.00%
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<p>Method of Financing</p>	<p>Levy of assessments upon real property that specially benefit from improvements and activities.</p>																																
<p>Assessments</p>	<p>Annual assessments are based on program costs allocated among the parcels based on assessable footage. Three property assessment variables, lot square footage, building square footage, and linear front footage, will be used in the calculation.</p> <p>Because commercial parcels receive special benefits from all of the CBD activities, their estimated annual maximum assessment rates for the first year of the district are as follows:</p> <table data-bbox="479 1722 1177 1837"> <tr> <td>Lot Square Foot Assessment Rate</td> <td>\$0.2025</td> </tr> <tr> <td>Building Square Foot Assessment Rate</td> <td>\$0.1388</td> </tr> <tr> <td>Front Foot Assessment Rate</td> <td>\$14.7723</td> </tr> </table>			Lot Square Foot Assessment Rate	\$0.2025	Building Square Foot Assessment Rate	\$0.1388	Front Foot Assessment Rate	\$14.7723																								
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<p>Assessments, cont.</p>	<p>By contrast, non-profits and residential parcels do not specially benefit from Promotion of District activities, so those types of entities will pay a reduced rate that does not reflect the cost of these activities:</p> <table data-bbox="477 260 1498 411"> <tr> <td>Non-Profit/Residential Lot Square Foot Assessment Rate</td> <td>\$0.1487</td> </tr> <tr> <td>Non-Profit/Residential Building Square Foot Assessment Rate</td> <td>\$0.1177</td> </tr> <tr> <td>Non-Profit/Residential Front Foot Assessment Rate</td> <td>\$10.4161</td> </tr> </table>	Non-Profit/Residential Lot Square Foot Assessment Rate	\$0.1487	Non-Profit/Residential Building Square Foot Assessment Rate	\$0.1177	Non-Profit/Residential Front Foot Assessment Rate	\$10.4161
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<p>Annual Assessment Increase</p>	<p>Expenditures may require an annual adjustment up or down to continue the intended level of programs and services. In no case shall these annual assessment increases exceed that year’s increase in the San Francisco, Oakland, and San Jose area Consumer Price Index (CPI) or 5%, whichever is less. Total assessment revenue may also increase based on development in the District. The determination of annual adjustments in assessment rates will be subject to the approval of the Noe Valley CBD Owners’ Association.</p>						
<p>City Services</p>	<p>The City and County of San Francisco has established and documented the base level of pre-existing City services. The Noe Valley CBD will not replace any pre-existing general City services.</p>						
<p>Collection</p>	<p>Noe Valley CBD assessments appear as a separate line item on the San Francisco City and County property tax bills.</p>						
<p>District Governance</p>	<p>The City may contract with the existing Noe Valley CBD 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.</p>						
<p>District Formation</p>	<p>A CBD requires property owner approval through a two-step voting process in which the votes are weighted according to the proportional financial obligation of each affected property. The voting process is as follows:</p> <ol data-bbox="493 1377 1479 1604" style="list-style-type: none"> 1. Property owners representing at least 30% of assessments proposed to be levied must submit a signed petition to the San Francisco Board of Supervisors. 2. If the Board of Supervisors adopts a “resolution of intent” to establish the District, the property owners will receive notice of the proposed assessment and a ballot, with instructions on how to return the ballot to the City. <p>If returned ballots representing 50% or more of the assessments proposed to be levied are in support, the Board of Supervisors may vote to establish the CBD.</p>						
<p>Duration</p>	<p>The Noe Valley CBD will have a 15-year life beginning January 1, 2021 and ending December 31, 2035.</p>						

PROPOSED BOUNDARIES OF THE NOE VALLEY COMMUNITY BENEFIT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California Streets and Highways Code
("Property and Business Improvement District Law of 1994," §§38600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code



Prepared By Urban Place Consulting Group, Inc.

The full Noe Valley CBD Management Plan and Engineer's Report are available at www.noevalleyassociation.org

Prepared pursuant to the State of California Property and Business Improvement District Law of 1994 as amended and augmented by Article 15 of the San Francisco Business and Tax Regulations Code and Article XIIID of the California Constitution to create a property-based business improvement district.