



The Noe Valley Association was established in August 2005 as a fifteen-year Community Benefit District (CBD), which receives an annual special assessment from the 211 properties in the district. The first assessments were received by the NVA in January 2006. The NVA consists of roughly six city blocks, including the side streets of corner buildings, along 24th Street between Church & Douglass Streets.

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 the increase are placed in a contingency fund and will be used for renewal in 2019/20, when the NVA will have to renew the district through a petition and ballot process with all property owners.

Financial Position as of June 30, 2015

The annual operating budget for the year July 1, 2014 to June 30, 2015 was \$230,000. The proposed budget was developed based on the management plan approved by property owners in 2005 and expressed through surveys and BOD meetings. These figures have not been audited as of 8/30/15. An audited statement will appear on the NVA website before the NVA Board & Property Owner meeting on September 21, 2015.

BUDGET July 1, 2014 - June 30, 2015

REVENUE	
Assessments	\$241,559
Grants	15,000
Fees/Donations	9,057
Interest	569
Total Revenue	\$266,185
DISBURSEMENTS	
Sidewalk Operations	\$142,636
Streetscape	31,956
Administration	66,619
Total Disbursements	\$241,211
Contingency Fund	\$24,974

BUDGET July 1, 2015 - June 30, 2016

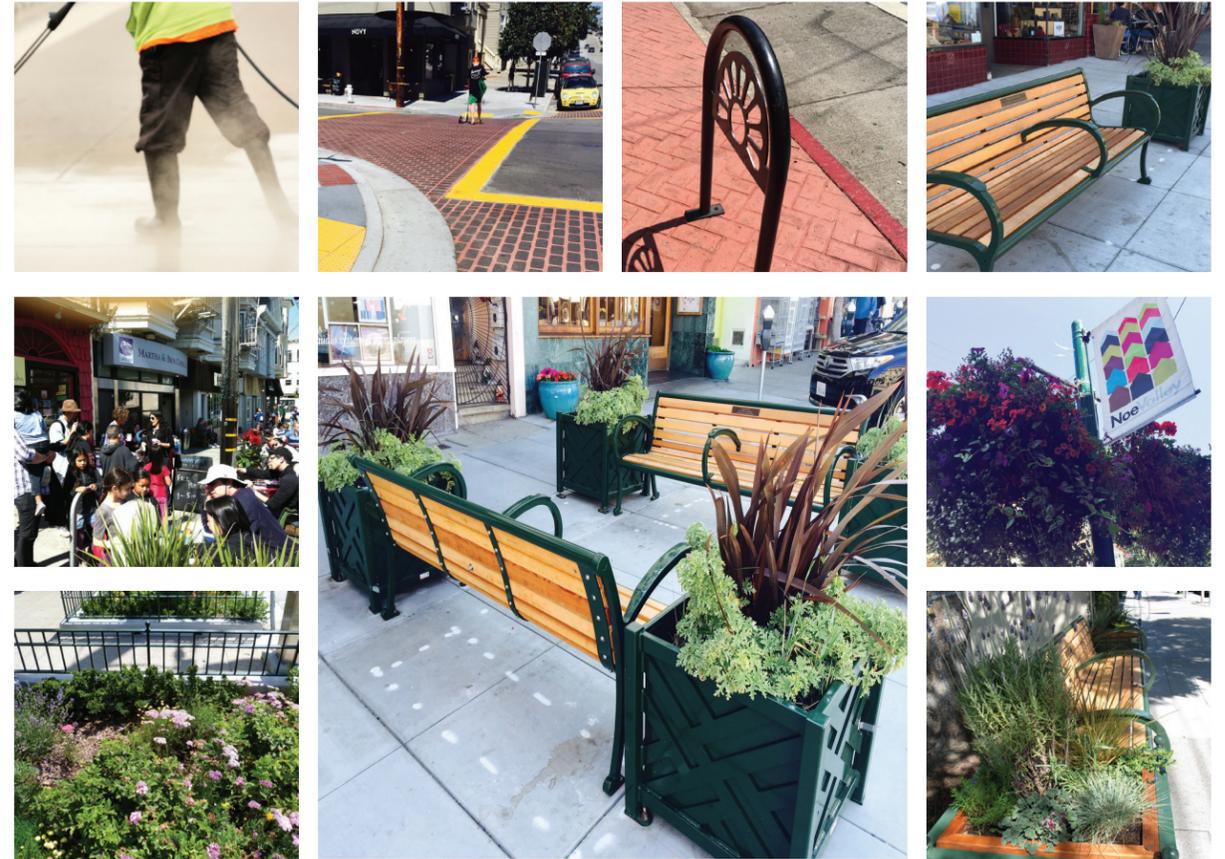
REVENUE	
Assessments	\$248,000
Interest	500
Total Revenue	\$248,500
DISBURSEMENTS	
Sidewalk Operations	\$145,000
Streetscape	16,000
Administration	65,000
Total Disbursements	\$226,000
Contingency Fund	\$22,500

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 2014-2015 NVA property assessments, please visit www.noevalleyassociation.org



Noe Valley Association

Community Benefit District



Celebrating our 10th Anniversary!

Annual Report

2014-2015

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 or call Debra Niemann at 415-519-0093.

Visit our website for updates about our neighborhood: www.noevalleyassociation.org

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

Public Rights of Way and Sidewalk Operations

	Monthly sidewalk steam cleanings	Feb - Nov
	Calls to 311 for pick-up of large items, i.e. furniture, mattresses and to report illegal dumping	144
	Removal of graffiti marks, stickers and improper signage	242
	Removal of dog feces and spilled litter from food, drink and other liquids	Daily
	Repainted all trashcans and MTA guardrails on Church Street.	As needed
	Bulky/illegal trash items removed from sidewalks by NVA staff (boxes, yard debris, clothing, bags of garbage, etc.)	178
	With Arborist Now, evaluated CBD trees and recommended a program to maintain their health and well-being	As needed
	Added decomposed granite to existing tree wells, reducing the accumulation of dog feces and easing sweeping	As needed
	Trees watered and weeded by Chief Gardener Mara	227
	Planter boxes, sidewalk gardens watered and maintained	27
	Flower baskets watered and renewed	24
	Public parklets maintained year-round with flowers/plants and required SFDPH parklet cleaning reports	2
	Visitor Directions – because NVA porters are on the street everyday many visitors to Noe Valley ask them for assistance	101

NVA Board + Property Owner Meeting & 10th Anniversary Celebration!

Monday, September 21, 5:00 - 7:00pm

5:00 pm: NVA Board & Property Owner Meeting

Toast 10 years of the NVA!
Wine & hors d'oeuvres following meeting

Le Zinc Restaurant, 4063 24th St.
R.S.V.P. to noevalleyassociation.org

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If you have any concerns about Noe Valley street cleaning, the removal of graffiti or large bulk items, etc., please contact Randy of Curb Appeal at 415 574-5015.

Accomplishments 2014-2015

New Street Improvements: Many thanks to Supervisor Scott Wiener who obtained over a million dollars in Prop B funding towards the NVA's installation of three new bulb-outs, new street furniture and four high-visibility sidewalks at Castro, Noe, Sanchez and Church Streets. A special shout out goes to him and to DPW for helping the NVA make manifest our long-term strategic plan, drafted in 2008 with the Noe Valley Community.

Bike Racks: The NVA was successful in acquiring a

\$15,000 grant from the City of SF to purchase and install 32 new bike racks, which compliment the district village identity. We also won \$5,000 dollars from AT&T for new bike racks. **Success.** Our work was noticed by members of the community who freely donated over \$4,000 this year to the NVA citing "our good work on 24th Street". It was a banner year with a considerable line-up of street improvements, all funded through grants, donations and advocacy. **Happy 10th Anniversary Noe Valley Association!**



Services Plan 2015-2016

Public Rights of Way: Our street porters will continue to work every day to make the neighborhood an even more attractive place for people to live, work and explore. They will continue with daily cleaning and ten monthly steam washings. Two street porters focus on sidewalk and gutter sweeping; graffiti abatement; painting poles, trash cans and curbs; cleaning, weeding and watering tree wells, flower baskets, planter boxes and open planting areas; sidewalk steam cleaning ten times per year; monitoring public trash can overflow, and reporting large bulky items for removal by the City.

Streetscape: Continue gardening and maintenance of all the greening projects completed in the district: 227 trees, 24 flower baskets, 20 planter boxes, four open gardens as well as maintenance of all 20 street benches, two community parklets and over 40 bicycle racks. Additionally the street porters report on matters concerning the new crosswalks.

District Identity/Marketing: The NVA will continue to produce events including SummerFEST & 24 HoliDAYS on 24th Street to attract local and city-wide residents as well as San Francisco visitors. The NVA will continue to refine and update its website with information about the CBD, its meeting times, agenda, notices and minutes.

Administrative and Corporate Operations

Keeps the NVA running day-to-day and oversees 501(c)(3) financial & insurance requirements as well as contract requirements with the City of San Francisco.

The NVA advocates for 24th Street with all departments of SF City government and presents work to the Board of Supervisors and Government Oversight Committee. Board meetings are held every quarter and committees meet as needed. The NVA participates in the CBD Council meetings every other month and presents a collective voice to the City on matters relating to CBD contributions towards improving the pedestrian experience on 24th street.

The NVA also manages the following: finances and reporting to City and State offices; grant applications to bring additional resources to the CBD; monitoring contracts and services; publishing Mid-Year and Annual Reports; supporting all committees of the Board of Directors; insurance requirements; NVA website updates to www.noevalleyassociation.org; database of CBD property owners for email and regular mailing lists; all community inquiries.



Randy & Brian 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!