



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. Fee increases during the last two years 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. 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.

Financial Position as of June 30, 2014

The annual operating budget for the year July 1, 2013 to June 30, 2014 was \$230,000. The proposed budget was developed based on the management plan approved by property owners in 2005 as well as ideas expressed through surveys and Board meetings. These figures have not been audited as of 8/30/14. An audited statement will be posted on the NVA website before the annual property owners meeting on September 24, 2014.

BUDGET July 1, 2013 - June 30, 2014

REVENUE	
Assessments	\$242,013
Fees/Donations	2,000
Interest	419
Total Revenue	\$244,432
DISBURSEMENTS	
Sidewalk Operations	\$147,592
Streetscape	14,506
Administration	63,707
Total Disbursements	\$225,805
Contingency Fund	\$15,337
Fiscal Agent Fund	\$3,290

BUDGET July 1, 2014 - June 30, 2015

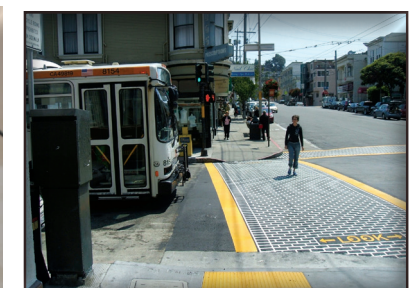
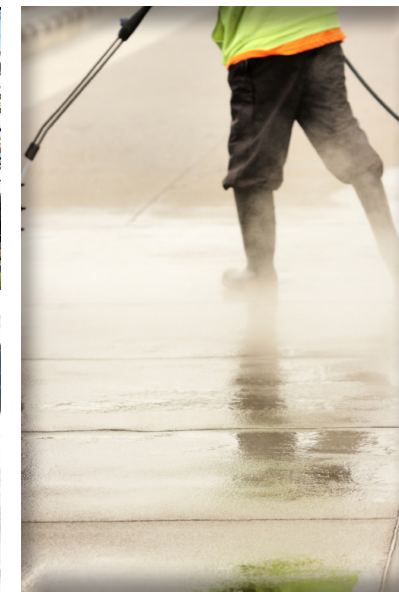
REVENUE	
Assessments	\$248,000
Interest	500
Total Revenue	\$248,500
DISBURSEMENTS	
Sidewalk Operations	\$149,600
Streetscape	16,000
Administration	65,000
Total Disbursements	\$230,600
Contingency Fund	\$17,400

THANK YOU
...to our many friends

Country Gardens, LLC • Nick Demopoulos, Sterling Bank & Trust • Steve Kerekes of Curb Appeal • Tony Lyau
Noe Valley Merchants & Professionals Association
Mohammed Nuru, SFDPW • Andres Power, SF Legislative Aide • Sam Salameh of GoodNews • SF CBD Consortium Board • Crezia Tano, SF OEWD • Adam Taylor, SF Legislative Aide • Sylvia Vientulis, Graphics & Technical Support • Scott Wiener, District 8 Supervisor

Noe Valley Association

Community Benefit District



Annual Report

2013-2014

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	93
	Removal of graffiti marks, stickers and improper signage	264
	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.)	158
	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	212
	Planter boxes, sidewalk gardens watered and maintained	21
	Flower baskets watered and renewed	25
	Public parklets maintained year-round with flowers/plants and required SFDPH parklet cleaning reports	2

Upcoming NVA Board/Property Owner Meeting

All are welcome to Noe Valley Association Board Meetings.

**Wed., September 24
9:00 - 10:30 am**

Sally Brunn Public Library
451 Jersey Street, SF



???

If you have any concerns about Noe Valley street cleaning, the removal of graffiti or large bulk items, etc., please contact Steve, owner of Curb Appeal.
415-595-4284.



Paul and Ron of Curb Appeal

The NVA clean team of Paul and Ron work seven days a week to provide daily sidewalk/gutter sweeping and to remove graffiti, wash down the sidewalk or pick up an accumulation of 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!

District Identity and Streetscape Improvements

The NVA was awarded a 2011 SF Streetscape Bond by Supervisor Scott Wiener to create two of the four proposed bulb outs on 24th Street. These bulb outs are part of the long-term plan for Noe Valley's 24th Street. In addition to the bulb-outs, the grant will fund installing high visibility crosswalks at two new intersections, 24th at Noe and at Church Streets and repair the crosswalk at 24th and Castro.

The MTA decided to fund a third additional bulb-out on the southeast corner of Castro Street at 24th Street in front of Cotton Basics. Two community meetings were held on October 30 and January 23 to finalize bulb out and crosswalk plans. The bulb outs will create pole stops for Muni buses and result in increased street parking for cars. Please visit www.noevalleyassociation.org for meeting details and/or to review the long-term plan for Noe Valley's 24th Street.

The NVA maintains and improves the public spaces we created at the City Parking lot between Castro and Noe Streets, the two parklets on 24th Street, the public spaces on 24th Street between Noe and Sanchez Streets and the sidewalk seating at the new Town Square.

The NVA maintains the 25 hanging flower baskets in the district as well as the two community bulletin boards in the City parking lot on 24th Street. The NVA was again the fiscal sponsor for the annual Noe Valley Harvest Festival in October. Along with the Noe Valley Merchants and Professionals Association, the NVA co-produced the annual SummerFEST event on June 14th, the 24 HoliDAYS on 24th Street events in December and the holiday lighting of 65+ trees in the neighborhood.

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.



Services Plan 2014-2015

Public Rights of Way: Continue daily cleaning and monthly steam washings as well as watering trees and all planted areas (hanging flower baskets, planter boxes and open sidewalk planted areas).

Streetscape: Continue gardening maintenance of the flower baskets, trees and planter boxes along 24th Street, as well as maintenance of all public benches and community parklets. Oversee completion of installations of three bus bulb-outs beginning in Fall 2014; 24th Street at Castro and at Noe Streets, and the third at the southeast corner of 24th and Castro.

Oversee completion of three high-visibility crosswalks along 24th Street, according to the community-approved long-term plan of 2008.

District Identity/Marketing: The NVA will continue to produce events including SummerFEST, 24 HoliDAYS on 24th Street and the Harvest Festival 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.