

File No. 191024

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: November 7, 2019

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| ☐ | ☐ | Motion |
| ☒ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
| ☐ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
| ☐ | ☐ | Youth Commission Report |
| ☒ | ☐ | Introduction Form |
| ☐ | ☐ | Department/Agency Cover Letter and/or Report |
| ☐ | ☐ | MOU |
| ☐ | ☐ | Grant Information Form |
| ☐ | ☐ | Grant Budget |
| ☐ | ☐ | Subcontract Budget |
| ☐ | ☐ | Contract/Agreement |
| ☐ | ☐ | Form 126 – Ethics Commission |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | <u>Management District Plan, including Map</u> |
| ☒ | ☐ | <u>Engineer's Report – August 2019</u> |
| ☒ | ☐ | <u>Balloting Documents</u> |
| ☒ | ☐ | <u>Yes and No Petitions</u> |
| ☒ | ☐ | <u>Referrals FYI – October 16, 2019</u> |

Prepared by: John Carroll

Date: November 1, 2019

Prepared by: John Carroll

Date: _____

[Resolution of Intention - Renewal - Noe Valley Community Benefit District]

Resolution declaring the intention of the Board of Supervisors to renew a property-based business improvement district known as the “Noe Valley Community Benefit District” and levy a multi-year assessment on all parcels in the district; approving the management district plan, engineer’s report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on January 28, 2020, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

WHEREAS, The Property and Business Improvement District Law of 1994 (California Streets and Highways Code, Sections 36600 et seq., “1994 Act”), authorizes cities to establish property and business improvement districts within business districts to promote the economic revitalization and physical maintenance of such business districts; and

WHEREAS, Section 36603 of the 1994 Act recognizes the authority of Charter cities to adopt ordinances providing for different methods of levying assessments for similar or additional purposes from those set forth in the 1994 Act; and

WHEREAS, Article 15 of the San Francisco Business and Tax Regulations Code (“Article 15”) augments certain procedural and substantive requirements relating to the formation of property and business improvement districts and the assessments on real property or businesses within such districts; and

1 WHEREAS, The 1994 Act and Article 15 authorize the City to levy and collect
2 assessments on real property within such districts for the purpose of providing improvements
3 and promoting activities and property-related services that specially benefit parcels of real
4 property located within such districts; and

5 WHEREAS, Article XIID of the California Constitution and Section 53753 of the
6 California Government Code impose certain procedural and substantive requirements relating
7 to assessments on real property; and

8 WHEREAS, The 1994 Act and Article 15 impose additional procedural and substantive
9 requirements relating to assessments on real property within a proposed property and
10 business improvement district, also known as a community benefit district ("CBD"); and

11 WHEREAS, The Board of Supervisors finds that the property-related services, activities
12 and improvements to be funded with assessments on real property within the proposed district
13 will confer special benefits on the assessed properties over and above the general benefit to
14 the public at large from such services, activities and improvements; and

15 WHEREAS, The property owners who will pay 30% or more of the total amount of
16 assessments on properties within the proposed district signed and submitted to the Clerk of
17 the Board of Supervisors a petition ("Petition") requesting that the Board of Supervisors renew
18 the property-based community benefit district known as the "Noe Valley Community Benefit
19 District," and levy assessments on properties located in the proposed district to fund property-
20 related services, activities, and improvements within the district; and

21 WHEREAS, A Management District Plan entitled "Noe Valley Community Benefit
22 District Management Plan" ("Management District Plan") containing information about the
23 proposed district and assessments required by Section 36622 of the 1994 Act, including but
24 not limited to a map showing all parcels located in the district, a description of the boundaries
25 of the district, the name of the district, the amount of the proposed assessment for each

1 parcel, the total annual amount chargeable to the entire district, the duration of the payments,
2 the property-related services, activities and improvements to be funded by the assessments
3 for each year and the maximum cost thereof, the method and basis upon which the
4 assessments are calculated in sufficient detail to allow each property owner to calculate the
5 amount of the assessment to be levied against his or her property, a statement that no bonds
6 will be issued, the time and manner of collecting the assessments, and a list of the properties
7 to be assessed (including assessor parcel numbers), is on file with the Clerk of the Board of
8 Supervisors in File No. 191024, which is hereby declared to be a part of this Resolution as if
9 set forth fully herein; and

10 WHEREAS, A detailed engineer's report supporting the assessments within the
11 proposed district, prepared by Terrance E. Lowell, California Registered Professional
12 Engineer No. 13398, entitled "Noe Valley Community Benefit District Engineer's Report"
13 ("Engineer's Report") is on file with the Clerk of the Board of Supervisors in File No. 191024,
14 which is hereby declared to be a part of this Resolution as if set forth fully herein; and

15 WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and
16 Highways Code, Section 3110, is on file with the Clerk of the Board of Supervisors in File
17 No. 191024, which is hereby declared to be a part of this Resolution as if set forth fully herein;
18 now, therefore, be it

19 RESOLVED, That the Board of Supervisors declares as follows:

20 Section 1. Pursuant to Section 36621(a) of the 1994 Act and Article 15, the Board of
21 Supervisors declares its intention to renew the property and business improvement district
22 known as the "Noe Valley Benefit District" ("District") for a period of fifteen and one half
23 (15 1/2) years, and to levy and collect assessments against all parcels of real property in the
24 District for fifteen of those years, commencing with fiscal year ("FY") 2020-2021, subject to
25 approval by a majority of the property owners in the District who cast assessment ballots,

1 which ballots shall be weighted according to the proportional financial obligations of the
2 affected properties. No bonds will be issued. District operations are expected to commence
3 on or about January 1, 2021, following collection of the assessments for FY2020-2021 and
4 disbursement of the assessment proceeds to the nonprofit owners' association that will
5 administer the property-related services, activities and improvements in the District pursuant
6 to Section 36651 of the 1994 Act and a written agreement with the City.

7 Section 2. Nonpayment of assessments will have the same lien priority and delinquent
8 payment penalties and be subject to the same enforcement procedures and remedies as the
9 ad valorem property tax. All delinquent payment of assessments will be subject to interest
10 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and
11 penalties and collection of assessments pursuant to the 1994 Act, Article 15 and the San
12 Francisco Business and Tax Regulation Code Article 6, as each may be amended from time
13 to time.

14 Section 3. The Board of Supervisors hereby approves the Management District Plan
15 and Engineer's Report, including the estimates of the costs of the property-related services,
16 activities and improvements set forth in the plan, and the assessment of said costs on the
17 properties that will specially benefit from such services, activities and improvements. The
18 Clerk of the Board shall make the Management District Plan, Engineer's Report and other
19 documents related to the District and included in the record before the Board of Supervisors
20 available to the public for review during normal business hours, Monday through Friday 8:00
21 a.m. through 5:00 p.m., excluding legal holidays.

22 Section 4. The Board of Supervisors hereby approves the Proposed Boundaries Map
23 showing the boundaries of the District. The proposed District contains approximately 218
24 identified parcels located on approximately 10 whole or partial blocks.

1 Specifically, The Noe Valley CBD includes all parcels facing on both sides of 24th
2 Street between:

- 3 • Diamond Street (both sides) on the west
- 4 • Church Street (both sides) on the east
- 5 • Castro Street (both sides) between 24th Street and mid-way between Jersey Street
6 and 25th Street

7 Assessor Parcel Number that are contained in the Management District Plan, in order
8 to determine which specific parcels are included in the Noe Valley Community Benefit District.

9 Section 5. A public hearing on the renewal of the District, and the levy and collection of
10 assessments starting with FY2020-2021 and continuing through FY2034-2035, shall be
11 conducted before the Board of Supervisors sitting as a Committee of the Whole on
12 January 28, 2020 at 3:00 p.m., or as soon thereafter as the matter may be heard in the
13 Board's Legislative Chamber, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San
14 Francisco, California, 94102. At this public hearing, the Board of Supervisors will hear public
15 testimony regarding the proposed formation of the District, assessments, and boundaries of
16 the District, including testimony from all interested persons for or against renewal of the
17 District, the extent of the District, the levy of the assessments, the furnishing of specific types
18 of property-related services, improvements and activities, and other matters related to the
19 District. The Board of Supervisors may waive any irregularity in the form or content of any
20 written protest, and at the public hearing may correct minor defects in the proceedings. All
21 protests submitted by affected property owners and received prior to the conclusion of the
22 public testimony portion of the public hearing shall be tabulated to determine whether a
23 majority protest exists.

24 Section 6. The Board of Supervisors hereby approves the form of the Notice of Public
25 Hearing and Assessment Ballot Proceeding, and Assessment Ballot, which are on file with the

1 Clerk of the Board of Supervisors in File No. 191024; which are hereby declared to be a part
2 of this Resolution as if set forth fully herein.

3 Section 7. The proposed property-related services, improvements and activities for the
4 District include a Clean and Safe program, a Marketing and Economic Development program,
5 a Branding, Administration, and Contingency and Reserve.
6

7 **Clean and Green:** Clean and Green program includes, but is not limited to, sidewalk
8 and gutter sweeping, sidewalk pressure washing, trash removal, graffiti and handbill removal,
9 greenscape management, and public space activation.

10 **Promotion of District:** Promotion of District programs includes, but is not limited to,
11 events, media relations, website maintenance, and district stakeholder outreach.

12 **Administration:** Administration includes, but is not limited to, a professional staff to
13 properly manage programs, communicate with stakeholders, to provide leadership, and
14 represent the community with one clear voice.

15 **Contingency/Reserve/City Fees:** Contingency/reserve/city fees include, but is not
16 limited to, a contingency reverse fund, and city fee collection fund that will allow the
17 administration staff to allocate assessment revenues to activities that may cost overruns or to
18 cover unforeseen expenses.

19 Section 8. Within the area encompassed by the proposed District, the City currently
20 provides services at the same level provided to other similar areas of the City. It is the intent
21 of the Board of Supervisors to continue to provide the area encompassed by the District with
22 the same level of services provided to other similar areas of the City; formation of the District
23 will not affect the City's policy to continue to provide the same level of service to the areas
24 encompassed by the District as it provides to other similar areas of the City during the term of
25 the District.

1 Section 9. The annual total assessments proposed to be levied and collected for the
2 first year of the District (FY2020-2021) is estimated to be \$246,750.00. The amount of the
3 total annual assessments to be levied and collected for years two through fifteen
4 (FYs 2021-2022 through 2034-2035) may be increased from one year to the next due to
5 changes to the consumer price index (CPI). Assessments may also increase based on
6 development in the District. The determination of annual adjustments in assessment rates will
7 be subject to the approval of the Noe Valley Community Benefit District Owners' Association.
8 Assessment rates may not increase more than that year's increase in the San Francisco,
9 Oakland, and San Jose area Consumer Price Index (CPI) or 5%, whichever is less.

10 Section 10. Environmental Findings. Following the approval of this Resolution, the
11 Planning Department shall determine whether the actions contemplated in this Resolution are
12 in compliance with the California Environmental Quality Act (California Public Resources
13 Code, Sections 21000 et seq.), and respond in writing to the Clerk of the Board of Supervisors
14 prior to the Board's public hearing on the renewal of the District on January 28, 2020 at 3:00
15 p.m.

16 Section 11. The Clerk of the Board is directed to give notice of the public hearing as
17 provided in California Streets and Highways Code, Section 36623, California Government
18 Code, Section 53753, California Constitution Article XIID, Section 4, San Francisco Charter,
19 Section 16.112, and San Francisco Administrative Code, Section 67.7-1.
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**Noe Valley
Community Benefit District
Management District Plan**

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

August 2019

**Prepared By
Urban Place Consulting Group, Inc.**

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 XIID of the California Constitution to create a property-based business improvement district

Table of Contents

**For the
Noe Valley
Community Benefit District (District)
San Francisco, California**

CONTENTS

Section Number	Page Number
1. Management District Plan Summary	3 - 6
2. Community Benefit District Boundaries	7 - 8
3. District Improvement and Activity Plan	9 - 11
4. Assessment Budget	12 - 13
5. Assessment Methodology	14 - 23
6. Governance	24
7. Implementation Timetable	24
8. Assessment Roll	25 - 29
 Attachment	
A. Engineer's Report	

Section 1

Management District Plan Summary

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.

Location	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 24 th Street on the north, both sides of Diamond Street on the west, and the south side of 24 th Street including both sides of Castro Street between 24 th Street and mid-way between Jersey Street and 25 th Street on the south.
Boundary	See Section 2, page 7 and map, page 8.
Improvements, Activities, Services	The Noe Valley CBD will finance activities and improvements that will be provided directly to the assessed parcels, to improve the District's environment in the following ways: <u>Clean and Green</u> • Clean and Green Program to implement programs that may consist of, but are not limited to, the following: - 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 <u>Promotion of District</u> Programs may consist of, but are not limited to, the following: • Events • Media Relations • Website • District Stakeholder Outreach <u>Administration</u> Administrative staff oversees the Noe Valley CBD’s services which are delivered seven days a week. <u>Contingency/Reserve/City Fees</u> An operating reserve is budgeted as a contingency for any payment of delinquencies, uncollectible assessments, renewal efforts, and/or unforeseen budget adjustments.																														
Budget	<table><tr><th>EXPENDITURES</th><th>TOTAL BUDGET</th><th>% of Budget</th></tr><tr><td>Clean and Green</td><td>\$165,000.00</td><td>64.71%</td></tr><tr><td>Promotion of District</td><td>\$20,000.00</td><td>7.84%</td></tr><tr><td>Administration</td><td>\$60,000.00</td><td>23.53%</td></tr><tr><td>Contingency and Reserve</td><td>\$10,000.00</td><td>3.92%</td></tr><tr><td>Total Expenditures</td><td>\$255,000.00</td><td>100.00%</td></tr><tr><th>REVENUES</th><th></th><th></th></tr><tr><td>Assessment Revenues</td><td>\$246,750.00</td><td>96.76%</td></tr><tr><td>Other Revenues (1)</td><td>\$8,250.00</td><td>3.24%</td></tr><tr><td>Total Revenues</td><td>\$255,000.00</td><td>100.00%</td></tr></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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Method of Financing	Levy of assessments upon real property that specially benefit from improvements and activities.														
Assessments	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. 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: <table><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> 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: <table><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>			Lot Square Foot Assessment Rate	\$0.2025	Building Square Foot Assessment Rate	\$0.1388	Front Foot Assessment Rate	\$14.7723	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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Annual Assessment Increase	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.
City Services	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.
Collection	Noe Valley CBD assessments appear as a separate line item on the San Francisco City and County property tax bills.
District Governance	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.
District Formation	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: 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. 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.
Duration	The Noe Valley CBD will have a 15-year life beginning January 1, 2021 and ending December 31, 2035.

Section 2

Noe Valley CBD Boundaries

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.

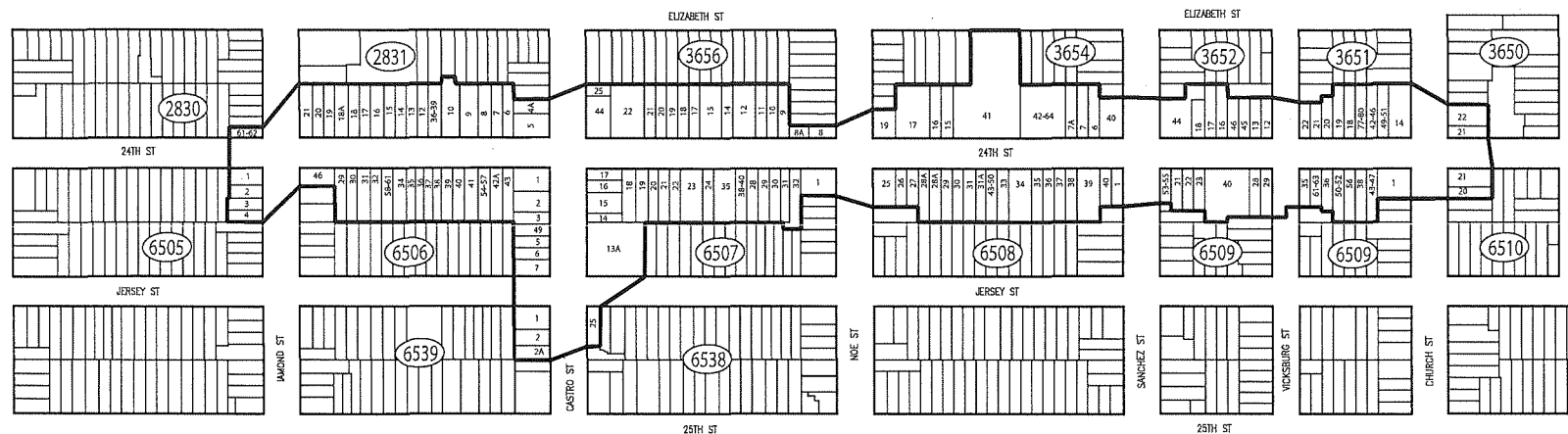
The Noe Valley CBD includes all parcels facing on both sides of 24th Street between:

- Diamond Street (both sides) on the west.
- Church Street (both sides) on the east.
- Castro Street (both sides) between 24th Street and mid-way between Jersey Street and 25th Street.

The Noe Valley CBD boundaries are illustrated by the map on page 8.

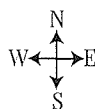
PROPOSED BOUNDARIES OF THE NOE VALLEY COMMUNITY BENEFIT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California ST.s and Highways Code
("Property and Business Improvement District Law of 1994," §536600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code



LEGEND

- CBD Boundary
- Lot Boundary
- Block Number
- Lot Number



Section 3

District Improvement and Activity Plan

Process to Establish the Improvement and Activity Plan

In the spring of 2019, the Renewal Steering Committee initiated a series of meetings to discuss renewing the Noe Valley CBD so that the City may continue to levy assessments to fund enhanced improvements and activities in the District. The primary needs as determined by the parcel owners were: cleaning, greening, promotion of district, and administration. All of the services to be provided, such as the cleaning and greening work provided, are services that are over and above the City's baseline of services and are not provided by the City.

The proposed services are based on the needs of each assessed parcel within the Noe Valley CBD, and will provide particular and distinct benefits to each of those parcels. Each of the services provided by the Noe Valley CBD are designed to meet the needs of the retail, residential, education, parking, non-profit, publicly-owned, office, and mixed-use parcels that make up the Noe Valley CBD and provide special benefit to each of the assessed parcels. The services are provided only to the assessed parcels and are not provided to parcels outside the Noe Valley CBD.

The total improvement and activity plan budget for the Noe Valley CBD in 2021 is projected at \$255,000. Of the total budget, \$246,750 is attributable to providing special benefits and is therefore funded by property assessments. General benefit from the Noe Valley CBD budget is calculated to be \$8,250 and is not funded by assessment revenue. The costs of providing each of the budget components were developed from actual experience obtained in providing these services to Noe Valley CBD properties for the past 13 years. Actual service hours and frequency may vary in order to match varying District needs over the fifteen-year life of the Noe Valley CBD. A detailed operation deployment for 2021 is available from the property owner's association. The budget is made up of the following components:

Clean and Green

Clean and Green Program

In order to consistently deal with cleaning issues, a Clean and Green Program will provide a multi-dimensional approach consisting of the following elements. These services are a form of special benefit because they will be provided directly to the assessed parcels. By receiving these special benefits, the parcels are expected to enjoy increased commercial activity, which directly relates to increases in lease rates and customer usage. The services may include, but are not limited to, the following:

- **Sidewalk Cleaning:** Uniformed personnel sweep litter, debris, and refuse from sidewalks and gutters of the Noe Valley CBD. Paper signs and handbills that are taped or glued on property, utility boxes, poles, and telephones are removed. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the Noe Valley CBD.

- **Sidewalk Pressure Washing:** Noe Valley CBD personnel may pressure wash the sidewalks. Clean sidewalks support an increase in commerce and provide a special benefit to each individually assessed parcel in the Noe Valley CBD.
- **Graffiti Removal:** Painters remove graffiti by painting, using solvent and pressure washing. The Noe Valley CBD maintains a zero-tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.
- **Greenscape Management:** Tree wells watered and weeded. Provides gardens, benches, planter boxes, hanging flower baskets, and parklets. In addition, Noe Valley CBD personnel may provide landscape maintenance to provide health and vitality to all plantings.

The Clean and Green Team will only operate within Noe Valley CBD boundaries. By receiving these special benefits, the parcels are expected to enjoy increased commercial activity, which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Promotion of District

The Promotion of District activities consist of services provided directly to the assessed parcels: for example, the district will promote local businesses, help property owners attract high-paying tenants through advertising and neighborhood branding efforts, and highlight the special benefits that the assessed parcels are receiving through a website and district marketing and special events. These activities will specially benefit each assessed parcel by encouraging business development and investment and increased commercial activity (e.g., filling of vacant storefronts and offices, increased lease rates for retail and office space). Decisions on where to shop, eat or attend events are largely based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce for the assessed parcels.

The programs being considered include, but are not limited to, the following:

- Events
- Media Relations
- Website
- District Stakeholder Outreach

Administration

The improvements and activities are managed by a professional staff that requires centralized administrative support. Administration staff oversees the Noe Valley CBD's services, which are delivered six days a week. Administration staff actively work on behalf of the Noe Valley CBD parcels and advocate to ensure that City and County services and policies support the Noe Valley CBD. Included in this item are grant writing expenses, office expenses, professional services, organizational expenses such as insurance, and the cost to conduct a yearly financial review. Noe Valley CBD funds from Administration may be used for renewing the Noe Valley CBD.

A well-managed Noe Valley CBD provides necessary Noe Valley CBD program oversight and guidance that produces higher quality and more efficient programs. Administration staff implement the programs and services of the Noe Valley CBD. The special benefit to assessed parcels from these services is increased commercial activity, which directly relates to increased building occupancy and enhanced commerce.

Contingency/Reserve/City Fees

An operating reserve is budgeted as a contingency for any payment of delinquencies, uncollectible assessments, Noe Valley CBD renewal efforts, and/or unforeseen budget adjustments. District funds from Contingency/Reserve/City Fees may be used for renewing the District.

Section 4

Noe Valley CBD Assessment Budget

Fifteen-Year Operating Budget

A projected fifteen-year operating budget for the Noe Valley CBD is provided below. The projections are based upon the following assumptions:

The cost of providing programs and services may vary depending on the change in market cost for those programs and services. 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. Assessments may also increase based on development in the Noe Valley CBD. Annual adjustments in assessment rates will be subject to the approval of the Noe Valley CBD Owners' Association. The projections below illustrate a 5% annual increase as an example for all budget items for the purpose of this Management District Plan.

The Owners' Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change beyond 10% will be subject to approval by the Owners' Association board of directors and submitted to the City and County of San Francisco within the CBD's annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel's assessment shall be no greater than its proportionate share of the special benefits received.

	2021	2022	2023	2024	2025	2026	2027	
Clean and Green	\$165,000	\$173,250.00	\$181,912.50	\$191,008.13	\$200,558.53	\$210,586.46	\$221,115.78	
Promotion of District	\$20,000	\$21,000.00	\$22,050.00	\$23,152.50	\$24,310.13	\$25,525.63	\$26,801.91	
Administration	\$60,000	\$63,000.00	\$66,150.00	\$69,457.50	\$72,930.38	\$76,576.89	\$80,405.74	
Contingency/Reserve	\$10,000	\$10,500.00	\$11,025.00	\$11,576.25	\$12,155.06	\$12,762.82	\$13,400.96	
Total Budget	\$255,000	\$267,750.00	\$281,137.50	\$295,194.38	\$309,954.09	\$325,451.80	\$341,724.39	
Less General Benefit*	\$8,250	\$8,662.50	\$9,095.63	\$9,550.41	\$10,027.93	\$10,529.32	\$11,055.79	
Assessable Budget	\$246,750	\$259,087.50	\$272,041.88	\$285,643.97	\$299,926.17	\$314,922.48	\$330,668.60	
	2028	2029	2030	2031	2032	2033	2034	2035
Clean and Green	\$232,171.57	\$243,780.15	\$255,969.16	\$268,767.61	\$282,205.99	\$296,316.29	\$311,132.11	\$326,688.71
Promotion of District	\$28,142.01	\$29,549.11	\$31,026.56	\$32,577.89	\$34,206.79	\$35,917.13	\$37,712.98	\$39,598.63
Administration	\$84,426.03	\$88,647.33	\$93,079.69	\$97,733.68	\$102,620.36	\$107,751.38	\$113,138.95	\$118,795.90
Contingency/Reserve	\$14,071.00	\$14,774.55	\$15,513.28	\$16,288.95	\$17,103.39	\$17,958.56	\$18,856.49	\$19,799.32
Total Budget	\$358,810.61	\$376,751.14	\$395,588.70	\$415,368.13	\$436,136.54	\$457,943.36	\$480,840.53	\$504,882.56
Less General Benefit*	\$11,608.58	\$12,189.01	\$12,798.46	\$13,438.38	\$14,110.30	\$14,815.81	\$15,556.61	\$16,334.44
Assessable Budget	\$347,202.03	\$364,562.13	\$382,790.24	\$401,929.75	\$422,026.24	\$443,127.55	\$465,283.93	\$488,548.12

* Other non-assessment funding to cover the cost associated with general benefit.

Future Development

The above table is based on the Noe Valley CBD's current development status and does not account for possible increases to assessments due to changes to the parcel characteristics that are used to allocate special benefits (e.g., building square footage). The amount of each parcel's assessment will

depend on the existing assessment rates as well as the specific characteristics of the parcel, as explained in further detail below in Section 5. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to a parcel may result in corresponding revisions to the assessments. Over time, the total assessments levied in the Noe Valley CBD likely will increase as parcels are developed. Parcels may also see assessments change as a result of changes to or from non-profit or residential status.

Section 5

Assessment Methodology

General

This Management District Plan provides for the levy of assessments to fund services and activities that specially benefit real property in the Noe Valley CBD. These assessments are not taxes for the general benefit of the City, but are assessments on the parcels in the Noe Valley CBD to cover the cost of providing those parcels special benefits.

Assessment Factors

Each parcel's proportional special benefit from the CBD activities is determined by analyzing three land use factors: Building Square Footage, Lot Square Footage, and Linear Street Frontage. These land use factors are an equitable way to identify the proportional special benefit that each of the parcels receive. Building square footage is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each parcel and the demand for CBD activities. A parcel's lot square footage reflects the long-term value implications of the improvement district. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for CBD activities. Together, these land use factors serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole, which is the basis to then proportionately allocate the cost of the special benefits.

Building square footage is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of San Francisco Assessor's records. One Third (1/3) of the assessment budget is allocated to the building square footage, to account for the special benefit to each parcel's current use and demand for district activities.

Lot square footage is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps. One Third (1/3) of the assessment budget is allocated lot square footage to account for the special benefit to each parcel's long-term development potential.

Linear Street Frontage is defined as the number of linear feet of each parcel that directly fronts a street that will receive the CBD activities. Alley front frontage is also included in this definition, if a parcel is on an alley and the alley is within the District and accessible to the public. Corner lots or whole block parcels will be assessed for the sum of all the parcels' street frontage. One Third (1/3) of the assessment budget is allocated to Linear street frontage to account for the special benefit received at the street level of each parcel.

Assessable Footage

	Commercial	Non-Profit/ Residential	TOTAL
Lot Square Footage	123,972	384,399	508,371
Building Square Footage	315,824	326,552	642,376
Linear Street Frontage	1,530	5,726	7,256

Non-Profit Parcels and Parcels Classified Residential Use: Non-profit owned properties and properties classified residential use specially benefit from the CBD activities but differently than all other assessed parcels. Non-profit parcels are defined as parcels being owned by 501 c3 organizations. Residential use properties are those that are classified as residential or mixed-use by the County Assessor and were classified as residential at the creation of the CBD in 2005 and those that have been so classified subsequently. Both of these property types will receive special benefit from the Clean and Green activities as well as the Administration and Reserves and will be assessed fully for them. However, they do not specially benefit from the Promotion of District programs. The Noe Valley CBD Promotion of District programs are designed to provide special benefit to the retail, parking, publicly-owned, office, and mixed-use parcels in the form of increased customers, lease rate and commercial activity, none of which are a benefit to non-profit and residential use parcels. Thus, their assessment will not cover that portion of the costs.

Special Benefit Analysis

The assessments outlined in this report are for property-related activities that are specifically intended for and directly benefitting each individual assessed parcel in the District. The activities provide special benefits because they affect the parcels in a way that is particular and distinct from how they affect other real property or the public at large. No parcel's assessment shall be greater than its proportionate share of the costs of the special benefits received.

Streets and Highways Code Section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

The Noe Valley CBD's goal is to fund activities and improvements to provide a cleaner and more attractive and economically vibrant environment. The goal of improving the economic vitality is to improve the cleanliness, appearance, and economic development of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas

- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well-managed CBD programs and services

Specifically, each parcel specially benefits from the Noe Valley CBD activities as defined below.

Clean and Green

The enhanced cleaning activities are special benefits provided directly to the assessed parcels. These activities will make the area more attractive and safer for businesses, customers, residents, and ultimately private investment. When business location decisions are made, “lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable”.¹ As economic investment within the district grows, the assessed parcels will benefit from increased pedestrian traffic and commercial activity.

The Clean and Green Program activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the Noe Valley CBD. Sidewalks that are dirty and unkempt deter pedestrians and commercial activity. “Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists.”²
- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the Noe Valley CBD;
- Managing the greenscape, watering and weeding tree wells, providing gardens, benches, planter boxes, hanging flower baskets, and parklets. In addition, Noe Valley CBD personnel may provide landscape maintenance to provide health and vitality to all plantings.

Promotion of District

The Promotion of District activities consist of services provided directly to the assessed parcels: for example, the district will promote local businesses, help property owners attract high-paying tenants through advertising and neighborhood branding efforts, and highlight the special benefits that the assessed parcels are receiving through a website and district marketing and special events. These activities will specially benefit each assessed parcel by encouraging business development and investment and increased commercial activity (e.g., filling of vacant storefronts and offices, increased lease rates for retail and office space). Decisions on where to shop, eat or attend events are largely

¹ “Accelerating economic growth and vitality through smarter public safety management” IBM Global Business Services Executive Report, September 2012, pg. 2

² “Benefits of Sidewalks”, Iowa Healthiest State Initiative, November 1, 2017

based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce for the assessed parcels.

Administration

The Noe Valley CBD requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments and provide leadership. Each parcel will specially benefit from the Noe Valley CBD Administration staff that will ensure that the Noe Valley CBD services are provided and deployed as specifically laid out in this Management Plan and will provide leadership to represent the community with one clear voice.

Contingency/Reserve/City Fees

The Noe Valley CBD services and activities include a contingency, reserve fund, and city fee collection fund that will allow the administration staff to allocate assessment revenues to activities that may have cost overruns or to cover unforeseen expenses. These are necessary to carry out the CBD activities that specially benefit each assessed parcel.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the Noe Valley CBD activities, we conclude that each of the proposed activities provides special benefits to the real property within the Noe Valley CBD and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

The special benefit to parcels from the proposed Noe Valley CBD activities and improvements described in this report is the basis for allocating the proposed assessments. Each individual assessed parcel's assessment does not exceed the reasonable cost of the proportionate special benefit it receives from the Noe Valley CBD activities.

General Benefit Analysis

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the Noe Valley CBD activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels inside of the Noe Valley CBD, (2) parcels outside of the Noe Valley CBD, and (3) the public at large may receive.

General Benefit to Parcels Inside the Noe Valley CBD

The Noe Valley CBD provides funds for activities and improvements that are designed for and created to be provided directly to each individually assessed parcel within the Noe Valley CBD. Each individual assessed parcel will specially benefit from these activities, thus 100% of the benefits conferred on these parcels are distinct and special in nature and 0% of the Noe Valley CBD activities provide a general benefit to parcels in the Noe Valley CBD boundary.

General Benefit to Parcels Outside of the Noe Valley CBD

All the Noe Valley CBD activities and improvements are provided directly to each of the individual assessed parcels in the Noe Valley CBD boundary. Each of the CBD activities is provided to the public right-of-ways (streets, sidewalks) adjacent to all specially benefitted parcels or tenants in the Noe Valley CBD. The Noe Valley CBD is a linear district in which all parcels primarily fronting 24th Street will receive the CBD activities. Corner parcels fronting on 24th Street and another street will receive services on both sides and will be assessed on both sides. As such, none of the surrounding parcels will directly receive any of the Noe Valley CBD activities. Any benefits these parcels may receive are incidental to providing special benefits to the assessed parcels, and thus any cost associated with the incidental benefits is not reduced from the cost of providing special benefit.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Noe Valley CBD boundary, there may be general benefits to the public at large, i.e., those people that are either in the Noe Valley CBD boundary and not specially benefitted from the activities, or people outside of the CBD boundary that may benefit from the CBD activities.

To calculate the general benefit the public at large may receive we determine the percentage of each Noe Valley CBD activity budget that may benefit the general public. In this case, the Promotion of District activities are tailored to benefit and promote each assessed parcel and are not intended to benefit the general public. Administration and Contingency/Reserve activities are to provide daily management of the Noe Valley CBD solely for the benefit of the assessed parcels, and are not intended to benefit the general public. If there are any benefits to the general public, they are incidental and collateral to providing special benefits to the assessed parcels.

By contrast, the Clean and Green activities may benefit the general public to some degree, as the general public may appreciate the enhanced level of maintenance as it passes through the Noe Valley CBD. To quantify this, we first determine a general benefit factor for the Clean and Green activities. The general benefit factor is a unit of measure that compares the special benefit that the assessed parcels receive compared to the general benefit that the general public receives. To determine the general benefit factor, we used previous districts that conducted intercept surveys in San Francisco including West Portal and more recently Union Square, and Los Angeles (Historic Downtown, Leimert Park, Arts District, Downtown Industrial, Fashion District, and Sherman Oaks). The intent of the surveys was to determine what percentage of the general public was just passing through the district without any intent to engage in commercial activity. The surveys concluded that on average 1.4% of the respondents were within the district boundary with no intent to engage in any business activity. Here, since the Noe Valley CBD is designed to promote a business and residential climate that encourages development, investment, and commerce, it follows that the benefits received by these pedestrians does not translate to a special benefit to the assessed parcels. In other words, based on the results of these surveys it is reasonable to conclude that 1.4% of the benefits from the Clean and Green activities are general in nature. However, to be conservative and to account for any variance in district type, size and services provided, we applied a 5% general public benefit factor to account for these variances. The general benefit factor is then multiplied by the Noe Valley CBD activity's budget to determine the overall general benefit for the Clean and Green activities. The following table illustrates this calculation.

	A	B	C
ACTIVITY	Budget Amount	Relative Benefit Factor	General Benefit Allocation (A x B)
Clean and Green	\$165,000	5.00%	\$8,250

This analysis indicates that \$8,250 of the Clean and Green budget may be attributed to general benefit to the public at large, and must be raised from sources other than special assessments.

Total General Benefits

Using the sum of the three measures of general benefit described above, we find in year one that \$8,250 (5.0% of the Clean and Green budget, which is equal to 3.24% of the total Noe Valley CBD budget) may be general in nature and will be funded from sources other than special assessments.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the special benefits provided by the services across the entire Noe Valley CBD. The proposed services are narrowly defined to confer a particular and distinct benefit to the parcels within the Noe Valley CBD. To pay for these special benefits, these parcels will be assessed at a rate that covers each parcel's proportionate share of the special benefits received. Only special benefits are assessable and these benefits must be separated from any general benefits. The Engineer's Report has calculated that 3.24% of the benefits provided by the Noe Valley CBD are general in nature, and cannot be paid for with assessments. Assessments will cover the remaining 96.76% of the CBD budget. (See page 11 of the Engineer's Report for discussion of general and special benefits.)

Benefit Zones

Article XIID of the California Constitution requires that special assessments be levied according to the special benefit each individual parcel receives from the improvements. In order to match assessments to special benefits, the levels of appropriate service delivery were determined by analyzing the current conditions of the Noe Valley CBD and quantifying the amount of clean and green services that are needed to be delivered to parcels, and projecting future needs over the term of the Noe Valley CBD, in order to produce a common level of cleanliness for each parcel throughout the Noe Valley CBD. All parcels within the Noe Valley CBD will receive services and be assessed using the same assessment method and rate structure.

Assessments

Based on the special benefit factors and assessment methodology discussed in the Engineer's Report and herein, the following illustrates the first year's maximum annual assessment rates:

	Commercial	Non-Profit/ Residential
Lot Square Foot Rate	\$0.2025	\$0.1487
Building Square Foot Rate	\$0.1388	\$0.1177

Linear Street Frontage Foot Rate	\$14.7723	\$10.4161
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Assessment Rate Calculation

The assessment rates are determined by the following calculations:

All Parcels (for-profit, residential and non-profit parcels) Clean & Green, Administration, Contingency/Reserve Assessment Budget = \$226,750

Assessment budget allocated to lot square footage x 1/3 = \$75,583.33

Assessment budget allocated to building square footage x 1/3 = \$75,583.33

Assessment budget allocated to linear street frontage x 1/3 = \$75,583.33

Lot Square Footage Assessment Rate (all parcels):

Assessment budget \$226,750 / 508,371 lot sq. ft. = \$0.1487

Building Square Footage Assessment Rate (all parcels):

Assessment budget \$226,750 / 642,376 building sq. ft. = \$0.1177

Linear Street Frontage Assessment Rate all parcels (all parcels):

Assessment budget \$226,750 / 7,256 street front ft. = \$10.4161

Commercial Parcels only Promotion of District Budget = \$20,000

Assessment budget allocated to lot square footage x 1/3 = \$6,666.67

Assessment budget allocated to building square footage x 1/3 = \$6,666.67

Assessment budget allocated to linear street frontage x 1/3 = \$6,666.67

Lot Square Footage Assessment Rate (Commercial parcels only):

Assessment budget \$6,666.67 / 123,972 lot sq. ft. = \$0.0538

Building Square Footage Assessment Rate (Commercial parcels only):

Assessment budget \$6,666.67 / 315,824 building sq. ft. = \$0.0211

Linear Street Frontage Assessment Rate (Commercial parcels only):

Assessment budget \$6,666.67 / 1,530 street frontage = \$4.3563

Note: The total assessment rate for Commercial parcels consists of both of the above calculations (All Parcels Rate + Commercial only Rate = Total Commercial assessment rate).

Sample Parcel Assessment

The assessment for a commercial parcel with 5,000 square feet of lot footage, 5,000 square feet of building, and 50 linear feet of street front footage is calculated as follows:

Lot square footage x the assessment rate (5,000 x \$0.2025) =	\$1,012.50
Bldg. square footage x the assessment rate (5,000 x \$0.1388) =	\$ 694.00
Street front footage x the assessment rate (50 x \$14.7723) =	<u>\$ 738.62</u>
Initial annual parcel assessment	\$2,445.12

The assessment for a non-profit or residential parcel with 5,000 square feet of lot footage, 5,000 square feet of building, and 50 linear feet of street front footage is calculated as follows:

Lot square footage x the assessment rate (5,000 x \$0.1487) =	\$ 743.50
Bldg. square footage x the assessment rate (5,000 x \$0.1177) =	\$ 588.50
Street front footage x the assessment rate (50 x \$10.4161) =	\$ 520.81
Initial annual parcel assessment	\$1,852.81

Maximum Annual Assessment Adjustments

The cost of providing programs and services may vary depending on the change in market cost for those programs and services. 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. Assessments may also increase based on development in the Noe Valley CBD. Annual adjustments in assessment rates will be subject to the approval of the Noe Valley CBD Owners' Association. Any change will be approved by the Owners' Association Board of Directors and submitted to the City within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code.

As an example, the projections below illustrate a 5% annual increase for all assessment rates.

Assessment Table Based On 5% Increase

	2021	2022	2023	2024	2025	2026	2027	2028
For Profit Lot Square Foot Assessment Rate	\$0.2025	\$0.2126	\$0.2233	\$0.2344	\$0.2461	\$0.2584	\$0.2714	\$0.2849
For Profit Building Square Foot Assessment Rate	\$0.1388	\$0.1456	\$0.1529	\$0.1606	\$0.1686	\$0.1770	\$0.1859	\$0.1952
For Profit Front Foot Assessment Rate	\$14.7723	\$15.5109	\$16.2865	\$17.1008	\$17.9558	\$18.8536	\$19.7963	\$20.7861
Non Profit/Residential Lot Square Foot Assessment Rate	\$0.1487	\$0.1561	\$0.1639	\$0.1721	\$0.1807	\$0.1898	\$0.1993	\$0.2092
Non Profit/Residential Building Square Foot Assessment Rate	\$0.1177	\$0.1236	\$0.1298	\$0.1363	\$0.1431	\$0.1502	\$0.1577	\$0.1656
Non Profit/Residential Front Foot Assessment Rate	\$10.4161	\$10.9369	\$11.4838	\$12.0579	\$12.6608	\$13.2939	\$13.9586	\$14.6565
	2029	2030	2031	2032	2033	2034	2035	
For Profit Lot Square Foot Assessment Rate	\$0.2992	\$0.3141	\$0.3299	\$0.3463	\$0.3637	\$0.3818	\$0.4009	
For Profit Building Square Foot Assessment Rate	\$0.2049	\$0.2152	\$0.2259	\$0.2372	\$0.2491	\$0.2615	\$0.2746	

For Profit Front Foot Assessment Rate	\$21.8254	\$22.9167	\$24.0625	\$25.2656	\$26.5289	\$27.8554	\$29.2481	
Non Profit/Residential Lot Square Foot Assessment Rate	\$0.2197	\$0.2307	\$0.2422	\$0.2543	\$0.2670	\$0.2804	\$0.2944	
Non Profit/Residential Building Square Foot Assessment Rate	\$0.1739	\$0.1826	\$0.1917	\$0.2013	\$0.2114	\$0.2219	\$0.2330	
Non Profit/Residential Front Foot Assessment Rate	\$15.3893	\$16.1588	\$16.9667	\$17.8151	\$18.7058	\$19.6411	\$20.6232	

Budget Adjustments

Any annual budget surplus will be rolled into the following year's Noe Valley CBD budget. The budget will be set accordingly, within the constraints of the Management District Noe Valley CBD Plan to adjust for surpluses that are carried forward. Noe Valley CBD funds may also be used for renewal of the Noe Valley CBD. Funds from an expired Noe Valley CBD shall be rolled over into the new Noe Valley CBD if one is established, or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

Assessment Roll Corrections

If an error is discovered on a parcel's assessed footages or land use type, the Noe Valley CBD may investigate and correct the error after confirming the correction with the San Francisco City and County Assessor Data. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

A property owner who believes that the assessment roll contains an error (for example, if it overstates the amount of assessable square footage) may submit a written request for review to the Owners' Association prior to April 1 of each year. Corrections shall be limited to the current assessment year and will not be considered for prior years.

Future Development

The above table is based on the Noe Valley CBD's current development status and does not account for possible increases to assessments due to changes in parcel characteristics that are used to allocate special benefits (e.g., building square footage). The amount of each parcel's assessment will depend on the existing assessment rates as well as the specific characteristics of the parcel, as explained in further detail above in Section 4. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to a parcel may result in corresponding revisions to the assessments. Over time the total assessments levied in the Noe Valley CBD may increase as parcels are developed. Parcels may also see assessments change as a result of changes in to or from non-profit status. Parcels that experience a change in building square footage need to notify the Noe Valley CBD of changes.

Time and Manner for Collecting Assessments

As provided by State Law, the Noe Valley CBD assessment will appear as a separate line item on the annual San Francisco County property tax bills, or by a special manual bill prepared by the Noe Valley CBD, and either paid in one lump sum or in two equal installments. Laws for enforcement and collection

of property taxes also apply to the Noe Valley CBD assessment.

Disestablishment

Each year that the Noe Valley CBD is in existence, there will be a 30-day period during which property owners will have the opportunity to request disestablishment of the CBD. This 30-day period begins each year on the anniversary of the date the CBD was established. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the Board of Supervisors shall convene a hearing on whether to disestablish the Noe Valley CBD. In addition, a majority of the Board of Supervisors (six members) may initiate disestablishment at any time based on misappropriation of funds, malfeasance, or violation of law in connection with management of the Noe Valley CBD. And a supermajority (eight members) of the Board of Supervisors may initiate disestablishment proceedings for any reason. All outstanding bonds, financing leases, or similar obligations of the City payable from or secured by the CBD assessment must be paid prior to disestablishment of the CBD.

Bond Issuance

The Noe Valley CBD will not issue Bonds.

Public Property Assessments

Proposition 218 provides that no parcel can be assessed for more than its fair share of special benefits, including public property. All publicly-owned parcels, including parcels owned by the State of California and City and County of San Francisco, will pay their proportional share of costs based on the special benefits conferred to those individual parcels. These parcels specially benefit from Noe Valley CBD programs that provide an enhanced sense of safety and cleanliness, which makes employees and visitors, feel safe and increased use which translates into fulfilling their public service mission. Publicly-owned parcels also benefit from Noe Valley CBD programs which increase exposure and awareness of Noe Valley CBD amenities which in turn work to provide greater pedestrian traffic and increased use. The publicly-owned parcels and their assessments within the Noe Valley CBD boundary are listed below.

Block Number	Block Suffix	Lot Number	Lot Suffix	Situs	Street	Property Owner	Assessment	% of Total Assessment
6509		040		3861	24 th Street	City & County of San Francisco	\$3,669.60	01.49%
6507		023		4055	24 th Street	City & County of San Francisco Judicial Council	\$1,891.99	0.767%

Section 6 Governance

The City and County of San Francisco may contract with a non-profit organization to provide the day-to-day operations of the Noe Valley CBD. The non-profit organization will act as the Owners' Association and governing board for the Noe Valley CBD. The role of the Owners' Association is consistent with similar Community Benefit Districts and management organizations throughout California. The Owners' Association determines budgets, assessment adjustments, and monitors service delivery.

The Owners' Association Board of Directors will represent a cross section of property owners found throughout the Noe Valley CBD. The goal and spirit of the board's composition is to have a majority of property owners that pay Community Benefit District assessments, but also include representatives from businesses and residents. At least 50% of the Board members will be property owners that pay an assessment and, per City requirements, at least 20% of the members be non-property-owning business owners within the Noe Valley CBD boundary. A nominating committee develops an annual slate of board nominations, and nominations are voted on at an annual meeting of Noe Valley CBD property owners.

Section 7 Implementation Timetable

The Noe Valley CBD is expected to be established and begin implementation of the Management District Plan on January 1, 2021. The Noe Valley CBD will have a fifteen-year life through December 31, 2035.

In order for the Noe Valley CBD to meet the service begin date of January 1, 2021, the formation needs to adhere to the following schedule:

Formation Schedule	Dates
Petitions distributed to property owners	August 2019
Petition Drive concludes	October 2019
Board of Supervisors accepts petition results/sets public hearing date	November 2019
Ballots mailed to property owners	December 2019
Board of Supervisors holds public hearing and tabulates ballots	February 2020

Section 8 Assessment Roll

The total assessment amount for FY 2020/2021 is \$246,750 apportioned to each individual assessed parcel, as follows.

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
2830 061	Hirsch	748 Diamond St	\$872.69
2830 062	Tran Andy	750 Diamond St	\$767.14
2831 004A	Panzer	1238-1244 Castro St	\$1,124.74
2831 005	Alexanderson	4100-4108 24th St	\$2,503.33
2831 006	Bashi-Thaler Holding Inc	4112 24th St	\$1,293.99
2831 007	Hsia Chun	4118 24th St #1	\$1,150.78
2831 008	Droubi Betty J	4120-4124 24th St	\$1,194.39
2831 009	Kathleen Jordan	4128 24th St	\$1,476.61
2831 010	Noe Valley Venture LLC	4136 24th St	\$1,802.72
2831 012	Saito Mieko	4148 24th St	\$892.73
2831 013	Sky Equity LLC	4154 24th St	\$889.24
2831 014	Gilligan & Lenny	4156 24th St	\$1,129.76
2831 015	Eldemir Gary G	4158-4162 24th St	\$1,067.91
2831 016	Binsaree Rita	4166-4168 24th St	\$1,550.45
2831 017	Archdiocese Of S F & Schl J P	4174 24th St	\$1,689.14
2831 018	Archdiocese Of S F & Schl J P	4174 24th St	\$948.58
2831 018A	Archdiocese Of S F & Schl J P	4182-4184 24th St	\$820.81
2831 019	Archdiocese Of S F & Schl J P	4186-4188 24th St	\$683.84
2831 020	Robinson Charles & Nora	4190-4194 24th St	\$1,292.04
2831 021	Metaxas	729-751 Diamond St	\$2,886.86
2831 036	Wadie Rophael	4144 24th St #1	\$335.78
2831 037	Bryan Wayne	4144 24th St #2	\$304.13
2831 038	Khan Bassam & Deborah	4144 24th St #3	\$304.13
2831 039	Bryan Wayne	4144 24th St #4	\$339.07
3650 021	Noe Valley Investments LLC	3782-3790 24th St	\$2,038.89
3650 022	Makras Victor G & Farah	1185-1193 Church St	\$1,672.52
3651 014	Launderland-24th Maionchi & St F	3800 24th St	\$4,129.09
3651 018	Branch Properties LLC	3822 24th St	\$838.21
3651 019	Lee Bock Foo & Susan	3830 24th St	\$1,176.60
3651 020	Fellom Fund LLC	3834-3836 24th St	\$898.34
3651 021	Yan Yeung Cheuk	3838-3842 24th St	\$1,073.38
3651 022	Iglesias Properties LLC	3848 24th St	\$1,868.76
3651 042	Sun Connie	3814 24th St #101	\$228.60
3651 043	Ponce	3814 24th St #102	\$242.25
3651 044	Duong & Yu	3814 24th St #201	\$244.72
3651 045	LaCava Richard A	3814 24th St #202	\$228.60
3651 046	Yamamoto Wayne K	3814 24th St #301	\$280.96
3651 049	Shoebiz Inc	3810 24th St	\$525.42
3651 050	Albino Jason	3812 24th St #0B	\$428.55
3651 051	Biggica	3812 24th St #B	\$431.14
3651 077	3820 24th Street LLC	3820 24th St #101	\$694.84

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
3651 078	Musa Tariq	3820 24th St #201	\$375.70
3651 079	Hurwitz-Family	3820 24th St #301	\$374.29
3651 080	Sader Clayton M	3820 24th St #302	\$360.87
3652 012	Bowie Robert & Sue	250 Vicksburg St	\$1,669.27
3652 013	Hum Judy Kim	3854-3856 24th St	\$1,009.71
3652 016	Kung The Lvg	3870 24th St	\$1,092.05
3652 017	Kronenberg 2012 Liv & Scott Lv	3872-3874 24th St	\$990.89
3652 018	Vozaite Antonios D & Thalia	3882-3884 24th St	\$1,010.50
3652 044	Vozaite Antonios D & Thalia	3890-3898 24th St	\$3,011.87
3652 045	Szeto Whalun & Ava	3858-3862 24th St	\$1,103.82
3652 046	Larizadeh L & Patricia L	3864-3868 24th St	\$1,128.74
3654 006	3910 24th Street LLC	3910-3912 24th St	\$1,257.74
3654 007	Keener Smithton	3914-3916 24th St	\$1,059.68
3654 007A	Lourdes Portillo 2004 Tr	3918-3920 24th St	\$1,185.02
3654 015	Verbrugge	3968-3970 24th St	\$1,071.61
3654 016	Del-Camp Investments Inc	3972-3976 24th St	\$1,235.45
3654 017	Mary J Brunner Survivors	3986 24th St	\$3,733.45
3654 019	Brunner Mary J	3998 24th St	\$3,238.68
3654 040	4m Khouri Properties LLC	3900-3902 24th St	\$2,560.83
3654 041	Del-Camp Investments Inc	3950 24th St	\$11,743.42
3654 042	Noe Valley LLC	3932 24th St	\$335.01
3654 043	Noe Valley LLC	3934 24th St	\$334.17
3654 044	Noe Valley LLC	3936 24th St	\$332.09
3654 045	Noe Valley LLC	3938 24th St	\$323.90
3654 046	Noe Valley LLC	3930 24th St #1	\$214.91
3654 047	Noe Valley LLC	3930 24th St #2	\$202.32
3654 048	Noe Valley LLC	3930 24th St #3	\$202.21
3654 049	Noe Valley LLC	3930 24th St #3	\$207.27
3654 050	Noe Valley LLC	3930 24th St #5	\$200.79
3654 051	Noe Valley LLC	3930 24th St #6	\$190.20
3654 052	Noe Valley LLC	3930 24th St #7	\$204.68
3654 053	Noe Valley LLC	3930 24th St #8	\$192.91
3654 054	Noe Valley LLC	3930 24th St #9	\$195.38
3654 055	Noe Valley LLC	3930 24th St #10	\$206.44
3654 056	Noe Valley LLC	3930 24th St #11	\$205.85
3654 057	Noe Valley LLC	3930 24th St #12	\$206.56
3654 058	Noe Valley LLC	3930 24th St #13	\$206.21
3654 059	Noe Valley LLC	3930 24th St #14	\$215.85
3654 060	Noe Valley LLC	3930 24th St #15	\$272.92
3654 061	Noe Valley LLC	3930 24th St #16	\$271.04
3654 062	Noe Valley LLC	3930 24th St #17	\$221.27
3654 063	Noe Valley LLC	3930 24th St #18	\$214.91
3654 064	Noe Valley LLC	3930 24th St #19	\$223.50
3656 008	Gianaras	1090-1092 Noe St	\$1,677.89
3656 008A	Wheeler Duncan C	4008-4012 24th St	\$1,000.27
3656 009	Salameh	4018-4020 24th St	\$1,448.86
3656 010	4022 24th Street LLC	4022-4026 24th St	\$1,523.80
3656 011	Ining Elisa T The Lvg	4026-4030 24th St	\$1,351.88
3656 012	Drypolcher LP	4040 24th St	\$2,561.42

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
3656 014	Noe Valley Ptnrs LLC	4042-4046 24th St	\$1,170.46
3656 015	Urbina Napoleon	4050 24th St	\$3,418.47
3656 017	Hogan Martin Vincent	4054 24th St	\$1,341.12
3656 018	McFadden 1996 Trust-Survivors & Mary L T	4062 24th St	\$1,004.58
3656 019	Azia Yenne Bolos Sep Prop Rev	4064-4066 24th St	\$989.50
3656 020	Jancula Robert A	4068 24th St	\$1,084.67
3656 021	Aleo Carole E & Valerie	4072-4074 24th St	\$1,053.52
3656 022	Aleo Carole E & Valerie	4076-4080 24th St	\$2,788.58
3656 044	Bank Of America Na	1233-1235 Castro St	\$4,136.55
6505 001	Hwang	4205 24th St	\$2,380.03
6505 002	Arturo J P Condemarin	810-812 Diamond St	\$876.83
6505 003	Yenne The	814-818 Diamond St	\$826.86
6505 004	Lee Edmond S	820-824 Diamond St	\$810.58
6506 001	Pappageorge	4101-4107 24th St	\$3,061.65
6506 002	Gowdy Muzio	1314-1316 Castro St	\$1,677.48
6506 003	Sunik Sf Properties LLC	1320-1324 Castro St	\$905.90
6506 005	Kabajouzan	1332 Castro St	\$1,050.32
6506 006	Livingston Aron Francis	1342 Castro St	\$766.61
6506 007	Murphy & Moore	1352-1354 Castro St	\$1,352.72
6506 029	Sheng & Hui 2005 & Paul Hwa-You	4183-4189 24th St	\$1,116.03
6506 030	Meyer & Sheehan	4181 24th St	\$1,121.97
6506 031	Meyer & Sheehan	4175 24th St	\$1,180.74
6506 034	Vanini Ronald L	4159-4163 24th St	\$1,510.90
6506 035	Droubi Betty J	4155 24th St	\$804.43
6506 036	Murphy & Mel	4151 24th St	\$1,017.94
6506 037	Hwang Kevin Michael	4147 24th St	\$750.33
6506 038	Anrs Inc	4143-4145 24th St	\$712.91
6506 039	Kwei Mei-Ling	4139-4141 24th St	\$1,000.53
6506 040	John D Moriarty 2012 Lvg	4137 24th St	\$1,445.45
6506 041	Golden Properties LLC	4131 24th St	\$1,166.18
6506 042A	Chiwi LLC	4119-4123 24th St	\$1,302.55
6506 043	Selva Max M & Irma M	4109-4111 24th St	\$1,053.94
6506 046	4199 24th Street LLC	4199 24th St	\$2,309.90
6506 049	Wyckoff Corrigan	1326 Castro St	\$277.35
6506 050	Roddick Daniel C		\$283.70
6506 051	Roddick Robert	1330 Castro St	\$276.52
6506 054	Abbas El Gamal Ashraf	4125 24th St #1	\$289.43
6506 055	Creasy Michael		\$278.73
6506 056	Killpack Christopher M & Mariegr	4125 24th St #3	\$289.43
6506 057	Iantuono Nicole		\$278.73
6506 058	Tanaban Reginald	4167 24th St #1	\$244.86
6506 059	Ravichandran Deepak	4167 24th St #2	\$269.21
6506 060	Nagy Jeffrey		\$244.86
6506 061	Azalde Victoria Fan	4167 24th St #4	\$269.21
6506 062	JDSF Properties LLC	4171 24th St #101	\$244.45
6506 063	JDSF Properties LLC	4171 24th St #102	\$300.75
6506 064	Thun Christopher & Ding, Lingxian	4171 24th St #201	\$206.74
6506 065	Whitehead, Tristan	4171 24th St #202	\$213.21
6506 066	Walter, Carl E & Lesley Y	4171 24th St #301	\$284.63

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
6506 067	Behrens, Stefan	4171 24th St #401	\$245.92
6507 001	Goodwin Alfred S	4003-4009 24th St	\$3,514.64
6507 013A	Del-Camp Investments Inc	1333 Castro St	\$5,996.46
6507 014	Crotti Frank A & Mario D	1311 Castro St	\$705.55
6507 015	Yeung Kai Shun & Tammy	1305-1307 Castro St	\$1,477.58
6507 016	Nguyen Tam	1303 Castro St	\$923.89
6507 017	Johnson Lynn Schmitz	4089-4093 24th St	\$2,017.51
6507 018	Brothers Remak	4083-4087 24th St	\$1,610.16
6507 019	Selva	4077-4079 24th St	\$1,223.38
6507 020	Eberle 1997 The	4073-4075 24th St	\$1,004.22
6507 021	Lee Jerry & Angela C	4069-4071 24th St	\$1,347.86
6507 022	Kawas Jalil F & Raja F	4063-4067 24th St	\$1,235.63
6507 023	City & County Of Sf & Judicial Council O	4055-4061 24th St	\$1,891.99
6507 024	Connell	4049-4051 24th St	\$1,796.68
6507 028	Chin Olivia The	4031-4033 24th St	\$1,027.76
6507 029	Metaxas	4025-4029 24th St	\$1,287.56
6507 030	John P Coyne	4021-4023 24th St	\$1,054.10
6507 031	Lynnanne S J Moo	4017-4019 24th St	\$755.17
6507 032	Tong Linda Chan	4013-4015 24th St	\$1,440.29
6507 035	Giraud	4045 24th St	\$2,701.75
6507 038	Beckum	4035 24th St	\$374.89
6507 039	Dharma Partners LLC	4037 24th St	\$462.18
6507 040	Lartigue Roberto C & Sarah E	4037 24th St #A	\$413.60
6508 001	Bruel John S & 20ii Lindsay S	3901-3903 24th St	\$1,911.74
6508 025	McFadden 1996 Trust-Exemption & Mary L	3991-3995 24th St	\$3,133.46
6508 026	Shibata Survivors	3987-3989 24th St	\$696.38
6508 027	Jones Bonnie	3983-3985 24th St	\$951.99
6508 028	James Lee Fmly Properties LP	3979-3981 24th St	\$1,181.99
6508 028A	Barbara K Martin	3975-3977 24th St	\$1,038.45
6508 029	Kinney Barry D & Coragene S	3969 24th St	\$1,169.27
6508 030	Julia Casey	3965-3967 24th St	\$1,058.52
6508 031	Coopersmith Joel Stephen	3961-3963 24th St	\$1,252.00
6508 031A	Owyang Shirley	3955-3957 24th St	\$943.76
6508 033	Survivors	3945 24th St	\$1,512.16
6508 034	Mwa LLC	3935-3943 24th St	\$2,925.09
6508 035	McFadden 1996 Trust-Exemption	3931-3933 24th St	\$1,058.73
6508 036	3927 Twenty-Fourth Street LLC	3927-3929 24th St	\$1,030.76
6508 037	Alessandro Bifulco	3921-3925 24th St	\$812.51
6508 038	Tott Edwin	3917-3919 24th St	\$1,105.06
6508 039	Sirhed Bassem R	3911-3915 24th St	\$2,298.01
6508 040	Karabin Thomas A	3905-3909 24th St	\$1,175.06
6508 043	Ngo Janet	3953 24th St #C-1	\$301.95
6508 044	Schumann Music Studio LLC	3953 24th St #C-2	\$188.71
6508 045	Freitas Timothy P	3953 24th St #1	\$182.92
6508 046	A W Hoy Real Estate LLC	3953 24th St #2	\$175.75
6508 047	Kroll Susan D	3953 24th St #3	\$182.92
6508 048	Ulinskis	3953 24th St #4	\$175.75
6508 049	Moe Lester	3953 24th St #5	\$138.80
6508 050	Anderson Michele	3953 24th St #6	\$142.21

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
6509 001	3805 24th LLC	3805-3813 24th St	\$3,876.58
6509 021	Kung Ti Ching	3891-3893 24th St	\$907.63
6509 022	Giovannoli	3885 24th St	\$1,136.04
6509 023	Kouloulis George A	3881-3883 24th St	\$899.78
6509 028	Bolanos Carolyn	3857-3859 24th St	\$988.69
6509 029	Fusaro Michael P	300 Vicksburg St #4	\$2,398.11
6509 035	David R	3843-3845 24th St	\$1,875.23
6509 036	Nunez	3839 24th St	\$782.74
6509 038	Bolanos Carolyn	3819-3821 24th St	\$1,181.37
6509 040	City & County Of San Francisco & R E Div	3861-3865 24th St	\$3,669.60
6509 042	Shaw Susanna	3825-3829 24th St	\$1,081.24
6509 043	3817 24th Street Assocs LLC	3817 24th St #1	\$316.38
6509 044	3817 24th Street Assocs LLC	3817 24th St #2	\$226.96
6509 045	3817 24th Street Assocs LLC	3817 24th St #3	\$253.90
6509 046	3817 24th Street Assocs LLC	3817 24th St #4	\$224.84
6509 047	3817 24th Street Assocs LLC	3817 24th St #5	\$243.08
6509 050	Pavan Rai	3831 24th St	\$331.48
6509 051	Pavan Rai	3833 24th St	\$348.01
6509 052	Pavan Rai	3835 24th St	\$345.83
6509 053	StFrancis Land	3899 24th St	\$921.09
6509 054	Johnson	3897 24th St	\$577.54
6509 055	Cohen Daniel T	3895 24th St	\$568.01
6509 061	Drypolcher LP	3841 24th St	\$316.83
6509 062	Ghu Jimmy	3841 24th St #A	\$328.48
6509 063	Whitten Michael Garrett	3841 24th St #B	\$340.60
6510 020	Nguyen Tam	1209-1211 Church St	\$946.54
6510 021	Yee Ormon M & May Y	3783-3795 24th St	\$2,607.75
6538 025	Muhawieh Isa J	1401-1409 Castro St	\$1,973.17
6539 001	Fayollat-Frelicot	1400 Castro St	\$3,007.46
6539 002	Gharib Michael M	1414 Castro St	\$1,638.38
6539 002A	Yip Justin	1420 Castro St	\$1,262.11
TOTALS			\$246,750.00

Attachment A

**Noe Valley
Community Benefit District**

Engineer's Report



**San Francisco, California
August 2019**

Prepared by:
Kristin Lowell Inc.

Prepared under Article XIID of the California State Constitution and the State of California Property and Business Improvement District Law of 1994 as augmented by Article 15 of the San Francisco Business and Tax Regulations Code to authorize a Community Benefit District

TABLE OF CONTENTS

ENGINEER'S STATEMENT	1
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ENGINEER'S REPORT:

SECTION A: Legislative and Judicial Review	2
SECTION B: Improvements and Activities	5
SECTION C: Benefitting Parcels	7
SECTION D: Proportional Benefits	9
SECTION E: Special and General Benefits	11
SECTION F: Cost Estimate	16
SECTION G: Apportionment Method	18
SECTION H: Assessment Roll	21

ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as augmented by Article 15 of the San Francisco Business and Tax Regulations Code.

The Noe Valley Community Benefit District ("Noe Valley CBD") will provide activities that are either currently not provided or are above and beyond what the City of San Francisco provides. These activities will specially benefit each individual assessable parcel in the Noe Valley CBD. Every individual assessed parcel within the Noe Valley CBD receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the Noe Valley CBD receive the special benefit of these proposed activities; parcels contiguous to and outside the Noe Valley CBD and the public at large may receive a general benefit, as outlined in Section E. The cost to provide general benefits, if any, will be funded from sources other than special assessments.

The duration of the proposed Noe Valley CBD is fifteen (15) years, commencing January 1, 2021. An estimated budget for the Noe Valley CBD improvements and activities is set forth in Section D. Assessments will be subject to an annual increase per year not to exceed that year's increase in the San Francisco, Oakland, and San Jose area Consumer Price Index (CPI) or 5%, which ever is less. Any increase will be determined by the Owners' Association. Funding for the Noe Valley CBD improvements and activities shall be derived from a property-based assessment levied on each specially benefitted parcel in the Noe Valley CBD. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section G.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the Noe Valley CBD will receive a special benefit over and above the benefits conferred to those parcels outside of the Noe Valley CBD boundary and to the public at large and that no parcel's assessment will exceed the reasonable cost of the proportional special benefits conferred on that parcel.



Respectfully submitted,

A handwritten signature in cursive script that reads "Terrance E. Lowell".

Terrance E. Lowell, P.E.

SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

Streets and Highways Code Section 36600 et seq. (the "1994 Act"), as augmented by Article 15 of the San Francisco Business and Tax Regulations Code, authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the Noe Valley CBD. The purpose of the Noe Valley CBD is to encourage commerce, investment, business activities and improve residential serving uses. In order to meet these goals, CBDs typically fund activities and improvements such as enhanced safety and cleaning and enhancing the environment. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, CBDs provide activities and improvements "to promote the economic revitalization and physical maintenance of the business districts of their cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts." (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the Noe Valley CBD are over and above those already provided by the City within the Noe Valley CBD's boundaries. Each of the Noe Valley CBD activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract residential serving businesses and services, and improve the quality of life for its residents.

Specifically, the 1994 Act defines "Improvements" and "Activities" as follows:

"Improvement" means "the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years..."¹

"Activities" means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.*
- (b) Furnishing of music in any public place.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Other services provided for the purpose of conferring special benefit upon assessed businesses and real property located in the district.²*

Article XIII D of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIII D of the State Constitution. Among other requirements, Article XIII D changes the way local agencies enact local taxes and levy assessments on real property. It states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36606.

imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.³

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."⁴

Judicial Guidance

Since the enactment of Article XIII D, the courts have rendered opinions regarding various aspects of Article XIII D. Notable portions of cases that apply to assessment districts in general and this Noe Valley CBD in particular are noted below.

"The engineer's report describes the services to be provided by the [district]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the [district]. And they are particular and distinct benefits to be provided only to the properties within the [district], not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"⁵

"...separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits."⁶

"...the agency must determine or approximate the percentage of the total benefit conferred by the service or improvement that will be enjoyed by the general public and deduct that percentage of the total cost of the service or improvement from the special assessment levied against the specially benefitted property owners."⁷

³ Section 4, Article XIII D of the State Constitution.

⁴ Section 2 (i), Article XIII D of the State Constitution.

⁵ Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App. 4th 708, 722.

⁶ Beutz v. County of Riverside (2010) 184 Cal. App. 4th 1516, 1532.

⁷ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 438.

"...even minimal general benefits must be separated from special benefits and quantified so that the percentage of the cost of services and improvements representing general benefits, however slight, can be deducted from the amount of the cost assessed against specially benefitting properties."⁸

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing legislation, the State Constitution and judicial opinions.

⁸ Golden Hill Neighborhood Association, Inc. v. City of San Diego (2011) 199 Cal.App. 4th 416, 439.

SECTION B: IMPROVEMENTS AND ACTIVITIES

In 2005, the City established a community benefit district for the Noe Valley area for a fifteen-year operational term (the Noe Valley CBD). Based on the success of the Noe Valley CBD, property owners, stakeholders, merchants, and residents have shown support to renew it.

The Noe Valley CBD Steering Committee collectively determined the priority for improvements and activities that the renewed Noe Valley CBD will deliver. The primary needs as determined by the property owners are Clean and Green programs as well as Promotion of District activities. Specifically, the Noe Valley CBD will provide the following activities.

Clean and Green

Clean and Green Program

In order to consistently deal with cleaning issues, a Clean and Green Program will provide a multi-dimensional approach consisting of the following elements. These services are a form of special benefit because they will be provided directly to the assessed parcels. By receiving these special benefits, the parcels are expected to enjoy increased commercial activity, which directly relates to increases in lease rates and customer usage. The services may include, but are not limited to, the following:

- **Sidewalk Cleaning:** Uniformed personnel sweep litter, debris and refuse from sidewalks and gutters of the Noe Valley CBD. Paper signs and handbills that are taped or glued on property, utility boxes, poles and telephones are removed. Clean sidewalks support an increase in commerce and provides a special benefit to each individually assessed parcel in the Noe Valley CBD.
- **Sidewalk Pressure Washing:** Noe Valley CBD personnel may pressure wash the sidewalks. Clean sidewalks support an increase in commerce and provide a special benefit to each individually assessed parcel in the Noe Valley CBD.
- **Graffiti Removal:** Painters remove graffiti by painting, using solvent and pressure washing. The Noe Valley CBD maintains a zero-tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays.
- **Greenscape Management:** Tree wells watered and weeded. Provides gardens, benches, planter boxes, hanging flower baskets, and parklets. In addition, Noe Valley CBD personnel may provide landscape maintenance to provide health and vitality to all plantings.

The Clean and Green Team will only operate within Noe Valley CBD boundaries. By receiving these special benefits, the parcels are expected to enjoy increased commercial activity, which directly relates to increases in lease rates and customer usage. Dirty and unclean sidewalks deter pedestrians and commercial activity.

Promotion of District

In order to continue communicating the changes that are taking place in the Noe Valley CBD and to enhance the positive perception of the assessed parcels, the District will continue to rely on a professionally developed marketing and Promotion of District program. The program will help parcel owners in their efforts to attract tenants and support local commerce and investment and work to improve the positive perception of the Noe Valley CBD. Decisions on where to shop, eat, work, and live are largely based on a perception of the place. These special benefits will result in increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

The programs being considered include, but are not limited to, the following:

- Events
- Media Relations
- Website
- District Stakeholder Outreach

Administration

The improvements and activities are managed by a professional staff that requires centralized administrative support. Administration staff oversees the Noe Valley CBD's services, which are delivered six days a week. Administration staff actively work on behalf of the Noe Valley CBD parcels to ensure that City and County services and policies support the Noe Valley CBD. Included in this item are office expenses, grant writing, professional services, organizational expenses such as insurance, and the cost to conduct a yearly financial review. Noe Valley CBD funds from Administration may be used for renewing the Noe Valley CBD.

A well-managed Noe Valley CBD provides necessary Noe Valley CBD program oversight and guidance that produces higher quality and more efficient programs. Administration staff implement the programs and services of the Noe Valley CBD. The special benefit to assessed parcels from these services is increased commercial activity, which directly relates to increased building occupancy and enhanced commerce.

Contingency/Reserve/City Fees

An operating reserve is budgeted as a contingency for any payment of delinquencies, uncollectible assessments, Noe Valley CBD renewal efforts, and/or unforeseen budget adjustments. District funds from Contingency/Reserve/City Fees may be used for renewing the District.

SECTION C: BENEFITTING PARCELS

Overall Boundary

Article XIID Section 4(a) of the State Constitution requires that the authorizing agency "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed."

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.

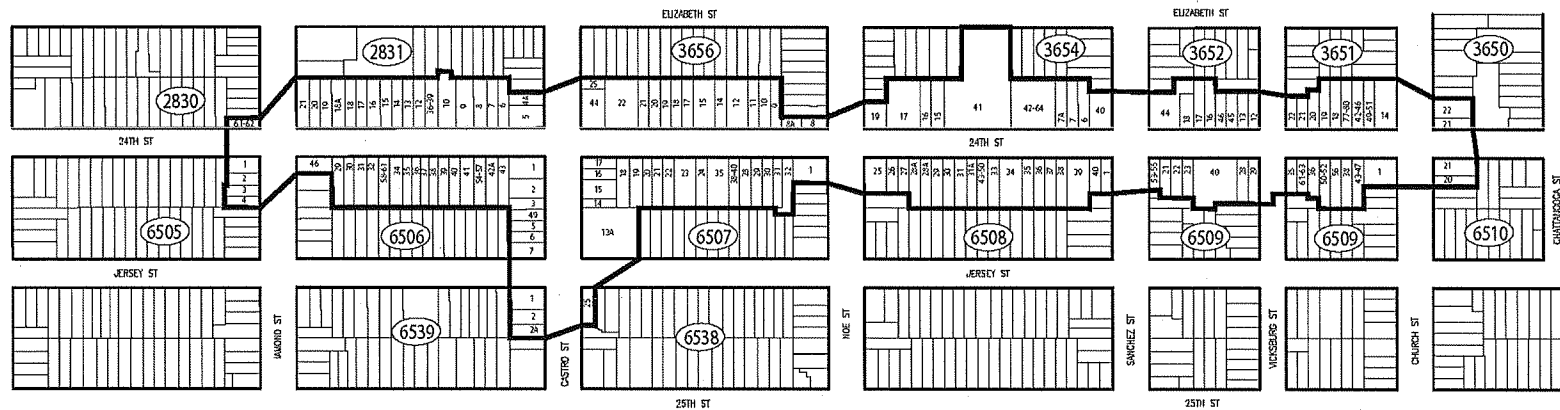
The Noe Valley CBD includes all parcels facing on both sides of 24th Street between:

- Diamond Street (both sides) on the west.
- Church Street (both sides) on the east.
- Castro Street (both sides) between 24th Street and mid-way between Jersey Street and 25th Street.

The Noe Valley CBD boundary is illustrated on the following page.

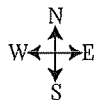
PROPOSED BOUNDARIES OF THE NOE VALLEY COMMUNITY BENEFIT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California ST.s and Highways Code
("Property and Business Improvement District Law of 1994," §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code



LEGEND

- CBD Boundary
- Lot Boundary
- Block Number
- Lot Number



SECTION D: PROPORTIONAL BENEFITS

Methodology

Article XIIID Section 4(a) of the State Constitution states that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of the public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided."

Determining the proportionate special benefit among the parcels of real property within the proposed assessment Noe Valley CBD which benefit from the proposed improvements, services, and activities is the result of a five-step process:

1. Defining the proposed activities.
2. Quantifying the degree to which the activities provide general versus special benefits.
3. Determining which parcels specially benefit from the proposed activities.
4. Determining the amount of special benefit each parcel receives.
5. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the District receive.

Each identified parcel within the Noe Valley CBD will be assessed based upon the special benefits received by that parcel, as determined by analyzing each parcel's unique characteristics in relationship to all other specially benefitted parcels' characteristics. As a result of this analysis, each parcel will be assessed at a rate which is commensurate with the amount of special benefits received.

Land Use Considerations

All parcels within the CBD specially benefit from the CBD activities but not to the same degree. The methodology provides the following treatments for property used exclusively for residential or nonprofit uses.

Non-Profit Parcels and Parcels Classified Residential Use: Non-profit owned properties and properties classified residential use specially benefit from the CBD activities but differently than all other assessed parcels. Non-profit parcels are defined as parcels being owned by 501 c3 organizations. Residential use properties are those that are classified as residential or mixed-use by the County Assessor and were classified as residential at the creation of the CBD in 2005 and those that have been so classified subsequently. Both of these property types will receive special benefit from the Clean and Green activities as well as the Administration and Reserves and will be assessed fully for them. However, they do not specially benefit from the Promotion of District programs. The Noe Valley CBD Promotion of District programs are designed to provide special benefit to the retail, parking, publicly-owned, office, and mixed-use parcels in the form of increased customers, lease rate and commercial activity, none of which are a benefit to non-profit and residential use parcels. Thus, their assessment will not cover that portion of the costs.

Special Benefit Factors

Each parcel's proportional special benefit from the CBD activities is determined by analyzing three land use factors: Building Square Footage, Lot Square Footage, and Linear Street Frontage. These land use factors are an equitable way to identify the proportional special benefit that each of the parcels receive. Building square footage is relevant to the current use of a property and is also closely correlated to the potential pedestrian traffic from each parcel and the demand for CBD activities. A parcel's lot square footage reflects the long-term value implications of the improvement district. A parcel's linear street frontage is relevant to the street level usage of a parcel and the demand for CBD activities. Together, these land use factors serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole, which is the basis to then proportionately allocate the cost of the special benefits.

Building square footage is defined as the total building square footage as determined by the outside measurements of a building. The gross building square footage is taken from the County of San Francisco Assessor's records. One Third (1/3) of the assessment budget is allocated to the building square footage, to account for the special benefit to each parcel's current use and demand for district activities.

Lot square footage is defined as the total amount of area within the boundaries of the parcel. The boundaries of a parcel are defined on the County Assessor parcel maps. One Third (1/3) of the assessment budget is allocated lot square footage to account for the special benefit to each parcel's long-term development potential.

Linear street frontage is defined as the number of linear feet of each parcel that directly fronts a street that will receive the CBD activities. Alley front frontage is also included in this definition, if a parcel is on an alley and the alley is within the District and accessible to the public. Corner lots or whole block parcels will be assessed for the sum of all the parcels' street frontage. One Third (1/3) of the assessment budget is allocated to Linear street frontage to account for the special benefit received at the street level of each parcel.

Each one of these land use factors represents the benefit units allocated to each specially benefitted parcel. The total number of benefit units in the CBD are as follows:

Land Use Factor	Benefit Units	
	Commercial	Non-Profit/Residential
Lot Sq Ft	123,972	384,399
Building Sq Ft.	315,824	326,552
Linear Street Frontage	1,530	5,726

SECTION E: SPECIAL and GENERAL BENEFITS

State Law requires that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that "only special benefits are assessable," which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the State Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: "Special benefit' means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value."

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: "General benefit' means, for purposes of a property-based district, any benefit that is not a 'special benefit' as defined in Section 36615.5."

Furthermore, the amendment (Section 36601(h)(2)) states: "Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits."

Special Benefit Analysis

The assessments outlined in this report are for property-related activities that are specifically intended for and directly benefitting each individual assessed parcel in the District. The activities provide special benefits because they affect the parcels in a way that is particular and distinct from how they affect other real property or the public at large. No parcel's assessment shall be greater than its proportionate share of the costs of the special benefits received.

Streets and Highways Code Section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

The Noe Valley CBD's goal is to fund activities and improvements to provide a cleaner and more attractive and economically vibrant environment. The goal of improving the economic vitality is to improve the cleanliness, appearance, and economic development of each individual specially benefitted parcel in an effort to increase commerce, to increase building occupancy and lease rates and to attract more customers, employees, tenants and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets, and common areas
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well-managed CBD programs and services

Specifically, each parcel specially benefits from the Noe Valley CBD activities as defined below.

Clean and Green

The enhanced cleaning activities are special benefits provided directly to the assessed parcels. These activities will make the area more attractive and safer for businesses, customers, residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns... Almost universally, places with lower crime rates are perceived as more desirable".⁹ As economic investment within the district grows, the assessed parcels will benefit from increased pedestrian traffic and commercial activity.

The Clean and Green Program activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Maintaining and cleaning sidewalks in front of each parcel creates a cohesive environment and allows pedestrians to move freely throughout the Noe Valley CBD. Sidewalks that are dirty and unkempt deter pedestrians and commercial activity. "Walkable communities offer many financial benefits, such as a reduction in healthcare costs. Homes with sidewalks tend to sell for more money and in less time than similar homes without sidewalks. Businesses also benefit as residents are more likely to shop locally when there is increased connectivity between residential and business/commercial districts. The well-maintained sidewalks, accessibility, and inviting atmosphere of downtown helps to attract tourists."¹⁰
- Removing graffiti from buildings to keep the aesthetic appeal uniform throughout the Noe Valley CBD;
- Managing the greenscape, watering and weeding tree wells, providing gardens, benches, planter boxes, hanging flower baskets and parklets. In addition, Noe Valley CBD personnel may provide landscape maintenance to provide health and vitality to all plantings.

⁹ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

¹⁰ "Benefits of Sidewalks", Iowa Healthiest State Initiative, November 1, 2017

Promotion of District

The Promotion of District activities consist of services provided directly to the assessed parcels: for example, the district will promote local businesses, help property owners attract high-paying tenants through advertising and neighborhood branding efforts, and highlight the special benefits that the assessed parcels are receiving through a website and district marketing and special events. These activities will specially benefit each assessed parcel by encouraging business development and investment and increased commercial activity (e.g., filling of vacant storefronts and offices, increased lease rates for retail and office space). Decisions on where to shop, eat or attend events are largely based on a perception of the place. If these activities were not communicated it would be a deterrent to pedestrian traffic, business and commerce for the assessed parcels.

Administration

The Noe Valley CBD requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City/County departments, and provide leadership. Each parcel will specially benefit from the Noe Valley CBD Administration staff that will ensure that the Noe Valley CBD services are provided and deployed as specifically laid out in this Engineer's Report and will provide leadership to represent the community with one clear voice.

Contingency/Reserve/City Fees

The Noe Valley CBD services and activities include a contingency, reserve fund, and city fee collection fund that will allow the administration staff to allocate assessment revenues to activities that may have cost overruns or to cover unforeseen expenses. These are necessary to carry out the CBD activities that specially benefit each assessed parcel.

Special Benefit Conclusion

Based on the special benefits each assessed parcel receives from the Noe Valley CBD activities, we conclude that each of the proposed activities provides special benefits to the real property within the Noe Valley CBD and that each parcel's assessment is in direct relationship to and no greater than the special benefits received.

The special benefit to parcels from the proposed Noe Valley CBD activities and improvements described in this report is the basis for allocating the proposed assessments. Each individual assessed parcel's assessment does not exceed the reasonable cost of the proportionate special benefit it receives from the Noe Valley CBD activities.

General Benefit Analysis

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the Noe Valley CBD activities and improvements that are not special in nature, are not "particular and distinct" and are not over and above the benefits that other parcels receive. This analysis will evaluate and determine the level of general benefits that (1) parcels inside of the Noe Valley CBD, (2) parcels outside of the Noe Valley CBD, and (3) the public at large may receive.

General Benefit to Parcels Inside the Noe Valley CBD

The Noe Valley CBD provides funds for activities and improvements that are designed for and created to be provided directly to each individually assessed parcel within the Noe Valley CBD. Each individual assessed parcel will specially benefit from these activities, thus 100% of the benefits conferred on these parcels are distinct and special in nature and 0% of the Noe Valley CBD activities provide a general benefit to parcels in the Noe Valley CBD boundary.

General Benefit to Parcels Outside of the Noe Valley CBD

All the Noe Valley CBD activities and improvements are provided directly to each of the individual assessed parcels in the Noe Valley CBD boundary. Each of the CBD activities is provided to the public right-of-ways (streets, sidewalks) adjacent to all specially benefitted parcels or tenants in the Noe Valley CBD. The Noe Valley CBD is a linear district in which all parcels primarily fronting 24th Street will receive the CBD activities. As such, none of the surrounding parcels will directly receive any of the Noe Valley CBD activities. Any benefits these parcels may receive are incidental to providing special benefits to the assessed parcels, and thus any cost associated with the incidental benefits is not reduced from the cost of providing special benefit.

General Benefit to the Public At Large

In addition to general benefit analysis to the parcels outside of the Noe Valley CBD boundary, there may be general benefits to the public at large, i.e., those people that are either in the Noe Valley CBD boundary and not specially benefitted from the activities, or people outside of the CBD boundary that may benefit from the CBD activities.

To calculate the general benefit the public at large may receive we determine the percentage of each Noe Valley CBD activity budget that may benefit the general public. In this case, the Promotion of District activities are tailored to benefit and promote each assessed parcel and are not intended to benefit the general public. Administration and Contingency/Reserve activities are to provide daily management of the Noe Valley CBD solely for the benefit of the assessed parcels, and are not intended to benefit the general public. If there are any benefits to the general public, they are incidental and collateral to providing special benefits to the assessed parcels.

By contrast, the Clean and Green activities may benefit the general public to some degree, as the general public may appreciate the enhanced level of maintenance as it passes through the Noe Valley CBD. To quantify this, we first determine a general benefit factor for the Clean and Green activities. The general benefit factor is a unit of measure that compares the special benefit that the assessed parcels receive compared to the general benefit that the general public receives. To determine the general benefit factor, we used previous districts that conducted intercept surveys in San Francisco including West Portal and more recently Union Square, and Los Angeles (Historic Downtown, Leimert Park, Arts District, Downtown Industrial, Fashion District, and Sherman Oaks). The intent of the surveys was to determine what percentage of the general public was just passing through the district without any intent to engage in commercial activity. The surveys concluded that on average 1.4% of the respondents were within the district boundary with no intent to engage in any business activity. Here, since the Noe Valley CBD is designed to promote a business and residential climate that encourages development, investment, and commerce, it follows that the benefits received by these pedestrians do not translate to a special benefit to the assessed parcels. In other words, based on the results of these surveys it is reasonable to conclude that 1.4% of the benefits from the Clean and Green activities are general in nature. However, to be conservative and to account for any variance in district type, size and services provided, we applied a 5% general public benefit factor to account for these variances.

The general benefit factor is then multiplied by the Noe Valley CBD activity's budget to determine the overall general benefit for the Clean and Green activities. The following table illustrates this calculation.

	A	B	C
ACTIVITY	Budget Amount	Relative Benefit Factor	General Benefit Allocation (A x B)
Clean and Green	\$165,000	5.00%	\$8,250

This analysis indicates that \$8,250 of the Clean and Green budget may be attributed to general benefit to the public at large, and must be raised from sources other than special assessments.

Total General Benefits

Using the sum of the three measures of general benefit described above, we find in year one that \$8,250 (5.0% of the Clean and Green budget, which is equal to 3.24% of the total Noe Valley CBD budget) may be general in nature and will be funded from sources other than special assessments.

SECTION F: COST ESTIMATE

2020 Operating Budget

The Noe Valley CBD's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the Noe Valley CBD boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

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%

(1) Other non-assessment funding to cover the cost associated with general benefit.

Budget Notation

The cost of providing programs and services may vary depending on the change in market cost for those programs and services. 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. Assessments may also increase based on development in the Noe Valley CBD. Annual adjustments in assessment rates will be subject to the approval of the Noe Valley CBD Owners' Association.

Projected 15-Year Maximum Budgets

The following table illustrates the Noe Valley CBD's annual budget for the Noe Valley CBD's 15-year term. As an example, projections below detail a 5% annual budget adjustment every fiscal year.

Fiscal Year	Total Budget
2020/21	\$255,000
2021/22	\$267,750
2022/23	\$281,138
2023/24	\$295,194
2024/25	\$309,954
2025/26	\$325,452
2026/27	\$341,724
2027/28	\$358,811
2028/29	\$376,751
2029/30	\$395,589
2030/31	\$415,368
2031/32	\$436,137
2032/33	\$457,943
2033/34	\$480,841
2034/35	\$504,883

Future Development

The above table is based on the Noe Valley CBD's current development status and does not account for possible increases to assessments due to changes to the parcel characteristics that are used to allocate special benefits (e.g., building square footage). The amount of each parcel's assessment will depend on the existing assessment rates as well as the specific characteristics of the parcel, as explained in further detail below in Section D. Each parcel will be assessed on a prorated basis from the date it receives a temporary and/or permanent certificate of occupancy. Thus, changes to a parcel may result in corresponding revisions to the assessments. Over time the total assessments levied in the Noe Valley CBD may increase as parcels are developed. Parcels may also see assessments change as a result of changes in for-profit or non-profit status.

Bond Issuance

The Noe Valley CBD will not issue bonds.

SECTION G: APPORTIONMENT METHOD

Assessment Methodology

The CBD services and activities will be provided uniformly throughout the Noe Valley CBD. The cost of the special benefits received from these services is apportioned in direct relationship to each parcel's use, lot square footage, building square footage and linear street frontage as discussed in Section D. Each parcel is assigned a proportionate benefit unit for each lot square foot, building square foot, and linear street front foot. The sum of the total special benefit units in the CBD is then divided into the assessment budget to determine the assessment rate for each benefit unit. See example below.

Land Use Factor	Benefit Units	
	Commercial	Non-Profit/Residential
Lot Sq Ft	123,972	384,399
Building Sq Ft.	315,824	326,552
Linear Street Frontage	1,530	5,726

Calculation of Assessments

The assessment rates are determined by the following calculations:

All Parcels (for-profit, residential and non-profit parcels) Clean & Green, Administration, Contingency/Reserve Assessment Budget = \$226,750

Assessment budget allocated to lot square footage x 1/3 = \$75,583.33

Assessment budget allocated to building square footage x 1/3 = \$75,583.33

Assessment budget allocated to linear street frontage x 1/3 = \$75,583.33

Lot Square Footage Assessment Rate (all parcels):

Assessment budget \$226,750 / 508,371 lot sq. ft. = \$0.1487

Building Square Footage Assessment Rate (all parcels):

Assessment budget \$226,750 / 642,376 building sq. ft. = \$0.1177

Linear Street Frontage Assessment Rate all parcels (all parcels):

Assessment budget \$226,750 / 7,256 street front ft. = \$10.4161

Commercial Parcels only Promotion of District Budget = \$20,000

Assessment budget allocated to lot square footage x 1/3 = \$6,666.67

Assessment budget allocated to building square footage x 1/3 = \$6,666.67

Assessment budget allocated to linear street frontage x 1/3 = \$6,666.67

Lot Square Footage Assessment Rate (Commercial parcels only):

Assessment budget \$6,666.67 / 123,972 lot sq. ft. = \$0.0538

Building Square Footage Assessment Rate (Commercial parcels only):

Assessment budget \$6,666.67 / 315,824 building sq. ft. = \$0.0211

Linear Street Frontage Assessment Rate (Commercial parcels only):
Assessment budget \$6,666.67 / 1,530 street frontage = \$4.3563

Note: The total assessment rate for Commercial parcels consists of both of the above calculations (All Parcels Rate + Commercial only Rate = Total Commercial assessment rate).

Assessment Rates

Based on the special benefit factors and assessment methodology discussed above, the following illustrates the first year's maximum annual assessment:

Land Use Factor	Commercial	Non-Profit/ Residential
Lot Square Foot Rate	\$0.2025	\$0.1487
Building Square Foot Rate	\$0.1388	\$0.1177
Linear Street Frontage Foot Rate	\$14.7723	\$10.4161

Sample Parcel Assessment

The assessment for a commercial parcel with 5,000 square feet of lot footage, 5,000 square feet of building, and 50 linear feet of street front footage is calculated as follows:

Lot square footage x the assessment rate (5,000 x \$0.2025) =	\$1,012.50
Bldg square footage x the assessment rate (5,000 x \$0.1388) =	\$ 694.00
Street front footage x the assessment rate (50 x \$14.7723) =	<u>\$ 738.62</u>
Initial annual parcel assessment	\$2,445.12

The assessment for a non-profit or residential parcel with 5,000 square feet of lot footage, 5,000 square feet of building, and 50 linear feet of street front footage is calculated as follows:

Lot square footage x the assessment rate (5,000 x \$0.1487) =	\$ 743.50
Bldg square footage x the assessment rate (5,000 x \$0.1177) =	\$ 588.50
Street front footage x the assessment rate (50 x \$10.4161) =	<u>\$ 520.81</u>
Initial annual parcel assessment	\$1,852.81

Public Property Assessments

The Noe Valley CBD will serve all parcels within its boundary, including those parcels owned by the City and County or the State of California. All publicly-owned parcels, with the exception of parcels owned by the federal government, will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Public owned parcels, such as the library and park will receive special benefit from Noe Valley CBD services that lead to increased use

which directly relates to fulfilling their public service mission. Article XIII D of the California Constitution was added in November of 1996 to provide for these assessments. It specifically states in Section 4(a) that *"Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."* Below are the publicly-owned parcels that specially benefit from the Noe Valley CBD activities.

Parcel	Owner	Address	Assessment
6509 040	City & County Of San Francisco	3861 24th St	\$3,669.60
6507 023	City & County Of Sf & Judicial Council	4055 24 th St.	\$1,891.99

Budget Adjustment

Any annual budget surplus will be rolled into the following year's budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. Noe Valley CBD funds may be used to fund the cost of renewing the Noe Valley CBD. Funds from an expired Noe Valley CBD shall be rolled over into the new Noe Valley CBD if one is established, or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671. Noe Valley CBD rollover funds may be spent on renewal.

If an error is discovered on a parcel's assessed footages or land use type, the Noe Valley CBD may investigate and correct the error after confirming the correction with the San Francisco City and County Assessor's office. The correction will be made in accordance with the assessment methodology and may result in an increase or decrease to the parcel's assessment.

The cost of providing programs and services may vary depending on the change in market cost for those programs and services. 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 the increase in the San Francisco, Oakland, and San Jose area Consumer Price Index (CPI) or 5%, whichever is less.

The Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association board of directors and submitted to the City and County of San Francisco within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with the Management District Plan. Each assessed parcel pays for 100% of the special benefit received based on the level of benefit received.

SECTION H: ASSESSMENT ROLL

The total assessment amount for FY 2020/2021 is \$246,750 apportioned to each individual assessed parcel, as follows.

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
2830 061	Hirsch	748 Diamond St	\$872.69
2830 062	Tran Andy	750 Diamond St	\$767.14
2831 004A	Panzer	1238-1244 Castro St	\$1,124.74
2831 005	Alexanderson	4100-4108 24th St	\$2,503.33
2831 006	Bashi-Thaler Holding Inc	4112 24th St	\$1,293.99
2831 007	Hsia Chun	4118 24th St #1	\$1,150.78
2831 008	Droubi Betty J	4120-4124 24th St	\$1,194.39
2831 009	Kathleen Jordan	4128 24th St	\$1,476.61
2831 010	Noe Valley Venture LLC	4136 24th St	\$1,802.72
2831 012	Saito Mieko	4148 24th St	\$892.73
2831 013	Sky Equity LLC	4154 24th St	\$889.24
2831 014	Gilligan & Lenny	4156 24th St	\$1,129.76
2831 015	Eldemir Gary G	4158-4162 24th St	\$1,067.91
2831 016	Binsaree Rita	4166-4168 24th St	\$1,550.45
2831 017	Archdiocese Of S F & Schl J P	4174 24th St	\$1,689.14
2831 018	Archdiocese Of S F & Schl J P	4174 24th St	\$948.58
2831 018A	Archdiocese Of S F & Schl J P	4182-4184 24th St	\$820.81
2831 019	Archdiocese Of S F & Schl J P	4186-4188 24th St	\$683.84
2831 020	Robinson Charles & Nora	4190-4194 24th St	\$1,292.04
2831 021	Metaxas	729-751 Diamond St	\$2,886.86
2831 036	Wadie Rophael	4144 24th St #1	\$335.78
2831 037	Bryan Wayne	4144 24th St #2	\$304.13
2831 038	Khan Bassam & Deborah	4144 24th St #3	\$304.13
2831 039	Bryan Wayne	4144 24th St #4	\$339.07
3650 021	Noe Valley Investments LLC	3782-3790 24th St	\$2,038.89
3650 022	Makras Victor G & Farah	1185-1193 Church St	\$1,672.52
3651 014	Launderland-24th Maionchi & St F	3800 24th St	\$4,129.09
3651 018	Branch Properties LLC	3822 24th St	\$838.21
3651 019	Lee Bock Foo & Susan	3830 24th St	\$1,176.60
3651 020	Fellom Fund LLC	3834-3836 24th St	\$898.34
3651 021	Yan Yeung Cheuk	3838-3842 24th St	\$1,073.38
3651 022	Iglesias Properties LLC	3848 24th St	\$1,868.76
3651 042	Sun Connie	3814 24th St #101	\$228.60
3651 043	Ponce	3814 24th St #102	\$242.25
3651 044	Duong & Yu	3814 24th St #201	\$244.72
3651 045	LaCava Richard A	3814 24th St #202	\$228.60
3651 046	Yamamoto Wayne K	3814 24th St #301	\$280.96
3651 049	Shoebiz Inc	3810 24th St	\$525.42
3651 050	Albino Jason	3812 24th St #0B	\$428.55
3651 051	Biggica	3812 24th St #B	\$431.14
3651 077	3820 24th Street LLC	3820 24th St #101	\$694.84

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
3651 078	Musa Tariq	3820 24th St #201	\$375.70
3651 079	Hurwitz-Family	3820 24th St #301	\$374.29
3651 080	Sader Clayton M	3820 24th St #302	\$360.87
3652 012	Bowie Robert & Sue	250 Vicksburg St	\$1,669.27
3652 013	Hum Judy Kim	3854-3856 24th St	\$1,009.71
3652 016	Kung The Lvg	3870 24th St	\$1,092.05
3652 017	Kronenberg 2012 Liv & Scott Lv	3872-3874 24th St	\$990.89
3652 018	Vozaites Antonios D & Thalia	3882-3884 24th St	\$1,010.50
3652 044	Vozaite Antonios D & Thalia	3890-3898 24th St	\$3,011.87
3652 045	Szeto Whalun & Ava	3858-3862 24th St	\$1,103.82
3652 046	Larizadeh L & Patricia L	3864-3868 24th St	\$1,128.74
3654 006	3910 24th Street LLC	3910-3912 24th St	\$1,257.74
3654 007	Keener Smithton	3914-3916 24th St	\$1,059.68
3654 007A	Lourdes Portillo 2004 Tr	3918-3920 24th St	\$1,185.02
3654 015	Verbrugge	3968-3970 24th St	\$1,071.61
3654 016	Del-Camp Investments Inc	3972-3976 24th St	\$1,235.45
3654 017	Mary J Brunner Survivors	3986 24th St	\$3,733.45
3654 019	Brunner Mary J	3998 24th St	\$3,238.68
3654 040	4m Khouri Properties LLC	3900-3902 24th St	\$2,560.83
3654 041	Del-Camp Investments Inc	3950 24th St	\$11,743.42
3654 042	Noe Valley LLC	3932 24th St	\$335.01
3654 043	Noe Valley LLC	3934 24th St	\$334.17
3654 044	Noe Valley LLC	3936 24th St	\$332.09
3654 045	Noe Valley LLC	3938 24th St	\$323.90
3654 046	Noe Valley LLC	3930 24th St #1	\$214.91
3654 047	Noe Valley LLC	3930 24th St #2	\$202.32
3654 048	Noe Valley LLC	3930 24th St #3	\$202.21
3654 049	Noe Valley LLC	3930 24th St #3	\$207.27
3654 050	Noe Valley LLC	3930 24th St #5	\$200.79
3654 051	Noe Valley LLC	3930 24th St #6	\$190.20
3654 052	Noe Valley LLC	3930 24th St #7	\$204.68
3654 053	Noe Valley LLC	3930 24th St #8	\$192.91
3654 054	Noe Valley LLC	3930 24th St #9	\$195.38
3654 055	Noe Valley LLC	3930 24th St #10	\$206.44
3654 056	Noe Valley LLC	3930 24th St #11	\$205.85
3654 057	Noe Valley LLC	3930 24th St #12	\$206.56
3654 058	Noe Valley LLC	3930 24th St #13	\$206.21
3654 059	Noe Valley LLC	3930 24th St #14	\$215.85
3654 060	Noe Valley LLC	3930 24th St #15	\$272.92
3654 061	Noe Valley LLC	3930 24th St #16	\$271.04
3654 062	Noe Valley LLC	3930 24th St #17	\$221.27
3654 063	Noe Valley LLC	3930 24th St #18	\$214.91
3654 064	Noe Valley LLC	3930 24th St #19	\$223.50
3656 008	Gianaras	1090-1092 Noe St	\$1,677.89
3656 008A	Wheeler Duncan C	4008-4012 24th St	\$1,000.27
3656 009	Salameh	4018-4020 24th St	\$1,448.86
3656 010	4022 24th Street LLC	4022-4026 24th St	\$1,523.80

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
3656 011	Ining Elisa T The Lvg	4026-4030 24th St	\$1,351.88
3656 012	Drypolcher LP	4040 24th St	\$2,561.42
3656 014	Noe Valley Ptnrs LLC	4042-4046 24th St	\$1,170.46
3656 015	Urbina Napoleon	4050 24th St	\$3,418.47
3656 017	Hogan Martin Vincent	4054 24th St	\$1,341.12
3656 018	McFadden 1996 Trust-Survivors & Mary L T	4062 24th St	\$1,004.58
3656 019	Azia Yenne Bolos Sep Prop Rev	4064-4066 24th St	\$989.50
3656 020	Jancula Robert A	4068 24th St	\$1,084.67
3656 021	Aleo Carole E & Valerie	4072-4074 24th St	\$1,053.52
3656 022	Aleo Carole E & Valerie	4076-4080 24th St	\$2,788.58
3656 044	Bank Of America Na	1233-1235 Castro St	\$4,136.55
6505 001	Hwang	4205 24th St	\$2,380.03
6505 002	Arturo J P Condemarin	810-812 Diamond St	\$876.83
6505 003	Yenne The	814-818 Diamond St	\$826.86
6505 004	Lee Edmond S	820-824 Diamond St	\$810.58
6506 001	Pappageorge	4101-4107 24th St	\$3,061.65
6506 002	Gowdy Muzio	1314-1316 Castro St	\$1,677.48
6506 003	Sunik Sf Properties LLC	1320-1324 Castro St	\$905.90
6506 005	Kabajouzian	1332 Castro St	\$1,050.32
6506 006	Livingston Aron Francis	1342 Castro St	\$766.61
6506 007	Murphy & Moore	1352-1354 Castro St	\$1,352.72
6506 029	Sheng & Hui 2005 & Paul Hwa-You	4183-4189 24th St	\$1,116.03
6506 030	Meyer & Sheehan	4181 24th St	\$1,121.97
6506 031	Meyer & Sheehan	4175 24th St	\$1,180.74
6506 034	Vanini Ronald L	4159-4163 24th St	\$1,510.90
6506 035	Droubi Betty J	4155 24th St	\$804.43
6506 036	Murphy & Mel	4151 24th St	\$1,017.94
6506 037	Hwang Kevin Michael	4147 24th St	\$750.33
6506 038	Anrs Inc	4143-4145 24th St	\$712.91
6506 039	Kwei Mei-Ling	4139-4141 24th St	\$1,000.53
6506 040	John D Moriarty 2012 Lvg	4137 24th St	\$1,445.45
6506 041	Golden Properties LLC	4131 24th St	\$1,166.18
6506 042A	Chiwi LLC	4119-4123 24th St	\$1,302.55
6506 043	Selva Max M & Irma M	4109-4111 24th St	\$1,053.94
6506 046	4199 24th Street LLC	4199 24th St	\$2,309.90
6506 049	Wyckoff Corrigan	1326 Castro St	\$277.35
6506 050	Roddick Daniel C		\$283.70
6506 051	Roddick Robert	1330 Castro St	\$276.52
6506 054	Abbas El Gamal Ashraf	4125 24th St #1	\$289.43
6506 055	Creasy Michael		\$278.73
6506 056	Killpack Christopher M & Mariegr	4125 24th St #3	\$289.43
6506 057	Iantuono Nicole		\$278.73
6506 058	Tanaban Reginald	4167 24th St #1	\$244.86
6506 059	Ravichandran Deepak	4167 24th St #2	\$269.21
6506 060	Nagy Jeffrey		\$244.86
6506 061	Azalde Victoria Fan	4167 24th St #4	\$269.21
6506 062	JDSF Properties LLC	4171 24th St #101	\$244.45

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
6506 063	JDSF Properties LLC	4171 24th St #102	\$300.75
6506 064	Thun Christopher & Ding, Lingxian	4171 24th St #201	\$206.74
6506 065	Whitehead, Tristan	4171 24th St #202	\$213.21
6506 066	Walter, Carl E & Lesley Y	4171 24th St #301	\$284.63
6506 067	Behrens, Stefan	4171 24th St #401	\$245.92
6507 001	Goodwin Alfred S	4003-4009 24th St	\$3,514.64
6507 013A	Del-Camp Investments Inc	1333 Castro St	\$5,996.46
6507 014	Crotti Frank A & Mario D	1311 Castro St	\$705.55
6507 015	Yeung Kai Shun & Tammy	1305-1307 Castro St	\$1,477.58
6507 016	Nguyen Tam	1303 Castro St	\$923.89
6507 017	Johnson Lynn Schmitz	4089-4093 24th St	\$2,017.51
6507 018	Brothers Remak	4083-4087 24th St	\$1,610.16
6507 019	Selva	4077-4079 24th St	\$1,223.38
6507 020	Eberle 1997 The	4073-4075 24th St	\$1,004.22
6507 021	Lee Jerry & Angela C	4069-4071 24th St	\$1,347.86
6507 022	Kawas Jalil F & Raja F	4063-4067 24th St	\$1,235.63
6507 023	City & County Of Sf & Judicial Council O	4055-4061 24th St	\$1,891.99
6507 024	Connell	4049-4051 24th St	\$1,796.68
6507 028	Chin Olivia The	4031-4033 24th St	\$1,027.76
6507 029	Metaxas	4025-4029 24th St	\$1,287.56
6507 030	John P Coyne	4021-4023 24th St	\$1,054.10
6507 031	Lynnanne S J Moo	4017-4019 24th St	\$755.17
6507 032	Tong Linda Chan	4013-4015 24th St	\$1,440.29
6507 035	Giraud	4045 24th St	\$2,701.75
6507 038	Beckum	4035 24th St	\$374.89
6507 039	Dharma Partners LLC	4037 24th St	\$462.18
6507 040	Lartigue Roberto C & Sarah E	4037 24th St #A	\$413.60
6508 001	Bruel John S & 20ii Lindsay S	3901-3903 24th St	\$1,911.74
6508 025	McFadden 1996 Trust-Exemption & Mary L	3991-3995 24th St	\$3,133.46
6508 026	Shibata Survivors	3987-3989 24th St	\$696.38
6508 027	Jones Bonnie	3983-3985 24th St	\$951.99
6508 028	James Lee Fmly Properties LP	3979-3981 24th St	\$1,181.99
6508 028A	Barbara K Martin	3975-3977 24th St	\$1,038.45
6508 029	Kinney Barry D & Coragene S	3969 24th St	\$1,169.27
6508 030	Julia Casey	3965-3967 24th St	\$1,058.52
6508 031	Coopersmith Joel Stephen	3961-3963 24th St	\$1,252.00
6508 031A	Owyang Shirley	3955-3957 24th St	\$943.76
6508 033	Survivors	3945 24th St	\$1,512.16
6508 034	Mwa LLC	3935-3943 24th St	\$2,925.09
6508 035	McFadden 1996 Trust-Exemption	3931-3933 24th St	\$1,058.73
6508 036	3927 Twenty-Fourth Street LLC	3927-3929 24th St	\$1,030.76
6508 037	Alessandro Bifulco	3921-3925 24th St	\$812.51
6508 038	Tott Edwin	3917-3919 24th St	\$1,105.06
6508 039	Sirhed Bassem R	3911-3915 24th St	\$2,298.01
6508 040	Karabin Thomas A	3905-3909 24th St	\$1,175.06
6508 043	Ngo Janet	3953 24th St #C-1	\$301.95
6508 044	Schumann Music Studio LLC	3953 24th St #C-2	\$188.71

APN	OWNER NAME	SITE ADDRESS	PARCEL ASSESSMENT
6508 045	Freitas Timothy P	3953 24th St #1	\$182.92
6508 046	A W Hoy Real Estate LLC	3953 24th St #2	\$175.75
6508 047	Kroll Susan D	3953 24th St #3	\$182.92
6508 048	Ulinskas	3953 24th St #4	\$175.75
6508 049	Moe Lester	3953 24th St #5	\$138.80
6508 050	Anderson Michele	3953 24th St #6	\$142.21
6509 001	3805 24th LLC	3805-3813 24th St	\$3,876.58
6509 021	Kung Ti Ching	3891-3893 24th St	\$907.63
6509 022	Giovannoli	3885 24th St	\$1,136.04
6509 023	Kouloulis George A	3881-3883 24th St	\$899.78
6509 028	Bolanos Carolyn	3857-3859 24th St	\$988.69
6509 029	Fusaro Michael P	300 Vicksburg St #4	\$2,398.11
6509 035	David R	3843-3845 24th St	\$1,875.23
6509 036	Nunez	3839 24th St	\$782.74
6509 038	Bolanos Carolyn	3819-3821 24th St	\$1,181.37
6509 040	City & County Of San Francisco & R E Div	3861-3865 24th St	\$3,669.60
6509 042	Shaw Susanna	3825-3829 24th St	\$1,081.24
6509 043	3817 24th Street Assocs LLC	3817 24th St #1	\$316.38
6509 044	3817 24th Street Assocs LLC	3817 24th St #2	\$226.96
6509 045	3817 24th Street Assocs LLC	3817 24th St #3	\$253.90
6509 046	3817 24th Street Assocs LLC	3817 24th St #4	\$224.84
6509 047	3817 24th Street Assocs LLC	3817 24th St #5	\$243.08
6509 050	Pavan Rai	3831 24th St	\$331.48
6509 051	Pavan Rai	3833 24th St	\$348.01
6509 052	Pavan Rai	3835 24th St	\$345.83
6509 053	StFrancis Land	3899 24th St	\$921.09
6509 054	Johnson	3897 24th St	\$577.54
6509 055	Cohen Daniel T	3895 24th St	\$568.01
6509 061	Drypolcher LP	3841 24th St	\$316.83
6509 062	Ghu Jimmy	3841 24th St #A	\$328.48
6509 063	Whitten Michael Garrett	3841 24th St #B	\$340.60
6510 020	Nguyen Tam	1209-1211 Church St	\$946.54
6510 021	Yee Ormon M & May Y	3783-3795 24th St	\$2,607.75
6538 025	Muhawieh Isa J	1401-1409 Castro St	\$1,973.17
6539 001	Fayollat-Frelicot	1400 Castro St	\$3,007.46
6539 002	Gharib Michael M	1414 Castro St	\$1,638.38
6539 002A	Yip Justin	1420 Castro St	\$1,262.11
TOTALS			\$246,750.00

AFFIDAVIT of Identification (Property Owner)

I, _____, the undersigned, declare that I am authorized to cast a ballot for the following parcel identified as: _____, as either (1) the sole owner or agent, or (2) co-owner or agent to payment of the assessment which will be levied for the proposed Property and Business Improvement District to be known as the "Noe Valley Community Benefit District."

I declare under penalty of perjury under the laws of the State of California that this declaration made this _____ the day of _____, 20____, in the City and County of San Francisco, is true and correct.

Signature Property Owner/Co-Property Owner/Authorized Agent

Print Name Business Owner/Co-Owner/Authorized Agent



**Ballot on Assessment for the renewal of the
property-based business improvement district known as the
“Noe Valley Community Benefit District”**

«Barcode»

Assessor's Parcel Number: _____ Address of Parcel: _____

Property Owner's Name: _____

Property Owner's Address: _____

Proposed Assessment for this Parcel Beginning 2020-2021 Fiscal Year: _____ of Total: \$ _____

Proposed Range or Inflation Adjustment Formula: The City will calculate each parcel's assessment using a formula based on the following parcel characteristics: parcel square footage, building square footage, linear street frontage, and land use. The assessment may be updated if the parcel characteristics change. In addition, assessments may also increase based on the change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area or by 5%, whichever is less.

Instructions for Completing and Delivering this Ballot

*To express your view on the proposed assessment and the proposed range or inflation adjustment, check above the line before the word “YES” or “NO” below, then sign and date the ballot.

_____ Yes, I approve the proposed annual assessment described above on the parcel identified in this ballot, and I understand that my assessment could be subject to the inflation adjustment formula described above.

_____ No, I do not approve the proposed annual assessment, on the parcel identified in this ballot, nor the inflation adjustment formula described above.

I hereby declare by penalty of perjury that I am a record owner or authorized agent for the record owner of the parcel listed above.

Signature of Owner of Record, or Authorized Agent Date

Print Name of Owner or Authorized Agent: If Agent of Owner, State Authorization

***After completing your ballot, please mail to:**

**Director
Department of Elections
P.O. Box _____
San Francisco, CA 94142-2189**

To hand deliver, please use the following address:

**Director
Department of Elections
City Hall
1 Dr. Carlton B. Goodlett Place, Room 48
San Francisco, CA 94102**

Ballots may also be delivered to the Director at the Public Hearing prior to the close of public testimony.

*Ballots may be sent or delivered to the Director at any time, but MUST be received in the mail not later than 12 P.M. (noontime) on the day of the public hearing or in person before the conclusion of the public testimony portion of the public hearing on the proposed assessment and assessment range. That hearing is set for 3:00 p.m. on January 28, 2020. Ballots received after that time will only be counted if the Board elects to continue public comment until a later date.



NOTICE OF PUBLIC HEARING AND ASSESSMENT BALLOT PROCEEDING

TO: «Name»
 Assessor's Parcel No. «BlockLot»
 «Situs»
 «No»

FROM: John Arntz, Director
 Department of Elections
 City and County of San Francisco

SUBJECT: Notice of Public Hearing and Assessment Ballot Proceeding to consider renewal and expansion of the property-based special assessment district, to be known as the "Noe Valley Community Benefit District"

The purpose of this notice is to provide you with information about an assessment ballot proceeding and public hearing being conducted by the Board of Supervisors, and its effect on real property that you own. This notice is being sent to you in accordance with Resolution No. ____-____, passed by the Board of Supervisors (a copy of which is enclosed), California Government Code Section 53753, and California Constitution Article XIID Section 4(c).

Please be advised of the following:

- The Board of Supervisors will hold a public hearing on the proposed assessment at 3:00 p.m. on January 28, 2020 or as soon thereafter as the matter may be heard, in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed assessment. The reason for the assessment is to fund the property-based business improvement district (community benefit district) to be known as the "Noe Valley Community Benefit District". The annual assessments would last for 15 years (July 1, 20120 – June 30, 2035) the services, activities, and improvements will be implemented through December 31, 2035. The boundaries of Noe Valley Community Benefit District are described in the enclosed Resolution passed by the Board of Supervisors.
- The Noe Valley Community Benefit District will fund the following services, activities, and improvements:
 - 1) Clean and Green
 - 2) Promotion of District
 - 3) Administration
 - 4) Contingency/Reserve/City Fees
- Examples of services, activities, and improvements to be funded under the budget category "Clean and Green" include: sidewalk and gutter sweeping, sidewalk pressure



washing, trash removal, graffiti and handbill removal, greenscape management, and public space activation.

- Examples of services, activities, and improvements to be funded under the budget category "Promotion of District" include: events, media relations, website maintenance, and district stakeholder outreach.
- Examples of services, activities, and improvements to be funded under the budget category "Administration" include: a professional staff to properly manage programs, communicate with stakeholders, to provide leadership, and represent the community with one clear voice.
- Examples of services, activities, and improvements to be funded under the budget category "Contingency/Reserve/City Fees" include: a contingency reserve fund, and city fee collection fund that will allow the administration staff to allocate assessment revenues to activities that may cost overruns or to cover unforeseen expenses.

The proposed fiscal year 2020-2021 assessment for your parcel is «Voter_Proportional».

The duration of the assessment district is 15 ½ years, the authority to levy assessments on your property would be fifteen (15) years (July 1, 2020 – June 30, 2035) with services to be implemented January 1, 2021 through December 31, 2035. The Noe Valley Community Benefit District assessment will appear as a separate line item on the property tax bill. The final assessment would be collected on your property tax bill for fiscal year 2034-2035. The City will directly bill any Assessor's Parcels which do not regularly receive a property tax bill from the City. The amount of the annual assessment for years 2 through 15 would be subject to annual adjustment by an amount not to exceed the change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or 5%, whichever is less. The amount of your assessment could also be reduced in a subsequent fiscal year if the amount collected during the prior fiscal year exceeded the costs incurred of providing authorized services in the district. In such a case, your assessment for the subsequent year would be reduced by the share of the excess funds collected that is allocable to your property.

The maximum amount chargeable to the entire assessment district would be a maximum of \$246,750.00 in the first year. The maximum amount assessed to the entire assessment district over the life of the district (*assuming an annual CPI adjustment of 5% in years 2 through 15*) would be a maximum of \$488,548.12. The maximum amount assessed to the entire assessment district for each of the fifteen fiscal years is set forth in the following table.

TOTAL MAXIMUM AMOUNT OF ASSESSMENTS ON ALL PARCELS INCLUDED IN THE PROPOSED DISTRICT FOR EACH FISCAL YEAR, ASSUMING AN ANNUAL CPI INCREASE OF 4% IN YEARS 2 THROUGH 15 ONLY. ASSESSMENT RATES MAY INCREASE MORE THAN 4% IF THE CPI ANNUAL INCREASE IS MORE THAN 4%.



YEAR	FISCAL YEAR	MAXIMUM ANNUAL ASSESSMENT
1	FY 2020 - 2021	\$ 246,750.00
2	FY 2021 - 2022	\$ 259,087.50
3	FY 2022 - 2023	\$ 272,041.88
4	FY 2023 - 2024	\$ 285,643.97
5	FY 2024 - 2025	\$ 299,926.17
6	FY 2025 - 2026	\$ 314,922.48
7	FY 2026 - 2027	\$ 330,668.60
8	FY 2027 - 2028	\$ 347,202.03
9	FY 2028 - 2029	\$ 364,562.13
10	FY 2029 - 2030	\$ 382,790.24
11	FY 2030 - 2031	\$ 401,929.75
12	FY 2031 - 2032	\$ 422,026.24
13	FY 2032 - 2033	\$ 443,127.55
14	FY 2033 - 2034	\$ 465,283.93
15	FY 2034 - 2035	\$ 488,548.12

- The first year annual assessment rate for each parcel is calculated at:

All Parcels (for-profit and non-profit parcels) Clean & Green, Administration, Contingency/Reserve Budget = \$226,750.00

Assessment budget allocated to lot square footage x 1/3 = \$75,583.33

Assessment budget allocated to building square footage x 1/3 = \$75,583.33

Assessment budget allocated to linear street frontage x 1/3 = \$75,583.33

Lot Square Footage Assessment Rate all parcels (for-profit and non-profit parcels):

Assessment budget \$226,750 / 508,371 lot sq ft = \$0.1487

Building Square Footage Assessment Rate all parcels (for-profit and non-profit parcels):

Assessment budget \$226,750 / 642,376 building sq ft = \$0.1177

Linear Street Frontage Assessment Rate all parcels (for-profit and non-profit parcels):

Assessment budget \$226,750 / 7,256 street front ft = \$10.4161

Commercial Parcels only Promotion of District Budget = \$20,000.00

Assessment budget allocated to lot square footage x 1/3 = \$6,666.67

Assessment budget allocated to building square footage x 1/3 = \$6,666.67

Assessment budget allocated to linear street frontage x 1/3 = \$6,666.67

Lot Square Footage Assessment Rate (commercial parcels only):

Assessment budget \$6,666.67 / 123,972 lot sq ft = \$0.0538

Building Square Footage Assessment Rate (for-profit parcels only):



Assessment budget \$6,666.67/ 315,824 building sq ft = \$0.0211

Linear Street Frontage Assessment Rate (for-profit parcels only):

Assessment budget \$6,666.67/ 1,530 street front ft = \$4.3563

Note: The total Commercial assessment rate consists of both of the above calculations (All Parcels Rate + Commercial only Rate = Total For-Profit assessment rate).

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, San Francisco Board of Supervisors, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102.

ASSESSMENT BALLOT PROCEDURES

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment. The following is a summary of the procedures governing the return and tabulation of ballots. More detailed information concerning the ballot procedures is set forth in the enclosed "Procedures for the Completion, Return and Tabulation of Ballots," which is also available on the City's website at www.sfelections.org.

1. You may mail or deliver your ballot to the Director of Elections at the Post Office Box location shown on the ballot, or submit the ballot in person at the Department of Elections, located at City Hall Room 48.
2. Ballots may be sent or delivered to the Director of Elections at any time, but **MUST** be received by the Director of Elections not later than the conclusion of the public input portion of the public hearing on January 28, 2020 in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102, scheduled to commence at 3 p.m. or as soon thereafter as the matter may be heard. Depending on the nature and extent of public testimony, the public input portion of the hearing may not be concluded on that date, but may instead be continued to a later date. At any time prior to the conclusion of the public input portion of the hearing, you may withdraw your ballot and submit a new or changed ballot in place of the ballot previously submitted. If the public input portion of the hearing is continued to a later date, the deadline for submission of ballots will likewise be extended until the close of public input on that date.
3. The Director of Elections will pick up mailed ballots at 12 o'clock noon from the designated Department of Elections Post Office box on the date scheduled for the public hearing. To ensure that mailed ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing, mailed ballots must be received by the Director of Elections by 12 o'clock noon on January 28, 2020. Mailed ballots



received after 12 o'clock noon on the date scheduled for the public hearing will only be counted if the public input portion of the hearing is continued to a later date and the ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing.

4. Only ballots with original signatures - not photocopies of signatures - will be accepted.
5. The Director of Elections will not accept or tabulate a ballot:
 - which is a photocopy without an original signature;
 - which is unsigned;
 - which lacks an identifiable "yes" or "no" vote; or
 - which appears to have been tampered with based upon its appearance or method of delivery.
6. The assessment ballot shall be treated as a disclosable public record during and after the tabulation of the assessment ballots.
7. At the conclusion of the public input portion of the public hearing, the Director of Elections will tabulate the ballots, including those received during the public input portion of the public hearing. If the number of ballots received at the hearing is such that it is not feasible to accurately tabulate the ballots that day, the Board of Supervisors may continue the meeting to a later date for the purpose of obtaining the final tabulation.
8. The Board of Supervisors will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proposed financial obligation of the affected property.

Should you have any questions, please call or write to: Mr. Cuong Quach, Department of Elections, Room 48, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. Telephone: (415) 554-4342.

MEMO

TO: Angela Calvillo, Clerk of the Board
FROM: Chris Corgas, Senior Program Manager
DATE: October 8, 2019
RE: Noe Valley Community Benefit District – Proposed Renewal

Enclosed please find the petitions representing 33.28% weighted support for the renewal of the Noe Valley Community Benefit District (NVCBD). The petitions enclosed are consistent with the requirements of the City.



**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

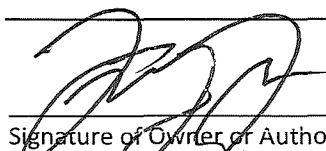
1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the **"NOE VALLEY COMMUNITY BENEFIT DISTRICT"** (hereafter "Noe Valley CBD" or "District"), the boundaries of which are shown on the attached map and in the Management District Plan for the Noe Valley CBD (hereafter "Plan").
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Legal Owner: ZHU JIMMY

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 062	3841 24th St #A	\$328.48	0.13%
		Total \$328.48	Total 0.13%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/23/2019
Date

JIMMY ZHU
Print Name of Owner or Authorized Representative

617-379-2586
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: YEUNG CHEUK YAN & KWAI KUEN

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 021	3838-3842 24th St	\$1,073.38	0.44%
		Total \$1,073.38	Total 0.44%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: YENNE MARITAL TRUST THE

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6505 003	814-818 Diamond St	\$826.86	0.34%
		Total \$826.86	Total 0.34%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/17/2019
Date

William + Carol Yenne
Print Name of Owner or Authorized Representative

415-826-6749
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: WHEELER DUNCAN C

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3656 008A	4008-4012 24th St	\$1,000.27	0.41%
		<u>Total \$1,000.27</u>	<u>Total 0.41%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT

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Legal Owner: WAYNE BRYAN LIVING TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 037	4144 24th St #2	\$304.13	0.12%
2831 039	4144 24th St #4	\$339.07	0.14%
		Total \$643.20	Total 0.26%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Wayne Bryan / Carmen A. Bufano Sept. 9, 2019
Signature of Owner or Authorized Representative Date

Wayne Bryan / Carmen A. Bufano 415-285-8975
Print Name of Owner or Authorized Representative Representative Contact Phone or Email

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Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

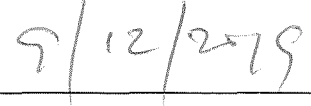
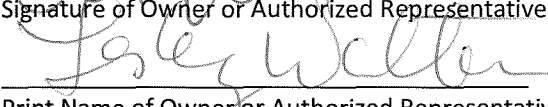
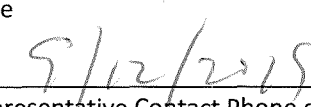
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Legal Owner: WALTER CARL E & LESLEY Y

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 066	4171 24th St #301	\$284.63	0.12%
		Total \$284.63	Total 0.12%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	
Signature of Owner or Authorized Representative	Date
	
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT

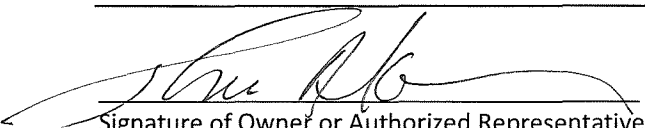
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Legal Owner: THOMAS A KARABIN & SEAM P PHUONG REVOC T

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6508 040	3905-3909 24th St	\$1,175.06	0.48%
		<u>Total \$1,175.06</u>	<u>Total 0.48%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9-13-19
Date

THOMAS KARABIN
Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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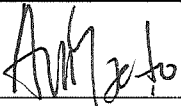
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Legal Owner: SZETO WHALUN & AVA

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3652 045	3858-3862 24th St	\$1,103.82	0.45%
		<u>Total \$1,103.82</u>	<u>Total 0.45%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	<u>9/21/2019</u>
Signature of Owner or Authorized Representative	Date
<u>AVA SZETO</u>	
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

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Legal Owner: ST FRANCIS LAND & CATTLE - SANCHEZ LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 053	3899 24th St	\$921.09	0.37%
		Total \$921.09	Total 0.37%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

J. Costello
Signature of Owner or Authorized Representative

9/23/19
Date

Jay Costello
Print Name of Owner or Authorized Representative

jay.costello@compass.com
Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
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Legal Owner: SUNIK SF PROPERTIES LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 003	1320-1324 Castro St	\$905.90	0.37%
		Total \$905.90	Total 0.37%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

SUSANNE BOHL, Member LLC

Print Name of Owner or Authorized Representative

9-18-19

Date

408-685-7737

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: SHOEBIZ INC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 049	3810 24th St	\$525.42	0.21%
		<u>Total \$525.42</u>	<u>Total 0.21%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

MEHRAN ESMAILI
Print Name of Owner or Authorized Representative

9/30/19
(415) 271-1544
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: SHENG & HUI 2005 REVOC TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 029	4183-4189 24th St	\$1,116.03	0.45%
		Total \$1,116.03	Total 0.45%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Karen Hui
Signature of Owner or Authorized Representative

9/15/19
Date

KAREN HUI
Print Name of Owner or Authorized Representative
(SHENG & HUI 2005 Revoc Trust)

415-203-3182
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

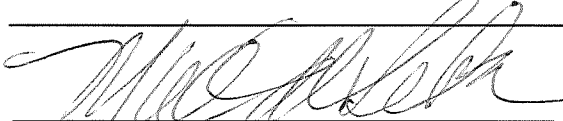
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Legal Owner: SELVA FAMILY TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6507 019	4077-4079 24th St	\$1,223.38	0.50%
		Total \$1,223.38	Total 0.50%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

9/9/19

Date

MAX M. SELVA

Print Name of Owner or Authorized Representative

selva.family@sbegloba10.NET

Representative Contact Phone or Email

(707) 349-4420

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: SELVA MAX M & IRMA M

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 043	4109-4111 24th St	\$1,053.94	0.43%
		Total \$1,053.94	Total 0.43%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association

1330 Castro Street

San Francisco, CA 94114

info@noevalleyassociation.org

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT

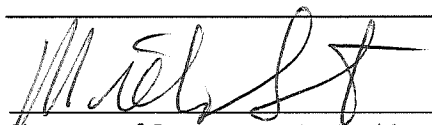
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Legal Owner: SAITO MIEKO & WATANABE HAMAE

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 012	4148 24th St	\$892.73	0.36%
		Total \$892.73	Total 0.36%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/10/19
Date

Mieko Saito
Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: ROPHAEL WADIE

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 036	4144 24th St #1	\$335.78	0.14%
		Total \$335.78	Total 0.14%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	<u>09/17/2019</u>
Signature of Owner or Authorized Representative	Date
<u>WADIE ROPHAEL</u>	<u>(916) 792-5689</u>
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: RONALD L VANINI TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 034	4159-4163 24th St	\$1,510.90	0.61%
		Total \$1,510.90	Total 0.61%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Ronald L Vanini
Signature of Owner or Authorized Representative

9/16/19
Date

Ronald L. Vanini
Print Name of Owner or Authorized Representative

(510) 821-5509
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: RODDICK DANIEL C

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 050		\$283.70	0.11%
		<u>Total \$283.70</u>	<u>Total 0.11%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/10/19
Date

Daniel Roddick
Print Name of Owner or Authorized Representative

danielroddick@hotmail.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT

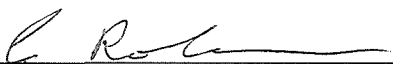
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Legal Owner: ROBINSON MARITAL TRUST 1998

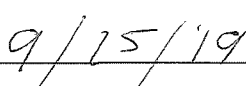
APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 020	4190-4194 24th St	\$1,292.04	0.52%
		Total \$1,292.04	Total 0.52%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative



Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner: ROBERT T RODDICK REVOCABLE TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 051	1330 Castro St	\$276.52	0.11%
		<u>Total \$276.52</u>	<u>Total 0.11%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner: REVOCABLE LIVING TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3652 044	3890-3898 24th St	\$3,011.87	1.22%
		Total \$3,011.87	Total 1.22%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Antonio Vozaites
Signature of Owner or Authorized Representative

10-03-2019
Date

Antonio Vozaites
Print Name of Owner or Authorized Representative

650.692.4860
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: PONCE FMLY TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 043	3814 24th St #102	\$242.25	0.10%
		Total \$242.25	Total 0.10%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Julia Ponce
Signature of Owner or Authorized Representative

9/15/19
Date

Julia Ponce
Print Name of Owner or Authorized Representative

poncejulia@gmail.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

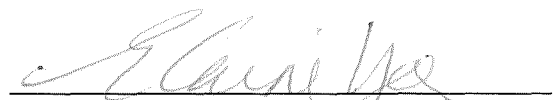
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Legal Owner: ORMON M & MAY Y YEE TR-ORMON M YEE EXEMP

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6510 021	3783-3795 24th St	\$2,607.75	1.06%
		Total \$2,607.75	Total 1.06%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

12 SEPTEMBER 2019
Date

ELAINE YEE, TRUSTEE
Print Name of Owner or Authorized Representative

415 309 4475
Representative Contact Phone or Email

for the Ormon M. Yee Exemption Trust

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: NOE VALLEY INVESTMENTS LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3650 021	TWB 3782 3780 24th St	\$2,038.89	0.83%
		<u>Total \$2,038.89</u>	<u>Total 0.83%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

9-23-19

Date

TOM BASSO

Print Name of Owner or Authorized Representative

415-407-6767

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Attached is a signed copy of the petition.

Thanks,

Nicole Iantuono

**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: NICOLE M IANTUONO FMLY TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 057		\$278.73	0.11%
		Total \$278.73	Total 0.11%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Nicole Iantuono

9/21/19
niantuono@gmail.com

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114

info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

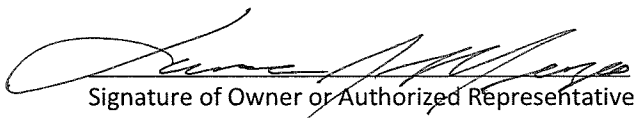
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Legal Owner: MUZIO GOWDY FAMILY TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 002	1314-1316 Castro St	\$1,677.48	0.68%
		Total \$1,677.48	Total 0.68%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/10/2019
Date

Lawrence J. MUZIO
Print Name of Owner or Authorized Representative

lmuzio@ferco.com / 949-677-0107
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: MICHAEL P FUSARO TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 029	300 Vicksburg St #4	\$2,398.11	0.97%
		Total \$2,398.11	Total 0.97%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

Date

MICHAEL FUSARO
Print Name of Owner or Authorized Representative

9-24-19
Date
MI FUSAROENG@GMAIL.COM
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: METAXAS FAMILY TRUST 2006

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 021	729-751 Diamond St	\$2,886.86	1.17%
6507 029	4025-4029 24th St	\$1,287.56	0.52%
		Total \$4,174.42	Total 1.69%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

9/9/19

Date

ANTONE METAXAS

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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1330 Castro Street
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info@noevalleyassociation.org

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Legal Owner: MARION GHOSH LVG TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6508 048	3953 24th St #4	\$175.75	0.07%
		Total \$175.75	Total 0.07%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Marion Ghosh Trustee
Signature of Owner or Authorized Representative

September 12, 2019
Date

Marion Ghosh
Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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Legal Owner: LOURDES PORTILLO 2004 REVOC TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3654 007A	3918-3920 24th St	\$1,185.02	0.48%
		<u>Total \$1,185.02</u>	<u>Total 0.48%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Louder Portillo
Signature of Owner or Authorized Representative

9.23.19
Date

Louder Portillo
Print Name of Owner or Authorized Representative

Lportillo@mac.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: LARIZADEH, L & MARTA S

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3652 046	3864-3868 24th St	\$1,128.74	0.46%
		<u>Total \$1,128.74</u>	<u>Total 0.46%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Martha Monroy
Signature of Owner or Authorized Representative

9.24.19
Date

Martha Monroy
Print Name of Owner or Authorized Representative

martha.monroy.87@yahoo.com
Representative Contact Phone or Email

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Noe Valley Association
1330 Castro Street
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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

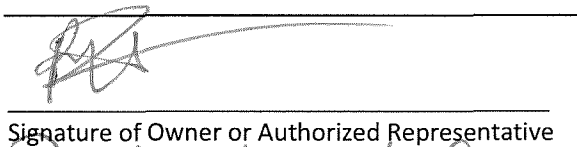
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Legal Owner: LA CAVA RICHARD A

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 045	3814 24th St #202	\$228.60	0.09%
		Total \$228.60	Total 0.09%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

Richard A. LaCava

Print Name of Owner or Authorized Representative

9/20/2019

Date

415-282-8960

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: KUNG TI CHING LIVING TRUST THE

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 021	3891-3893 24th St	\$907.63	0.37%
		<u>Total \$907.63</u>	<u>Total 0.37%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: KROLL SUSAN D & ONEILL EDWARD

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6508 047	3953 24th St #3	\$182.92	0.07%
		Total \$182.92	Total 0.07%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Susan Kroll + Ed O'Neill
Print Name of Owner or Authorized Representative

Kroll.Susan@gmail.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT

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Legal Owner: JORDAN KATHLEEN

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 009	4128 24th St	\$1,476.61	0.60%
		<u>Total \$1,476.61</u>	<u>Total 0.60%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

KATHLEEN JORDAN
Print Name of Owner or Authorized Representative

9/16/19
Date

(415) 305-0734
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

drKath⁹@yahoo.com

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

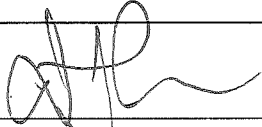
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Legal Owner: JOHNSON FAMILY LIVING TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 054	3897 24th St	\$577.54	0.23%
		Total \$577.54	Total 0.23%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	<u>9-23-2019</u>
Signature of Owner or Authorized Representative	Date
<u>DAVID JOHNSON</u>	<u>415-641-4765</u>
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

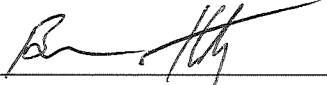
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Legal Owner: JDSF PROPERTIES LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 063	4171 24th St #102	\$300.75	0.12%
		Total \$300.75	Total 0.12%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	9/10/19
Signature of Owner or Authorized Representative	Date
BRIAN HARTY (OF JDSF PROPERTIES, LLC)	650-302-2193
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: IGLESIAS PROPERTIES LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 022	3848 24th St	\$1,868.76	0.76%
		<u>Total \$1,868.76</u>	<u>Total 0.76%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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Legal Owner: HWANG KEVIN MICHAEL & ZHANG WENJIA

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 037	4147 24th St	\$750.33	0.30%
		Total \$750.33	Total 0.30%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

9/16/2019

Date

Wenjia Zhang

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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info@noevalleyassociation.org

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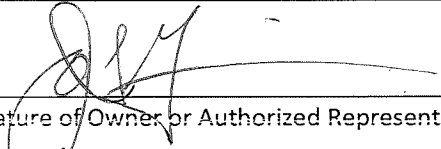
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Legal Owner: GIANARAS LIVING TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3656 008	1090-1092 Noe St	\$1,677.89	0.68%
		<u>Total \$1,677.89</u>	<u>Total 0.68%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

9/15/2019

Date

JOHN GIANARAS

Print Name of Owner or Authorized Representative

415-710-3915 jgianaras@gmail.com

Representative Contact Phone or Email

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Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
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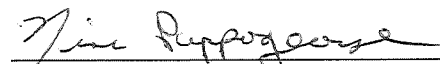
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Legal Owner: EVELYN P PAPPAGEORGE SURVIVORS TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 001	4101-4107 24th St	\$3,061.65	1.24%
		Total \$3,061.65	Total 1.24%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9-11-19
Date

NICK PAPPAGEORGE
Print Name of Owner or Authorized Representative

npappageorge@gmail.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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Legal Owner: DHARMA PARTNERS LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6507 039	4037 24th St	\$462.18	0.19%
		Total \$462.18	Total 0.19%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

<u>Van Hart, Margaret Meyer</u>	<u>9/9/19</u>
Signature of Owner or Authorized Representative	Date
<u>VAN HART</u>	<u>(415) 740-9443</u>
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

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info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

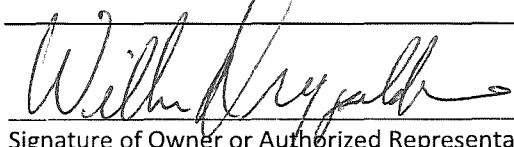
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Legal Owner: DRYPOLCHER LP

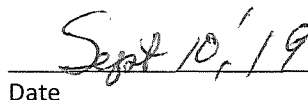
APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3656 012	4040 24th St	\$2,561.42	1.04%
6509 061	3841 24th St	\$316.83	0.13%
		Total \$2,878.25	Total 1.17%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



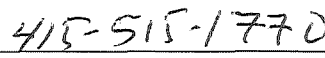
Signature of Owner or Authorized Representative



Date



Print Name of Owner or Authorized Representative



Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: DEL-CAMP INVESTMENTS INC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3654 016	3972-3976 24th St	\$1,235.45	0.50%
3654 041	3950 24th St	\$11,743.42	4.76%
6507 013A	1333 Castro St	\$5,996.46	2.43%
		<u>Total \$18,975.33</u>	<u>Total 7.69%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Jessie G. Kusechovich, President
Signature of Owner or Authorized Representative

9/18/2019
Date

Lois A. Markovich
Print Name of Owner or Authorized Representative

415.621.2701
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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1330 Castro Street
San Francisco, CA 94114
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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: CUNNINGHAM SUSAN L

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 060		\$244.86	0.10%
		<u>Total \$244.86</u>	<u>Total 0.10%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Susan Cunningham
Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: CHIWI LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 042A	4119-4123 24th St	\$1,302.55	0.53%
		Total \$1,302.55	Total 0.53%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

ANDREW JOHNSTON
Print Name of Owner or Authorized Representative

9-27-19
Date

415 6484010
Representative Contact Phone or Email

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Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
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Legal Owner: BRUEL JOHN S & LINDSAY S 2011 REVOC FMLY

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6508 001	3901-3903 24th St	\$1,911.74	0.77%
		Total \$1,911.74	Total 0.77%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner: BIGGICA FAMILY TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 051	3812 24th St #B	\$431.14	0.17%
		<u>Total \$431.14</u>	<u>Total 0.17%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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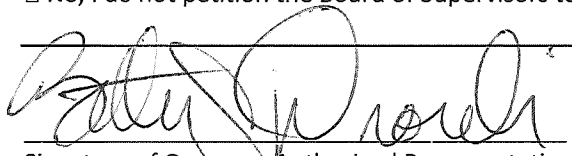
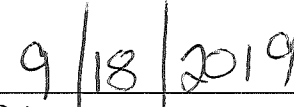
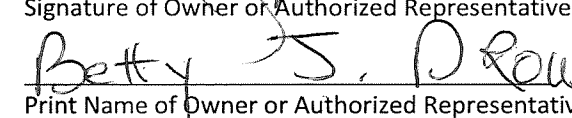
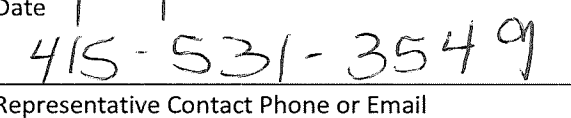
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Legal Owner: BETTY J DROUBI LVG TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 008	4120-4124 24th St	\$1,194.39	0.48%
6506 035	4155 24th St	\$804.43	0.33%
		Total \$1,998.82	Total 0.81%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	
Signature of Owner or Authorized Representative	Date
	
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

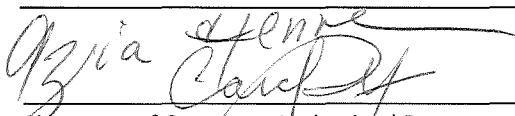
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Legal Owner: AZIA YENNE BOLOS SEP PROP REV TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3656 019	4064-4066 24th St	\$989.50	0.40%
		Total \$989.50	Total 0.40%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/17/2019
Date

Azia Yenne & Carol Yenne
Print Name of Owner or Authorized Representative

415-8266749
Representative Contact Phone or Email

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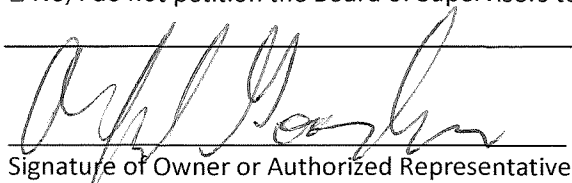
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Legal Owner: ALFRED S GOODWIN REVOC TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6507 001	4003-4009 24th St	\$3,514.64	1.42%
		<u>Total \$3,514.64</u>	<u>Total 1.42%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9-13-2019
Date

Alfred Goodwin
Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner: ALEXANDERSON FMLY 2001 TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
2831 005	4100-4108 24th St	\$2,503.33	1.01%
		Total \$2,503.33	Total 1.01%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Print Name of Owner or Authorized Representative

Date

Representative Contact Phone or Email

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Legal Owner: ALBINO JASON

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 050	3812 24th St #0B	\$428.55	0.17%
		<u>Total \$428.55</u>	<u>Total 0.17%</u>

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Jason Albino
Print Name of Owner or Authorized Representative

Date

9/22/2019
jason.albino@gmail.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

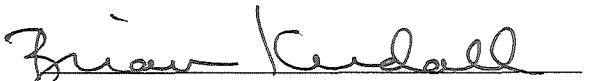
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Legal Owner: 3820 24TH STREET LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 077	3820 24th St #101	\$694.84	0.28%
		Total \$694.84	Total 0.28%

☒ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☐ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

9/17/19
Date

BRIAN KENDALL
Print Name of Owner or Authorized Representative

415-552-1145
Representative Contact Phone or Email

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1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: NOE VALLEY LLC

Petition continued on the following page.

Legal Owner: NOE VALLEY LLC, continued

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3654 042	3932 24th St	\$335.01	0.14%
3654 043	3934 24th St	\$334.17	0.14%
3654 044	3936 24th St	\$332.09	0.13%
3654 045	3938 24th St	\$323.90	0.13%
3654 046	3930 24th St #1	\$214.91	0.09%
3654 047	3930 24th St #2	\$202.32	0.08%
3654 048	3930 24th St #3	\$202.21	0.08%
3654 049	3930 24th St #3	\$207.27	0.08%
3654 050	3930 24th St #5	\$200.79	0.08%
3654 051	3930 24th St #6	\$190.20	0.08%
3654 052	3930 24th St #7	\$204.68	0.08%
3654 053	3930 24th St #8	\$192.91	0.08%
3654 054	3930 24th St #9	\$195.38	0.08%
3654 055	3930 24th St #10	\$206.44	0.08%
3654 056	3930 24th St #11	\$205.85	0.08%
3654 057	3930 24th St #12	\$206.56	0.08%
3654 058	3930 24th St #13	\$206.21	0.08%
3654 059	3930 24th St #14	\$215.85	0.09%
3654 060	3930 24th St #15	\$272.92	0.11%
3654 061	3930 24th St #16	\$271.04	0.11%
3654 062	3930 24th St #17	\$221.27	0.09%
3654 063	3930 24th St #18	\$214.91	0.09%
3654 064	3930 24th St #19	\$223.50	0.09%
		Total \$5,380.41	Total 2.18%

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Sean Dunkley
Signature of Owner or Authorized Representative

9/13/19
Date

Sean Dunkley
Print Name of Owner or Authorized Representative

sean@centrixbuilders.com
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: MURPHY FAMILY REVOC TR

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 036	4151 24th St	\$1,017.94	0.41%
		Total \$1,017.94	Total 0.41%

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

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1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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**PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

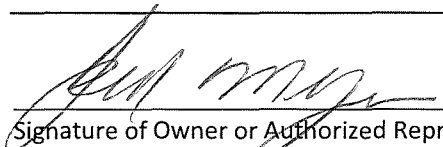
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Legal Owner: MEYER FRED R

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 030	4181 24th St	\$1,121.97	0.45%
6506 031	4175 24th St	\$1,180.74	0.48%
		Total \$2,302.71	Total 0.93%

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

SEPTEMBER 10, 2019
Date

FRED MEYER
Print Name of Owner or Authorized Representative

707-874-2154
Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

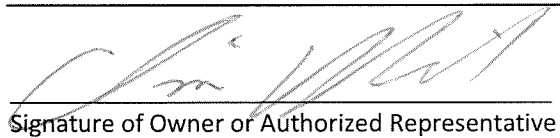
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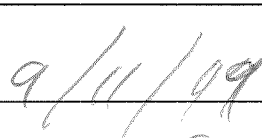
Legal Owner: MAIONCHI/LAUNDERLAND-24TH ST FAM

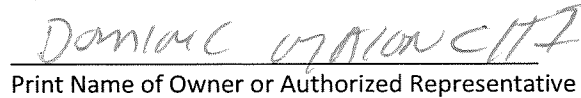
APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
3651 014	3800 24th St	\$4,129.09	1.67%
		Total \$4,129.09	Total 1.67%

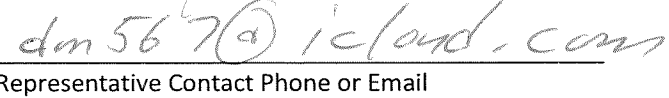
☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative


Date


Print Name of Owner or Authorized Representative


Representative Contact Phone or Email

PLEASE RETURN BY OCTOBER 20, 2019 TO:

Noe Valley Association
1330 Castro Street
San Francisco, CA 94114
info@noevalleyassociation.org

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TO RENEW THE NOE VALLEY COMMUNITY BENEFIT DISTRICT**

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Legal Owner: LIVINGSTON ARON FRANCIS

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6506 006	1342 Castro St	\$766.61	0.31%
		<u>Total \$766.61</u>	<u>Total 0.31%</u>

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Signature of Owner or Authorized Representative

Date

Print Name of Owner or Authorized Representative

Representative Contact Phone or Email

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Legal Owner: CONNELL FAMILY TRUST

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6507 024	4049-4051 24th St	\$1,796.68	0.73%
		<u>Total \$1,796.68</u>	<u>Total 0.73%</u>

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Diane S. Connell
Signature of Owner or Authorized Representative

09/09/2019
Date

Diane S. Connell
Print Name of Owner or Authorized Representative

Kvetcher1321@gmail.com
Representative Contact Phone or Email

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1330 Castro Street
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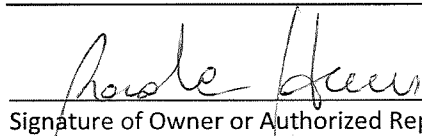
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Legal Owner: BIFULCO ALESSANDRO

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6508 037	3921-3925 24th St	\$812.51	0.33%
		<u>Total \$812.51</u>	<u>Total 0.33%</u>

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


Signature of Owner or Authorized Representative

PAOLA HEINES
Print Name of Owner or Authorized Representative

9/23/2019
Date

1XELA@prodigy.NET
Representative Contact Phone or Email

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info@noevalleyassociation.org

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Legal Owner: 3817 24TH STREET ASSOCS LLC

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
6509 043	3817 24th St #1	\$316.38	0.13%
6509 044	3817 24th St #2	\$226.96	0.09%
6509 045	3817 24th St #3	\$253.90	0.10%
6509 046	3817 24th St #4	\$224.84	0.09%
6509 047	3817 24th St #5	\$243.08	0.10%
		Total \$1,265.15	Total 0.51%

☐ Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

☒ No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Sean Dunleavy
Signature of Owner or Authorized Representative

9/13/19
Date

Sean Dunleavy
Print Name of Owner or Authorized Representative

sean@centrixbuilders.com
Representative Contact Phone or Email

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ben Rosenfield, City Controller, Office of the Controller
Joaquin Torres, Director, Office of Economic and Workforce Development

FROM: John Carroll, Assistant Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: October 16, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Mandelman on October 8, 2019:

File No. 191024

Resolution declaring the intention of the Board of Supervisors to renew a property-based business improvement district known as the "Noe Valley Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the management district plan, engineer's report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on January 28, 2020, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Office of the Controller
Ken Rich, Office of Economic and Workforce Development
J'Wel Vaughan, Office of Economic and Workforce Development
Lisa Pagan, Office of Economic and Workforce Development
Chris Corgas, Office of Economic and Workforce Development

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: John Carroll, Assistant Clerk, Government Audit and Oversight Committee,
Board of Supervisors

DATE: October 16, 2019

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Government Audit and Oversight Committee

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 191024

Resolution declaring the intention of the Board of Supervisors to renew a property-based business improvement district known as the "Noe Valley Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the management district plan, engineer's report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on January 28, 2020, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

_____ **No Comment**

_____ **Recommendation Attached**

Chairperson, Small Business Commission

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 OCT -8

Time stamp
or meeting date
11:12:30BY dh

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- ☐ 2. Request for next printed agenda Without Reference to Committee.
- ☐ 3. Request for hearing on a subject matter at Committee.
- ☐ 4. Request for letter beginning : "Supervisor inquiries"
- ☐ 5. City Attorney Request.
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget Analyst request (attached written motion).
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Resolution declaring the intention of the Board of Supervisors to renew a property-based business improvement district known as the "Noe Valley Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the management district plan and engineer's report and proposed boundaries map for the district; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on January 28, 2020 at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

Signature of Sponsoring Supervisor:

For Clerk's Use Only