



Noe Valley Association

Community Benefit District

Annual Report 2022 – 2023

Noe Valley Association
A Community Benefit District
noevalleyassociation.org



The NVA Clean Team! Jesus, Joe and Saito



Join Us! Annual NVA Property Owner Meeting
Thursday, September 28
5:30 pm to 6:30 pm
4157 24th St, San Francisco, CA 94114
Beverages and appetizers will be served.

RSVP by 9/26: info@noevalleyassociation.org

Agenda
Welcome and Introductions
Treasurer's Report
Annual Report
Announcements:
Board Members
Public Comment



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

Keeping Noe Valley's Commercial District Clean gets noticed in the news.

Clean, green and improvements in public space are signature features of Noe Valley's 24th Street commercial district. The San Francisco Standard reported that of the 25 neighborhoods reviewed for cleanliness and litter, Noe Valley came in first place as the most litter-free and hence clean neighborhood in San Francisco. Our relentless focus on core clean and green services and the NVA's fiscal sponsorship of events at the Noe Valley Town Square attracts residents from all parts of the Bay area. In turn these visitors to our district increase the economic viability of our local merchants.

In this NVA annual report, we're highlighting activities and events and important accomplishments during fiscal year 2022-23. Looking ahead, the NVA will continue providing core services, supporting the community in relevant ways, and adapting to new street conditions. All of our work is designed to improve the quality of life in Noe Valley.

Thank you to Steve Kerekes, owner of Curb Appeal Pressure Washing, to highly engaged street manager Joe Munoz, and to our exceptional street porters Saito and Jesus who make such a difference in our neighborhood.

Services and Programs

On-call Service Dispatch – text/call: 415-802-4461

Curb Appeal's Manager Joe Munoz oversees the NVA district street porters. Text/call (415) 802-4461 for public area cleaning, graffiti, trash, maintenance and other non-emergency services. Monday - Saturday 7AM - 3PM, Sundays 7AM - 11AM. Please include a photo or description + location details.

Clean and Green

NVA street porters work seven days a week to sweep and weed sidewalks and gutters, remove graffiti and fliers, empty overfilled public trash receptacles, call 311 for removal of large bulky items left on the sidewalk, and remove animal feces. Joe and his team pressure wash all district sidewalks nine times a year starting at 6:30 am until 11 am when they stop due to store openings and pedestrian traffic.

The NVA has a part-time local gardener who maintains the health and vitality of open sidewalk gardens, planter boxes, flower baskets, and other neighborhood streetscape improvements. The City of SF Bureau of Urban Forestry now manages the trimming and replacement of street trees city wide. The NVA manages the tree wells and low-hanging branches - those hanging within eight feet of the sidewalk.

Promotion of District

Through marketing and branding, the NVA supports Noe Valley's economic base by creating a unique sense of space, enhancing the 24th Street shopping experience, and promoting the neighborhood as an inviting destination for shopping and dining. To attract even more customers to 24th Street, NVA is the fiscal agent for the Noe Valley Town Square and works with a special events program manager to activate the space. Noe Valley Town Square events have been active since 2017. The NVA receives a 12 percent Noe Valley Town Square fiscal agent fee which is applied to grant and financial administration.

Administration

The NVA is administered by a non-profit management corporation governed by a board of directors comprised of Noe Valley property owners and merchants. The board oversees the NVA's part-time Executive Director who monitors contracts, finances, and insurance requirements; publishes City of San Francisco mid-year and annual reports; supports NVA board committees, attends San Francisco Board of Supervisors hearings, and manages the NVA website, email communications and all community inquiries. Most critically, the Executive Director applies for City grants, an essential task as all major capital improvements to the district have been funded by grants. To date, the NVA has been awarded City grants totaling over a million dollars. This is the result of demonstrating that the NVA is a well-managed non-profit institution that responsibly maintains investments in community improvements.

Accomplishments

Cleaning, Greening & Improving Noe Valley's Commercial Corridor

July 2022 to June 2023 marked the first full year of a post-COVID opening of our commercial district. Graffiti marks continue to be the primary issue in keeping the streets clean. There were fewer numbers of large bulky items and furniture left on the curb. The big news for the fiscal year was the increase in grant funding for the purchase of replacing old, rusted planters with new ones, bench slat replacement with recycled materials and funds to improve the Noe Valley Town Square space and activation.

Clean & Green	9 Sidewalk steam cleanings monthly, March – November
	591 Removal of defacing graffiti, stickers and improper signage - five times more than last year
	432 Calls to 311 for pick-up of furniture, mattresses, tree limbs, and other large items in addition to paint cans and other illegally dumped materials
	200 Trees watered and weeded by NVA gardener
	4 Bigbelly garbage receptacles
	127 removed bulky trash items such as yard debris, clothing, over-flowing trash cans, abandoned shopping carts
	22 Planters and 9 sidewalk gardens replanted, watered and maintained
	84 Chairs and tables maintained in both public parklets on 24th Street
	21 Hanging flower baskets watered and renewed every six months
	2 parklets maintained year-round with plants
Promotion of District	Maintenance of 28 community benches, 45 bike racks, and 15 city trash receptacles, as well as the 7 umbrellas in both parklets and in the Noe Valley Town Square
	9 NVA identity banners created and maintained
Admin	NVA website published and maintained
	\$43,000 in special grants from SF OEWD and Supervisor Mandelman's office for new bench slats, planter boxes as well as the purchase of four Bigbellies. In addition, the NVA continues as fiscal agent for the Noe Valley Town Square.



Both D8 Supervisor Mandelman and Chris Corgas in the City's Office of Economic and Workforce Development recognized the need for funding to enliven and bring people back to our commercial corridor through the activation of Noe Valley Town Square.

www.noevalleytownsquare.com





The Noe Valley Association Board of Directors

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Noe Valley CBD Area Map

(starting January 1, 2021)



Assessment Methodology

The Noe Valley Association Community Benefit District is funded through an annual assessment paid by property owners and businesses in the district. The assessment methodology was updated effective January 1, 2021 when the CBD was renewed – as voted on by the CBD property owners and approved by the San Francisco Board of Supervisors.

State law and city policy dictate that the assessment formula take into account three factors in calculating the assessment for each lot: the square footage of the lot, the linear feet of frontage on the street, and the square footage of the developed building space. The assessed amount for each of these factors complies with state law. Annual assessments are based on program costs allocated among the parcels based on assessable footage.

Commercial parcels receive special benefits from all of the CBD activities, their annual assessment rates for the District are below. Non-profits and residential parcels do not specially benefit from Promotion of District activities, so those types of entities pay a reduced rate that does not reflect the cost of these activities.

Land use type	Rate per lot sq. foot	Rate per building sq. foot	Rate per frontage sq. foot
Commercial	\$0.2126	\$0.1427	\$15.5110
Non-Profit/Residential	\$0.1561	\$0.1235	\$10.9369

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 (the NVA Board of Directors). The NVA Board voted not to increase the assessment fees for FYE2024.

As provided by the Property and Business Improvement Law of 1994, the CBD's assessment shall appear as a separate line item called Special Assessment on the annual property bill prepared by the City and County of San Francisco. For a complete listing of 2022-2023 NVA property assessments as well as the NVA renewal assessment methodology and management plans, please visit www.noevalleyassociation.org.

As a reminder: Public Works is responsible for street maintenance (curb to curb) and street trees; property owners are responsible for sidewalk maintenance in front of their properties. For more information on property owners' sidewalk maintenance responsibilities please refer to/visit; California SHC 5610, The San Francisco Controller's Office, San Francisco Better Streets. More information is posted to the NVA website on the NVA CBD trees page.

Financial Statement as of June 30, 2023

The financials for FYE2023 below reflects the mandated reporting format of the current NVA CBD management plan. The NVA does not have security cameras and does not operate a surveillance security system. The NVA did not receive any private contributions over \$1,000 during FYE23. The NVA engages Accounting Results, Inc. for bookkeeping services. For the annual account review, the NVA hired Maze & Associates for the 2022-23 fiscal year. The figures shown here are unaudited. The review and final report will be posted to the NVA website when it is complete, or may be provided by request to the NVA Executive Director.

NVA Current Management Plan Budget

Service Category	Dollar Amount	Percentage			
Clean and Green	\$173,000.00	64.71%			
Promotion of District	\$20,950.00	7.84%			
Administration	\$62,900.00	23.53%	Assessment Revenue	\$258,670.00	96.76%
Contingency & Reserve	\$10,480.00	3.92%	Non-Assessment Revenue	\$8,660.00	3.24%
TOTAL	\$267,330.00	100.00%	TOTAL	\$267,330.00	100.00%

NVA FYE 2023 Budget July 2022 - June 2023

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Budget
Clean and Green	\$169,600.00	\$3,400	173,000	65.57%	64.71%
Promotion of District	\$15,690.00	\$5,260	\$ 20,950	6.07%	7.84%
Administration	\$62,900.00		\$ 62,900	24.32%	23.53%
Contingency & Reserve	\$10,000.00		\$ 10,480	4.05%	3.92%
TOTAL	\$258,670.00	\$8,660	\$267,330	100%	100%

NVA FYE 2023 Actuals July 2022 - June 2023

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Actuals
Clean and Green	\$169,273.73		\$169,273.73	66.40%	60.98%
Promotion of District	\$17,540.50		\$ 17,540.50	6.88%	6.32%
Administration	\$ 57,645.38		\$ 57,645.38	22.61%	20.77%
Contingency & Reserve	\$ 10,480.00		\$ 10,480.00	4.11%	3.78%
TOTAL	\$ 254,939.61	\$ 22,650.00 *	\$277,589.61	100%	100%

* This figure represents fiscal agency fee income and satisfies the NVA management plan non-assessment income requirement.

Fiscal Year 2022-2023 Carry Forward

Service Category	Assessment \$	Non-Assessment \$	Spend down timeline
Promotion of District		\$ 5,650	September-December 2023
Administration	\$ 3,730		October-December 2023
Clean & Green		\$17,000	September-December 2023

Fiscal Year 2022-2023 Statement of Financial Position

Total Current Assets (includes funds held as NVTS fiscal sponsor)	\$449,516.86
Total Current Liabilities as NVTS fiscal sponsor	-217,971.11
Equity	\$667,487.97
Total Liabilities & Equity	\$449,516.86

The above figures include NVTS funds held by the NVA as fiscal sponsor, accrued contingency funds mandated by the NVA management plan, six months operating expense reserve (7/1-12/31/23), and six months of operating expenses in reserve for the end of the CBD term on 12/31/2035.

Fiscal Year 2022-2023 Revenue Sources

Assessment Income	\$254,940
Non-Assessment Income	\$261,504
Grants	\$238,000
Interest	\$ 854
Fiscal Agency Income	\$ 22,650

The Noe Valley Association welcomes your questions & feedback.

Noe Valley Association • 1330 Castro Street • SF • CA • 94114

Please direct any questions to info@noevalleyassociation.org or call Debra Niemann at 415-519-0093.

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