



# Noe Valley Association

Community Benefit District

## Annual Report 2023 – 2024

Noe Valley Association  
A Community Benefit District  
[noevalleyassociation.org](http://noevalleyassociation.org)



**Join Us! Annual NVA Property Owner Meeting**  
**Wednesday, September 25, 5:30 pm to 6:30 pm**  
**4157 24th St, San Francisco, CA 94114**  
**Beverages and appetizers will be served.**  
**RSVP by 9/23: [info@noevalleyassociation.org](mailto:info@noevalleyassociation.org)**

### Agenda

Welcome and Introductions  
Annual Report  
Announcements  
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.**

### **A proven track record for eighteen years.**

Fiscal year 2023/24 marked the eighteenth year of operations for the Noe Valley Association (NVA) Community Benefit District (CBD). The NVA remains committed to addressing and funding the needs of the district not only through the annual CBD special assessments but also through numerous City grants secured for capital improvements. Notably, 95% of CBD capital improvements — including the planting of over 136 new trees, the installation of 29 public benches, the addition of 20 community planter boxes and many more improvements — have been financed by City grants. The NVA's success in securing City grant funding is attributed to our advocacy efforts, solid management practices, a proven track record in completing grant projects, and the use of CBD special assessment fees funds to maintain all capital improvements.

Cleanliness, greenery, and public space improvements are hallmark features of Noe Valley's 24th Street commercial district. Our unwavering focus on these core services, combined with the NVA's continued fiscal sponsorship of community events at the Noe Valley Town Square, attracts visitors from all around the Bay Area who bolster the economic viability of our local merchants.

In this annual report, we highlight key activities, events, and accomplishments of our fiscal year 2023/24. Moving forward, the NVA will continue to deliver essential services, support the community in meaningful ways, and adapt to new street conditions. All NVA efforts are aimed at enhancing the quality of life in Noe Valley.

We extend our gratitude to Steve Kerekes, owner of Curb Appeal Pressure Washing, for his services since 2010. We also appreciate the dedication of street manager Joe Munoz and our outstanding street porters, Saito and Julian, whose daily efforts make a significant positive impact on our neighborhood.

## **Services and Programs**

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

For public area cleaning, graffiti removal, trash collection, maintenance, and other non-emergency services, please text the NVA street porters at (415) 802-4461. Services are available Monday through Saturday from 7 AM to 3 PM, and Sundays from 7 AM to 11 AM. When reporting an issue, please include a photo or description along with location details if possible.

### **Clean and Green**

The NVA street porters work seven days a week to ensure that sidewalks and gutters are clean and well-maintained. Their tasks include sweeping, weeding, removing graffiti and flyers, emptying overfilled public trash receptacles, cleaning up animal feces, and calling 311 for the removal of large bulky items left on the sidewalk. Joe and his team pressure wash all district sidewalks nine times a year, working from 6:30 AM to 11 AM to avoid disrupting store openings and pedestrian traffic.

Additionally, the NVA engages part-time gardener Mara Sieling, a Noe Valley resident, to maintain the health and vitality of open sidewalk gardens, planter boxes, street trees, and other streetscape improvements. The City of San Francisco's Bureau of Urban Forestry manages the trimming and replacement of street trees citywide. The NVA oversees the maintenance of tree wells and low-hanging branches, specifically those within eight to ten feet of the sidewalk or street.

### **Promotion of District**

Maintaining a clean and green 24th Street is a top priority, creating an inviting and welcoming environment for shopping and dining. Promoting the district is the next crucial step in building a strong economic commercial corridor. For the past eight years, the NVA has served as the fiscal sponsor for community events at the Noe Valley Town Square. This significant responsibility entails grantwriting, advocating for funding, and meeting all related City requirements. Leslie Crawford, a long-time Noe Valley resident, is the creative and resourceful part-time producer successfully organizing entertainment, classes, and events.

### **Administration**

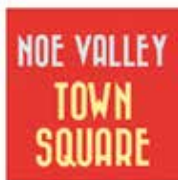
The NVA is managed by a non-profit corporation governed by a board of directors comprised of Noe Valley property owners and merchants. The board oversees the NVA's part-time Executive Director, who handles contracts, finances, insurance requirements, and publishes mid-year and annual reports for the City of San Francisco. The Executive Director also supports NVA board committees, attends San Francisco Board of Supervisors hearings, manages the NVA website, email communications, and community inquiries. Most importantly, the Executive Director applies for City grants crucial for the funding of major capital improvements in the district. To date, the NVA has secured over a million dollars in City grants, reflecting its status as a well-managed non-profit that responsibly maintains investments in community improvements.

# Accomplishments

## Cleaning, Greening & Improving Noe Valley's Commercial Corridor

Graffiti remains a significant challenge in maintaining clean streets. We've seen a dramatic increase in graffiti removals, from minor markings on parking meters to defacing entire building walls.

|                       |   |
|-----------------------|---|
| Clean & Green         | 9 Sidewalk steam cleanings monthly, March – November  |
|                       | 874 Removal of defacing graffiti, stickers and improper signage - three times more than last year   |
|                       | 330 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 cleaned, maintained, and trash topped off for Recology removal   |
|                       | 453 removed bulky trash items such as yard debris, clothing, over-flowing trash cans, abandoned shopping carts, and construction debris   |
|                       | 20 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 29 community benches, 51 bike racks, and 7 shade umbrellas in both parklets and in the Noe Valley Town Square  |
|                       | 9 NVA identity banners created and maintained   |
| Admin                 | NVA website published and maintained; new NVA website launched June 2024  |
| Admin                 | Secured \$12,000 in special grants from the SF Office of Economic and Workforce Development (OEWD) and Supervisor Mandelman's office for repairs to two Bigbelly cans and for replacing the artwork on all four cans. Continued as the fiscal sponsor for the Noe Valley Town Square. |



Both D8 Supervisor Mandelman and Jacqueline Hazelwood from the City's Office of Economic and Workforce Development recognized the need for funding to invigorate and attract people to the Noe Valley 24th Street commercial corridor through the activation of Noe Valley Town Square.

[www.noevalleytownsquare.com](http://www.noevalleytownsquare.com)



**The Noe Valley Association  
Board of Directors**

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NVA Executive Director

# Noe Valley CBD Area Map



## 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](http://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, 2024**

The financials for FYE2024 below reflect the mandated reporting format of the current NVA CBD management plan and teh SF OEWD. 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 FY2023/24 The NVA engages Anh Han for accounting services. For the annual account review, the NVA hired Maze & Associates for the 2023-24 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 info@noevalleyassociatoin.org.

**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%          |
| <b>TOTAL</b>          | <b>\$267,330.00</b> | <b>100.00%</b> | <b>TOTAL</b>           | <b>\$267,330.00</b> | <b>100.00%</b> |

**NVA FYE 2024 Budget July 2023 - June 2024**

| Service Category      | Assessment \$    | Non-Assessment \$ | Total \$ Amount  | % Total Assessment | % Total Budget |
|-----------------------|------------------|-------------------|------------------|--------------------|----------------|
| Clean and Green       | \$173,500        |                   | \$173,500        | 66.48%             | 62.86%         |
| Promotion of District | \$12,000         |                   | \$ 12,000        | 4.60%              | 4.35%          |
| Administration        | \$65,000         | \$15,000          | \$ 80,000        | 20.90%             | 28.99%         |
| Contingency & Reserve | \$10,500         |                   | \$ 10,500        | 4.02%              | 3.8%           |
| <b>TOTAL</b>          | <b>\$261,000</b> | <b>\$15,000</b>   | <b>\$276,000</b> | <b>100%</b>        | <b>100%</b>    |

**NVA FYE 2023 Actuals July 2023 - June 2024**

| Service Category      | Assessment \$     | Non-Assessment \$ | Total \$ Amount  | % Total Assessment | % Total Actuals |
|-----------------------|-------------------|-------------------|------------------|--------------------|-----------------|
| Clean and Green       | \$179,943         |                   | \$179,943        | 68.20%             | 63.33%          |
| Promotion of District | \$ 9,168          |                   | \$ 9,168         | 3.47%              | 3.23%           |
| Administration        | \$ 64,376         | \$ 20,290         | \$ 84,666        | 24.40%             | 29.8%           |
| Contingency & Reserve | \$ 10,342         |                   | \$ 10,342        | 3.92%              | 3.64%           |
| <b>TOTAL</b>          | <b>\$ 263,831</b> | <b>\$ 20,290</b>  | <b>\$284,121</b> | <b>100%</b>        | <b>100%</b>     |

There are no fiscal year 2023-2024 carry forward funds.

**Fiscal Year 2023-2024 Statement of Financial Position**

|   |           |
|---|-----------|
| Total Current Assets (includes funds held as NVTS fiscal sponsor) | \$472,774 |
| Total Current Liabilities as NVTS fiscal sponsor                  | \$110,440 |
| Total Liabilities & Equity  | \$472,774 |

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, and six months of operating expenses in reserve for the end of the CBD term on 12/31/2035.

**Fiscal Year 2023-2024 Revenue Sources**

|                       |           |
|-----------------------|-----------|
| Assessment Income     | \$263,831 |
| Non-Assessment Income | \$ 27,020 |
| Grants                | \$ 10,000 |
| Interest              | \$ 1,960  |
| Fiscal Agency Income  | \$ 15,060 |

**The Noe Valley Association welcomes your questions & feedback • 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.