



# Noe Valley Association

Community Benefit District

## Annual Report 2024 – 2025

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



**Join Us! Annual NVA Property Owner Meeting**  
Tuesday, October 7, 5:30 pm to 6:30 pm  
4157 24th St, San Francisco, CA 94114  
Beverages and appetizers will be served.  
RSVP by 9/30: [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.

## Nineteen Years of Impact

Fiscal Year 2024–2025 marked the NVA's nineteenth year of service as a Community Benefit District (CBD). Over nearly two decades, we've remained steadfast in our mission — delivering essential services and securing city grants to fund transformative improvements. Impressively, **95% of all capital improvements** — including over **136 newly planted trees, 29 public benches, and 20 community planter boxes** — have been financed through city grant funding. This success is a testament to our sound management, proven project delivery, and effective use of CBD assessments to maintain long-term investments.

## Our Core Strengths: Clean, Green & Welcoming

The charm of Noe Valley's 24th Street corridor is rooted in its cleanliness, greenery, and inviting public spaces. Ongoing efforts in these areas, combined with our fiscal sponsorship of community events district-wide and in the Noe Valley Town Square, continue to attract visitors from across the Bay Area — fueling foot traffic and supporting our local businesses. This report highlights our achievements and milestones from FY 2024-2025 and outlines our the NVA's continued commitment to deliver services that enrich neighborhood life.

## Gratitude

The NVA extends heartfelt thanks to **Steve Kerekes**, owner of Curb Appeal Pressure Washing, for 14 years of exceptional service; **Joe Munoz**, Street Manager; & street porters **Saito and Julian**, whose dedication keeps our streets clean, and vibrant.

## Services and Programs

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

For public area cleaning, graffiti removal, trash collection, maintenance, and other non-emergency services, please text/call our street porter team.

#### Services hours:

Monday – Saturday 7 AM to 3 PM

Sundays 7 AM to 11 AM

Please include photos and location info when reporting

### Clean and Green in Action

Our street porters work seven days a week to:

- Sweep sidewalks and gutters
- Remove graffiti, stickers, and flyers
- Empty overflowing trash bins
- Clean animal waste
- Pressure wash sidewalks **nine times a year** (6:30–11:00 AM)
- Report large dumped items to 311



The NVA also proudly engages Mara Sieling, a Noe Valley resident and skilled gardener, to maintain our sidewalk gardens, planter boxes, and streetscapes. Additionally, we partner with the City's Bureau of Urban Forestry to care for street-side tree trimming and replacement.

### Promotion of District

A clean and green 24th Street sets the stage — but district promotion powers its vitality. For eight years, NVA has dedicated efforts as fiscal sponsor of events at the Noe Valley Town Square, managing grant writing, compliance, and production. Thanks to **Leslie Crawford and Gil Guillermo**, our creative and music producers, these events continue to provide music, classes, and joy to the community. Please visit [www.noevalleytownsquare.com](http://www.noevalleytownsquare.com) for community event details.

### Administration & Oversight

The NVA is a nonprofit overseen by a dedicated board of district property owners and merchants. The board includes a part-time Executive Director who:

- Manages contracts, finances, and insurance
- Applies for crucial capital improvement grants
- Represents the NVA at City hearings
- Coordinates required reporting to the City of San Francisco
- Oversees communications, website, and board committees

The NVA has secured over \$1 million in city grants, underscoring its strong financial stewardship and commitment to excellence.

# By the Numbers: FY 2024–25 Accomplishments

Clean & Green	9 Sidewalk steam cleanings monthly, March – November
	377 Removal of defacing graffiti, stickers and improper signage
	501 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
	201 Trees watered and weeded by NVA gardener
	4 Bigbelly garbage receptacles cleaned, maintained, and trash topped off for Recology removal
	449 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
Promotion of District	84 Chairs and tables maintained in both public parklets on 24th Street
	21 Hanging flower baskets watered and renewed every six months
	Maintenance of 29 community benches, 51 bike racks, and 7 shade umbrellas in parklets and in the Noe Valley Town Square
Admin	9 NVA identity banners created and maintained
	NVA website published and maintained
	Fulfilled all City reporting requirements as a Community Benefit District. Continued as the fiscal sponsor for the activation of the Noe Valley Town Square with free community events throughout the year.

After 19 years of removing unwanted graffiti, this year saw a dramatic decline in graffiti marks this year. We believe this is the result of the NVA street porters' concerted efforts to remove graffiti in the District within 24 hours or less.



## NOE VALLEY TOWN SQUARE

The City's Office of Economic and Workforce Development recognizes the need for funding to invigorate the neighborhood and attract people to the Noe Valley 24th Street commercial corridor through the activation of Noe Valley Town Square. Our team organizes a variety of community events including free classes, musical performances, community dinners and dances, holiday celebrations and activities for families

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





**The Noe Valley Association Board of Directors**

Bob Roddick  
President

Meagan Wakefield  
Vice President

Al Goodwin  
Treasurer

Mark Campana

Lamisse Droubi

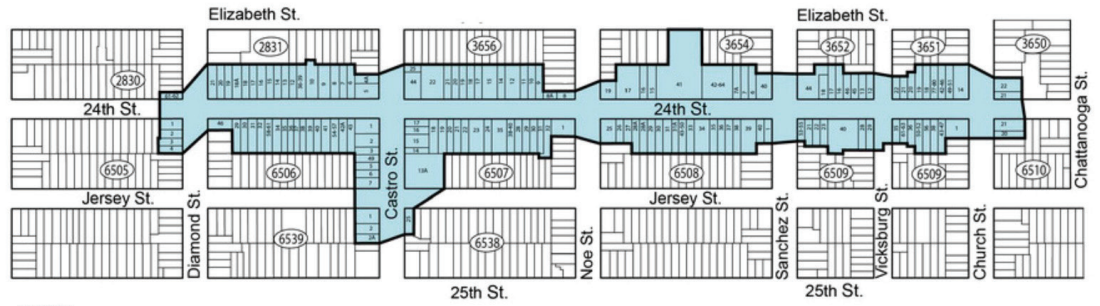
Daniel Roddick

Dona Taylor

Debra Niemann  
Secretary

NVA Executive Director

# Noe Valley CBD Area Map



**LEGEND**

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



## 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 FYE2025.

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 2024-2025 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.



## In Memorium

Eric Alexanderson  
1940 – 2024

Eric was a NVA founding board member, a CBD property owner, and served as the NVA Treasurer for 20 years. His joy for life was infectious, and his humor a balm in difficult times. He lit up every room with his presence, and his deep love for this community will continue to guide us.

He is dearly missed.



### Financial Statement as of June 30, 2025

The financials for FYE2025 below reflect the mandated reporting format of the current NVA CBD management plan and the 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 FY2024/25. The NVA engages Anh Han for accounting services. For the annual account review, the NVA hired Maze & Associates for the 2024-25 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@noevalleyassociation.org](mailto:info@noevalleyassociation.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 2024 - June 2025

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Budget
Clean and Green	\$173,000		\$173,000	64.71%	62.86%
Promotion of District	\$20,950		20,950	4.60%	4.35%
Administration	\$62,900		62,900	20.90%	28.53%
Contingency & Reserve	\$10,500		\$ 10,500	4.02%	3.52%
<b>TOTAL</b>	<b>\$267,350</b>		<b>\$267,350</b>	<b>100%</b>	<b>100%</b>

### NVA FYE 2023 Actuals July 2024 - June 2025

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Actuals
Clean and Green	\$171,031		\$171,031	64.71%	58.18%
Promotion of District	\$ 20,721		\$ 20,721	7.84%	7.05%
Administration	\$ 62,191		\$ 62,191	23.53%	21.15%
Contingency & Reserve	\$ 10,361	\$ 29,679	\$ 40,040	3.92%	13.62%
<b>TOTAL</b>	<b>\$ 264,304</b>	<b>\$ 29,679</b>	<b>\$293,983</b>	<b>100%</b>	<b>100%</b>

### Fiscal Year 2024-2025 Statement of Financial Position

Total Current Assets (includes funds held as NVTS fiscal sponsor)	\$442,594
Total Current Liabilities as NVTS fiscal sponsor (including accounts receivable)	\$ 76,449
Total Liabilities & Equity	\$519,339

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 2024-2025 Carry Forward

Service Category	Assessment \$	Non-Assessment \$	Spend down timeline
Promotion of District	\$ 26,169		6/30/2026
Administration	\$ 79,830		6/30/2026
Clean & Green	\$219,422		6/30/2026

### Fiscal Year 2024-2025 Revenue Sources

Assessment Income	\$264,303	
Non-Assessment Income	\$ 29,679	(\$ 20,000 Grants, \$ 2,959 Interest, \$ 6,720 Fiscal Agency Income)

### The Noe Valley Association welcomes your questions & feedback • 1330 Castro Street • SF • CA • 94114

Please direct any questions to [info@noevalleyassociation.org](mailto: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.