



Noe Valley Association

Community Benefit District

Annual Report 2025 – 2026

Noe Valley Association
A Community Benefit District
noevalleyassociation.org



Join Us! Annual NVA Property Owner Meeting
Thursday, September 24, 5:30 pm to 6:30 pm
4157 24th St, San Francisco, CA 94114
Beverages and appetizers will be served.
RSVP by 9/18: 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.

The Noe Valley Association is celebrating its 20th Anniversary!

Twenty years ago, a dedicated group of community-minded volunteers — property owners, merchants, and residents—came together with an ambitious idea: to make Noe Valley's 24th Street commercial corridor cleaner, greener, more welcoming, and vibrant. For 16 months, this determined group met regularly to explore the creation of a Community Benefit District (CBD), an initiative championed by then-Mayor Gavin Newsom. Creating the district was no small undertaking. It required 16 months of planning, negotiating, organizing, and countless conversations with property owners about a hard sell: voluntarily taxing themselves to fund the cleaning, greening, beautification, and improvement of Noe Valley's commercial corridor.

In 2005, after all that work, the votes were counted—and it was close! The Noe Valley Association was approved with **52% voting in favor and 48% opposed**. Then came the real test: Would it work?

Fifteen years later, when the NVA reached the end of its first term, district property owners were asked whether they wanted to renew the CBD. The answer was resounding; renewal passed with **76% in favor and 24% opposed**.

From a narrow 52% majority to an overwhelming 76% vote of confidence—this illustrates an important part of the NVA story. Over the years, property owners witnessed the results of their investment, and the difference a strong, well-managed Community Benefit District could make.

Twenty years later, the NVA is still here—cleaning, greening, improving, and investing in the neighborhood we all care about. And that is something worth celebrating!

NOE VALLEY TOWN SQUARE

One of the Noe Valley Association CBD's distinct accomplishments is its ability to leverage every assessment dollar by securing additional funding from City grants and other sources. A significant number of neighborhood improvements, beautification projects, public programming, and special initiatives were made possible through funding outside of property owner assessments. These investments were earned through the NVA's proven ability to identify grant opportunities, write successful proposals, and responsibly administer those funds.

The Noe Valley Town Square illustrates this return on investment.

What was once an underutilized parcel has become the neighborhood's vibrant gathering place, attracting thousands of residents and visitors from throughout San Francisco the year. These visitors dine in our restaurants, shop in our stores, and support our local businesses — bringing new economic activity directly into the commercial district. The Town Square has become an invaluable community asset and a powerful economic engine, made possible through the NVA's commitment to securing and managing resources beyond assessment revenues. CBD property owner assessments support far more than the day-to-day services of cleaning, greening and improving public space — they are the foundation that enables us to attract substantial additional investment and deliver improvements whose value far exceeds the dollars property owners contribute.

The City's Office of Economic and Workforce Development (OEWD) provides grant 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. **The Square is celebrating its 10th year!**

www.noevalleytownsquare.com



By the Numbers: FY 2025–26 Accomplishments

Clean & Green	9 Sidewalk steam cleanings monthly, March – November
	647 Removal of defacing graffiti, stickers and improper signage
	1102 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
	1075 removed bulky trash items such as yard debris, clothing, over-flowing trash cans, abandoned shopping carts, and construction debris
	19 Planter boxes and 9 sidewalk gardens replanted, watered and maintained
	84 Chairs and tables maintained in both public parklets on 24th Street
Promotion of District	21 Hanging flower baskets watered and renewed every six months
	Maintenance of 29 community benches and 51 bike racks, parklet furninhigs and shade umbrellas. In the Noe Valley Town Square: 6 shade umbrellas, 78 chairs, 20 cafe tables and 11 freestanding garden containers
	8 NVA identity banners created and maintained
Admin	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; advocated for and received grant funding for improved lighting in the Square.

With Appreciation

We extend our deepest gratitude to Bob Roddick. As a founding member of the Noe Valley Association in 2005 and its President until his retirement earlier this year, Bob's vision, leadership, and unwavering commitment helped shape the organization into what it is today.

Bob's distinguished legal expertise, sound judgment, and remarkable perseverance gave the Board both the confidence and the resolve to pursue meaningful improvements throughout the commercial district. Time and again, his thoughtful counsel helped transform ambitious ideas into lasting accomplishments which enhanced the character, vitality, and livability of Noe Valley for businesses, residents, and visitors alike.

Bob leaves a legacy of integrity, public service, and quiet determination. The positive changes visible throughout our neighborhood stand as a lasting testament to his dedication and leadership. We are profoundly grateful for his many years of service and the enduring impact he has made on our community.



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

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
- Joe and his team pressure wash all District 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. The City of San Francisco manages the trimming and replacement of street trees citywide; please call 3-1-1 for details. The NVA maintains 21 flower baskets throughout the District, which are maintained by our street porters and refreshed twice a year.



The NVA Clean Team! Joe, Saito and Julian

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 commercial corridor. For the past ten years, the NVA has served as the fiscal sponsor for the activation of the Noe Valley Town Square. This significant responsibility entails grant writing, 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 other community events. Thanks to the efforts of both Leslie 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 for community event details.

Administration & Oversight

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, Debra Niemann, 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, and oversees the NVA website. 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.



**The Noe Valley
Association
Board of Directors**

Daniel Roddick
President

Meagan Wakefield
Vice President

Al Goodwin
Treasurer

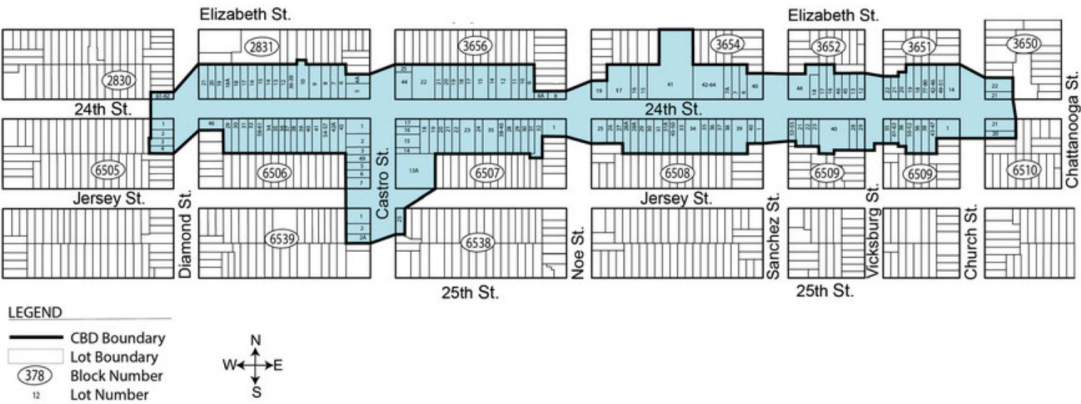
Mark Campana

Lamisse Droubi

Dona Taylor

Debra Niemann
Secretary
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 this year to increase the assessment fees for FYE2027; this represents only the second increase since the NVA CBD renewal in 2021.

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 2025-2026 NVA property assessments as well as the NVA renewal assessment methodology and management plans, please visit www.noevalleyassociation.org.



Financial Statement as of June 30, 2026

The financials for FYE2026 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 FY2025/26. The NVA engages Anh Han for accounting services. For the annual account review, the NVA hired Maze & Associates for the 2025-26 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.

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 2026 Budget July 2025 - June 2026

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Budget
Clean and Green	\$170,026	\$7,000	\$177,026	64.71%	65.29%
Promotion of District	\$20,600		\$20,600	4.60%	7.59%
Administration	\$61,826	\$1,400	\$63,226	20.90%	23.32%
Contingency & Reserve	\$10,300		\$10,300	4.02%	3.8%
TOTAL	\$262,752	\$8,400	\$271,152	100%	100%

NVA FYE 2026 Actuals July 2025 - June 2026

Service Category	Assessment \$	Non-Assessment \$	Total \$ Amount	% Total Assessment	% Total Actuals
Clean and Green	\$170,262	\$8,947	\$179,209	64.71%	63.91%
Promotion of District	\$20,628	-	\$20,628	7.84%	7.35%
Administration	\$61,911	\$3,418	\$65,329	23.53%	23.3%
Contingency & Reserve	\$10,314	\$4,949	\$15,263	3.92%	5.44%
TOTAL	\$263,115	\$17,314	\$280,429	100%	100%

Fiscal Year 2025-2026 Statement of Financial Position

Total Current Assets (includes funds held as NVTS fiscal sponsor)	\$472,139
Total Current Liabilities as NVTS fiscal sponsor (including accounts receivable)	\$3,864
Total Liabilities & Equity	\$476,003

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 2025-2026 Revenue Sources

Assessment Income	\$263,115	
Non-Assessment Income	\$17,314	(\$8,650 Interest, \$8,664 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 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.