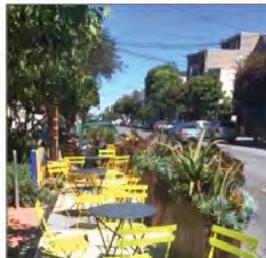




Noe Valley Association Community Benefit District



**Annual Report
2019-2020**

Accomplishments

Cleaning, Greening & Improving Noe Valley's Commercial Corridor

It has been an unusual year due to COVID-19, with an increase in graffiti, improper signage and fliers, and a reduction in visitor assistance. Calls to 311 for removal of bulky items and overflowing trash cans stayed the same.

Public Rights of Way/ Sidewalk Operations

- 10** Sidewalk steam cleanings monthly, February – November
- 262** Removed graffiti, stickers and improper signage
- 223** calls to 311 for pick-up of furniture, mattresses, tree limbs and other large items and pick-up of paint and other illegally dumped toxic materials
- 258** removed bulky trash items, yard debris, clothing, paint cans, etc.; emptied overflowing trash cans, returns of abandoned shopping carts
- 27** Visitor assistance by NVA street porters to area visitors

Streetscape Improvements

- 201** Trees watered and weeded by NVA gardener
- 27** Planters/sidewalk gardens replanted, watered and maintained
- 1** new street pole installed with additional flower basket
- 27** Hanging flower baskets watered and renewed
- 1** public park + **2** parklets maintained year-round with flowers/plants
- 8** NVA Identity Banners created and maintained

Admin

An \$80,000 special grant from SF OEWD was awarded for a third year to continue to activate the Noe Valley Town Square (NVTS). The NVA is fiscal agent for all NVTS events, bringing city residents and the local community to 24th Street to shop and enjoy events.

Annual NVA Property Owner Meeting

Wednesday,
September 30
5:30 PM via Zoom

RSVP:
info@noevalleyassociation.org
Details will be emailed.

Graffiti, Trash, Cleaning issues?

text/call
(415) 879-7858

Please text a photo or
description + location
details.

Mon - Sat 7AM – 3PM
Sun 7AM – 11AM

Thank you!



SF Supervisor Rafael Mandelman, NVA Executive Director Debra Niemann, & OEWD Senior Program Manager Chris Corgas

Thanks to our district's savvy and civic-minded property owners, the NVA was renewed by a 76% to 24% majority! The 15-year CBD renewal will be in force January 1, 2021 through December 31, 2035. Formal presentations took place at the San Francisco Board of Supervisors meeting on January 28, 2020. Property owners' ballots were counted by the San Francisco Department of Elections and the results were unanimously approved by the SF Board of Supervisors.



To all property owners who supported the NVA renewal vote to protect the vitality of our business district, we say a heartfelt, energized **THANK YOU!** We will continue to earn your confidence every day.

Changes to the NVD District Boundaries

Since the NVA was formed in 2005, state and city laws governing community benefit districts have changed. The district currently extends west to Douglass Street; the four corner properties there were removed from the district with the renewal due to new laws requiring that district properties be contiguous. As 94% of the properties between Diamond and Douglass are residential and don't need NVA services, the NVA board decided to remove them with the district renewal starting in 2021. Details are posted online.



Services and Programs

NVA's attentive, consistent efforts help keep Noe Valley's neighborhood shopping area clean, attractive, healthy, comfortable and inviting. Here are some of the benefits the NVA provides:

On-call Service Dispatch – text/call: (415) 879-7858

for public area cleaning, maintenance and other non-emergency services. Monday - Saturday 7AM - 3PM, Sundays 7AM - 11AM
Please text a photo or description + location details.

Clean Team 7 Days a Week

NVA street porters sweep and weed sidewalks and gutters, remove graffiti and fliers, empty overfilled public trash receptacles and call 311 for removal of large bulky items left on the sidewalk.

Greenscape Management

The NVA's Streetscape Committee oversees open sidewalk gardens, benches, planter boxes, flower baskets, parklets and other neighborhood streetscape improvements. The NVA's part-time gardener maintains the health and vitality of all plantings. The City of SF Bureau of Urban Forestry now manages the trimming and replacement of citywide street trees. The NVA manages the tree wells and low-hanging branches within eight feet of the sidewalk.

Advocacy Services

NVA advocates for City grants and services above and beyond what is required by the City, from lobbying for removal of deserted news stands to creating and managing a liaison role with City departments which encourage new businesses and investment in 24th Street to increase its appeal as a destination. The NVA promotes events via websites and social media, and partners with the Noe Valley Merchants and Professionals Association to support its economic goals.

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. www.noevalleyassociation.org

Marketing and Branding

The NVA supports the local economic base by creating a unique sense of space and promoting our neighborhood as an inviting destination for shopping and dining. To attract even more customers to 24th Street, NVA is the fiscal agent for events at the new Noe Valley Town Square and works with a special events program manager to activate the space. In the wake of COVID-19 we have had to temporarily cancel all Town Square events. (noevalleytownsquare.com)

District Management

NVA is administered by a non-profit management corporation governed by a board comprised of Noe Valley property owners and merchants. The board oversees 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 community inquiries. Most critically, the Executive Director applies for grants, an essential task as all major capital improvements to the district have been funded by city grants. To date, the NVA has been awarded city grants totaling c. \$1 million. This is the result of demonstrating that the NVA is a well-managed institution that will responsibly maintain investments in street improvements.



We were pleased to welcome San Francisco Mayor London Breed on her visit to Noe Valley on June 15th, when retail and restaurants began reopening. NVA work – and our vibrant retail community – continues!

NVA Deemed an Essential Service During COVID-19

The NVA has continued to clean and green the district since the shelter-in-place order took effect on March 16, 2020. We are proud to announce that despite unprecedented challenges, we have continued all services without interruption.



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.

Assessment Methodology

The Noe Valley Association Community Benefit District is funded through an annual assessment from property owners in the district. The CBD initially assessed properties according to variables as follows: \$0.164 per square foot of lot size + \$8.83 per linear foot of lot frontage + \$0.170 per square foot of non-exempted building square footage. The NVA board may increase the CBD fees between 1.9% and 3% annually, not to exceed the Consumer Price Index (CPI) as determined by the U.S. Department of Labor.

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 2019-2020 NVA property assessments as well as the NVA renewal assessment methodology, please visit www.noevalleyassociation.org

Financial Position as of June 30, 2020

NVA engages Accounting Results, Inc. for bookkeeping services. For our annual account review, the NVA again hired Crosby and Kaneda Accountants for the 2019-20 fiscal year. The figures shown here are unaudited. The review and final report will be available in September and posted on the NVA website, or provided by request to the NVA Executive Director.

Income	Actuals	Budget	over/(under) budget
Assessments	\$267,762	\$265,000	\$ 2,762
Fiscal Agent Fee*	\$ 13,600	\$ 8,000	\$ 5,600
Interest Income	\$ 767	\$ 700	\$ 67
Total income	\$282,129	\$273,700	\$ 8,429
Expenses	Actuals	Budget	over/(under) budget
Sidewalk			
Operations	\$167,577	\$170,000	\$ (2,423)
Streetscape	\$ 18,526	\$ 20,500	\$ (1,974)
Administration	\$ 74,332	\$ 72,000	\$ 2,332
Renewal**	\$ 72,315	\$ 70,000	\$ 2,315
Total expenses	\$332,750	\$332,500	\$ 250

July 2019-June 2020 Balance Sheet

Restricted Funds \$185,000
 Unrestricted Funds \$135,075