



**The Noe Valley Association was established in August 2005 as a fifteen-year Community Benefit District (CBD), which receives an annual special assessment from the 211 properties in the district. The first assessments were received by the NVA in January 2006. The NVA consists of roughly six city blocks, including the side streets of corner buildings, along 24th Street between Church & Douglass Streets.**

**T H A N K Y O U** ...to our many friends

- Adam Taylor, SF Legislative Aide
- Andres Power, SF Legislative Aide
- Carla Short, SF Bureau of Urban Forestry
- Country Gardens, LLC
- Curb Appeal
- Friends of Noe Valley
- Crezia Tano, SF OEWD
- Mohammed Nuru, SF DPW
- Nick Demopoulos, Sterling Bank
- Nick Elsner, SF DPW
- Noe Valley Farmers' Market
- Noe Valley Merchants & Professionals Association
- Officer Lorriane Lombardo
- Scott Wiener, District 8 Supervisor
- SF CBD Consortium Board
- Sylvia Vientulis; Graphics, Technical Support & Admin

### Assessment Methodology

The Noe Valley Association Community Benefit District is funded through an annual assessment from businesses and 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 2.4% annually; the increases are never more than the Consumer Price Index (CPI) as determined by the U.S. Department of Labor. As provided by the Property and Business Improvement District 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 more information and details regarding Noe Valley Association CBD assessments, please visit [www.noevalleyassociation.org](http://www.noevalleyassociation.org)

### BUDGET July 1, 2012 - June 30, 2013

REVENUE	
Assessments	\$232,402
Fees/Donations	1,725
Interest	684
Total Revenue	\$234,127

DISBURSEMENTS	
Sidewalk Operations	\$143,092
Streetscape	14,695
Administration	63,817
Total Disbursements	\$221,604

Contingency Fund	\$12,523
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### BUDGET July 1, 2013-June 30, 2014

REVENUE	
Assessments	\$230,000
Grants/Fees/Donations	680,000
Interest	670
Total Revenue	\$910,670

DISBURSEMENTS	
Sidewalk Operations	\$148,000
Streetscape	695,000
Administration	62,000
Total Disbursements	\$909,840

Contingency Fund	4,840
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# Noe Valley Association

## Community Benefit District



## Annual Report

### 2012-2013

**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](mailto:info@noevalleyassociation.org) or call Debra Niemann at 415-519-0093.

Visit our website for updates about our neighborhood: [www.noevalleyassociation.org](http://www.noevalleyassociation.org)

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

## Public Rights of Way and Sidewalk Operations

Daily sidewalk/gutter sweeping & spot cleaning continues seven days a week. Ten monthly sidewalk steam cleanings scheduled February - November. Removed 76 pieces of bulky and illegal trash (boxes, furniture, yard debris, bags of garbage, etc.) from sidewalks and gutters, worked with SF 311, SF Department of Public Works and reported consistent trash abusers. This year's figure represents 68% less trash picked up by NVA workers than last year.

Removed 116 graffiti marks and improper signage, which is 81 fewer than last year. Washed the sidewalks daily to remove dog feces and spilled litter from food, drink and other liquids. Repainted all trashcans and MTA guardrails on Church Street.

Contracted with Arborist Now to analyze existing trees and recommend a maintenance program to improve the health and well being of all trees. Removed five diseased, damaged or dead trees, weeded tree wells and trimmed sucker branches. Added decomposed granite to existing tree wells to reduce the accumulation of dog feces and create a smooth path for sweeping.

Chief Gardener Mara waters and weeds 235 trees & replants the 21 planter boxes & open sidewalks as needed. The NVA maintains the flowers and plants at the two public parklets and prepares required parklet cleaning reports to the SF Department of Public Health.



### Upcoming NVA Board/Property Owner Meeting

All are welcome to Noe Valley Association Board Meetings.

**Tuesday, September 24th**  
**10-11:30 am**

Sally Brunn Public Library, 451 Jersey Street, SF

## Administrative/Corporate Operations

Keeps the NVA running day-to-day and oversees 501(c)(3) financial & insurance requirements.

The NVA advocates for 24th Street with all departments of SF City government and presents work to the Board of Supervisors and Government Oversight Committee. Board meetings are held every quarter and committees meet as needed. Attended the CBD Council meetings every other month and presented a collective voice to the City on matters relating to CBD contributions towards improving the pedestrian experience on 24th street. Managed insurance requirements, finances and reporting to City and State offices. Published mid-year and annual reports; provided the annual report to all CBD property owners via mail and online. Updates and maintains the NVA website: [www.noevalleyassociation.org](http://www.noevalleyassociation.org). Updates database of CBD property owners for email and regular mailing lists.

## District Identity and Streetscape Improvements

The NVA maintains and improves the public spaces created with the installation of the two new parklets last year, as well as the public spaces in front of Bernie's Coffee, Whole Foods Market and Martha & Brothers Coffee. The NVA maintains the 25 hanging flower baskets in the district as well as the two community bulletin boards in the City parking lot on 24th Street. The NVA was again the fiscal sponsor for the annual Noe Valley Harvest Festival in October. Along with the Noe Valley Merchants and Professionals Association, the NVA co-produced the annual SummerFEST event on June 16th, the 24 HoliDAYS on 24th Street events in December and the holiday lighting on 60+ trees in the neighborhood.

The NVA was awarded \$680,000 from a City of SF Streetscape Bond to create two of the four proposed bulb outs on 24th Street. A series of community meetings will be conducted starting in October 2013 to determine where they will be installed. The bulb outs would potentially create pole stops for Muni buses and result in increased street parking for cars. The final design will require approval by the community and property owners.

Please visit [www.noevalleyassociation.org](http://www.noevalleyassociation.org) for meeting details.

## Meet Ron and Paul!



Paul and Ron of Curb Appeal

Paul and Ron are the two dedicated people who help keep Noe Valley clean seven days a week!

They work for Curb Appeal, a company whose services are paid for by the Noe Valley Association. They contact the City to remove bulky items from the curb, such as furniture, crates and large debris. Ron and Paul are on the streets of Noe Valley eight hours a day sweeping, watering, cleaning graffiti and picking up trash. They clean the areas around all public sidewalk gardens and seating areas created by the NVA. Their efforts at keeping the neighborhood beautiful are seen everywhere, including the parklets, flowers baskets, trash containers and the Ministry parking lot public seating area.

Ron lives in the area and has been working in Noe Valley for Curb Appeal for over two years. Paul has been with the company for six months. Both of them work hard at keeping the community looking its best.

Stop and say hello the next time you see them!

## Services Plan 2013-2014

**Public Rights of Way:** Continue daily cleaning and monthly steam washings as well as watering trees and all planted areas (hanging flower baskets, planter boxes and open sidewalk planted areas).

**Streetscape:** Continue to maintain the gardening duties for the flower baskets, trees and planter boxes along 24th Street, as well as maintenance of all public benches and community parklets.

Complete requirements of holding public hearing and providing final design regarding two bulb outs along 24th Street, according to the community approved long-term plan of 2008.

**District Identity/Marketing:** Continue to promote the neighborhood and local merchants through co-sponsorship with the NVMPA of community events, including the Noe Valley Garden Tour, SummerFEST, the Noe Valley Harvest Festival & 24HoliDAYS on 24th Street.