

1 [Resolution of Intention - Renewal and Expansion - Downtown Community Benefit District]

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3 **Resolution declaring the intention of the Board of Supervisors to renew and expand the**
4 **property-based business improvement district, known as the Downtown Community**
5 **Benefit District (District), and to levy a multi-year assessment on all parcels in the**
6 **District; approving the management district plan and engineer's report and proposed**
7 **boundaries map for the District; ordering and setting a time and place for a public**
8 **hearing of the Board of Supervisors, sitting as a Committee of the Whole on**
9 **July 21, 2026, at 3:00 p.m.; approving the form of the Notice of Public Hearing and**
10 **Assessment Ballot Proceeding, and Assessment Ballot; directing environmental**
11 **findings; and directing the Clerk of the Board of Supervisors to give notice of the**
12 **public hearing and balloting, as required by law.**

13
14 WHEREAS, Article XIID of the California Constitution and the California Streets and
15 Highways Code, Sections 36600 et seq. ("the 1994 Act"), as augmented by Article 15 of the
16 San Francisco Business and Tax Regulations, Code ("Article 15"), authorize the City to
17 establish property and business improvement districts funded by special assessments to
18 promote the economic revitalization and physical maintenance of such districts; and

19 WHEREAS, Pursuant to the above legal authorities, the Board of Supervisors
20 previously adopted Resolution No. 327-19 establishing the Downtown Community Benefit
21 District ("the District") for a 15-year term (File No. 190564); and

22 WHEREAS, Pursuant to the foregoing, the property owners who will pay 30% or more
23 of the total amount of assessments on properties within the proposed renewed and expanded
24 district signed and submitted to the Clerk of the Board of Supervisors a petition ("Petition")
25 requesting that the Board of Supervisors renew and expand the property-based community

1 benefit district known as the "Downtown Community Benefit District" and levy assessments on
2 properties located within the proposed renewed and expanded district ("Renewed and
3 Expanded District") to fund property-related services, activities and improvement within the
4 Renewed and Expanded District; and

5 WHEREAS, A Management District Plan entitled "Downtown Community Benefit
6 District Management Plan" ("Management District Plan") containing information about the
7 Renewed and Expanded District and assessments required by Section 36622 of the 1994 Act,
8 including but not limited to a map identifying all parcels located in the district, a description of
9 the boundaries of the Renewed and Expanded District, the name of the district, the amount of
10 the proposed assessment for each parcel, the total annual amount chargeable to the entire
11 district, the duration of the payments, the property-related services, activities and
12 improvements to be funded by the assessments for each year and the maximum cost thereof,
13 the method and basis upon which the assessments are calculated in sufficient detail to allow
14 each property owner to calculate the amount of the assessment to be levied against their
15 property, a statement that no bonds will be issued, the time and manner of collecting the
16 assessments, and a list of the properties to be assessed (including assessor parcel numbers),
17 is on file with the Clerk of the Board of Supervisors in File No. 260466, which is hereby
18 declared to be a part of this Resolution as if set forth fully herein; and

19 WHEREAS, A detailed Engineer's Report supporting the assessments within the
20 proposed Renewed and Expanded District, prepared by Terrance E. Lowell, state of
21 California, Registered Professional Engineer, No. 13398, entitled "Downtown Community
22 Benefit District Engineer's Report" ("Engineer's Report") is on file with the Clerk of the Board
23 of Supervisors in File No. 260466, which is hereby declared to be a part of this Resolution as
24 if set forth fully herein; and
25

1 WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and
2 Highways Code, Section 3110, is on file with the Clerk of the Board of Supervisors in File
3 No. 260466, which is hereby declared to be a part of this Resolution as if set forth fully herein;
4 now, therefore, be it

5 RESOLVED, That the Board of Supervisors declares as follows:

6 Section 1. Pursuant to the 1994 Act and Article 15, the Board of Supervisors declares
7 its intention to renew and expand the Downtown Community Benefit District, for a period of
8 ten and one half (10 1/2) years, and to levy and collect assessments against all parcels of real
9 property in the Renewed and Expanded District for ten (10) of those years commencing with
10 fiscal year ("FY") 2026-2027, subject to approval by a majority of the property owners in the
11 Renewed and Expanded District who cast assessment ballots, which ballots shall be weighted
12 according to the proportional financial obligations of the affected properties. The Renewed
13 and Expanded District's operations are expected to commence on or about January 1, 2027,
14 following collection of the assessments for FY2026-2027 and disbursement of the assessment
15 proceeds to the nonprofit owners' association that will administer the property-related
16 services, activities and improvements in the Renewed and Expanded District pursuant to
17 Section 36651 of the 1994 Act and a written agreement with the City. No bonds will be
18 issued.

19 Section 2. It is the intent of the Board of Supervisors that the Renewed and Expanded
20 District, once established, will supersede the establishment of the District as set forth in
21 Resolution No. 327-19. Upon establishment of the Renewed and Expanded District, the City
22 will cease collecting assessments to fund activities as described in Resolution No. 327-19,
23 and instead will levy assessments to fund activities across the Renewed and Expanded
24 District. Any remaining revenues derived from the levy of assessments under Resolution
25 No. 327-19, or any revenues derived from the sale of assets acquired with those revenues,

1 may be spent to benefit only the parcels or businesses in the original District that paid those
2 assessments.

3 Section 3. Nonpayment of assessments will have the same lien priority and delinquent
4 payment penalties and be subject to the same enforcement procedures and remedies as the
5 ad valorem property tax. All delinquent payment of assessments will be subject to interest
6 and penalties. The City Treasurer and Tax Collector will enforce imposition of interest and
7 penalties and collection of assessments pursuant to the 1994 Act, Article 15 and the San
8 Francisco Business and Tax Regulation Code Article 6, as each may be amended from time
9 to time.

10 Section 4. The Board of Supervisors hereby approves the Renewed and Expanded
11 District's Management District Plan and Engineer's Report, including the estimates of the
12 costs of the property-related services, activities and improvements set forth in the plan, and
13 the assessment of said costs on the properties that will specially benefit from such services,
14 activities and improvements. The Clerk of the Board shall make the Renewed and Expanded
15 District's Management District Plan, Engineer's Report and other documents related to the
16 District and included in the record before the Board of Supervisors available to the public for
17 review during normal business hours, Monday through Friday 8:00 a.m. through 5:00 p.m.,
18 excluding legal holidays.

19 Section 5. The Board of Supervisors hereby approves the Proposed Boundaries Map
20 showing the expanded boundaries of the Renewed and Expanded District. The proposed
21 Renewed and Expanded District contains approximately 840 identified parcels located on
22 approximately 70 whole or partial blocks.

23 The Downtown CBD generally comprises those properties from:

- 24 • Kearny Street from Market Street to Sacramento Street
25 • Montgomery Street from Sacramento Street to Broadway

- Broadway from Montgomery Street to Front Street
- Jackson Street from Columbus Avenue to Front Street
- Washington Street from Montgomery Street to The Embarcadero
- The Embarcadero from Broadway to Howard Street
- Market Street from Kearny Street to The Embarcadero
- Howard Street from The Embarcadero to Spear Street
- Spear Street from Howard Street to Market Street

Assessor Parcel Numbers listed in the Management District Plan specify parcels included in the Renewed and Expanded District known as the Downtown Community Benefit District.

Section 6. A public hearing on the renewal and expansion of the Renewed and Expanded District, and the levy and collection of assessments starting with FY2026-2027 and continuing through FY2035-2036, shall be conducted before the Board of Supervisors sitting as a Committee of the Whole on July 21, 2026, at 3:00 p.m., or as soon thereafter as the matter may be heard in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this public hearing, the Board of Supervisors will hear public testimony regarding the proposed renewal and expansion of the district, assessments, and boundaries of the proposed Renewed and Expanded District, including testimony from all interested persons for or against the renewal and expansion of the district, the extent of the Renewed and Expanded District, the levy of the assessments, the furnishing of specific types of property-related services, improvements and activities, and other matters related to the Renewed and Expanded District. The Board of Supervisors may waive any irregularity in the form or content of any written protest, and at the public hearing may correct minor defects in the proceedings. All protests submitted by affected property owners and received prior to the conclusion of the public testimony portion of the public hearing shall be tabulated to determine whether a majority protest exists.

1 Section 7. The Board of Supervisors hereby approves the form of the Notice of Public
2 Hearing and Assessment Ballot Proceeding, and Assessment Ballot, which are on file with the
3 Clerk of the Board of Supervisors in File No. 260466; which are hereby declared to be a part
4 of this Resolution as if set forth fully herein.

5 Section 8. The proposed property-related services, improvements and activities for the
6 Expanded District include the following:

7 **Clean, Safe & Placemaking:** Clean, Safe & Placemaking includes, but is not limited to,
8 Clean and safe ambassadors, power washing, and implementation of homeless outreach,
9 security camera network, and overnight patrols, and implementing the Public Realm Action Plan
10 to fund, design, install, activate, and maintain streetscape improvements and beautification
11 efforts.

12 **District Identity, Economic Development, & Advocacy:** District Identity, Economic
13 Development, & Advocacy, includes, but is not limited to, economic recovery activities through
14 business attraction, retention, and technical assistance; programming and special events;
15 district branding, storytelling, advertising, and public relations; advocacy, public affairs, and
16 coalition building.

17 **Management, Administration & Contingency:** Management, Administration &
18 Contingency includes, but is not limited to, program management to support implementation
19 and includes contingency funding to support special projects and new initiatives.

20 **Potential Park Overlay Services:** If Embarcadero Park is completed, the potential Park
21 Overlay Services includes, but is not limited to, additional supplemental services including
22 security, maintenance, activation, and special events.

23 Section 9. Within the area encompassed by the Renewed and Expanded District, the
24 City currently provides a baseline level of services similar to other areas of the City. It is the
25 intent of the Board of Supervisors to continue to provide the area encompassed by the

1 Renewed and Expanded District a baseline level of services; formation of the Renewed and
2 Expanded District will not affect the City's policy to continue to provide service to the areas
3 encompassed by the Renewed and Expanded District as it provides to other similar areas of
4 the City during the term of the Renewed and Expanded District.

5 Section 10. The annual total assessments proposed to be levied and collected for the
6 first year of the Renewed and Expanded District (FY2026-2027) is estimated to
7 be \$11,052,168.

8 The amount of the total annual assessments to be levied and collected for years two
9 through ten (FYs 2027-2028 through 2035-2036) may be increased from one year to the next
10 to address changes in the cost of providing services. Assessments may also increase based
11 on development in the Renewed and Expanded District, or if the Park Overlay is implemented
12 following completion of the contemplated Embarcadero Park project. The determination of
13 annual adjustments in assessment rates will be subject to the approval of the Downtown
14 Community Benefit District Owners' Association. Assessment rates may not increase more
15 than 5%.

16 Section 11. Environmental Findings. Following the approval of this Resolution, the
17 Planning Department shall determine whether the actions contemplated in this Resolution are
18 in compliance with the California Environmental Quality Act (California Public Resources
19 Code, Sections 21000 et seq.), and respond in writing to the Clerk of the Board of Supervisors
20 prior to the Board's public hearing on the renewal and expansion of the District on
21 July 21, 2026, at 3:00 p.m.

22 Section 12. The Clerk of the Board is directed to give notice of the public hearing as
23 provided in California Streets and Highways Code, Section 36623, California Government
24 Code, Section 53753, California Constitution Article XIID, Section 4, San Francisco Charter,
25 Section 16.112, and San Francisco Administrative Code, Section 67.7-1.



City and County of San Francisco

Tails Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260466

Date Passed: May 19, 2026

Resolution declaring the intention of the Board of Supervisors to renew and expand the property-based business improvement district, known as the Downtown Community Benefit District (District), and to levy a multi-year assessment on all parcels in the District; approving the management district plan and engineer's report and proposed boundaries map for the District; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole on July 21, 2026, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

May 11, 2026 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

May 11, 2026 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

May 19, 2026 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong
Excused: 1 - Fielder

File No. 260466

**I hereby certify that the foregoing
Resolution was ADOPTED on 5/19/2026 by
the Board of Supervisors of the City and
County of San Francisco.**

f Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

MAY 21, 2026

Date Approved