

A wide-angle photograph of the San Francisco skyline, featuring the Transamerica Pyramid on the left and various other skyscrapers and buildings stretching across the frame under a clear sky.

Downtown Revitalization Financing District

Board File 250423

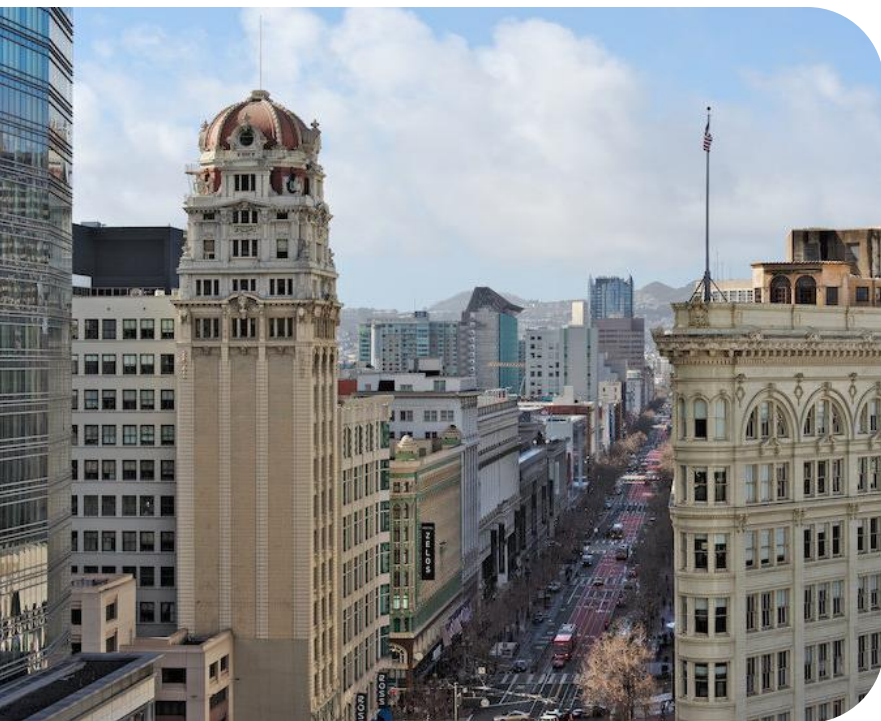
Downtown Revitalization Zone

-
- Zoning Districts**
- | | | | | | |
|-------|-------|---------|--------|--------|---------|
| C-2 | MB-O | NCT-3 | RC-4 | RSD | CMUO |
| C-3-G | MB-S | MB-P | RCD | RTO | Job |
| C-3-O | MB-R | P-W | RED | RTO-M | Corps |
| C-3-P | MUG | PDR-1-B | RED-MX | SALJ | MR-MU |
| OSD | MUO | PDR-1-D | RH-DTR | S8-DTR | P70-MU |
| C-3-R | MUR | PDR-1-G | RH-1 | SLI | PPS-MU |
| C-3-S | NC-1 | PDR-2 | RH-1D | SLR | TI-MU |
| C-M | NC-2 | PM-CF | RH-1S | SPD | TI-OS |
| CCB | NC-3 | PM-MU1 | RH-2 | SSO | TI-PCI |
| CRNC | NC-5 | PM-MU2 | RH-3 | TB-DTR | YBI-R |
| CVR | NCD | PM-OS | RM-1 | UMU | YBI-MU |
| HP-RA | NCT | PM-R | RM-2 | WMUG | YBI-OS |
| M-1 | NCT-1 | PM-S | RM-3 | WMUO | YBI-PCI |
| M-2 | NCT-2 | RC-3 | RM-4 | BR-MU | YBI-R |
- Downtown Revitalization Zone**
- 0.5 Miles



District Formation Process

- Board of Supervisors must adopt a **Resolution of Intention** (BF 250423) and an **Ordinance establishing the District Board** (BF 250424)
- **District Board** must be formed within 90 days and hold its first meeting within 120 days of Ordinance
- District Board must present a **District Financing Plan** and **Fiscal Impact Analysis** to the Board of Supervisors after two public hearings
- **Board of Supervisors must approve** the Financing Plan before District Board may adopt it and form the District at a third public hearing
- **Projects must opt in by December 31, 2032** and would begin receiving increment at occupancy



Preliminary Analysis

- 1,300 parcels with eligible commercial buildings
- 49 commercial properties likely suitable for conversion based on age, size, building class, and vacancy
- These properties could yield approx. 4,400 units
- Up to approx. \$15.2M of annual property tax increment could be generated and disbursed
 - Includes City's 64.59% share of property tax only
 - Assuming all suitable candidates opt in before December 31, 2032

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THANK YOU



SAN FRANCISCO
OFFICE OF ECONOMIC &
WORKFORCE DEVELOPMENT

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