



2021 Mills Act historical property Contract

Elizabeth Gordon-Jonckheer
Principal Planner

Jonathan Vimr
Senior Preservation Planner



San Francisco
Planning

GAO Hearing, December 2, 2021

MILLS ACT APPLICATION REVIEW REQUIREMENTS

■ 5 Priority Considerations

- Necessity,
- Investment,
- Distinctiveness,
- Recently Designated Landmark
- Legacy Business

■ Eligibility Exemption Requirements

1. The site, building, or structure is a particularly significant resource; and
2. Granting the exemption will assist in the preservation of a site, building, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair

714 Steiner Street built 1895/Alamo Square Historic District



THANKYOU



San Francisco
Planning

www.sfplanning.org

Elizabeth Gordon-Jonckheer
Principal Planner
Elizabeth.Gordon-Jonckheer@sfgov.org

Jonathan Vimr
Senior Preservation Planner
Jonathan.Vimr@sfgov.org

2021 MILLS ACT APPLICATIONS
 ASSESSOR PRELIMINARY VALUATIONS

As of July 1, 2021

Upon recording of the Mills Act contract by December 31, 2021 the first year of the Mills Act Value will be for the 2022-2023 fiscal year

APN	Address	Property Type	Owner Occupied	Year Built	Square Feet	2021 Factored Base Year Value	Restricted Income Approach Value	Market Value	Taxable Mills Act Value	Reduction in Assessed Value	Percentage % Reduction From FBVY	2020 * Property Tax Rate	Estimated Property Taxes without Mills Act	Estimated Property Taxes with Mills Act	Estimated Property Tax Savings
0803 019	714 Steiner St	2 units	Vacant	1890's	2,752	\$3,586,777	\$951,784	\$2,500,000	\$951,784	(\$2,634,993)	-73.46%	1.1984%	\$42,984	\$11,406	(\$31,578)

- Remarks:
- (a) 2021 property tax rate will not be established until late September 2021
 - (b) Historical property contract must be recorded by December 31, 2021
 - (c) Mills Act valuation becomes effective as of January 1, 2022 for the Fiscal year July 1, 2022 to June 30, 2023