

# Downtown Retail Tax Increment Financing



Zara, 1025 F Street, NW



H&M, 1025 F Street, NW

## Tax Increment Financing for Downtown Retailers

Tax increment financing to reduce the cost of tenant improvements for certain downtown retail stores and restaurants.

### ELIGIBILITY

Applicants must be located in the Downtown Retail Priority Area, and must be either a restaurant or a business that sells home furnishings, apparel or general merchandise goods to specialized customers.

### SAMPLE PARTICIPANTS

Zara, 1025 F Street, NW  
H&M, 1025 F Street, NW

Downtown Retail Priority Area  
Map: [www.dcbiz.dc.gov](http://www.dcbiz.dc.gov)

Through the Retail Incentive Act of 2004, the District provides funding for certain retail development projects within the East End. This incentive is designed to attract stores and restaurants to serve the 65,000 residents and 415,000 workers within 15 blocks of 9th and G Streets, NW.\*

The District can provide up to \$5 million in financial subsidy to building owners for retail uses. The subsidy is generally used to reduce the cost of tenant improvements prior to a store's opening.

Eligible retailers are limited to businesses that sell home furnishings, apparel or general merchandise goods to specialized customers, as well as restaurants. Preferences are given to retailers that have a unique market niche, those that co-locate with other retailers, and those that serve as major anchor tenants.

\*Source: Downtown BID, *Downtown DC Shopping District Report*, 2010.



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