RESOLUTION NO. 192-2000

Adopted October 10, 2000

CONFIRMING THE INTENT TO DESIGNATE BOUNDARIES FOR THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. The Board of Supervisors of the City and County of San Francisco, by Ordinance No. 234-90, adopted and approved the South of Market Earthquake Recovery Redevelopment Project Area ("Project Area") on June 11, 1990, solely for the purposes of repairing, restoring, and/or replacing buildings and physical infrastructure in the South of Market area damaged by the October 17, 1989 Loma Prieta Earthquake and to provide economic development assistance to neighborhood-serving businesses and related establishments. The South of Market Earthquake Recovery Redevelopment Plan ("Redevelopment Plan") has subsequently been amended three times by the Board of Supervisors, by Ordinance No. 431-94 on December 12, 1994, Ordinance No. 366-95 on November 13, 1995, and Ordinance No. 388-97 on October 14, 1997.

2. A Project Area Committee ("PAC") was established to advise the Agency on amending the Redevelopment Plan.

3. Working with the PAC and the community-at-large, the Agency proposes to amend the Redevelopment Plan ("Redevelopment Plan Amendment") to address broader revitalization efforts related to community facilities, economic development, business retention, and affordable housing by adding full redevelopment powers.

4. The Agency has worked with the PAC to develop goals and objectives, a list of projects to be developed, and a blight analysis for the Redevelopment Plan Amendment. The Redevelopment Plan Amendment process must now determine the specific project area boundaries in order to proceed with the work of fiscal feasibility, methods of financing, taxing agency consultations, and plan document preparation.


6. In March, 2000, the Agency concluded that, based on physical and economic blight, the boundaries for the amended South of Market Earthquake Recovery Redevelopment Project Area should include all properties in Assessor's
Blocks 3703, 3704, 3725, 3726, 3731, 3732, 3753 and 3754 (also referred to as the Western Expansion Area), and exclude all parcels located in Blocks 3733 and 3752 (referred to as the Eastern Expansion Area) which lack the preponderance of physical blight conditions.

7. At its April, 2000 meeting, the PAC voted to approve the Agency’s original Survey Area boundaries, including both the Eastern and Western Expansion Areas, passing its motion by a vote of 10 for, 3 against, and 1 abstention.

8. The Agency and the PAC agreed to further review the boundary analysis and seek guidance from Agency legal counsel to determine the legal consequences of including an area without sufficient evidence of physical blight.

9. At the September, 2000 meeting, the PAC considered the Agency staff’s recommendation to include only the Western Expansion Area in the Redevelopment Plan Amendment and exclude the Eastern Expansion Area based on the blight analysis. The PAC voted 5 for, 5 against, and 2 abstentions.

10. Agency staff recommends that the Western Expansion Area be included in the boundaries for the amended South of Market Earthquake Recovery Redevelopment Project Area and that the Eastern Expansion Area be excluded based on insufficient evidence of blight.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Agency confirms the intent to designate the boundaries of the amended South of Market Earthquake Recovery Redevelopment Project Area to include only the parcels within the Survey Area located in Assessor’s Blocks 3703, 3704, 3725, 3726, 3731, 3732, 3753, and 3754 based on the existence of physical and economic blight as set forth in the Existing Conditions/Blight Findings Report.

APPROVED AS TO FORM:

[Signature]

Bertha A. Ontiveros
Agency General Counsel