RESOLUTION NO. 53-2004

Adopted May 4, 2004

AUTHORIZING AN INCREASE OF $1,000,000 TO THE BASEMENT AND SIDEWALK ENHANCEMENT PROGRAM FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $2,000,000 TO PROVIDE FUNDS TO PROPERTY OWNERS FOR STRUCTURAL SUPPORT FOR IMPROVED SIDEWALKS ALONG SIXTH STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The South of Market Earthquake Recovery Redevelopment Plan was adopted "to repair, restore, and/or replace buildings and physical infrastructure damaged by the October 17, 1989 earthquake and to provide economic assistance to property owners, neighborhood-serving businesses and related establishments." Sidewalk replacement is part of the Redevelopment Agency of the City and County of San Francisco’s ("Agency") overall improvement efforts on Sixth Street.

2. To implement the sidewalk replacement program, the Department of Public Works ("DPW") inspected the sidewalks on Sixth Street and identified needed repairs. DPW has also determined that many of the 30 basements located directly beneath the sidewalks along Sixth Street have deteriorated to the extent that they may not be able to provide adequate support for the installation of the new sidewalk improvements. On June 8, 1999, by Resolution Number 48-99, the Commission approved a Basement and Sidewalk Enhancement Program ("Loan Program") and initial funding of $1,000,000 for loans to assist the affected property owners along Sixth Street to undertake the work necessary to abandon or reinforce their sub-sidewalk basements.

3. To assist the affected Sixth Street property owners to engage engineering services to undertake the work necessary to abandon or reinforce their sub-sidewalk basements, the Agency worked with Urban Solutions to design a grant program ("Grant Program") for engineering services. On July 17, 2001, the Agency approved a revision to the Loan Program to provide grants to property owners for engineering services for the effected property owners.

4. In the past five years, a total of $804,792 has been spent or committed for abandonment construction work for ten properties, $109,224 has been spent on engineering grants for 19 properties and $21,000 was used to pay for Urban Solutions to provide technical assistance to property owners. There is approximately $85,983 remaining from the initial $1,000,000 Loan Program
authorization. Staff estimates that $1,085,983 is needed to complete abandonment and reinforcement work for the remaining ten properties.

5. The Agency has budgeted a total of $1,500,000 for the Loan Program, $1,000,000 of which was authorized in 1999, leaving a balance of $500,000 to fund the increased amount. The other $500,000 now needed will be funded by savings from the public improvements portion of the sidewalk project construction costs and other budget line items in the South of Market budget.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the Redevelopment Agency of the City and County of San Francisco authorizes an increase of $1,000,000 to the Basement and Sidewalk Enhancement Program (the “Loan Program”) for a total aggregate amount not to exceed $2,000,000 to provide funds to property owners for structural support for improved sidewalks along Sixth Street in the South of Market Earthquake Recovery Redevelopment Project Area.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel