RESOLUTION NO. 24-2005

Adopted February 15, 2005

AUTHORIZING AN INCREASE OF $120,000 TO THE BASEMENT AND SIDEWALK ENHANCEMENT PROGRAM FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED $2,120,000 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 San Francisco 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 Agency 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. On May 4, 2004, by Resolution Number 53-2004, the Agency Commission authorized an additional amount of $1,000,000 to the Loan Program for a total of aggregate amount of $2,000,000.

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 the affected property owners for engineering services.

4. In the past five years, a total of $1,756,657 has been spent or committed for abandonment construction work for eighteen properties, $121,648 has been spent on engineering grants for 20 properties, and $21,000 has been paid to Urban Solutions to provide technical assistance to property owners. There is
approximately $100,000 remaining from the $2,000,000 Loan Program authorization. Staff estimates that $200,000 is needed to complete abandonment work for the one remaining property. An additional $20,000 could potentially be needed to cover contingencies.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the Redevelopment Agency of the City and County of San Francisco authorizes an increase of $120,000 to the Basement and Sidewalk Enhancement Program for a total aggregate amount not to exceed $2,120,000 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:

[Signature]

James B. Morales 2/17/05
Agency General Counsel