

File No. 110405

Committee Item No. _____

Board Item No. 8

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date April 26, 2011

Cmte Board

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Completed by: Joy Lamug

Date April 21, 2011

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Arelious Walker Drive Stairway Improvements]
2

3 **Resolution making certain findings pursuant to Health and Safety Code Section 33445**
4 **and consenting to the Redevelopment Agency of the City and County of San**
5 **Francisco's use of tax increment funds in an amount not to exceed \$61,500 for contract**
6 **administration, construction bid management, and project closeout for City owned**
7 **public right-of-way improvements for the Arelious Walker Drive Stairway in the**
8 **Bayview Hunters Point Redevelopment Project Area.**
9

10 WHEREAS, Section 33445 of the California Health and Safety Code authorized a
11 Redevelopment Agency, with the consent of the legislative body to pay for the costs of certain
12 public improvements if the legislative body determines that: 1) the public improvements
13 benefit the project area 2) no other reasonable means of financing the improvements are
14 available to the community, and 3) payments for the improvements will assist in the
15 elimination of blight in the project area and is consistent with the implementation plan; and

16 WHEREAS, The Bayview Hunters Project Area ("Project Area") was created pursuant
17 to the provisions of the California Community Redevelopment Law (California Health and
18 Safety Code Sections 33000 et. seq.); and

19 WHEREAS, The Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan")
20 was approved on June 1, 2006 by the Board of Supervisors of the City and County of San
21 Francisco by Ordinance No. 113-06; and

22 WHEREAS, Agency Commission Resolution No. 37-2011 dated March 29, 2011, the
23 Agency Commission authorized the Executive Director to prepare, a resolution for
24 consideration by the Board of Supervisors (together with other relevant documents), that
25

1 comply with the requirements of California Health and Safety Code Section 33445 to allow
2 Agency funding of the Arelious Walker Drive Stairway Improvement Project; and

3 WHEREAS, in connection with the adoption of the Redevelopment Plan, the
4 Redevelopment Agency of the City and County of San Francisco ("Agency") has determined
5 that blighting conditions exist within the Project Area and the implementation of various public
6 improvements is an element of the Redevelopment Plan; and

7 WHEREAS, the Arelious Walker Drive Stairway ("Stairway") has fallen into disrepair
8 due to the lack of designated capital funds to improve pedestrian stairway amenities.
9 Pedestrian paths and stairways have generally received less attention and funding for upkeep
10 and maintenance than streets and sidewalks; and

11 WHEREAS, the Arelious Walker Drive Stairway Improvements (the "Project") includes
12 installing: reinforced concrete steps; new handrails and guardrails with ADA compliance;
13 installing new anti-slip strip at all stairs; vandal resistance lightings; and mosaic tile panels to
14 all stair steps. In addition, the Project also includes plantings along both sides of the stairs to
15 transform the Stairway into an attractive pedestrian linkage; and

16 WHEREAS, the Project will eliminate blighting conditions and benefit the Project Area
17 in a manner that is consistent with the Implementation Plan by improving the pedestrian
18 environment, public safety and upgrading the area's appearance; and

19 WHEREAS, in 2009, the Agency applied for a Transportation Enhancement ("TE")
20 grant for the Stairway improvements in the amount of \$1,109,000 through the San Francisco
21 County Transportation Authority. The source of the grant is the TE Program from the
22 Regional Transportation Improvement Program and is managed by Caltrans; and

23 WHEREAS, federal transportation funds cannot be allocated directly to the Agency
24 without a Caltrans Master Agreement per state guidelines. As the administering City
25 department for public right-of-way improvement projects and authorized recipient of Caltrans

1 funds, the Department of Public Works ("DPW") is the appropriate department to accept and
2 expend the funds for the Stairway; and

3 WHEREAS, the Department of Public Works was awarded the TE grant for the Project
4 in 2011. The grant sources do not cover the entire cost of the project, DPW estimates an
5 additional \$61,500 is needed for non-construction cost to cover contract administration,
6 construction management and project closeout for the Project; and

7 WHEREAS, DPW searched for funds from the City and other sources, and except for
8 the TE grant funds was unable to acquire additional funds because of the recent economic
9 recession. The City itself faces substantial fiscal challenges in light of substantially reduced
10 tax revenues and challenging economic conditions created by the recess. According to the
11 Three Year Budget Projection for General Fund Supported Obligations FY2010-11 through
12 2012-13, project shortfalls in General Fund revenues compared to expenditures over the next
13 three years are \$483 million in FY2010-11, \$712 million in FY2011-12, and \$787 million in FY
14 2012-13. These projected deficits illustrate why alternatives sources of funding are not
15 available for the needed structural access improvements.

16 WHEREAS, the City's capital budget does not include funding for this Project and there
17 are no other reasonable means of financing the Project; and

18 WHEREAS, improvements to deteriorated public facilities, creating non-vehicular
19 access, and installing needed site improvements to benefit employment and new commercial
20 growth are listed as activities in the five-year Implementation Plan for the Redevelopment
21 Plan; and

22 WHEREAS, the Project is consistent with the Implementation Plan because it provides
23 an improved access point to employment opportunities and transit, and renovates a public
24 facility; and

1 WHEREAS, Resolution No. 37-2011 was adopted by the Redevelopment Agency
2 Commission on March 29, 2011 authorizing Agency staff to pursue Board of Supervisors
3 approval of findings now, therefore, be it

4 RESOLVED, The Board of Supervisors findings that the Arelious Walker Drive
5 Stairway Improvements will be of benefit to the Project Area; and that there are no other
6 reasonable means of funding the Project; and that the Project is consistent with the
7 Implementation Plan for the Project Area; and be it

8 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
9 Francisco authorizes the Redevelopment Agency acting through the Executive Director is
10 authorized to expend \$61,500 of tax increment funds for the Arelious Walker Drive Stairway
11 Improvements.

MEMORANDUM

TO: Agency Commissioners

FROM: Fred Blackwell, Executive Director

SUBJECT: Authorizing a Letter Agreement with the City and County of San Francisco Acting by and through its Department of Public Works in an amount not to exceed \$61,500 for contract administration, construction bid management, and project closeout for the Arelious Walker Drive Stairway Improvement Project located at the intersection of Arelious Walker Drive and Innes Avenue and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area.

EXECUTIVE SUMMARY

The Arelious Walker Drive Stairway ("Stairway") is a deteriorated stairway within the public right-of-way located in the northeastern portion of the Bayview Hunters Point ("BVHP") Redevelopment Project Area ("Project Area"). The Stairway provides an important pedestrian connection from the San Francisco Housing Authority's Westbrook development to Innes Avenue, and thereby, to transit, open space, and future employment opportunities along the India Basin Shoreline and in Hunters Point Shipyard.

In 2010, the Agency applied for a Transportation Enhancement grant for the Arelious Walker Drive Stairway Improvement Project ("Project"), in the amount of \$1,109,000, through the San Francisco County Transportation Authority ("SFCTA"). The source of the grant is the Transportation Enhancement ("TE") Program from the Regional Transportation Improvement Program, managed by Caltrans. Federal transportation funds cannot be allocated directly to the Agency without a Caltrans Master Agreement per state and federal guidelines. As the administering City department for public right of way improvement projects and authorized recipient of Caltrans funds, the Department of Public Works ("DPW") of the City and County of San Francisco ("City") is the appropriate department to accept and expend the grant funds for the Project. While no match was required for the TE grant, additional non-construction costs for the Project are not covered by the grant sources. DPW estimates an additional \$61,500 is needed to cover contract administration, construction management and project closeout.

To use redevelopment funds for publicly-owned improvements located in a redevelopment project area, the Agency must comply with Health and Safety Code Section 33445 of California's Community Redevelopment Law ("CRL Section 33445"). This section requires the Board of Supervisors ("Board") to adopt a resolution making certain findings that the Agency's payment for publicly-owned improvements alleviates blight in a project area; no other reasonable means of financing such improvements exists, and is consistent with the current implementation plan for the Project Area (the "CRL Section 33445 Findings").

Staff is requesting that the Agency Commission authorize a Letter Agreement with DPW for the Arelious Walker Drive Stairway Improvement Project; adopt a resolution making the CRL Section 33445 Findings for the Letter Agreement; and authorize Agency staff to submit a resolution making identical or substantially similar findings for consideration by the Board of Supervisors.

Staff recommends authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$61,500 for the Arelious Walker Drive Stairway Improvement Project and adoption of a resolution making certain findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area.

Project Description

The Arelious Walker Drive Stairway is one of five stairways that connect the San Francisco Housing Authority public housing projects on Hunters Point Hill to Innes Avenue and to transit and open space recreation facilities adjacent to the India Basin Shoreline (Attachment 1). The existing Stairway is concrete with steel handrails, and approximately 150 feet in length.

The Stairway is deteriorated and requires a significant amount of improvement to bring it into compliance with the City's Building Code. In 2008, DPW provided an evaluation and preliminary cost estimate for the Stairway and four other stairways in the vicinity. The evaluation found the stairways to be at varying levels of disrepair. Handrails are missing in some places, and landings present tripping hazards. Stairway foundations have been washed away in certain locations and have potentially undermined the structural stability of the stairways. In other locations, dense vegetation has encroached into the stairway path. The pedestrian stairways have fallen into disrepair primarily due to the lack of designated improvement funds.

There is widespread community support for improving connectivity between Hunters Point Hill and the India Basin Shoreline and the safety of the pedestrian stairway connections for the Hunters Point Hill residents. In 2002, the Agency and the BVHP Project Area Committee ("PAC") completed a Community Revitalization Concept Plan that identified the stairway improvements. The SFCTA Community-Based Neighborhood Transportation Plan for the Bayview also identifies the importance of stairway improvements for improved access to transit services. At many PAC meetings and India Basin Shoreline planning workshops, residents have expressed safety concerns for seniors and children who utilize the uneven stairways without handrails, often with groceries in hand. Of the five stairways along the India Basin Shoreline area, the Arelious Walker Drive Stairway was prioritized for the TE grant opportunity due to its proximity to future open space and commercial opportunities along India Basin Shoreline and Hunters Point Shipyard, and the cost of the Stairway repairs closely matched the maximum allowable grant amount. The Stairway Project grant application was presented to the PAC Land Use Subcommittee on November 2, 2009.

Funding Background

In September 2009, the SFCTA issued a call for projects for San Francisco's county share of Federal TE funds. The Agency submitted a proposal for the Project for preliminary consideration to the SFCTA on October 2, 2009. The Stairway Project ranked at the top of the priority list for funding.

On December 15, 2009 the Agency adopted a Resolution to authorize the application and the acceptance and expenditure of the TE grant funds.

Funds are subject to California Transportation Commission and Caltrans final approval of the Project and project sponsor. Recipients of the TE grant must enter into a Master Agreement with Caltrans prior to requesting a disbursement of the TE funds. The Agency currently does not have a Master Agreement with Caltrans. Staff and SFCTA determined the process and timeline for entering into a new Master Agreement with Caltrans could potentially jeopardize the TE grant disbursement deadlines. In an effort to expeditiously execute this project the California Transportation Commission, SFCTA and Caltrans authorized DPW as the recipient for TE grant funds for the Stairway Project.

All non-construction costs associated with this project are not covered by the grant. DPW Bureau of Engineering ("DPW-BOE") estimates an additional \$61,500 is needed to cover a portion of the cost for construction documents, contract administration, construction management and project closeout. A detailed Scope of Work and Budget Summary are provided in Attachment 2 and 3.

Workforce and Contracting Requirements

The Stairway Project is a DPW project, and as such, DPW will be the lead entity implementing local contracting and hiring requirements. Federal transportation dollars require the City to adhere to federal workforce and contracting guidelines. These guidelines differ from the Agency's workforce and contracting policies in two key ways: (1) they include a goal to award 100% of the contracting opportunities to small business enterprises, and (2) they do not permit geographic preferences for contracting and hiring. The City will work with CityBuild to provide opportunities for qualified residents of BVHP to apply for any available entry-level vacant positions.

Community Redevelopment Law Requirements

Since the Agency will be using tax increment funds for improvements to the Stairway, which is a City-owned property, CRL Section 33445 requires that the Agency seek approval of the Board before disbursing funds from the Letter Agreement. The Agency will request the Board's approval of the proposed Letter Agreement based on the following findings: that (1) the improvements to the Stairway are of benefit to the BVHP Project Area by helping to eliminate blight within the Project Area; (2) no other reasonable means of financing the improvements are available; and (3) the Agency funding is consistent with the implementation plan adopted for the Project Area pursuant to CRL Section 33490.

The Commission is being asked to make certain findings pursuant to CRL Section 33445 and also to authorize the submission of a resolution with identical or substantially similar findings for consideration by the Board. CRL Section 33445 requires the Board to adopt a resolution making certain determinations with respect to publicly-owned improvements funded by the Redevelopment Agency. The required findings are summarized below:

1. ***The publicly-owned Arelious Walker Drive Stairway Project with the proposed improvements will be of benefit to the Project Area by helping to eliminate blight in this Project Area.***

The above-stated finding is based on the following facts:

- A. The Arelious Walker Drive Stairway is concrete with steel handrails, approximately 150 feet in length and is located within the public right-of-way. The Stairway is in poor condition, presents numerous hazards and safety risks, and requires a significant amount of deferred maintenance work to bring it into compliance with current building codes. The proposed Project seeks to improve the Stairway and surrounding area, by rebuilding existing concrete stairs with railings; reconstructing the reinforced concrete; installing new handrails and guardrails with ADA compliance; installing new anti-slip strip at all stairs; installing vandal resistance lightings; installing mosaic tile panels to all stair steps; and plantings along both sides of the stairs to transform the Stairway into an attractive pedestrian linkage.
- B. The proposed renovation of the Arelious Walker Stairway will help reduce blighting conditions and will provide a vital connection from an isolated low-income community to MUNI bus route 19, the India Basin Shoreline, the Bay Trail and Herons Head Park. The average household income of Hunters Point Hill household in the Westbrook Apartments is \$17,437 and access to basic services such as grocery stores, medical services, and other basic needs are critical barriers for this community. Enhancing pedestrian linkages to transit and waterfront recreation will not only address basic access issues, but will also connect two communities separated by the steep grade of Hunters Point Hill. In the future, this pedestrian linkage will provide a critical linkage to the new commercial, retail and recreational activities planned for the India Basin Shoreline and Shipyard. In the event of an emergency, these pathways could serve as critical evacuation routes for large numbers of pedestrians who reside in the hill area. Using Agency funds for the Stairway will assist in the elimination of blighting conditions in the Project Area.

2. *There are no other reasonable means of funding the public improvements.*

Other than the grant money awarded to DPW, no other reasonable means of financing the project is available. The City faces substantial fiscal challenges in light of substantially reduced tax revenues and challenging economic conditions created by the recent recession. According to the City's Three-Year Budget Projection for General Fund Supported Obligations FY 2010-11 through 2012-13, projected shortfalls in General Fund revenues compared to expenditures over the next three years are \$483 million in FY 2010-11, \$712 million in FY 2011-12, and \$787 million in FY 2012-13. These projected deficits illustrate why alternative sources of funding are not available for completing the non-construction tasks necessary for the needed improvements to pedestrian pathways that do not have dedicated source of funding. The City has no funds currently budgeted for the Project, and no other source has been identified to provide funds for the Project.

3. *The public improvements are consistent with the Implementation Plan for the Project Area.*

The Project is consistent with the Project Area's Five-Year Implementation Plan (the "Implementation Plan") adopted pursuant to Health and Safety Code Section 33490. The Implementation Plan covers the period from July 1, 2006 to June 30, 2011 and was adopted under the March 7, 2006 Agency Commission Resolution No. 32-2006 and under the June 1, 2006 Board of Supervisors' Ordinance No. 113-06. The Project is consistent with the Implementation Plan's goals and objectives of non-vehicular access improvements.

The findings the Agency Commission is requested to create a record upon which the Board may consider whether to make similar findings in accordance with CRL Section 33445. Authorization of the Executive Director to submit such findings to the Board of Supervisors will indicate the Commission's approval of the submission of such findings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Agency approval of the Letter Agreement for the supplemental cost for the Arelious Walker Stairway Drive Stairway Improvement Project would have no resultant significant environmental impacts and are categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301(d). Making findings required by Health and Safety Code Section 33445 for the Letter Agreement is an Agency administrative activity that will not cause any physical change in the environment and is not a "Project" as defined in CEQA Guidelines Section 15378(b)(5).

Originated by Lila Hussain, Associate Planner

Fred Blackwell
Executive Director

Attachment 1: Map 1
Attachment 2: Scope of Work
Attachment 3: Budget Summary

RESOLUTION NO. 37-2011

Adopted March 29, 2011

AUTHORIZING A LETTER AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH ITS DEPARTMENT OF PUBLIC WORKS, IN AN AMOUNT NOT TO EXCEED \$61,500 FOR CONTRACT ADMINISTRATION, CONSTRUCTION BID MANAGEMENT, AND PROJECT CLOSEOUT FOR THE ARELIOS WALKER DRIVE STAIRWAY IMPROVEMENT PROJECT AND MAKING FINDINGS REQUIRED BY HEALTH AND SAFETY CODE SECTION 33445; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") is authorized, pursuant to California Community Redevelopment Law ("CRL") (Health and Safety Code, Section 33000 *et seq.*), to provide assistance and advance funds for the making of improvements necessary for the redevelopment of blighted areas and the implementation of a project area redevelopment plan.
2. On June 1, 2006, the Agency adopted the Redevelopment Plan ("Plan") for the Bayview Hunters Point Redevelopment Project Area ("BVHP Project Area"). Some of the key goals of the Plan are improvements to safety, substandard infrastructure, and improved pedestrian access to transportation and commercial opportunities for BVHP Project Area residents.
3. The Arelios Walker Drive Stairway Improvement Project ("Stairway" or "Project") is located in the BVHP Project Area. The Stairway provides a vital connection from an isolated low-income community to bus route 19, the India Basin Shoreline, the Bay Trail, Herons Head Park, and future development at Hunters Point Shipyard.
4. The residents, businesses, stakeholders, the BVHP Project Area Advisory Committee, the Agency, Planning Department, and other City departments have been working closely together on projects and plans to improve vehicular and non-vehicular transportation in the BVHP Project Area and to connect the BVHP Project Area to citywide destinations.
5. In 2002, the Agency and the BVHP Project Area Committee ("PAC") completed a Community Revitalization Plan that identified the stairways for targeted improvements. In 2009, the Draft India Basin Sub-Area Plan also identified the Stairway for targeted improvements. The Stairway grant application was endorsed by the PAC Land Use Subcommittee on November 2, 2009.

6. In 2009, the Agency applied for a Transportation Enhancement ("TE") grant for the Stairway improvements, in the amount of \$1,109,000 through the San Francisco County Transportation Authority. The source of the grant is TE Program from the Regional Transportation Improvement Program, and is managed by Caltrans.
7. Federal transportation funds cannot be allocated directly to the Agency without a Caltrans Master Agreement per state and federal guidelines. As the administering City department for public right of way improvement projects and authorized recipient of Caltrans funds, the Department of Public Works ("DPW") of the City and County of San Francisco ("City") is the appropriate department to accept and expend the grant funds for the Stairway. In 2011, TE grant in the amount of \$1,109,000 was awarded to the Stairway.
8. DPW-BOE estimates an additional \$61,500 for non-construction cost is needed to cover contract administration, construction management, and project closeout.
9. Since the Agency will be using \$61,500 in Agency tax increment funds to pay for the renovation of the Stairway in the BVHP Project Area, a City-owned public right-of-way, Health and Safety Code Section 33445 requires the Agency to seek approval of the San Francisco Board of Supervisors ("Board") before providing the funding. As such, the Agency will request the Board's approval of the proposed Agency funding based on the following findings: (1) the improvements are of benefit to the BVHP Project Area by helping to eliminate blighting influences within the BVHP Project Area; (2) no other reasonable means of financing the improvements are available; and (3) the Agency funding is consistent with the implementation plan adopted for the BVHP Project Area pursuant to CRL Section 33490.
10. The deteriorated Stairway is a public safety hazard and requires a significant amount of improvements to bring it into compliance with the City's Building Code. Handrails are missing in some places, and landings present tripping hazards. Stairway foundations have been washed away in certain locations and have potentially undermined the structural stability of the Stairway. In other locations, dense vegetation has encroached into the Stairway path.
11. The proposed Project seeks to improve the Stairway and adjacent area, by rebuilding existing concrete stairs with railings; reconstructing the reinforced concrete; installing new handrails and guardrails with ADA compliance; installing new anti-slip strip at all stairs; installing vandal resistance lightings; installing mosaic tile panels to all stair steps; and plantings along both sides of the stairs to transform the Stairway into an attractive pedestrian linkage.
12. The Stairway improvements will alleviate blighting conditions by improving substandard infrastructure, eliminating public safety hazards, and creating a vital access to public transit, open space, and future neighborhood services and commercial opportunities. In the event of an emergency, these pathways could serve as a critical evacuation route for large numbers of pedestrians who reside in the hillside area.

13. The pedestrian stairway has fallen into disrepair due to the lack of designated capital funds to improve pedestrian stairway amenities. Pedestrian paths and stairways have generally received less attention and funding for upkeep and maintenance than streets and sidewalks.
14. DPW searched for funds from the City and other sources, and except for the TE grant was unable to acquire additional funds because of the recent economic recession. The City itself faces substantial fiscal challenges in light of substantially reduced tax revenues and challenging economic conditions created by the recession. According to the Three-Year Budget Projection for General Fund Supported Obligations FY 2010-11 through 2012-13, projected shortfalls in General Fund revenues compared to expenditures over the next three years are \$483 million in FY 2010-11, \$712 million in FY 2011-12, and \$787 million in FY 2012-13. These projected deficits illustrate why alternative sources of funding are not available for the needed seismic and disabled-access improvements to the Stairway. The City has no funds currently budgeted for the Stairway, and no other source has been identified to provide funds for the Stairway.
15. The Stairway is consistent with the Project Area's Five year Implementation Plan goals and objectives of: (1) improving deteriorated public facilities; (2) creating non-vehicular access; and (3) installing needed site improvements to stimulate employment and new commercial growth. The Implementation Plan covers the period from July 1, 2006 to June 30, 2011 and was adopted under the March 7, 2006 Agency Commission Resolution No. 32-2006 and under the June 1, 2006 San Francisco County Board of Supervisors' Ordinance No. 113-06.
16. Agency approval of the Letter Agreement for the Arelious Walker Drive Stairway Improvement Project would have no resultant significant environmental impacts and is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301(d), Restoration or Rehabilitation of Deteriorated or Damaged Structures. Making findings required by Health and Safety Code Section 33445 for the Letter Agreement is an Agency administrative activity that will not cause any physical change in the environment and is not a "Project" as defined in CEQA Guidelines Section 15378(b)(5).

RESOLUTION

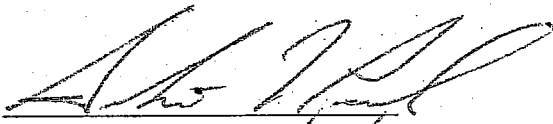
ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

(a) the Agency Commission adopts the following findings: (a) that the construction of the Arelious Walker Drive Stairway Improvements are of benefit to the Bayview Hunters Point Redevelopment Project Area by helping to eliminate blight within the Project Area; (b) that there are no other reasonable means of financing the Stairway improvements that are publicly owned and available to the community; and (3) that the payment of Agency funds to construct the publicly owned Stairway improvements is consistent with the Implementation Plan adopted pursuant to California Health and Safety Code Section 33490 each for the reasons stated above.

(b) the Executive Director is authorized to enter into and execute a Letter Agreement with City and County of San Francisco, acting by and through its Department of Public Works, in an amount not to exceed \$61,500 for contract administration, construction bid management, and project closeout for the Arelious Walker Drive Stairway Improvement Project, subject to the Board of Supervisors' approval pursuant to California Health and Safety Code Section 33445.

(c) the Executive Director is authorized to prepare, on behalf of the Agency, a resolution for consideration by the Board of Supervisors (together with other relevant documents), which resolution shall comply with the requirements of California Health and Safety Code Section 33445 to allow for Agency funding of the Arelious Walker Drive Stairway Improvement Project and shall include findings identical or substantially similar to those described in this Resolution and the Commission Memo dated March 29, 2011.

APPROVED AS TO FORM:


for James B. Morales 3/24/11
Agency General Counsel

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco, as a Committee of the Whole, will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, April 26, 2011

Time: 3:00 p.m.

Location: Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: Public hearing to consider making findings under Health and Safety Code Section 33445 and to consent to the use of tax increment funds in an amount not exceed \$61,500 for contract administration, construction bid management, and project closeout for city-owned public right of way improvements for the Arelious Walker Drive Stairway in the Bayview Hunters Point Redevelopment Project Area.

The purpose of said hearing is to hear all persons interested in the matter of the proposal of the Redevelopment Agency of the City and County of San Francisco ("Agency") to use tax increment funds to enter into a Letter Agreement with the Department of Public Works in an amount not to exceed \$61,500 for contract administration, construction bid management, and project closeout for city-owned public right-of-way improvements for the Arelious Walker Drive Stairway in the Bayview Hunters Point Redevelopment Project Area ("BVHP Project Area").

The Redevelopment Agency has made findings pursuant to Section 33445 of the Health and Safety Code in Agency Commission Resolution No. 37-2011 dated March 29, 2011. The Agency found that: (1) the improvements are of benefit to the BVHP Project Area by helping to eliminate blighted conditions within the BVHP Project Area; (2) no other reasonable means of financing the improvements are available; and (3) the Agency funding is consistent with the implementation plan adopted for the BVHP Project Area pursuant to Section 33490 of the Health and Safety Code.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the draft Board of Supervisors Resolution, Agency Commission Memo and Resolution at the following address: San Francisco Redevelopment Agency, One

South Van Ness Avenue, 5th Floor, San Francisco, California, 94103. Questions concerning the project may be addressed to Lila Hussain, San Francisco Redevelopment Agency (415) 749-2431.

An action to challenge the findings pursuant to Health and Safety Code Section 33445 shall be filed and served within 60 days after the date of resolution containing the findings.

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public records in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, 94102. Agenda information relating to this matter will be available for public review, at the Office of the Clerk of the Board, on Thursday, April 21, 2011.



Angela Calvillo
Clerk of the Board

DATED: April 7, 2011
PUBLISHED: April 10, 2011 and April 17, 2011

