

Division: Economic Development
Project / Program: Economic Development Commission

Project / Program Description: The Office of Economic Development provides staff support to the Economic Development Commission (EDC), which meets monthly. The EDC develops and recommends long-term economic development goals to the City Council and works on specific economic development issues from time to time.

Status: The EDC did not meet during the month of August. At the July EDC meeting, the Commission heard a presentation by a representative of EcoMetro Guide—East Bay, extending an invitation to become part of their directory to advertise Richmond-based ‘eco-friendly’ businesses via customer discount coupons. On August 27, the EDC helped coordinate a meeting between Agency staff and EcoMetro Guide. The Commissioners also discussed the contents of a proposed letter to the Council outlining short, mid- and long-term strategies to move the City in a “greener” direction.

Next Steps:

- The EDC will continue working on ways for the City to play a prominent role in the East Bay Green Corridor Partnership.
- The EDC, with assistance from the Contra Costa County Green Business Certification Division, will encourage existing businesses to adopt cost-effective “green” business products, technologies and practices.
- The EDC will assist Employment & Training in efforts to assess the impacts of the newly-passed Local Employment Ordinance and Business Opportunity Ordinance.
- The EDC will continue to work with staff to attract new businesses to Richmond and retain existing businesses.
- The EDC will continue discussions with city staff to help advance the city’s green economic development-related plans and programs.

Division: Economic Development
Project / Program: Richmond Business Assistance Program

Project / Program Description: The Business Assistance Program is designed to provide technical assistance to Richmond small businesses including counseling, workshops, classes, business plan assistance, marketing, credit repair, legal referrals, financing, employee recruitment, tax credit information, and website design. Working with the Federal Small Business Administration (SBA), most of these consulting hours are provided at no cost to Richmond business owners.

Status: Wal-Mart Partnership: Staff co-hosted the Wal-Mart Marketing Seminar on August 20th with the Chamber of Commerce. Nine of the small business owners selected attended the seminar. The marketing consultant from the Contra Costa Small Business Development Center (CCSBDC) offered all the business owners up to 12-hours of free one-on-one marketing consulting through the CCSBDC. Maria Costen, a marketing executive with KBLX Radio, gave a presentation on radio advertising and offered the businesses free consultation on a radio marketing campaign. Staff will work with the four businesses selected by the OED on the type of marketing campaign they want to implement with the Wal-Mart grant. In addition, staff is following-up with Wal-Mart to collect the check for the marketing grant.

Wal-Mart Business Spotlight: OED staff selected Cazuelas Grill, a family-owned Mexican restaurant at Hilltop, as the Wal-Mart In-Store Radio ad for the 3rd Quarter (August-October, 2008). Wal-Mart's Jobs and Opportunities Zone Program (JOZ) of which Richmond is a participant will run in-store radio ads on behalf of one small business each quarter. Staff is following up with Wal-Mart to produce/roll-out the first in-store Radio ad for Cazuelas Grill.

Next Steps:

- Continue to provide marketing support and outreach for the training classes.
- Explore different models and feasibility of establishing a virtual small business incubator in Richmond.
- Continue to operate the Economic Development and Small Business Spotlight programs under the Wal-Mart grants.
- Meet with Wal-Mart Regional Public Relations Manager to discuss progress of the Richmond JOZ Program and pick-up the Small Business Spotlight grant check.
- Plan and implement the one-on-one marketing campaigns with the four businesses selected by the OED.
- Implement the Local Shelf Space Program at the Richmond Wal-Mart Store.

Division: Economic Development
Project / Program: Business Website and Marketing Program

Project / Program Description: Staff is responsible for *richmondca4business.com* website maintenance, monitoring and updates to ensure that information is current and enhanced over time. The web-site, Marketing Materials and Toolkit, which includes a CD/DVD, brochure, kit cover and website enhancement, is used to attract new businesses and to retain and expand existing businesses.

Status: Staff collaborated with representatives of Mountain Hardware to create and post the Summer Business Spotlight on our business website. Staff continued to work with the Chamber of Commerce and Marina Bay businesses to promote, via *Bay Crossings*, the Richmond waterfront as a public-serving asset and business relocation opportunity. Staff is also working with East Bay Business Times in regard to implementing phase II of its ad marketing campaign, targeting manufacturers, retailers and service businesses with an emphasis on 'green.' The business website had 43,166 hits in August.

Next Steps:

- Work with local internet marketing firm Stellar Vision to produce and televise information about Richmond's economic development and redevelopment efforts.
- Complete planning and design for installation of new banners throughout the various Redevelopment Project Areas.
- Continue to confer with East Bay Business Times to further enhance the ad campaign to make more businesses aware of the opportunities and services in Richmond.
- Appear on KCRT Cable TV to describe the programs, services and direction of the City's economic development efforts.
- Add web-site links for businesses to learn more about "green" business products, technologies and practices.

- Develop and release more business and community-focused articles and ads via local and regional print, network and cable outlets.
- Explore possibilities to modify and update key aspects (e.g. businesses no longer in Richmond) of the business website.

Division: Economic Development
Project / Program: Richmond Business Retention and Expansion

Project / Program Description: The Richmond Business Retention Program uses surveys and interviews to ensure that the City stays informed about current issues and concerns of local businesses as well as planned business expansions and contractions. The OED uses these surveys and interviews to target programs and services where they are needed.

Status: Staff continues to meet with local businesses to learn about concerns, gather suggestions and notify the appropriate departments to address the concerns. Staff has also been collaborating with Employment & Training and other Team Richmond partners to determine how best to track and assist businesses via the Rapid Response Program. Staff continues to provide guidance and support to merchants along the 23rd Street commercial corridor and will step-up efforts along Macdonald Avenue. Staff also regularly attends morning meetings with members of the Hilltop District Advisory Committee to discuss improvements around the Mall.

Next Steps:

- Work with City departments to resolve issues of concern identified by business owners.
- Meet with Downtown/Macdonald Avenue Merchants and Main Street representatives to coordinate efforts on business survey and deliverables to business owners. Schedule additional one-on-one meetings with business owners, especially in the Downtown area, to discuss specific needs during the period of extensive street infrastructure improvements and areas (i.e., façade improvements, marketing, access to capital, etc.) with which the City can be of assistance.
- Continue follow-up with new business contacts and provide requested support to those who attended the BESTeam Forum.
- Build on and expand organizing and support efforts with merchants on San Pablo Avenue, 23rd Street and Macdonald Avenue
- Continue involvement in planning process to bring about a improvements in the streetscapes, freeway pylon signs and directional signage in the Hilltop Mall area

Division: Economic Development
Project / Program: Targeted Business Recruitment

Project / Program Description: The Office of Economic Development is currently targeting four business sectors for direct attraction and recruitment efforts: (a) Bio-tech/high-tech, (b) Food manufacturing/distribution, (c) emerging “Green” and “Clean” technologies, and (d) Retail.

Status: Staff continued to follow-up with the 40 retailers targeted by Buxton Company for one or more of three key Richmond commercial corridors: Downtown, Macdonald & 80, and Southern Gateway. Eleven of the 40 are being aggressively pursued based on their expression of interest in identifying specific sites. Staff continued to follow-up with Cal BIS/ East Bay EDA re: relocation prospects and with the brokers representing Bayer, which is in contract to sell its Berlex facility in Richmond. Staff spoke again with the retail consultant interested in bringing a *Fresh & Easy Neighborhood Market* to Richmond (expected soon to decide on a potential location in the Downtown trade area), with the representatives of Hero Arts (a manufacturer and designer of rubber stamps used for crafts, cards, etc.), which will soon relocate to Richmond in the refurbished Cannery building). Also, staff met with an owner-rep broker searching for a site for a new 95,000 sf. WinCo Market. On August 28th, staff attended the ICSC Retail Connection Forum in San Ramon and exchanged information on site criteria and site opportunities with several companies: Raley’s, Grocery Outlet, Rubio’s, Peet’s Coffee, Darden Restaurants, Petco, Chipotle, etc.

Next Steps:

- Meet and discuss approaches to continue pursuit of a prime prospective Richmond-based: Anon-emission , specialty car manufacturer
- Meet with other green businesses that have relocated (such as EcoTimber) and those considering relocating to Richmond and explain the various tax credit incentives, loans, façade improvements and business services that Richmond has to offer.
- Continue to discuss with developers and brokers ways to move one or more Richmond sites into the pipeline for *Fresh & Easy Neighborhood Markets* and other grocery store prospects such as WinCo and Mi Pueblo.
- Continue efforts to contact brokers and industry representatives and meet with principal decision makers for companies in the four target business sectors.
- Continue to move forward with the Buxton Retail Attraction Program, including on-going follow-up and site discussions with a subset of the forty (40) targeted retailers.
- Follow-up discussion with new representatives of the Simon Company (owners of Hilltop Mall) and Wal-Mart to optimize business recruitment efforts in and around the mall.

Division: Economic Development
Project / Program: Downtown Task Force

Project / Program Description: The Office of Economic Development collaborates with Downtown stakeholders including, the Iron Triangle Neighborhood Council, the Main Street Initiative, the Richmond Police, Youth Build, Downtown Merchants Association, Richmond Improvement Association, Kaiser Hospital, property owners, and business owners, to discuss issues of concern and generate action items to address the issues.

Status: The Task Force met on August 28th. The following topics below were discussed:

Police Activity: Central District crime is down from a year ago and people are feeling safer in the district. Security is improved at the FoodsCo shopping center and they are developing a good relationship with the new security officers at the center. The security company at the St. John's Apartments is patrolling all community centers for the City of Richmond. The liquor store at 95 Macdonald has adopted the recommended CEPTED methods from Richmond PD is working with the PD to implement them. Auto thefts are down at Metro Walk. Presently, the biggest items of theft in the district are "metallic materials" for recycling. Staff reported, after meeting with the City Attorney's office, that the City does not have jurisdiction to prohibit the sale single bottle alcohol containers for existing businesses.

Code Enforcement: The code enforcement is establishing a team to work on abandoned houses.

Downtown Cleanup: Morning and afternoon shifts continue with three Summer Youth on the a.m. shift and two on the PM shift. The Summer Youths will be working through the 1st week in August. The crew is still available to assist the Market Square Mall merchants with a "Merchants Clean-up Day" in July or August. They are recruiting eligible households in the Iron Triangle to participate in the Helping Hands Project. The Helping Hands Project is designed to help low income seniors and the disabled with minor home improvements.

Market Square Mall: Staff received the draft bid documents from WRT and comments from the Engineering Department and the Electrical shop. Staff followed up with a conference call with the WRT the landscape architects to discuss the next steps.

Next Steps:

- Receive revised documents with comments from the Engineering and Electrical staff.
- Meet with Development Project Manager on contractor solicitation and construction process for Market Square Mall.
- Select Market Square Mall contractor and complete staff report to the Agency Board for contract approval.

Division: Economic Development
Project / Program: Public Relations/Events Planning

Project / Program Description: The Office of Economic Development collaborates with internal and external project managers to assist with planning details necessary for successful events and media coverage of events, including press releases and media coordination.

Status: Staff participated in planning meetings for the Nevin Park Dedication and assisted in the planning of Main Streets' Music on the Main Concert. Staff also worked on the Wal-Mart/ SBA Small Business initiative.

Next Steps:

- Plan Nevin Park grand opening and construction-related publicity.
- Plan Macdonald Place Seniors Housing grand opening
- Plan Memorial Auditorium re-opening publicity.
- Plan Lillie Mae Jones groundbreaking.
- Assist the West Contra Costa Business Development Center's Second Annual Small Business Awards Ceremony.
- Continue to confer with interested community members, businesspersons and professionals, along with the Editors of the Contra Costa Times Newspaper and the East Bay Business Times, to generate ideas for improving Richmond's public image via more effective use of the media and other marketing outlets.

Division: Economic Development
Project / Program: Enterprise Zone Extension/Expansion/New 15-Year Designation

Project / Program Description: Richmond's Enterprise Zone (EZ) Program, a State sponsored designation that provides state tax credits to employers for hiring local residents, was scheduled to expire in 2007. Richmond is one of 23 cities and counties to successfully secure a new 15-year conditional designation commencing in 2007.

Status: Staff submitted the requisite Enterprise Zone (EZ) Environmental Impact Report as well as the detailed MOU supplemental document. Staff also has submitted all necessary documentation and is awaiting a new Targeted Employment Area (TEA) designation following the City Council's adoption of a revised resolution to update its TEA using 2000 Census data. The TEA provides incentives to EZ businesses in Richmond to hire low to moderate-income residents.

Next Steps:

- Expecting approval of our application for a new Richmond TEA.
- Following certification by HCD of the final EIR, prepare and secure approval of the MOU supplemental and the actual MOU itself. Richmond's new 15-year EZ designation will then be officially ratified and in effect through 2022.
- Continue to work with existing EZ businesses/employers and help newly- relocated and prospective businesses understand, and potentially use, the tax incentives offered through Richmond's EZ Program.
- Continue to market the EZ to businesses that are unaware of the benefits available to those who qualify.

Division: Economic Development
Project / Program: Revolving Loan Fund Program

Project / Program Description: Staff manages the U.S. Economic Development Administration (EDA) Revolving Loan Fund Program. The funds are designated to provide lending and technical assistance to small businesses in six underserved census tracts in Richmond.

Status: The RLF Board met on August 27, 2008. Staff presented a request for a \$50,000 loan to assist the owners of the 4th Street Market with working capital and equipment purchases needed to re-open 4th Street Market as a fresh meat market, deli and café. The Board approved the loan. The funds will help to create five (5) new jobs in Richmond and generated \$1,000 in loan origination fee income. Staff received and reviewed one new application in August. The applicant is working on completing their loan package. Staff received a proposal from the Oakland Business Development Corporation (OBDC) for loan packaging and loan underwriting and will meet with OBDC to discuss the proposal in detail. Staff completed the remaining four hours of training on the newly purchased RLF Portfolio Management Software and loaded all loans into the system.

Next Steps:

- Receive additional information and complete evaluation of the two outstanding loan applications.
- Contact Wells Fargo Bank regarding the Green Loan Fund Program.
- Meet with local Banks regarding referrals of non-bankable loan applicants.
- Develop and implement a fund development and partnership strategy to replenish the pot of funds available through the RLF.
- Receive and review applications for new RLF Board member.
- Review proposal from OBDC and decide whether or not to partner with them to provide loan packaging and underwriting services to the RLF.
- Follow-up with the Finance Director on next steps in exploring Chevron funds as a source of capital for the RLF. Prepare proposal as needed.

Division: Economic Development
Project / Program: Main Street Initiative

Project / Program Description: The “State of California Main Street District” includes Macdonald Avenue from 19th Street to 8th Street. The Richmond Main Street Initiative, Inc. (RMSI) is dedicated to revitalizing downtown Richmond as a vibrant, pedestrian friendly urban village offering products, services, arts and entertainment that reflect the community’s diverse heritage.

Status: Main Street held its 3rd Music on the Main Concert on August 20th and had the largest crowd to date for this concert series. The theme was local youth performances which included PAL, the East Bay Center for the Performing Arts, and the College Prep Dancers. The next and final concert is scheduled for September 24th. The ten youths in the Youth Retail Readiness Training Program completed their work assignments. Main Street is in the process of completing a Veolia grant application to implement an effective recycling program using local youths. In addition, Main Street completed a \$200,000 grant application to Wells Fargo Bank. Staff is now

in the process of completing the Agency Report to renew the Main Street contract for the 2008-2009 FY.

Next Steps:

- Host final '08 Music on the Main concert.
- Implement the Ambassador's Program Downtown.
- Assist in developing a proposal to Wal-Mart Foundation for support for the Youth Retail Readiness and Employment Training Initiative.
- Initiate a fundraising campaign for Main Street activities
- Complete a map of the Main Street District.
- Meet with Main Street staff to review past year activities and discuss/approve plans, programs and activities for 2008-2009.
- Follow-up on the outcome of grant applications.

Division:

Employment & Training

Project/Program

WIA & Dislocated Adult Worker

Project/Program Description: This program serves Richmond residents with training and job placement needs. It includes One-Stop orientations in which an overview of partners and services are presented, including Senior Employment Services, EDD, Job Corp, Veterans Services, LEAP, WCCUSD Adult School and Contra Costa College. Individuals are registered into EastBay**WORKS** and issued a Smartcard for use of career center services which include Cal Jobs registration, job listings, LMI, access to computers, telephones, fax, copier, employer on-line contacts, career assessment, resume templates, workshops that include Job Search Journey, Real Resume, Winning Interviews and Making the Job a Career. Also provided are Employer Services for interviewing, screening and recruitment, etc.

Status: For the 2007-2008 fiscal year, the goals were 70 enrollments for the Adult program and 45 for the Dislocated Worker (DW) program. Job retention goals and wage replacement goals were met. New goals for this fiscal year are 77 for Adult and 50 for Dislocated Workers. To date, staff has enrolled 5 for Adult and 13 for Dislocated. 70 Adult and 31 Dislocated Workers were carried forward from last fiscal year. The current exit status is a total of 102.

Next Steps:

- Implementation of Career Center staffing and changes will take place in September.
- Preparation for upcoming State Monitor visit.
- Continue staff trainings.

Division: Employment & Training
Project/Program: Enterprise Zone & Target Employment Area Vouchers

Project/Program Description: The Enterprise Zone is a State of California tax incentive program designed to stimulate business development and employment growth. The objective of the Enterprise Zone is to reduce the cost of doing business by offering tax credits. Employment & Training handles vouchering for the “hiring tax credit” which is one of the five tax incentives offered through the Enterprise Zone Program.

Status: 118 vouchers were issued in August to the following businesses: Wal-Mart, Macy’s, Genesco, Title 9 Sports, Bank of America, Monticelli Painting, A.F. Evans, UPS, Sun Power, Bank of the West, Chevron, U Haul International, Cellco Partnerships and Crown Energy.

Next Steps:

- Awaiting response from the State regarding the MOU that E&T and the Office of Economic Development worked on and the acceptance of our original submission of the TEA application.

Division: Employment & Training
Project/Program: Richmond***BUILD***

Project/Program Description: The Richmond***BUILD*** project was awarded a two-year \$600,000 grant from the Governor’s 15% Workforce Investment Act (WIA) funding to establish a Pre-Apprenticeship Construction Skills Training Program. Richmond***BUILD*** will train 150 Richmond residents in a comprehensive pre-apprenticeship construction skills course that includes math, blue print reading, carpentry, cement work, solar technology, basic electrical, and basic plumbing. Vigorous job-placement and case management components are included, as well.

Status: Richmond***BUILD***’s Cohort 6 graduated on August 29th with 18 students and an additional 10 from the East Bay CRAFT program. Public Works will hire eight graduates; five graduates will interview with solar companies and four have interviewed with Chevron. Staff continues to negotiate with construction firms and solar companies for jobs using the Local Employment Ordinance and First Source as leverage. Cohort 7 is underway now and staff expects a full class in September. The Richmond***BUILD*** video is completed and can be viewed on You Tube under Richmond***BUILD***.

To date, Richmond***BUILD*** has placed 20 graduates in prevailing wage jobs, 21 in apprenticeship programs, 18 in green/solar jobs and 24 in the City’s Public Works Dept. Recently, Solar City hired five Richmond***BUILD*** graduates. Staff is currently negotiating with Aerotek Energy Services for additional employment opportunities and with Sun Light and Power to pick up two graduates.

Next Steps:

- Continue working with Public Works to place RB graduates into temporary positions.
- Continue to negotiate with construction firms.
- Continue to negotiate with solar companies for job placement.
- Attend functions to promote Richmond***BUILD***.

Division: Employment & Training
Project/Program: Youth**BUILD**/Project Clean-Up

Project/Program Description: Youth**BUILD** assists Richmond youth with job training and placement opportunities.

Status: Staff continues leadership development, job placement, academic assistance and supportive services for Youth**BUILD** clients. Youth**BUILD** participants serve as the primary workers for the Helping Hands program. Participants completed six (6) projects in August providing senior citizens and physically challenged residents of Richmond with minor home repairs. Five (5) individual home assessments were made this month to determine if residents were eligible for services. Staff projects to serve 10-15 households per month during the length of the program. The Helping Hands Program has been added to the City's website and a brochure has been developed.

The Graffiti Abatement crew increased their workload and presence in targeted Redevelopment Project Areas. Also, the new "Board-Up Project" assignment has begun with the Richmond Police Department, Code Enforcement and Public Works to assist with boarding up designated properties.

Staff of the Downtown Clean-Up Crew, Graffiti Abatement and Helping Hands Project have been designated for the City's ONE BLOCK AT A TIME CLEAN-UP project which is scheduled to be implemented by September 13th in the Iron Triangle neighborhood.

Next Steps:

- Increase employment placements and GED completions.
- Continue to recruit eligible residents for minor home repairs.
- Identify and clean-up graffiti and blight in Redevelopment Project Areas in the City of Richmond, focusing on the Macdonald Avenue corridor and 23rd Street.
- Maintain the excellent services provided by the Downtown and 23rd Street Clean-Up crews.
- Provide employment and training opportunities for the new Downtown Clean-Up crew

Division: Employment & Training
Project/Program: Summer Youth Employment Program

Project/Program Description: The Summer Youth Employment Program is designed to provide summer jobs for youth through the voluntary participation of private sector and governmental entities.

Status: As of the August 15th payroll for Summer Youth Employment Program was \$502, 000 in cash and pledges. 515 youth have received a paycheck and 51,042.50 work hours have been paid for a total of approximately \$421,096 (a few are working at a slightly higher wage, but will perform fewer total work hours than the budgeted 121 hours).

A number of the worksites have reported how pleased they are with their summer placement. These include Vetrazzo, which is exploring the possibility of bringing one or two of their three

youth on full time, as well as requesting an additional SYEP youth for this year's program; Rising Sun Energy, which reports that the ten Richmond youth are the highest performing team among their nine community teams that are employing 80-85 youth; Grandpa's Salvage and BJ Optical, which want to assist in developing a year-round retail training program. City Departments of Engineering and Redevelopment have developed three year-round internship slots for their summer youth.

Next Steps:

- Begin close-out procedures to recognize and thank this year's worksites.
- Work with Richmond Main Street Initiative & OED staff to develop a Fall retail training program.
- Invoice the County Employment Human Services Department (EHSD) for grant money.

Division: Employment & Training
Project/Program: Youth**WORKS** Program

Project/Program Description: The client population served by the Case Managers in the year-round program are divided into two populations, younger youth that are 16 – 18 and older youth that are 19 – 21. To qualify for the year round program, a youth must be very low income or from a very low income family (i.e. a family of four living on \$26,240 a year, or less) and at least one of the following: academically challenged, involved in the Foster Care system, homeless, disabled, etc. The Case Managers generally carry an individual caseload of about 40 at any given time. They generally make themselves available to the youth on their caseload on a 24/7 basis.

Status: Currently, there are 149 youth on the WIA. The caseload is carried by three case managers and this staff is preparing for Fall enrollments.

Next Steps:

- Establish stronger connections with the adult employment program specialist.
- Establish a Fall retail training program.
- Follow-up with DMV on the "Driving Towards Success" proposal – must wait for State budget to be settled.
- Continue to assess new enrollees.
- Continue to collaborate with existing community-based organizations, Children & Family Services and the school district to leverage resources and services.
- Calendar Fall/Winter workshops and trips and submit contract proposals for trainers.

Division: Employment & Training
Project/Program: Pride & Purpose House - Transitional Living

Project/Program Description: The Pride and Purpose House Transitional Living Project has been funded to deliver residential services to 20 homeless/runaway youth ages 16-21, per year. Additionally, it is anticipated that the Second Chance Project will serve an additional 30 youth in a non-residential setting.

Status: There are currently three locations for housing our TLP, Pride & Purpose youth and we have three vacancies in the program for young men that are transitioning out of the Foster Care system. Staff is seeking additional funding from the Federal Health & Human Services agency to provide transitional living services to homeless youth.

A meeting with the RHA Executive Director has resulted in a strategy of developing “non-portable” Section 8 vouchers for the residents that cannot be used outside of Richmond. This will mean that a federal HUD waiver will not be required for the program. Discussions took place in regard to working with the Contra Costa County Housing Authority on a similar model for this population outside the City limits.

A grant submission to the Federal Department of Health and Human Services to provide TLP services to youth that are homeless, or at risk of homelessness, has been completed and submitted. The application is for \$200,000 for one federal fiscal year.

Service delivery for P3 clients is being restructured to increase the amount of case manager labor devoted to the program.

Next Steps:

- Continue to work to expand program services by outreaching to existing community programs servicing young adults and formalizing our collaboration.
- Meet with each resident individually to discuss their program performance and develop and monitor individual transitional plans.
- Collaborate with East Bay Works staff to develop a detailed pre-employment training, which will develop skill and increase employability.
- Establish contact with agencies that provide low income housing in an effort to strengthen the transitional portion of our program.
- Continue Dual House Meetings on a monthly basis.
- Seek to secure 2 Section 8 vouchers for residents that have completed the program
- Contract with STOP to provide .25 FTE CM services to the program

Division: Employment & Training
Project/Program: Cal GRIP – EDD

Project/Program Description: Employment & Training’s Cal GRIP grant is funded by State EDD to address the needs of youth that are involved or at risk of involvement in gang related activities. Wrap around services are provided by 1.5 Case Managers, with an emphasis on involving the whole family is serving the youth – often by serving themselves. Emphasis is placed on enrolling youth returning to the community from contact with the Juvenile Justice system.

Status: Thirteen youth are in the enrollment process, each enrollment takes approximately five hours of labor. Nine of the youth have been enrolled in SYEP with another three in the process of enrolling

Next Steps:

- Meet regularly with Opportunity West to monitor case work.
- Complete enrollments.

Division: Employment & Training
Project/Program: Cal GRIP - OES

Project/Program Description: The Office of Neighborhood Safety’s Cal GRIP grant is funded by the State Office of Emergency Services to address the needs of youth that are involved or at risk of involvement in gang related activities. E&T’s Youth**WORKS** Division is responsible for providing case managed services to 25 youth under their portion of the grant. Wrap around services are provided by a case manager, hired through the Neighborhood House of North Richmond, with an emphasis on involving the whole family is serving the youth – often by serving themselves. Emphasis is placed on enrolling youth returning to the community from contact with the Juvenile Justice system.

Status: Currently, twelve youth are in the process of being evaluated for enrollment in the program. Eight youth are enrolled in the summer youth employment program and will definitely be enrolled.

Next Steps:

- Submit preliminary enrollment form to RCWC Executive Council for approval.
- Establish referral process with outreach workers to case manager.

Division: Richmond Housing Authority
Project/Program: HOPE VI Development

Project/Program Description: The Easter Hill HOPE VI Revitalization Development is a major development of the RHA, and the Easter Hill Development Associates, LLC. McCormack Baron Salazar and EM Johnson Interest are the developers. The Project consists of the demolition of 244 deteriorating units to be replaced by over 238 rental units and 82 single-family homeownership units at the Easter Hill and Cortez development sites. Because the Fire Training Site has been removed from the program, subject to final approval from HUD, the rental units targeted for that site will be developed on the Authority's Nystrom Village development after it is initiated.

Status: Construction of the 202 new rental units in Phase I and Phase II of the Easter Hill project is fully complete and leased. Similarly, the 36 rehabilitation units in Phase II of the project are complete. . Approximately 50% of these units have been leased. Applications for the remaining units are under various stages of review. The construction of the 82 homeownership units at the Cortez and Easter Hill sites is fully complete. All but one of the 82 homes has been sold. The price of the home has been adjusted to stimulate interest.

Next Steps:

- Release last Addendum to Developer RFQ for Nystrom Village.
- Complete Fire system suppressant systems at Richmond Village.
- Construct relocation plan for Nystrom Village and Hacienda residents.

Division: Richmond Housing Authority
Project/Program: Westridge at Hilltop

Project/Program Description: Westridge at Hilltop is a 401-unit apartment complex owned by the RHA. There are 200 studios and 201 one bedroom units. The RHA has contracted with a private company to provide property management services. The property was purchased by the Authority for investment purposes and is in its third year of operation.

Status: Occupancy as of August 1, 2008 is 96.4%. Proposed subordinate debt re-financing has closed and the property is cash flowing sufficiently to meet operating costs and to fund reserve accounts. Specifically, after operating costs and debt service the development cash flows of approximately \$25,000 per month are being used to fund reserve accounts as follows: Senior Debt Service Reserve; Jr. Debt Service Reserve; Replacement Reserves; and Operating Reserves. Once reserves are fully funded, any excess net operating income can be used to assist RHA operations. Overall, the Westridge development is performing very well. Stabilization efforts have yielded a viable asset.

Next Steps:

- Continue to manage FY2008/2009 operating budget.
- Explore feasibility of reducing interest rate on senior debt.
- Fully fund all reserve accounts.

Division: Housing and Community Development
Project/Program: Arbors Preservation Project

Project / Program Description: Resources for Community Development's (RCD) acquisition and rehabilitation of 36 extremely low, very low and low income housing units, and construction of a new community room, thereby preserving expiring Section 8 vouchers.

Status: The Arbors Preservation, LP, a CA limited partnership of Resources for Community Development (RCD) has selected Branagh Incorporated General Contractors to assist them with the rehabilitation of the Arbors Apartments. Arbors Preservation and Branagh are currently working with the City to adhere to the local hire regulations and "bids-online" process for the subcontracting workforce needed to complete this project. Rehabilitation of the site is scheduled to begin no later than September 30, 2008.

Next Steps:

- Agency staff will prepare all final loan documents for review by City Attorney and execution by RCRA Director and City Attorney.
- Agency staff will forward all final executed loan documents to Title Company for escrow closing scheduled for September 30, 2008.
- Agency staff will continue processing invoices for predevelopment expenses associated with the rehabilitation of the Arbors Preservation Project

Division: Housing and Community Development
Project/Program: Infill Housing Initiative (IHI Program)

Project / Program Description: This goal of the Infill Housing Initiative (IHI) is to expedite the transformation of vacant lots in developed residential neighborhoods into affordable single-family homes. The Infill Housing Initiative (IHI) has initially focused on inner-city neighborhoods.

Status: The Wood Development Corporation (WDC) is currently under contract with a local general contractor and will continue to give first priority to local sub-contractors to complete the 14 single family homes within the Scattered Sites Infill Development. Agency staff and representatives from Bank of America, F&P Construction, and the Wood Development Corporation attend construction draw meetings on the first Monday of each month. To date eight homes along Filbert Street have completed construction and 2 of the 8 homes are under contract to close escrow within 30 days. The remaining six homes are located on scattered sites and will resume construction upon completion and close of escrow of the first eight sites. The City, Agency, CHDC and Bank of America continue to work together to ensure the Developer adheres to the critical development schedule. Upon completion there will be 14 new single family homes in North Richmond designated for low and moderate income households.

Next Steps:

- CHDC/WDC will continue construction of Phase I of the Scattered Sites Infill Development until completion.
- Agency staff will continue to attend regular construction draw meeting on the first Monday of each month until the project is completed.
- Agency staff will continue to work with CHDC/Wood Development Corp. to establish date for Grand Opening of completed homes on Filbert Street.

- CHDC Phase 1B (5 units) - CHDC using EPA funds to plan contamination remediation and received an award of \$500,000 in State Orphan Site funds to conduct the clean-up and monitoring of 1300 Filbert, which will take 2-3 years.

Division: Housing and Community Development
Project/Program: Nevin Court Development

Project / Program Description: The original scope of work for this project included new construction of 10 attached townhomes for-sale to low and moderate income first-time homebuyers. Due to the drastic downturn in the homeownership real estate market, the Developer and the Agency have agreed to revise Nevin Court Development. The revised concept of this project will include approximately 14-20 rental units designated for low income households. The development will include 1, 2, and 3 bedroom units, a community room, and onsite property management,

Status: CHDC and Agency staff are currently working with the architect and Planning Department staff on the appropriate redesign for this site. CHDC is also working with a Financial Consultant regarding the financial feasibility of the revised scope of the project. Upon completion, Agency staff and CHDC will discuss financing options for this project.

Next Steps:

- Agency and CHDC staff continue ongoing discussions regarding locating additional funding sources for the project.
- Agency staff to continue processing predevelopment invoices.
- Agency and CHDC staff working with consultant to apply for 9% Tax Credits to support this project.

Division: Housing and Community Development
Project/Program: Vernon-Castro Site

Project / Program Description: Staff is working with Community Housing Development Corporation of North Richmond (CHDC) and East Bay Habitat for Humanity (EBH) under an Exclusive Right to Negotiate (ERN) Agreement with the intent that the site be sold for \$1,000,000, that 20 very low income units are included in the development of up to 50 homes on this North Richmond site. On-going property management of site, including weed and pest abatement, is being coordinated by HCD Staff.

Status: CHDC has contracted with PES Environmental to collect soil sampling to test for soluble lead in the soil on the site. Upon completion PES will provide CHDC and Agency staff with their final report and proposed recommendation for remediation of the site. CHDC has also contracted with Stetson Engineering, a Civil Engineering firm to determine the storm water drainage analysis and set-backs for the detention pond. Upon the completion of the analysis the Survey will be recorded with Contra Costa County and a revised Site Plan will be developed to reflect the total number of units that can be developed on the site.

Next Steps:

- Agency staff to continue monitoring progress under the ERN, particularly the environmental assessment and storm water drainage redesign proposal.

- Agency staff to receive final report from PES regarding remediation of Vernon-Castro site.
- Agency staff to receive recorded Survey from Stetson Engineering and revised Site Plan from Pyatok & Associates to determine total number of units to be developed on the site.

Division:

Housing and Community Development

Project/Program:

Home Owner Assistance Center (HOAC)

Project / Program Description: This program area encompasses various individual programs and projects that entail the rehabilitation of existing homes, as well as, exterior painting, beautification stipends and solar installation. These services include: The Home Improvement Loan Program which provides amortized, and deferred loans and one- to-one assistance in selecting and monitoring contractors; the Richmond Solar Program, which provides solar panel installation for low-income residents; the Stipend Beautification Program, which provides assistance in beautifying homeowners yards after the housing rehabilitation and the Richmond We Care Program, which provides exterior painting in the Redevelopment targeted areas.

Status: Currently, there are ninety (90) homeowners on the waiting list for home improvement loans. Four homes have been approved and two homes are under construction. Solar installation was completed on two homes. Staff is still awaiting the execution of the Housing Counseling Contract with CHDC, which must be submitted to the State for Calhome compliance monitoring. Staff participated in the foreclosure mobilization effort with Richmond Neighborhood Housing Services to inform residents about foreclosure and mortgage scams. Volunteers distributed brochures to approximately 3600 houses in the Cortez-Stege, Coronado, Pullman Plaza and Park Plaza neighborhoods. The event was well received and quite successful.

Next Steps:

- Continue working with solar installation companies to provide additional homes for solar panel installation.

Division:

Housing and Community Development

Project/Program:

Lillie Mae Jones Plaza

Project/Program Description: This new construction project is located in the Iron Triangle at Macdonald between First and Second Streets, consisting of 26 rental units (all of which are reserved for families, including the previously homeless, at or below 60% AMI). Community Housing Development Corp of North Richmond (CHDC) and East Bay Asian Local Development Corp (EBALDC) are the development partners, with CHDC taking the lead regarding development and EBALDC taking the lead regarding operations. The total project budget is \$12.6 million. The adjoining site is proposed as a permanent home for the Brookside's Richmond Health Center.

Status: The development team is pursuing additional funding sources to close the budget gap. CHDC is pursuing additional soils testing in response to DTSC's comments. CHDC requested Agency authorization for permanent gap financing of up to \$3,245,000 and time extensions under the Disposition and Development Agreement (DDA) to fit the current timeline (construction start in 2009). In addition, CHDC requested further modifications to the City predevelopment loan to

allow for release of sufficient funds in order to prepare the development for start of construction. CHDC is preparing to re-bid the construction contract, since the proposed contractor's bid expired at the end of August.

Next Steps:

- CHDC to address DTSC's comments on the Phase II report.
- Agency to approve construction documents for consistency with approved conceptual drawings.
- Agency staff to recommend to the Finance Committee on 9/5/08 and hold a public hearing before the City Council and Agency Board on 9/16/08 to consider authorization to expend funds budgeted to fill financing gap, and the DDA amendment.
- CHDC to re-bid the construction contract.

Division:

Housing and Community Development

Project/Program:

Brookside Community Health Center

Project/Program Description: Brookside Community Health Center (BCHC) will construct a federally qualified community health center of approximately 9,576 square feet on property contiguous to the Lillie Mae Jones Plaza to provide low or no cost primary medical care to low income residents of the Iron Triangle neighborhood. The anticipated total project cost is \$8.2 million.

Status: BCHC and the Agency are negotiating final terms of the proposed amended and restated loan documents to provide \$600,000 over three phases as certain predevelopment tasks are met. BCHC is coordinating with the Lillie Mae Jones Plaza developers to complete the environmental assessment process, and received comments from DTSC on its Phase II report. BCHC is planning its capital campaign to raise funds to construct the health center. Based on HUD's review of the Economic Development Initiative funds budgeted for this development. Agency staff has determined that the source of funds for this development will need to shift, necessitating revised funding documents.

Next Steps:

- BCHC to coordinate with CHDC on completing follow-up on DTSC comments regarding soils contamination and appropriate clean-up.
- RCRA and BCHC to execute amended and restated loan documents.
- Staff to propose revised funding structure and terms for Agency Board approval in October to reflect the updated sources of funds.

Division: Housing and Community Development
Project/Program: The Carquinez

Project/Program Description: In 1990 BRIDGE Housing acquired and rehabilitated the historic Carquinez Hotel, then known as Hotel Don, to create 36 affordable housing units. The property is located at 400 Harbour Way. Now known as the Carquinez, the property is home to frail, fixed income seniors. Over time the property has developed capital improvement needs primarily due to water intrusion. BRIDGE Housing will finance these capital improvement needs with agency funds, Low Income Housing Tax Credits and the Richmond Housing Authority's allocation of Housing Choice Voucher / Project Based vouchers on all units except for the manager's. The projected total development cost is \$8.779 million.

Status: BRIDGE is working with the Richmond Housing Authority to initiate the subsidy layering review necessary for the Project Based Vouchers to be under contract prior to start of construction in the early fall.

Next Steps:

- RHA to forward subsidy layering review to HUD's regional office.
- RCRA & BRIDGE to negotiate permanent loan documents.
- Construction is expected to start by early November.

Division: Housing and Community Development
Project/Program: RNHS Scattered Sites Infill Housing Initiative
(IHI Program)

Project / Program Description: This goal of the Infill Housing Initiative (IHI) is to expedite the transformation of vacant lots in developed residential neighborhoods into affordable single-family homes. The Infill Housing Initiative (IHI) has initially focused on inner-city neighborhoods.

Status: The City Attorney's office has advised that staff receive a resolution to reverse the direction provided in Resolution 177-00 for the disposition and development of 7th and 8th Street. They also suggest an agreement (Agreement for Payment of Predevelopment Costs) between the Agency and RNHS wherein the Agency agrees to pay for predevelopment costs. Staff is preparing to go before the Redevelopment Agency Board in October.

Next Steps:

- Prepare Agreement, Staff report and Contract to pay for predevelopment costs.

Division: Housing and Community Development
Project/Program: Mortgage Crisis Response Team

Project / Program Description: A self-selected internal group of HCD staffers with general and topical knowledge gather to share information about related activities and to recommend strategies for addressing issues of concern. The purpose of the Mortgage Crisis Response Team (Mortgage Team) is to help stabilize the housing and financial health of residential property owners. The immediate focus of the Mortgage Team will be property owners at-risk of or facing foreclosure.

Status: The Contra Costa County Home Equity Preservation Alliance (HEPA) and the four jurisdictions, Contra Costa County, Antioch, Walnut Creek and Richmond, have agreed on minimum collaborative requirements and standard of professional training, a scope of work and payment provisions. Richmond Neighborhood Housing Services launched a media outreach campaign.

Next Steps:

- Administrative completion of contract with HEPA.
- Update web page and translate it into other needed languages.
- Further the concept development of a socially responsible refinancing pool to assist seniors.

Division: Housing and Community Development
Project/Program: Ephesians Community Redevelopment Project / CDBG

Project / Program Description: The project proposes to rehabilitate the facility to allow for ADA compliance in the development of a technology resource center to improve job skills and provide training and counseling. The program was included as part of the HOPE VI project to foster community participation.

Status: Staff is waiting for a business license from the applicant and is encumbering funds for the project.

Next Steps:

- Pre construction conference.
- Monitor construction.

Division: Housing and Community Development
Project/Program: North Richmond Street Improvements

Project / Program Description: This project entails the under-grounding of utilities on Filbert Street and above ground street improvements on Filbert and Kelsey Streets.

Status: Council approved additional request for \$110,000 to final out the Bay Cities Paving & Grading contract.

Next Steps:

- Make final payment to Bay Cities.
- Close out project.

Division: Housing and Community Development
Project/Program: Rubicon Office and Transitional Housing / CDBG

Project / Program Description: Rubicon has provided services in the Richmond area for over (30) years, creating affordable housing employment, mental and health service to individuals and families with disabilities and/or homeless. The office facilities are located at 2500 Bissell and 101 Broadway and the transitional housing facilities are located at 534 Ohio Ave. and 171 22nd Street. The proposed request to redesign and renovation their facilities will enhance the safety, security and the overall appearances.

Status: Project scope of work is 100% complete.

Next Steps:

- Resubmit expired contracts to Council for reinstatement
- Pay outstanding invoices.
- Close out project.

Division: Housing and Community Development
Project/Program: Infill Housing Initiative (IHI Program)

Project / Program Description: This goal of the Infill Housing Initiative (IHI) is to expedite the transformation of vacant lots in developed residential neighborhoods into affordable single-family homes. The Infill Housing Initiative (IHI) has initially focused on inner-city neighborhoods

Status: No new applications submitted for the month of July. Staff is updating the IHI approved plans to comply with new building code, Title 24 and Green Built design requirements. Staff is also exploring manufactured housing to determine if programmatic design and quality standards can be met.

Next Steps:

- Schedule meeting with developers to promote updated plans.
- Send Letter to architect regarding change to the 25b plan only.
- Schedule field trip to Roseville to look at manufacture housing sites & plant.

Division: Housing and Community Development
Project / Program: Brighter Beginnings / CDBG

Project / Program Description: Brighter Beginnings Center is located in the heart of Richmond's inner city and is providing activities & services to low-income pregnant & parenting woman, teen girls, and children age 0-5 and their families. The services provided link to health care and social support, including education in health, parenting, life skills and risk-reduction.

Status: Staff is processing the initial loan paper work with client.

Next Steps:

- Encumber funds.
- Close loan.

Division: Housing and Community Development
Project / Program: Macdonald Place Senior Housing

Project / Program Description: This 66-unit senior housing project is sponsored by Richmond Labor and Love Community Development Corporation and is being developed by the Related Companies, a for-profit developer of affordable housing. The project is located in the Iron Triangle and all units are reserved for seniors at or below 60% AMI. The project is conceived as two rental apartment buildings on Macdonald Avenue between 3rd and 5th Streets. The project site consists of nine parcels spanning two adjacent blocks.

Status: Project is under construction and continues to meet local workforce utilization requirements. Site improvements are at 80% completion. Grand Opening is tentatively scheduled for Dec. 4th 2008.

Next Steps:

- Continue monthly construction monitoring site visits and draw meetings held every first Wednesday of the month.
- Negotiate terms and contract amount for 4th Street sewer upgrades as required by public works dept.
- Monitor construction and implementation of Macdonald Avenue street improvements along development frontage between 3rd and 5th streets.

Division: Housing and Community Development
Project/Program: Miraflores Residential Development

Project / Program Description: This proposed project is being developed through a collaborative effort between CHDC and Eden Housing and is located in the Park Plaza neighborhood. While the precise number of units, level of affordability and type of development are being assessed at this time, the approximately 14-acre project will contain both for-sale (approximately 100 units) and rental housing (approximately 80 apartments). CHDC and Eden are developing the rental portion of the project, which will all be affordable.

Status: Work on the draft California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) continues. The NEPA Environmental Assessment (EA) is also under preparation and should be completed in tandem with the EIR. Agency Board will consider approval of an Exclusive Right to Negotiate (ERN) agreement between the Agency and Kingston LLC, a market rate housing development team. A public hearing on that recommendation/approval was held on July 22, 2008. Agency Board has held this item over until September. Staff has scheduled the continued hearing for September 16, 2008. Quarterly progress reports for EPA Clean up Grants and EPA Revolving Loan Program are up to date. The draft EPA Revolving Loan Program implementation documents and MOUs are under staff review.

Next Steps:

- Continue to review and coordinate CEQA EIR work product.
- Continue to review and coordinate NEPA EA.
- Continue to implement site security measures.
- Complete review of Draft EPA Revolving Loan program documents and MOUs for presentation to Agency Board prior to program implementation.

Division: Housing and Community Development
Project/Program: 2008-10 Consolidated Action Plan
(CDBG/HOME)

Project / Program Description: This program area encompasses the various activities necessary to obtain, maintain and provide financing for residential development, public facilities improvement, community development grants and loans under the CDBG and HOME programs run from July through June.

Status: Staff participated in the Rank and Review (R&R) Committee for McKinney-Vento Supportive Housing Programs for Contra Costa County. Ten (10) projects administered by Contra Costa County, Rubicon and GRIP are located in Richmond. Unfortunately, eight activities funded through Rubicon (5) and GRIP (3) were submitted late. Because non-submission of these vital programs for homeless activities within west-county would mean a permanent loss of approximately \$1.4 million dollars to this county, the R & R committee re-advertised renewal and Samaritan applications, only. All projects were successful with the exception of Grips' Samaritan application. An appeal is scheduled with the County's Board.

The HOME monitoring was rescheduled until mid-September. Staff completed the draft Consolidated Annual Performance and Evaluation Report (CAPER) for the 2007-08 year. A Public hearing is set for September 15, 2008 with the Community Development Commission.

The Congress passed H.R. 3221 the Housing and Economic Recovery Act of 2008 implementing the \$3.92 billion CDBG foreclosure assistance program to assist nationally with the foreclosure crisis to assist cities like Richmond in arresting some of the effects of this dilemma. HUD will be working on the final rule in the upcoming month which may include some of these proposals: allow up to 20% of the funds to be spent on administrative costs in addition to allowing grantees to recover project delivery costs. It further urges HUD to allow flexibility in the income targeting requirement (25% of the funds to households at 50% or below of area median income) by allowing the targeting to be met on a national, not a per-jurisdiction basis. Under the program, communities must use their funds with 18 months of allocation.

Next Steps:

- Complete input of IDIS data for CAPER and complete End of Year draw-downs
- Continuing to work with the RCRA Financial Services Division to manage program expenditures and complete fund accounting for project development activities
- Complete and distribute Agency Contracts
- Continue to work with City Managers' Office in capacity building efforts

Division: Redevelopment
Project / Program: Blight Abatement

Project/Program Description: The RCRA is funding on-going blight abatement efforts in Redevelopment Project Areas, including targeted City efforts and the Employment & Training YouthWORKS program.

Status: The RCRA-City MOU for YouthWORKS “Operation Clean-Up” for Downtown blight abatement efforts is in effect and work is on-going, three mornings a week. YouthWORKS teams are performing blight abatement work in the Downtown area which augments work being performed by Richmond Main Street. This program has been expanded to include most of 23rd Street. Staff is also working with other City departments regarding graffiti abatement and code enforcement issues. These initiatives include expanding the Helping Hand Program, implementing a Receivership Program and establishing a Focused Graffiti Abatement Program for Redevelopment Project Areas, for which MOU’s are now in place.

Next Steps:

- Monitor on an on-going basis.
- Establish a list for engaging environmental and demolition contractors.
- Continue to work with City Attorney to facilitate demolition of abandoned structures.

Division: Redevelopment
Project/Program: Redesign of Harbour Way, South of Hall
Bike Lane North of Hall Avenue

Project/Program Description: Design and reconstruct the portion of Harbour Way south of Hall Avenue. Agency staff has facilitated the design and construction to complement the work being done on the Ford Assembly Building by Orton Development (Ford Point, LLC), as well as plans for Rosie the Riveter National Historic Park Headquarters.

Status: The roadway widening work has been completed, and the road is now open for full public access to both the parking lot and Sheridan Observation Pointe. All new historic styled fixtures have been installed and are currently operational. Solar, electric and bio-diesel energy sources are under review for possible parking lot installation. Solar installation on the Ford Assembly Building is moving forward. Staff has been working with TRAC, ABAG and AN West to develop bike lane plans for Harbour Way between Hall Avenue and Wright Avenue. Bike lane designs are also being put together for Hall Avenue between Harbour and Marina Way.

Next Steps:

- Complete landscaping installation as needed.
- Coordinate development of alternative energy stations on site.
- Finalize bike lane configuration and prepare bid documents for Harbour Way north of Hall Avenue to Wright Avenue, as well as Hall Avenue between Marina and Harbour Way.

Division: Redevelopment
Project/Program: Downtown Zoning Ordinance Update

Project/Program Description: In order to implement the vision of the Central Richmond Revitalization Initiative, including the Macdonald Avenue Economic Revitalization Plan, changes to current zoning designation will be needed.

Status: Review of Downtown Zoning by Planning and Redevelopment is underway. This scope is potentially being expanded to a Specific Plan that will cover Downtown, Civic Center and the 23rd Street commercial corridor.

Next Steps:

- Continue to coordinate with the Planning Department on scope and funding issues.

Division: Redevelopment
Project/Program: Marina Bay/Northshore/Ferry Terminal

Project/Program Description: Signature Properties is developing 128-townhouse units as well as 50,000 square feet of commercial space on the site. As part of Signature's transaction with Virtual Development, consistent with the Master Agreement for Marina Bay, the Agency has received \$4.1 million for the residential portion of the property. An additional \$2.0 million will be received for the commercial parcel as part of the final agreement. Also as part of this development a Ferry Terminal is being considered for a portion of the commercial site.

Status: Residential construction is progressing and is about 70% complete. Redesigned access off of Regatta Blvd to the shoreline areas has been completed. Amendment to the BCDC permit for the final development program has been executed. Component specific plans have been submitted to BCDC for the proposed 50,000 square feet of waterfront commercial development and public improvements and access; however, the commercial development plan will be revisited due to potential impacts of the favored ferry service site being brought forward with WETA.

Next Steps:

- Finalize east/west access road to include a median break along Marina Way South and enhanced pedestrian improvements concurrently with completion of housing.
- Work with Signature Properties on developing the commercial component.
- Work an EIS/EIR with environmental consultant for Ferry Terminal
- Develop Ferry Terminal design with WETA

Division: Redevelopment
Project/Program: Downtown Area Improvements

Project/Program Description: Agency staff is working with Kaiser Permanente, the Social Security Administration, and the Olson Company to implement improvement programs Downtown. The improvements are planned for the City owned plaza, garage, streets and sidewalks bordered by, and adjacent to Harbour Way, Marina Way, Barrett Avenue, Nevin Avenue, and Macdonald Avenue.

Status: Phase I of the Nevin Plaza (the area in front of the Social Security building) has been completed. Path of travel signage from the Intermodal Transit Station to and from this portion of Nevin Plaza has been installed. The Agency sponsored two separate 2006 TLC Capital Grant applications for bicycle, pedestrian linkages and access improvements from the Transit Village westward to Social Security, Kaiser and the Downtown area. The applications were approved and were combined to create an award in the amount of \$1.075M from the MTC. The selected consultant is now developing the 65% drawings for submission to both Caltrans and the Metropolitan Transportation Commission (MTC) for funder review. The previously prepared 30% drawing set has been presented to local stakeholder groups for review and comment City departments are continuing to provide information/data as a part of that development.

Next Steps:

- Continue regular Technical Advisory Committee meetings.
- Develop 65% drawings for Caltrans and MTC submission.

Division: Redevelopment
Project/Program: 12th and Macdonald Mixed Use Project

Project/Program Description: A.F. Evans was chosen by the Agency Board as the developer for this mixed-use project, which will entail the construction of approximately 237 residential condominiums over 24,000 square feet of retail space on Macdonald Avenue, between 11th and 13th Streets.

Status: All entitlements have been approved and the Disposition and Development Agreement (DDA) with A.F. Evans for redevelopment of the site has been executed. The Agency has completed the acquisition of all privately owned properties for this project and has completed the relocation of all tenants. The 12th Street vacation is complete and shall be recorded concurrently with the close of escrow. Demolition of the 12th to 13th Street block is complete. The hazardous material review associated with final building demolition at 11th and Macdonald is complete. However, financing issues may necessitate terminating the DDA with AF Evans and requesting authorization from the Agency Board to negotiate with the firm that ranked second in the RFP solicitation process

Next Steps:

- Terminate DDA with AF Evans as appropriate.
- Obtain authorization from Agency Board to execute a contract for the demolition of the building at 11th & Macdonald.

Division: Redevelopment
Project/Program: East Macdonald Streetscape Project

Project/Program Description: Streetscape Improvement program for Macdonald Avenue from San Pablo Avenue to 39th Street. The new streetscape includes redesigning Macdonald Avenue, creating sidewalk bulb-outs, enhanced crosswalk improvements, new and improved street lighting, public art and the planting of more than 130 street trees.

Status: The public art component was installed on the light standards at the eastern gateway of Macdonald Avenue at San Pablo Avenue. All change orders have been finalized and the last progress payment was issued. Staff has finalized a contract with local artist for installation of a mural on the I-80 overpass over Macdonald Avenue. Mural installation has commenced. Street resurfacing has been completed.

Next Steps:

- Monitor maintenance of landscaping and trees by City staff.
- Monitor Public Art element on I-80 overpass.

Division: Redevelopment
Project/Program: Cherokee/Simeon Properties Campus Bay

Project/Program Description: Development of the approximately forty-acre Brownfield site adjacent to the Bay Trail and Stege March on San Francisco Bay.

Status: DTSC is monitoring clean-up and related activities and is in discussions with the development team regarding future development activities. The site characterization work is nearing completion and the developer has submitted a site remediation plan for review by the DTSC and the Community Advisory Group (CAG). The CAG continues to hold monthly meetings to monitor site remediation plans and activities and has appointed a toxics committee to give close scrutiny to technical issues related to site pollutants.

Next Steps:

- DTSC will complete its review of site remediation plans provided by the developer.
- Once a Remedial Action Plan is approved by the DTSC, the developer can move forward with CEQA, as well as site clean-up and monitoring activities.

Division: Redevelopment
Project/Program: Macdonald 80 Shopping Center

Project/Program Description: Development of a regional shopping center containing approximately 200,000 square feet, anchored by a Target department store. The property involved is the vacant Montgomery Wards site as well as adjacent parcels fronting on Macdonald Avenue.

Status: SPI, the master developer of the Macdonald 80 Shopping Center, has received all entitlements for the project. The Target store grand opening took place on July 22, 2008 and was a huge success.

Next Steps:

- Continue to assist developer in retail recruitment for pad spaces.
- Continue working with Caltrans regarding landscaping matters.

Division: Redevelopment
Project/Program: Proposed I-80 Shopping Center Expansion

Project/Program Description: The proposed expansion of the I-80 Shopping Center could add up to 200,000 square feet, including a 170,000 square foot Lowe’s Home Improvement Store. The site currently contains the old Toy’s-R-Us building, the County Health Center and other parcels.

Status: The Agency Board approved findings for a Master Developer to assemble and develop multiple parcels, ten (10) of which are owned by the County and four (4) other parcels that are owned by individual entities. Land Capital Group (LCG), LLC was selected by the Agency Board as the Master Developer. A community meeting was held on April 28, 2008, regarding the relocation of the County Health Center. At this meeting it was presented that the County was actively working to co-locate their operations on the Doctor’s Hospital site in San Pablo. LCG has requested to transfer their Master Developer status to RH Properties. A second selection process will need to take place regarding this request.

Next Steps:

- Analyze proforma to determine project feasibility.
- Hold public meeting to select Master Developer.
- Negotiate and execute an Exclusive Right to Negotiate (ERN) Agreement.

Division: Redevelopment
Project/Program: Measure Two/East Bay Access Improvements

Project/Program Description: Regional Measure Two is providing \$1,060,000 to fund construction of two “super-stops” along Macdonald Avenue (along with a modified Golden Gate 42 Route), as well as additional improvements to the Tewksbury bus terminal in Pt. Richmond. This work will be planned in concert with Macdonald Avenue streetscape improvements.

Status: AC Transit has made substantial changes to their use at the Tewksbury terminal. In light of that, the Agency is awaiting new input on revised scopes of work, and the allocation of the secured, programmed funds from the MTC. According to the facilitator at AC Transit, the revised distribution route is that the funds will be received by WestCAT, and then administered through AC Transit. Agency staff is currently scheduling to meet with AC Transit and Golden Gate staff to clarify the partnership roles, responsibilities, and final scope of work.

Next Steps:

- Meet with project partners and stakeholders to clarify the roles and responsibilities.
- Prepare scopes of work for each of the revised locations.

Division: Redevelopment
Project/Program: Nevin Park

Project/Program Description: The revitalization of Nevin Park will include a complete reprogramming of outdoor areas and improvements to Nevin Center.

Status: WRT has finalized park planning meetings with Iron Triangle Neighborhood Council for the Nevin Park Redesign, which have been on-going. Following Agency and City Council approval of contract, site work commenced in February and City and Agency Staff have been conducting weekly construction meetings with goal to complete work by October, 2008. Infrastructure work completed, park elements are being installed. Additional park elements are being planned there include restrooms, fencing, landscaping and lighting.

Next Steps:

- Coordinate work with other City Departments.
- Monitor construction activities.
- Work with Recreation to facilitate park programming.
- Agency Board review of Contract Amendment for additional improvements

Division: Redevelopment
Project/Program: West Macdonald Avenue Streetscape Improvements

Project/Program Description: The second phase of streetscape improvements along Macdonald Avenue will go from Harbour Way to 19th Street. This effort builds off of the improvement program developed as part of the Macdonald Avenue Revitalization Plan.

Status: Agency Board approved construction contract. Meeting held in April, 2008 with Bay Cities and Agency and BKF Construction Management team. Pre-job meeting held & Contract Compliance is working with sub-contractors. Agency & Main Street staff meetings held to plan Groundbreaking ceremony that was held June 12. Right of Entry document executed for use of 12th/Macdonald property for project staging area. Construction is underway. Preparation of 11 foot sidewalk adjacent to FoodsCo, EBMUD and other utilities are relocating their facilities. Staff working with Main Street is providing assistance to adjacent businesses. An eastbound bus stop location was established within the project. New irrigation system between Harbour Way and Marina Way is complete. Curb and gutter work between Harbour to Marina is complete. Temporary entry way construction and signage for businesses between Marina Way and 16th is complete. PG&E and EBMUD utility relocations pending between Marina Way and 16th. CCTV pole at Harbour Way is installed & is pending for 15th location.

Next Steps:

- Hold weekly project meetings with construction team.
- Review and approve monthly invoices with construction manager.
- Work with resident and business community to mitigate construction impacts.

Division: Redevelopment
Project/Program: Façade Improvement Program

Project/Program Description: The Façade Improvement Program provides financial grants to eligible property owners and ground floor tenants to upgrade the appearance of storefronts in order to help create a positive retail environment. The original target area was along Macdonald Avenue and along 23rd Street between Bissell and Maricopa, and now includes redevelopment project areas located along San Pablo Avenue. The purpose of this program is to focus Agency efforts and resources in key areas in order to have a significant redevelopment impact. By focusing on these high impact areas, it is the Agency’s intent to stimulate additional economic development in the surrounding areas. These \$20,000 loans are forgivable and do not have to be repaid to the Agency provided that a tenant or owner continues to occupy the space for five years. The loan will be forgiven in 20% increments on an annual basis such that at the end of five years there will be a zero balance.

Status: Staff has completed the assessment/coordination of local architects and contractors for referral. All available slots for FYs 05-06 and 06-07 are filled. These projects are in various phases of design permitting and construction. One has already been completed. Applicants for FY 07-08 are processed and finalized for design and construction. A newly redesigned program brochure and application package has been completed. This was done to make the language, literature and intent of the program more “user-friendly” and will be distributed as part of the FY 08-09 program.

Next Steps:

- Canvass and continue announcing the extension to the San Pablo Avenue area businesses along with re-canvassing the 23rd Street Corridor businesses.
- Post updated program documents and features online.
- Refer local qualified architects and contractors to façade participants.
- Solicit applicants for FY 08-09 program.

Division: Redevelopment
Project/Program: Overpass and Underpass Studies

Project/Program Description: Prepare a grade separation feasibility analysis of the Marina Bay and Parchester Village areas.

Status: Staff continues to work with stakeholders to explore potential funding sources with the best potential for funding of this proposed grade separation. The State has established a new Board to manage the Ferry system through out the State. They have a reported budget of \$250 million dollars. Council Member Viramontes has secured a \$20 million dollar matching funds commitment from the new Board and now the City has to identify matching funds. With the funding available, staff will work on the design and start CEQA review regarding the Meade bypass. Easement with University of California has been reviewed and is ready for execution by UC management. Fehr and Peers has completed a circulation and traffic studies for this effort. Staff is reviewing the findings of the traffic study with the railroad companies, CPUC representatives and UC staff. Staff applied for a \$6M in State Proposition 1-B funding program, and received \$5M from CTC contingent on development of a funding program.

Next Steps:

- Continue to identify funding for underpass.
- Prepare presentation to City Council for approval to close railroad crossing at Regatta/Erlandson.
- Staff is obtaining letters of support from the railroad lines for funding.
- Complete contract with Peter McMorro for redesign of Meade Street by-pass.
- Execution of an Easement with UC staff for bypass
- Develop funding program for CTC.

Division:

Redevelopment

Project/Program:

Harbour 11-A Project Area Assessment District

Project/Program Description: Establish proposed assessment district boundaries in Marina Bay to provide additional level of support for landscaping and lighting with affected property owners upon termination of Master Development Agreement.

Status: MuniFinancial presented assessment district estimate per household for staff review and approval. Staff presented MuniFinancial's estimates of the assessment amounts to Marina Bay community representatives. Staff is to work with the Civil Engineer and Parks Department regarding costs.

Next Steps:

- Finalize proposed assessment figures
- Complete preparation of public outreach and marketing strategy.
- Schedule community meetings.
- Distribute Community Survey.

Division:

Redevelopment

Project/Program:

Street Reconstruction Funding

Project/Program Description: Assist Engineering in the identification and funding of high priority street reconstruction projects on an annual basis in Redevelopment Project Areas.

Status: Staff has met with the City Engineer and identified high priority street reconstruction work within the Redevelopment Project Areas. The Agency has budgeted \$1,000,000 towards this work on an annual basis in addition to specific Agency sponsored major streetscape projects. Agency and Engineering staffs have worked with the GIS Administrator to plot and provide estimates to represent each street reconstruction. Engineering released 2007- 2008 work out to bid this spring with work to begin this fall. Engineering has identified 21 street section areas in the redevelopment project areas for reconstruction. Staff is working to establish next round of improvement areas.

Next Steps:

- Assist Engineering, as necessary, with neighborhood relations and bid management.
- Coordinate and prioritize future street improvements within Agency boundaries.
- Continue to complete high priority streets in redevelopment project areas.
- Coordinate fund transfer of 08-09 work to designated Finance/Engineering account.

Division: Redevelopment
Project/Program: Ford Assembly Building Rehabilitation

Project/Program Description: The Ford Building Rehabilitation and Redevelopment Project will bring the historic Ford Assembly Building at the foot of Harbour Way into use once again as an important destination along the Richmond shoreline. The building is being redeveloped into a mixed-use project to include: industrial/research and development, retail, restaurant, office, residential, and the Rosie the Riveter Visitor Center.

Status: Staff has finalized the procedures with HUD and has also drawn down the \$1.5 M in BEDI grant funds. The total leased space is now up to 90% of rentable area, or about 420,000 square feet. Staff is monitoring space planning meetings between Orton and the National Park Service for the Rosie the Riveter National Historic Park Visitors Center. Orton paid off loan to Agency.

Next Steps:

- Facilitate building permits for building improvements as needed.
- Monitor quarterly interest payments on Agency loan and HUD Section 108 loan and ensure ongoing loan compliance with HUD regulations.
- Continue to assist with entitlements to facilitate occupancy.
- Work with the National Park Service and Orton on craneway development.

Division: Redevelopment
Project/Program: Finalize Marina Bay Trails/Landscaping Areas

Project/Program Description: Assist Richmond Public Works with public improvements and coordinate with the Marina Bay Neighborhood Council, Parks and Recreation and the Harbor Master to implement improvements to landscaping, lighting, sidewalks and parks in the Marina Bay Area.

Status: The contract for the riprap installation with W.R. Forde was approved by the Finance Committee and City Council on July 29. Staff is completing BCDC permit process. The specification for the irrigation controller is near completion and an RFP will be issued in mid August. After the controllers are installed, staff will determine the quality of the irrigation system and repair where required. The next phase of the Marina Bay project, lighting, can now be planned and implemented.

Next Steps:

- Facilitate riprap installation.
- Structure and issue a RFP for the irrigation controllers.
- Engage an electrical consultant to analyze the current electrical system and define the required repairs.
- Repair and replace, where necessary, all pedestrian lighting.
- Repaint guard rails through out the Esplanade and Marina Areas.

Division: Redevelopment
Project/Program: Civic Center Rehabilitation & Redevelopment

Project/Program Description: The Civic Center Master Plan is the basis for the rehabilitation of Civic Center and the redevelopment of adjacent sites. The primary purpose of the project is to move City administrative functions back to a revitalized Civic Center campus, which is planned to include a new Public Safety building and the renovation of the existing Hall of Justice and City Hall. The private sector portion of the project is envisioned to include residential, retail and possibly office space components.

Status: The Phase 1B Contract was approved by the City Council on June 5, 2007. All funding is in place for this scope of work. The project architect prepared City Council Chamber plans and design elements, which have been reviewed and direction has been given by staff and approval by the City Council liaisons. Construction is on schedule and within budget. A status report was given to the Agency and City Council on March 18th and the Council authorized moving forward with additional scope of work to include LEED items and Auditorium floor covering, with part of the Owner-controlled contingency to be used if necessary. Due to other budget savings, the clean-up scope of the Auditorium has been expanded slightly to cover more paint and carpet, as well as vapor-sealing floors as needed. System furniture and office furniture components were finalized on August 29th.

Next Steps:

- Continue Construction Coordination meetings.
- Continue IT, LEED, Public Art, and Move Management Coordination meetings.
- Continue Council Liaison meetings.
- Continue coordinating with the Arts Center to mitigate construction impacts on class schedule and other operations.
- Bid systems furniture and case goods (managed by Nadel)
- Set up Council Chamber Dais mock-up and review Chamber furniture selections with Council Liaisons.
- Receive furniture bids and evaluate with design team, IT and Planning.
- Finalize specs for Council Chamber furniture.

Division: Redevelopment
Project/Program: Central Richmond Greenway Bike/Pedestrian Trail

Project/Program Description: Agency staff is assisting the City Engineer on this project. The project goals are to identify and secure funding and construct a bicycle and pedestrian trail on an abandoned railroad right of way connecting the east and west ends of Richmond. The trail will parallel Ohio Avenue. The first segment is from approximately Garrard to 23rd Street and was completed may 2007.

Status: Staff has prepared a grant request to the National Park Service under its Rivers, Trails and Conservation Assistance (RTCA) Program to assist the City with coordination of on the ground improvements relating to the Greenway. Staff is assisting FORG in application for a Groundworks Grant. Staff coordinated receipt of recorded Phase II Survey to secure & draw down \$1M Cal Tran funds for Phase II. Phase I is substantially complete. Staff is assisting City Engineer in coordinating an additional grant request for a Phase III design. Staff assisted in

preparation of a \$200,000 grant request to design Phase III under the Safe Routes to Transit Program. MTC contacted staff and advised that this Phase III grant request for trail design work is recommended for funding. Agency staff assisted Engineering in coordinating receipt of Right of Way documents from BART to assist in the Phase II bid. Greenway Project was recognized as one of the top 3 alternative transportation projects in California by the California Transportation Foundation. Public Works, Recreation and Redevelopment staff attended an awards ceremony in Sacramento on June 4, 2008.

Next Steps:

- Engineering Department to Commence Phase II Bid.
- Assist Engineering Department with the coordination of BART, El Cerrito, Stakeholders on Phase III.
- Assist Engineering Department in implementation of successful SR2T grant to design this segment.

Division:

Redevelopment

Project/Program:

Transit Village – Metro Walk

Project/Program Description: The Richmond Transit Village project is located on approximately 16.7 acres centered around the Richmond BART and Amtrak Stations. The project is being constructed in two phases, and will consist of a total of 231 units of ownership housing to be developed by The Olson Company, including townhouses and live-work units; 27,250 square feet of retail space; and a 3,700 square foot inter-modal transit station which will house facilities for transit operators; and a five-story, 800-space garage facility that will include 9,000 square feet of ground-floor retail. Phase I is on the west side of the existing BART station and includes 132 units of housing, approximately 7,500 square feet of retail, and a five story, 800-space BART parking garage with an additional 9,000 square feet of ground floor retail space. Phase I has elevated the Nevin Avenue walkway which provides primary access to the transit station from the west and leads pedestrians to a plaza, immediately west of the BART station, where the new 3,700 square foot inter-modal transit building is under construction. Phase II is approved to consist of 99 housing units, approximately 10,750 square feet of retail space, and will elevate the Nevin Avenue walkway to provide enhanced transit access to the station from the east. All Phase II improvements will be constructed on the east side of the existing BART station.

Status: The residential portion of Phase I is complete, with all 132 units sold. Construction of both the Nevin Walkway and the Intermodal Transit Station building are now complete. The new station ticketing agent/station vendor has begun operations, and the multi-agency police facility (“patrol stop”) has opened primarily serving BART police officers at this point in time.

Pedestrian access and safety improvements in the AC Transit bus facility are ready for public bid and will be funded through a HIP grant from MTC. Although state funding for the construction of the Inter-modal Station Building has been moved out to FY 2007-2008, staff has received approval from MTC and CTC for an AB 3090 substitute project allocation; this means that the Agency will “backfill” those future grant funds destined for the Inter-modal Station Building, enabling construction to commence on the station. WCCTAC and the CCTA Board have approved the redistribution of \$5.5 million in Measure C funds programmed for the El Cerrito Plaza BART station to our Transit Village parking structure. Staff continues to work on finding additional funding sources. A \$3.350M federal earmark was secured with the help of

Congressman Miller's Office. With the assistance of WCCTAC and CCTA, an additional \$4.0M in grant funding has been secured for the Parking Structure through the STIP. The TCRP construction funding is uncertain, but staff will seek an allocation in the current funding cycle.

Next Steps:

- Continue the construction of the retail pads along Nevin Walkway.
- Pursue new design options for the east side residential and the NE corner of Marina Way and Macdonald Avenue.
- Complete construction drawings and specifications for the parking structure.
- Explore financial structure for the parking structure to address lengthy grant funding stream and the immediate need to bid and construct the facility.
- Finish necessary tenant improvements to the police patrol stop.

Division:

Redevelopment

Project/Program:

Terminal One

Project/Program Description: The Terminal One project involves the redevelopment of approximately 13.5 acres of shoreline property immediately to the east of Ferry Point and Miller-Knox Regional Park, and west of the Richmond Yacht Club and Brickyard Cove. The project developer, Toll Brothers, is proposing up to 258 luxury condominiums on the site; in addition, the project will include development of several areas of open space along the shore adjacent to and including the terminal pier. A new segment of the Bay Trail will be developed to provide access to the shoreline. The Redevelopment Agency is overseeing the site clean-up according to the requirements of the Remedial Action Plan prior to the sale of the property to Toll Brothers. The Agency is also responsible for demolition of existing structures to ready the project site for development.

Status: A Land Disposition Agreement (LDA) was entered into with Toll Brothers and the developer has finalized the EIR documentation for the project. The in-situ remediation of the site has been completed with all target goals being met. A slurry wall will be installed after building demolition. Staff assisted with the facilitation of a design charrette process, which has been completed and was very successful. Subsequent to the first charrette, the CCC group filed a law suit challenging the project entitlements and the CEQA determination. Negotiation with CCC Group, City Staff and Toll Brothers has resulted in a modified development plan supported by all parties. City Council approved the tentative map and design at the June 19, 2007 City Council Meeting. Land ownership issues under Brickyard Cove Road are being settled. The CCC Group has not dropped their lawsuit and an additional lawsuit by an individual in regard to the CEQA process is still pending and could further delay the project. Asbestos removal from the warehouse buildings has been completed and construction/demolition documents are underway.

Next Steps:

- City and Toll Brothers to finalize Brickyard Cove Road access question.
- Staff to complete site work to facilitate property transfer to Toll Brothers.
- Staff waiting on Toll response to site transfer.
- Staff to review the potential purchase of portions of Brickyard Cove Road from BNSF Railroad in order to develop and maintain landscaping.

Division: Redevelopment
Project/Program: 23rd Streetscape Improvement Project

Project/Program Description: Streetscape improvements are being planned for 23rd Street from Bissell Avenue to Costa Avenue. Through several interactive workshops, the community and local 23rd Street Merchant Association have expressed their vision for a revitalized 23rd Street which is a commercial district that is attractive, safe, and pedestrian-friendly. The improvements are to include new street furniture, pedestrian-scaled street lights and signals, street trees and related landscaping, sidewalks and crossings with decorative hardscapes, way-finding signage, and public art. The design phase of this project will also study the impacts of sidewalk widening, angled street parking, and reintroducing two-way traffic throughout the length of 23rd Street.

Status: The Agency approved consultant team has commenced planning services and studies for the project. In addition to the first meetings of both the Technical Advisory Committee (TAC) and the Steering Committee (STC) the first three (3) community meetings have already been held. The project is a little more than halfway towards the goal of presenting back to the community its goal of a preferred design alternative. Interim improvements such as installation of additional benches and receptacles, and a banner program have been installed along with an informational project area sign.

Next Steps:

- Continue design efforts and updated traffic studies.
- Continue convening committee and community meetings.

Division: Redevelopment
Project/Program: Central Macdonald Avenue Streetscape Improvements between 19th and 39th Streets

Project/Program Description: Preparation of design development documents between 19th and 39th Streets for the third phase of streetscape improvements along Macdonald Avenue. This effort will build off of the improvement program developed as part of the Macdonald Avenue Revitalization Plan.

Status: The topographic survey and basing mapping should be done by the week of June 16th. Utility research is complete. Geotechnical investigation has commenced and results should be available within 30 days. The traffic study will commence pending review of the City's General Plan and 23rd street project. BKF Engineers is surveying the site in preparation for starting the design schematics.

Next Steps:

- Community Workshop scheduling.
- Mailing list for Community Workshop announcement.
- Get a copy of General Plan.
- Developing list of stakeholders.
- Schedule "pre-schematic" meeting with City, prior to Community Workshop.
- Prepare design schematics.
- Define budget based on approved designs.

Division: Redevelopment
Project/Program: Cutting Boulevard Police Substation

Project/Program Description: Assist the Richmond Police Department in locating suitable location and develop a lease for a police substation on Cutting Boulevard near Carlson, a commercial storefront located just off Cutting Boulevard at 34th Street, for use of a police substation and produce development plans for property renovation and manage the renovation of.

Status: Staff terminated negotiations with the property owner at 3316 Cutting Boulevard for the use of their property. The property owner did not have the capacity to provide the funding for the shell costs. Staff is currently evaluating the Fire Training Center site to house the substation.

Next Steps:

- Work with RPD, RFD and the architect to define the interior layout of the building and added areas.
- Assist City Attorney's office with lease negotiations.

Division: Redevelopment
Project/Program: Install Lighting at Park Plaza

Project/Program Description: Install new street lights and transformers in the Park Plaza neighborhood.

Status: Specifications for the project are being completed by Omega Electric.

Next Steps:

- Draft the Request for Proposal.
- Issue the RFP.
- Select the Contractor.