

**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:** At the April EDC meeting, the commissioners were briefed by Fred Lucero, Employment & Training, on the highly successful, nationally-acclaimed Richmond *BUILD*/ Solar Richmond training and placement program. EDC members who volunteered to serve on one (or more) action committees, provided brief progress reports on: (1) The roll-out of the East Bay Green Corridor Partnership Project; (2) The resurgence of the Macdonald Avenue Corridor; and, (3) Efforts to enhance the city's permitting process. Staff is also providing the Commissioners economic and business news on an on-going basis and monthly listings of new business licenses issued to companies seeking to start or relocate their business in Richmond.

**Next Steps:**

- In May, EDC will welcome new members recently appointed by Mayor McLaughlin.
- EDC will confer with staff on ways to promote the positive attributes for doing business along the Macdonald Avenue Corridor.
- The EDC will help the City play a prominent role in the evolving East Bay Green Corridor Partnership.
- The EDC will come up with suggestions for how to further enhance the city's permitting process>
- 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 Local Employment Ordinance and Business Opportunity Ordinance.

**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), the Contra Costa Small Business Development Center (CCSBDC), and the Richmond Main Street Initiative (RMS), staff coordinated efforts to host monthly ongoing free professional consulting services to the Richmond Business Community. OED staff is providing outreach and scheduling appointments, and RMS is providing the meeting place for the consultant and small business owners.

**Status:** Small Business Consulting Initiative: Staff scheduled appointments for eight small business owners to meet with a marketing consultant from the (SBDC) at the RMS office in April. Five of the businesses participated in one-on-one consulting sessions. Staff is in the process of completing a phone survey with business owners who received the one-on-one consulting and meeting with the directors of the SBDC and Richmond Main Street to improve the consulting service delivery.. Also, Staff met with the manager of Hilltop Mall to discuss small business assistance programs offered through OED and the City of Richmond. The mall manager is interested in OED co-hosting a small business assistance workshop at the mall and/or one-on-one business consulting with the SBDC consultant.

**Business Training:** The 8-week Business Planning class started at the Richmond Library on April 6<sup>th</sup> with 18 students. OED staff provided Revolving Loan applications and information on small business consulting to the class. In addition, staff is working with the Richmond *BUILD* Contract Compliance Specialist and Merriwether & Williams to design a small business program to provide technical assistance, financing and bonding to small local contractors

**Wal-Mart Business Spotlight and Marketing Assistance:** Staff continues to assist the five businesses under the Wal-Mart JOZ program in the development of their marketing plans. The tailored plans, with budgets and invoices, are being prepared and submitted to OED staff for approval. Each invoice will be paid with funds from the Wal-Mart grant. To date, four of the invoices have been approved and paid. Staff is now in the process of selecting five additional businesses for the second disbursement of \$10,000 (\$9,750 grant from Wal-Mart plus \$250 from OED). Each business selected will design a marketing plan in consultation with the SBA's Small Business Development consultant.

**West Macdonald Avenue Reconstruction:** Staff continues to market the Reconstruction Impact Loan Program

**Next Steps:**

- Continue to provide marketing support, outreach and scheduling for the training classes and small business consulting.
- Explore different models and feasibility of establishing a virtual small business incubator in Richmond.
- Select five additional businesses under the Wal-Mart Small Business Spotlight grant program
- Recruit small businesses to participate in the SBDC free one-on-one business consulting program at the Richmond Main Street office.
- Implement the Local Shelf Space Program at the Richmond Wal-Mart Store.
- Meet with Contract Compliance Officer and SBDC regarding training for emerging construction companies.
- Follow-up with Hilltop Mall to assess business needs and offer assistance to mall businesses.
- Meet with Richmond *BUILD* Contract Compliance Specialist and Merriwether & Williams to develop a work plan for providing business training and technical assistance for small local contractors.

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

**Project / Program Description:** Staff is responsible for the *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:** In April, staff posted on both the city's and the business website, a profile of Annie's Annual & Perennials (a 2.5 acre nursery in Richmond's Iron Triangle community) as the Spring 2009 Business Spotlight. Staff continued working with Brand Design, the marketing design consultant, to interview, photograph and prepare informational inserts of four additional businesses—Bio-Rad, Bob's Cleaners, Salute's Ristorante and SunPower—that will appear on OED's business website and hand-out materials. Staff also continued working with the brokerage community and local business owners to ensure that the property listings, business identifiers and other pertinent data on the website are kept current and that promising leads are pursued. The business website had 43,693 hits in April.

**Next Steps:**

- Determine how best to reformat the business website to best incorporate testimonials, comments and feedback from both incoming and current business operators.
- Continue work with Brand Design to design and produce additional profiles/inserts to showcase key businesses in specific industry clusters (green, biotech/medical, retail and services) that demonstrate Richmond's diversified business base.
- Continue work with Bay Crossings News Magazine to promote Richmond's assets both in and outside of the Marina area via advertorials and hard news stories.
- Move forward with the EcoMetro Guide partnership to highlight and promote the array of products and services of Richmond-based green business enterprises.
- Collaborate with local internet marketing firm Stellar Vision to produce and televise information about Richmond's economic development and redevelopment efforts.
- 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.

**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:** OED and Employment and Training staff met in April to refine and step-up our joint retention efforts via the TeamRichmond Business and Worker (B&W) Retention Program. B&W includes: rapid response services, tailored job and business skills training, needs surveys, site visits and data gathering/analysis. Staff continued to meet face-to-face with local business owners/managers (specifically along Macdonald Avenue and San Pablo Avenue) to learn about concerns, gather suggestions and notify the appropriate city departments to address their concerns.

Staff, either in one-to-one meetings or group forums, continued to inform owners and entrepreneurs about various business assistance programs the City offers: the Enterprise Zone, Revolving Loan Program, Façade Improvement Program, Green Business resources/services and Bids On-line. Staff continues to provide targeted guidance and support to merchants along the 23<sup>rd</sup> Street commercial corridor and Macdonald Avenue. Staff continued once-a-month morning meetings with members of the Hilltop District Advisory Committee to discuss the proposed Hilltop Pylon sign project, the impact on sales of the Caltrans Hilltop Overpass Re-construction project and other improvements around the Mall and adjacent commercial areas.

**Next Steps:**

- Complete workplan and implement actions per the TeamRichmond Business and Worker (B&W) Retention Program.
- Work with City departments to resolve issues of concern identified by business owners.
- Follow-up discussions with countywide economic and workforce developers re: opportunities for collaboration and pursuit of federal stimulus dollars.
- Continue meeting with 23<sup>rd</sup> Street Merchants, Macdonald Avenue Merchants and Main Street representatives to coordinate efforts on business surveys and deliverables to business owners.
- Schedule additional one-on-one meetings with business owners 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 TeamRichmond forums.
- Build on and expand organizing and support efforts with merchants on San Pablo Avenue, 23<sup>rd</sup> Street and Macdonald Avenue.
- Continue involvement in planning process to bring about improvements in the streetscapes, freeway pylon sign and directional signage in the Hilltop Mall area and work with the Advisory Committee members to mitigate impact on Mall sales revenues of Caltrans' year-long, freeway overpass demolition/construction project

**Division:** Economic Development  
**Project / Program:** Targeted Business Recruitment

**Project / Program Description:** The Office of Economic Development is 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 gave a well-received presentation in Walnut Creek on green business initiatives in Richmond before members of the Economic Development sub-committee of the Contra Costa Economic Partnership. Staff also met with members of the business development sub-committee of the East Bay Green Corridor Partnership (staff from Berkeley, Emeryville and Oakland along with Richmond) to determine how best to move forward in pursuit of stated goals for 2009, including: (1) agreement on an approach to seek stimulus funding for a cross-jurisdictional, green economic/workforce development project; (2) preparations for the Spring “Summit,” and, (3) dealing with basic organizational issues (i.e. staffing via East Bay EDA). 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. Staff continued to follow-up with Cal BIS/ East Bay EDA re: relocation prospects. Staff had detailed discussions with the principals @ Mi Pueblo and WinCo, both of which expressed interest in bringing supermarkets to Richmond. Staff also spoke with GVA Kidder Mathews about repositioning for lease the Bayer/Berlex site as the Hilltop Science and Innovation Campus.

**Next Steps:**

- Meet with new companies (Binz North America, SunPrint, etc.) that have expressed a strong interest in setting up shop in Richmond
- Meet with Contra Costa Economic Partnership principals to explore private sector financial interest in supporting emerging green companies in Richmond and the East Bay.
- Continue to meet with EB Green Corridor Partnership counterparts to move forward in the development of the EBGCP website and the feasibility analysis/start-up of joint projects that bring together investors, entrepreneurs, developers and established businesses, such as Heliodyne, SunPower, Vetrazzo, EPS and EcoTimber.
- Follow-up with promising new leads resulting from participation in the September '08 ICSC conference in San Diego and January '09 conference in Oakland, especially as prospective tenants in the Macdonald 80/Target Shopping Center.
- Continue meeting with commercial brokers—including the Olson Company/ Colliers International for Metro Walk retail space and GVA Kidder Mathews for Bayer/Berlex Campus—to identify and persuade businesses to relocate in Richmond.
- Continue pursuit of known entities in other Bay Area cities (San Rafael, Emeryville, Berkeley, etc.) that are seeking relocation opportunities in Richmond.
- Meet with other green businesses that have relocated (such as EcoTimber and SunPower) 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*, WinCo and Mi Pueblo.
- 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.

- Continue discussions 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, business owners and residents to discuss issues of concern, generate action items to address the issues and act as a liaison to other City departments in general.

**Status:** The Task Force met on April 16<sup>th</sup>. Staff was on vacation and did not attend the meeting. Activities reported on in April will appear in next month's report.

**Next Steps:**

- Finalize bid documents from WRT for Market Square Mall.
- 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.
- Follow-up on "Watch for Kids Crossing" signs in the Nevin Park area and adjusting timing of lights at the park.

**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:** OED staff is leading an effort dubbed "The Macdonald Avenue Summer Fest 2009" to highlight a series of events this summer along Macdonald Avenue. Partners include: Target and Wells Fargo who are hosting a National Night Out event; Richmond Main Street who is producing the Music on the Main Concert Series; the Iron Triangle Neighborhood Council, who are putting on the Iron Triangle Picnic in Nevin Park; and the Juneteenth Celebration, which is held at Nichol Park. Staff continued to work with the Chamber of Commerce and Marina Bay businesses to promote the Richmond waterfront as a public-serving asset and business relocation opportunity via *Bay Crossings*. Staff is participating in ongoing planning meetings for: the upcoming Green Expo on May 14<sup>th</sup> and the grand re-opening of the Civic Center complex, which is scheduled for September 12, 2009.

**Next Steps:**

- Work with the Academy of Art University of San Francisco to plan and hold an awards ceremony on May 21<sup>st</sup> at the Richmond Auditorium Bermuda Room to honor Richmond (primarily Kennedy High) 11<sup>th</sup> grade students.

- Continue outreach and marketing support to agencies and groups that are the principal organizers for The Macdonald Avenue Summer Fest 2009 to highlight and celebrate the renaissance of Macdonald Avenue.
- Plan Civic Center Complex grand re-opening events and related publicity.
- Plan Lillie Mae Jones groundbreaking.
- Assist the West Contra Costa Business Development Center's Third Annual Small Business Awards Ceremony.

**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 continues to provide information on Richmond's new Enterprise Zone (EZ) and Target Employment Area (TEA) to local business owners, brokers, consultants and entrepreneurs as well as to other interested businesses and their tax representatives outside of the city. Staff sent to HCD the most current Richmond EZ Map and Street Range Roster for posting on the HCD web pages.

**Next Steps:**

- Awaiting final approval by California Housing & Community Development
- (HCD) of the MOU and supplemental documents for Richmond new 15-year EZ designation.
- Continue to work with existing EZ businesses/employers and help newly relocated and prospective businesses understand and 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.
- Continue to collect and analyze data and outcomes per HCD-EZ program reporting requirements.

**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 April 22, 2009. The Board approved a loan modification request for an existing loan client. Staff received and reviewed three applications. Two of the applications were declined. Staff is waiting for a complete loan package from the third applicant

Staff completed the semi-annual report to the Economic Development Administration (EDA). In addition, staff is working with the RCRA senior accountant to provide requested materials and answer pertinent questions per a recent financial and program audit of the RLF grant.

Staff continued discussions with Mechanics Bank regarding funding for the West Macdonald Avenue Loan Program. Mechanics is still considering providing \$50,000 to the RLF for loans to businesses on Macdonald Avenue. Staff is still working on a request for funding proposal to Mechanics Bank. In addition, staff contacted the EDA regarding possible funds available through the America Economic Recovery Act and is working with Board Member and Congressman George Miller's aide, Latressa Alford to follow-up on potential funding for the RLF.

**Next Steps:**

- Fully address and satisfy all requests for information per the recent financial and program audit of the RLF grant
- Continue to distribute fact sheet for the West Macdonald Reconstruction Impact Loan Program.
- Follow-up with Mechanics Bank regarding funding assistance with loans to West Macdonald Avenue businesses.
- 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.
- Follow-up with the EDA and Congressman Millers office on potential funding to the RLF through the America Economic Recovery Act.

**Division:** Economic Development  
**Project / Program:** Main Street Initiative

**Project / Program Description:** The "State of California Main Street District" includes Macdonald Avenue from 19<sup>th</sup> Street to 8<sup>th</sup> 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:** Planning for the "Music on the Main" Summer 2009 Concert Series is underway. The concert dates are June 24th, July 22nd, August 26th, and September 23<sup>rd</sup>. Main Street will also continue to provide meeting space each month for the Contra Costa Small Business Development Center (SBDC) to conduct free one-on-one marketing consultation to small businesses. Five businesses met with the consultant in April.

**Main Street Committees:** The Clean and Safe committee is planning to do Crime Prevention through Environmental Design (CPTED) with some of the downtown businesses. The Economic Restructuring committee is committed to attracting at least one new business a year and is looking at a proposal to become a partner with a coffee shop at the BART Transit Village.

**Main Street Contract Renewal:** Staff is in the process of completing the Agency Staff Report for the Main Street contract renewal. It is anticipated that the report will be presented to the Finance Committee on June 5<sup>th</sup> and the Agency Board on June 16<sup>th</sup>.

**Next Steps:**

- Research and implement a youth recycling program in the Main Street District.
- Assist in developing a proposal to Wal-Mart Foundation and other potential funders 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.
- Follow-up on the outcome of outstanding grant applications.
- Assist in ongoing planning for the Main Street “Music on the Main” Summer 2009 Concert Series.

**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 EastBayWORKS 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. Employer Services for interviewing, screening and recruitment, etc. are also provided.

**Status:** For the 2008-2009 fiscal year, the goals are 77 enrollments for the Adult program and 50 for the Dislocated Worker (DW) program. The current enrollment is 77 for Adults and 69 for DW. We have reached our enrollment goals for this fiscal year. The current exit status is a total of 122. The majority of those individuals are employed. Staff is currently increasing our partnerships with other organizations such as Swords to Plowshares (veteran’s program). Inner-Cities Veterans programs and Catholic Charities who serve the Latino community are offering ESL and other classes. Security Guard training and job placements are still going strong. We are also working on hosting other training programs and giving presentations at our Center to inform job seekers on what careers and jobs are available. Our new workshop series started and we have received positive feedback from job seekers. We also started the 10-minute Career/Job Training consultations and have received rave reviews and positive comments from job seekers.

**Next Steps:**

- Begin enrolling job seekers into the WIA Stimulus grant
- Work on purchasing new desks and computers for the training room
- Meet with The Stride Center to discuss possible training sessions for clients based on the Stimulus focus on Health/IT careers.

**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:** The City's Targeted Employment Area (TEA) was approved and now includes 19 census tracts instead of the original 7. This means that Enterprise Zone businesses will now have a higher probability of qualifying Richmond residents for hiring tax credits. Staff met with Hero Arts and Maria Rodriguez Dentistry to talk about the EZ. 52 vouchers were issued in April to the following businesses: Ralph's, The Kroger Co., West Coast Fab, Connexsys Engineering, and Bay Area Beverage. Target recently submitted 56 vouchers for processing.

**Next Steps:**

- Collaborate with Redevelopment on their Business Retention program which includes marketing the EZ.

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

**Project/Program Description:** Richmond*BUILD* (RB) trains 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. The program is funded by public and private grants and community partnerships that provide funding and in-kind services.

**Status:** Cohort 8 graduated on Friday, April 10<sup>th</sup> with 30 students. Staff recently placed a RB Berkeley graduate with SCM Construction as a Laborer. Two Richmond*BUILD* graduates were interviewed by Sun Light and Power for two junior solar installer positions and one was hired on permanently. Two On-the-Job Training participants from RB were kept on permanently with Solar City, which brings the total number of permanent Solar City RB hires to four. Rising Sun Energy Services will be a part of Richmond*BUILD* starting with Cohort 9; this training will be held for 3 weeks. The solar portion of Richmond*BUILD* has started and was extended from two weeks to four weeks.

Richmond*BUILD* was recently honored in Washington, D.C. as one of the 50 most innovative programs in the United States in the area of drug and violence education and prevention. The FBI Community Leadership Award was presented on March 19<sup>th</sup> to E&T Director, Sal Vaca, RB Program Manager Fred Lucero, and two (2) RB case managers, Candra Muhammad and Nicholas Alexander. Also, Richmond*BUILD*'s semifinalist packet has been submitted to the Harvard Innovations Committee for consideration of an award. Richmond*BUILD* will also have a segment in NOVA's "The Big Energy Gamble" and on Dan Rather Reports, now available on iTunes.

**Next Steps:**

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

**Division:** Employment & Training  
**Project/Program:** Downtown Clean-Up, Graffiti Abatement  
Helping Hands, Board-Up

**Project/Program Description:** These four programs are opportunities for Richmond *BUILD* graduates and Richmond young adults (ages 17-24) to develop their employment skills in addition to decreasing blight and maintaining a clean City of Richmond. The Helping Hands program provides senior citizens and physically challenged residents of Richmond assistance with minor home repairs.

**Status:** Staff continues leadership development, job placement, academic assistance and supportive services for all program participants. A total of 7 individual home assessments were made in April to determine eligibility of services; and a total of six (6) households were served. This program projects to serve on the average of 10-15 households per month during the length of the program. The program has been a success and has provided excellent practical and specific training for the staff and valuable service to the citizens of Richmond. Staff continues to meet with the Redevelopment Agency Housing Division staff to enhance and refine the referral system for the Helping Hands Program.

The Graffiti Abatement and Downtown Clean-Up crews increased their workload and presence in targeted Redevelopment Project areas, with the Macdonald Avenue corridor and 23<sup>rd</sup> Street being the highest priority areas for these programs. The crew extended the clean up area on Macdonald Avenue to Nevin Park, working in conjunction with Public Works staff.

The Board-Up Project assignments decreased during the month due to weather conditions. A total of 5 properties were serviced during the month of April. We look forward to having an increased workload for the crew in the month of May. The collaboration with the Richmond Police Department, Code Enforcement and Public Works will continue efforts to eliminate blight throughout the City of Richmond.

The Downtown Clean-Up Project in partnership with Richmond *BUILD* and the City of Richmond Redevelopment Agency sponsored two Richmond residents to serve as crossing guards on the MacDonald Avenue Improvement Project. The two young ladies are responsible for assisting pedestrians across the streets and monitoring traffic. They will be working thru the month of May.

**Next Steps:**

- Await results from 2009 Youth *BUILD* grant application.
- Continue to recruit eligible residents for the Helping Hands Project.
- Continue to identify and clean-up graffiti and blight in Redevelopment Project Areas in the City of Richmond, focusing on the Macdonald Avenue corridor and 23<sup>rd</sup> Street.
- Maintain the excellent services provided by the Downtown and 23<sup>rd</sup> Street Operation Clean-Up crews.
- Provide employment and training opportunities for the current Downtown Operation Clean-Up crews.

**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:** For the month of April, over 450 youth participated in a career assessment, an academic assessment, a sexual harassment workshop and a money management/financial literacy workshop (provided by 15 volunteers from Mechanics Bank). We ended the month with \$592,000 in cash and pledges – including \$300,000 from the General Fund, \$125,000 from the federal ARRA stimulus package, \$100,000 from Chevron, \$50,000 from the County’s Community Service Block Grant fund, \$5,000 from the Kaiser Foundation, \$3,000 from the Kaiser Optical Lab, and associated individuals and corporate contributions.

Currently, the priority is worksite recruitment. Currently have enough worksites to put approximately 200 youth to work have been identified, but placements for more than twice that amount are needed.

**Next Steps:**

- Continue SYEP worksite recruitment.
- Raise an additional \$8,000 in pledges and cash

**Division:** Employment & Training  
**Project/Program:** YouthWORKS 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 206 individual youth in all programs. An RFQ for 09/10 contracts has been prepared and is ready for submittal to the WIB.

**Next Steps:**

- Establish stronger connections with the adult employment program specialist.
- Secure letters of support from the newly elected State Senator (Loni Hancock) and Assemblywoman (Nancy Skinner) for the “Driving Towards Success” proposal.
- 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.

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

**Project/Program Description:** The Pride and Purpose House Transitional Living Project (TLP) has been funded to deliver residential services to 20 homeless and/or runaway youth, ages 16-21, per year.

**Status:** The Pride & Purpose Transitional Living Program has graduated four individuals, and has two individuals that need further assistance to qualify for “graduation.” Graduates of the program are slated to receive a Section 8 Housing Choice voucher, and will be enrolled in the year round WIA program for continued supportive services. Staff is currently waiting for Council approval of the RHA Master Plan, scheduled for May 19<sup>th</sup> to distribute those certificates.

Youth **WORKS** will be terminating the Pride & Purpose Transitional Living Program as of June 30<sup>th</sup> as the funding to continue the program is not available. In fact, adequate funding has not been available for two fiscal years, but we have been able to subsidize program services. As of the 90/10 fiscal year, that subsidy will no longer be available and we cannot continue the program with only \$100,000 in contract funds from the County.

We expect that there will be one youth that is currently enrolled that will not qualify for a Section 8 voucher, and still be eligible for THP+ services. Alternative living arrangements will be made for the youth and he will be maintained on a year around caseload.

**Next Steps:**

- Plan for program closure.

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

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

**Status:** Fifty-three (53) youth are fully enrolled in both adult and youth service sections of this grant. Staff has met with the regional Program Manager and received permission to enroll an additional 40 youth at risk of gang involvement for services \*only\* in the SYEP. Youth enrolled will come from geographic areas of the city that qualify them as at-risk of gang involvement because of the combination of low income and high crime in their neighborhoods.

**Next Steps:**

- Meet regularly with Opportunity West to monitor case work.
- Complete enrollments.
- Identify and enroll qualified WIA clients.

**Division:** Employment & Training  
**Project/Program:** Cal GRIP - ONS

**Project/Program Description:** The Office of Neighborhood Safety (ONS) secured a 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 YouthWORKS 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, twenty-seven (27) youth are enrolled in the program. All will be enrolled for participation in the SYEP. Referrals are being received on a regular basis by the Bay Area Peacekeepers. This organization has started their “New Minds” training with male youth enrolled in all YouthWORKS programs.

**Next Steps:**

- Refine outreach strategies to increase the enrollment for under-18 youth.
- Establish referral process with outreach workers to case manager.
- Establish stipend and incentive billing and payment process with NHNR.
- Work with the ONS to schedule regular monthly youth meetings.
- Work with ONS to increase referrals for the program.

**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 another site approved by HUD and the Authority's Board of Commissioners.

**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. All of the units are leased. 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 Authority may purchase the site subject to approval by the Board of Commissioners. Staff has worked with contractors and completed the process of replacing the Fire Riser systems along Hinkley Avenue. Work has finally been initiated on the periphery fence along the eastern side of the Richmond Village site. It is expected the fence will be completed within the month of June.

Council has approved another site to complete public housing units anticipated for the 3<sup>rd</sup> phase of the project. Staff will be working with the development team to initiate development activities on the site to build a project that includes family, senior and community service space.

**Next Steps:**

- Obtain HUD final approval of Site Acquisition Plan.
- Complete property exemption forms for Richmond Village.
- Compile information for HUD closeout report of EH Project.

**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 for the month of April was approximately 94.5%. 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:**

- Review and approve FY2009-2010 operating budget.
- Explore feasibility of reducing interest rate on senior debt.
- Fully fund all reserve accounts.

**Division:** Richmond Housing Authority  
**Project/Program:** Nystrom Village Development

**Project/Program Description:** The Nystrom Village Family Public Housing and Hacienda Senior Public Housing sites are located in the City of Richmond and are owned and operated by the Richmond Housing Authority. Nystrom Village was built in the 1940's and is comprised of 102 single story wood-frame duplexes. Hacienda is a six-floor, 150 unit senior development built in the 1960's. The Housing Authority plans to revitalize both properties by developing approximately 400 mixed-income rental and ownership units using a combination of public housing, tax credit, local and other affordable housing funding sources. The project objective is to develop one-for-one replacement of family and senior housing units. The development will include an historic preservation component at Nystrom, with community and supportive service facilities.

**Status:** The Nystrom Village Redevelopment Plan was completed in September 2008. The RFQ to procure a developer partner has been released. Three addendums have been released since the RFQ's initial release date. Proposals have been received and a final round of evaluations has taken place by the selection panel. Staff's recommendation went before the Board of Commissioners on April 21 and April 28. The Board continued the items both times due to their belief that they didn't have sufficient time to read the Board Documents and their belief that the Advisory Board should have reviewed the Agenda item prior to presentation to the full Advisory Board. Staff has also worked extensively with Architects and City staff to Obtain NEPA

clearance, and planning approval of the Maritime Day Care Facility. Staff is trying to prepare for construction at the site. Due to a grant received from the state in the amount of \$2,000,000, construction activities must be completed at the site by June, 2010. If this goal is not reached, the grant funds would be subject to recapture.

**Next Steps:**

- Continue to manage the RFQ process to procure a developer partner.
- Continue to pursue funding sources. Complete HUD's Demo-Disposition Application upon final NEPA approval.
- Meet with residents to initiate HUD relocation requirements.
- Continue efforts to initiate construction activities on the Maritime Day Care Center.

**Division:** Housing and Community Development  
**Project / Program:** Macdonald Place Senior Housing (Trinity Plaza)

**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 3<sup>rd</sup> and 5<sup>th</sup> Streets. The project site consists of 9 parcels spanning two adjacent blocks.

**Status:** Project is currently completely leased up. A waiting list for future vacancies is now available. Staff is waiting for final financial documentation and other demographic data in order to complete close out report.

**Next Steps:**

- Complete close out report.

**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 200 units) and senior rental housing (approximately 150 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. Additional consultants have been identified to provide environmental legal review and site design expertise. The NEPA Environmental Assessment is also under preparation and should be completed in tandem with the EIR. Staff reviewed the Remedial Action Plan with Department of Toxic Substance Control (DTSC) to determine the best methodology for remediation of lead contaminated soils. A proposal to encapsulate leaded soils

on site is under consideration. All other contaminated soils will be off hauled to appropriate disposal sites. The Agency received approval of a \$2.6 million CalREUse grant to support clean up and remediation efforts. CAL Reuse funding will be available to the Agency after the EIR and RAP revision processes are completed.

**Next Steps:**

- Continue to review and coordinate CEQA EIR work product.
- Continue to review and coordinate NEPA EA.
- Continue to implement site security measures.
- Prepare and present revisions to the Remedial Action Plan to DTSC.
- Circulate Draft EIR and RAP for public comment.
- Complete marketing plan and roll out Brownfields Revolving Loan Fund program for citywide use.

**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 \$12.5 million. The adjoining site is proposed as a permanent home for the Brookside's Richmond Health Center.

**Status:** The environmental consultant, PES, has completed the additional testing requested by DTSC. The Draft Remedial Cleanup plan is being revised to include testing results. The Developers are pursuing a tax credit investor. CHDC and City have executed the 3rd Amendment to the Predevelopment Loan in order to release the remaining funds. The development team has engaged in value engineering analysis, resulting in likely cost savings. The Developers' attorney has drafted the construction agreement for review and comment. RCRA staff and the Developers have outlined steps necessary for the City to issue bond financing for the development, and begun to negotiate proposed permanent financing deal points.

**Next Steps:**

- Developers to apply to the State for Mental Health Services Act funding.
- RCRA staff to draft permanent financing documents.
- On May 19, City Council will consider issuing bond financing for the development.

**Division:** Housing and Community Development  
**Project/Program:** Brookside Community Health Center

**Project/Program Description:** Brookside Community Health Center (BCHC) plans to 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's board is considering whether, when, and how to move forward with this development. RCRA forwarded to BCHC Chevron Corporation's \$1 million grant under its Public Benefits Agreement with the City.

**Next Steps:**

- BCHC to determine its plans for 1<sup>st</sup> and Macdonald.

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

**Project/Program Description:** In 1990 BRIDGE Housing acquired and rehabilitated the historic hotel 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 low-income, mostly frail seniors. Over time the property has developed capital improvement needs primarily due to water intrusion. BRIDGE Housing has sold the property to Carquinez Associates, which is financing 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 \$9.313 million.

**Status:** The rehabilitation work is 13.5% complete. The Developer and the neighboring post office entered into a License Agreement to secure access to erect scaffolding on the post office parking lot. The City, the Developer and the post office are entering into an agreement to provide temporary replacement parking for five employees for three months at the City's garage on Nevin Avenue and 12<sup>th</sup> Street.

**Next Steps:**

- Continue rehabilitation.

**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:** The President signed the American Recovery and Reinvestment Act (ARRA) 2009 HUD allocated nearly \$1 billion to approximately 1,200 state and local governments through the Department's Community Development Block Grant (CDBG) program to target their own

community development priorities. Most local governments use this investment to rehabilitate affordable housing and improve key public facilities - helping to stabilize communities and create jobs locally. Richmond was granted an awarded for \$366,063 to assist CDBG to rapidly deliver programs. In addition, \$559,735 was awarded in Homeless Prevention and Rapid Re-housing Program funds to help families who are either homeless or at imminent risk of becoming homeless. These funds will provide for a variety of assistance, including: short-term or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, security or utility deposits, utility payments, moving cost assistance, and case management. Both Grants require a substantial amendment to the Consolidated Action Plan 2008-09. The Final Rule has not been submitted, but staff is diligently working to amend the Plan and incorporate programs according to HUD timeframes by May 18, 2009. Under the programs, communities must use their funds with 18 months of allocation.

The Community Development Commission held presentations from Agencies that applied for 2009-10 services and programs for CDBG & HOME funds on March 23, 2009. Staff presented the recommendations April 20, 2009 and they were approved by the City Council and Agency Board.

**Next Steps:**

- Begin contracting with Community Based Organizations.

**Division:**

Housing and Community Development

**Project/Program:**

NSP Stable Housing and Communities Program

**Project / Program Description:** On October 29, 2008 the City Council and Agency Board approved submission of a Substantial Amendment to the Community Development Action for \$3,346,105 for a Neighborhood Stabilization Program (NSP) grant to provide assistance in arresting the effects of the housing foreclosure crisis affecting low and moderate income residents. The NSP program is to reduce the impact of foreclosures in some of the hardest-hit neighborhoods. Mechanisms to be used include homebuyer financing, acquisition, rehabilitation and disposition, land banking, demolition and redevelopment of vacant properties.

**Status:** HUD has approved the City's Neighborhood Stabilization Plan. Staff completed the Request for Proposals for the NSP implementation partners and will accept applications in May 2009.

**Next Steps:**

- Advertise Neighborhood Preservation Program RFP.
- Prepare Joint City Council/RCRA Board items for June consideration.

**Division:** Housing and Community Development  
**Project/Program:** CDBG/HOME Manual

**Project / Program Description:** Housing and Community Development staff is currently producing a CDBG/HOME manual to document protocols, timelines, forms and procedures for managing these two funding sources.

**Status:** As the City of Richmond continues its efforts to showcase its capacity to receive, manage, leverage and monitor Federal funding, we prioritized the creation of said manual in early 2009. As the Federal government begins to invest more strategically and significantly, staff understands the importance of demonstrating that the City of Richmond has the capacity to both manage funding and to be a model for other jurisdictions.

**Next Steps:**

- Staff will finalize the CDBG/HOME manual in April, 2009.
- Staff is currently discussing best practices with other jurisdictions.

**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:** The initial construction conference is being scheduled.

**Next Steps:**

- Establish scope of work and construction schedule.
- Monitor Construction

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

**Project / Program Description:** Brighter Beginnings Center provides activities & services to low-income pregnant & parenting woman, teen girls, and children age 0-5 and their families. Services link to health care and social support, including education in health, parenting life skills and risk-reduction.

**Status:** Loan agreement is complete.

**Next Steps:**

- Encumber funds.
- Record loan documents.
- Establish scope of work and construction schedule.
- Monitor Construction.
- Completion.

**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) completed their final escrow closing with the City/Agency and other major funders on October 31, 2008. Rehabilitation construction began the first week in November 2008. Branagh Incorporated is the General Contractor for this project and is working with the Agency's Contract Compliance Officer to adhere to the local hire regulations and "bids-online" process for the subcontracting workforce needed to complete this project. Monthly construction draw meetings are scheduled for the first Friday of the month at the site.

Phase I of the rehabilitation included extensive interior renovations of six (6) units (replacement of all flooring, cabinets, new bathroom and kitchen appliances, new countertops, replacement of all window and new water heaters. Two of the 36 units will receive ADA modifications to the interior as well as applicable pedestrian pathways and parking spaces. The entire complex will receive new interior and exterior paint, roof replacement, sidewalk repair and replacement and fencing modifications. The project is currently within budget and on schedule for an anticipated completion in December 2009.

**Next Steps:**

- Begin Phase II of rehabilitation of six (6) more units and new construction of a 1,200 sq ft community building.
- Agency staff will attend monthly construction draw meetings and continue to monitor the project until completion.

**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, along with 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 8 homes along Filbert Street have completed construction and have received a PG&E inspection and installation of services from the street to the home. The remaining 6 homes are located on scattered sites and will resume construction upon completion and close of escrow of the first 8 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 will continue to facilitate first-time homebuyer education classes
- CHDC and Agency staff will continue to host lender tours of the 8 completed homes
- Agency and CHDC staff will continue to research additional funding sources for first-time homebuyers in the form of down payment assistance or closing costs.
- 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 will use 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 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 about 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 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:**

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) completed their final escrow closing with the City/Agency and other major funders on October 31, 2008. Rehabilitation construction began the first week in November 2008. Branagh Incorporated is the General Contractor for this project and is working with the Agency's Contract Compliance Officer to adhere to the local hire regulations and "bids-online" process for the subcontracting workforce needed to complete this project. Monthly construction draw meetings are scheduled for the first Friday of the month at the site.

Phase I of the rehabilitation included extensive interior renovations of six (6) units (replacement of all flooring, cabinets, new bathroom and kitchen appliances, new countertops, replacement of all window and new water heaters. Two of the 36 units will receive ADA modifications to the interior as well as applicable pedestrian pathways and parking spaces. The entire complex will receive new interior and exterior paint, roof replacement, sidewalk repair and replacement and fencing modifications. During the rehabilitation work all tenants are being housed on-site in temporary units. As of January 30, 2009 the six units in Phase I were fully occupied by five original tenants and one new tenant. The project is currently in Phase III of the renovation and to date 18 units have been completed. The project is currently within budget and on schedule for an anticipated completion in December 2009.

**Next Steps:**

- Maintain Phase III of the renovation of six (6) more units and new construction of a 1,200 sq ft community building.
- Agency staff will attend monthly construction draw meetings and continue to monitor the project until completion.

**Division:** Housing and Community Development  
**Project/Program:** Filbert Street Townhomes

**Project / Program Description:** The proposed Filbert Street Townhomes will consist of 36 units (17 three-bedroom units and 19 two-bedroom units) along Filbert Street in North Richmond. The complex will feature a three-story wood frame residential building with energy efficient appliances, laundry hook-ups in each unit and 48 parking spaces. The development will be featured as a Limited Equity Cooperative for low and moderate income household, and will allow for equity shares, encourage long-term residency and preserve affordability for future residents.

**Status:** Agency staff is currently completing NEPA reports on all parcels associated with this project before the City can enter into contract with the nonprofit agency Community Housing Development Corporation of North Richmond, per HUD regulations. CDBG funds have been designated for this project.

**Next Steps:**

- Agency staff and consultant complete NEPA.
- Execute predevelopment agreement between City, Agency and CHDC.

**Division:** Redevelopment  
**Project / Program:** Blight Abatement

**Project/Program Description:** The RCRA is funding on-going blight abatement in Redevelopment Project Areas, including targeted City areas and working with 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 along 23<sup>rd</sup> Street and in the Downtown area. This work augments efforts by Richmond Main Street. Staff is also working with other City departments regarding graffiti abatement and code enforcement issues. These initiatives include expanding the Helping Hand Program and establishing a Focused Graffiti Abatement Program for Redevelopment Project Areas, for which MOU’s are in also place.

**Next Steps:**

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

**Division:** Redevelopment  
**Project/Program:** 23<sup>rd</sup> Street Form-Based Code

**Project/Program Description:** Continuing with the revitalization vision for 23<sup>rd</sup> Street, the RCRA and Planning & Building Services are working with Opticos Design to develop a Form-Based Code for the Corridor.

**Status:** Opticos will host the first informational session at the Veteran's Memorial Hall on May 4<sup>th</sup>. Survey work is in progress. The opening presentation for the charrette will be on June 15<sup>th</sup> at 6:00 PM and end on June 19<sup>th</sup>. The location is still being determined.

**Next Steps:**

- Hold meetings with stakeholder groups, Design Review Board members, Planning Commissioners and City Council members the week of May 18<sup>th</sup> at City Hall.
- Determine location and publicize the charrette, which will begin on June 15<sup>th</sup> and end on June 19<sup>th</sup>.

**Division:** Redevelopment  
**Project/Program:** Downtown Area Improvements

**Project/Program Description:** Agency staff is working with WCCTAC, Kaiser Permanente, and the Social Security Administration 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 Metropolitan Transportation Commission (MTC). The selected consultant, Gates and Associates, submitted 100% drawings MTC and Caltrans for final approval; MTC has now been received and Caltrans' is pending. The 100% drawing set is also being presented to City departments for final review and comment.

In an effort to relieve some of the parking congestion in the downtown area the agency is preparing a contract to perform a downtown specific parking study to provide clinical level analysis, reports and specific recommendations which are also intended to fit in with and/or inform the new General Plan. The effort is in partnership with WCCTAC. The area for the parking study has been determined as from 8<sup>th</sup> St. on the west to 19<sup>th</sup> St. on the east, Bissell Ave. on the south, to Roosevelt on the north.

**Next Steps:**

- Obtain Caltrans approval and construction authorization.
- Move forward on the downtown parking study/strategy.

**Division:** Redevelopment  
**Project/Program:** 12<sup>th</sup> and Macdonald Mixed Use Project

**Project/Program Description:** The Olson Company was chosen by the Agency Board as the Master Developer for this project, which is bound by 11<sup>th</sup> Street, Nevin Avenue, 13<sup>th</sup> Street, and Macdonald Avenue at their December 16, 2008 meeting.

**Status:** Agency staff and The Olson Company are negotiating the terms of an Exclusive Right to Negotiate (ERN) Agreement. Building demolition has been completed and the site is ready for development. The northern end of lot has been prepared for approximately 59 spaces of interim public parking to serve downtown businesses during the street reconstruction period.

**Next Steps:**

- Complete negotiations and final execution of the ERN with The Olson Company is in early May.
- Negotiate terms of a Disposition & Development Agreement (DDA).

**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 Marsh on San Francisco Bay.

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

**Next Steps:**

- DTSC will complete its public 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 in accordance with applicable regulatory requirements.

**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. This request was approved by the Agency Board. The Agency executed on ERN with RH Properties on April 12, 2009.

**Next Steps:**

- Analyze pro-forma to determine project feasibility.
- Continue meeting with Supervisor Gioia and County staff regarding the relocation of the Health Center.
- Negotiate a Participation Agreement with RH Properties.

**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 conjunction with Macdonald Avenue streetscape improvements.

**Status:** Agency staff met with project partners AC Transit and Golden Gate Bridge Transportation Authority to reassess the project area needs in light of current developments throughout the proposed project area. The goal is to provide one "super stop" adjacent to the Civic Center complex along with the Tewksbury bus terminal improvements. The revised scope of work is being resubmitted to the MTC. Once approval is confirmed the project will move forward with a formal application and the necessary inter-agency agreements for funding and maintenance. Agency staff has recently met with transit agency stakeholder staff and the MTC to clarify the partnership roles, responsibilities, and final scope of work.

**Next Steps:**

- Prepare an agreed upon revised scope of work.
- Meet with MTC and present revised scope.
- Prepare formal application.

**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 Community Center.

**Status:** Nevin Park is 99% complete. The Grand Re-Opening of the park was held on January 31<sup>st</sup>. The only park elements yet to be completed are additional fencing along Macdonald Avenue and portions of 4<sup>th</sup> and 6<sup>th</sup> Streets and the installation of cameras under the CCTV program. These additional elements were requested by the Iron Triangle Neighborhood Council.

**Next Steps:**

- Monitor completion of punch list and additional decorative fencing.
- Close out project.

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

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

**Status:** The south side paving and sidewalks are complete. An eastbound bus stop location was established within the project. A new irrigation system between Harbour Way and Marina Way is complete. Staff, working with Main Street, is providing assistance to adjacent businesses. Temporary entry way construction and signage for businesses between Marina Way and 16<sup>th</sup> is complete. PG&E and EBMUD utility relocations between Marina Way and 16<sup>th</sup> are complete with several utility box adjustments to be made. Agency and project staff continue to meet regularly with business leaders to address needs of the downtown. Agency staff directed improvements to the 12<sup>th</sup> Street parking structure and implemented changes to manage the public parking spaces, making a 59 car surface parking lot available for public parking in December and will remain available through completion of the streetscape improvements. Agency Staff readied street parking at Harbour/Macdonald to assist adjacent tax preparation businesses. North side curb and gutter work is being finalized. Two local youth/entry level construction workers are being hired through City Employment & Training Office to assist pedestrian crossings for comfort and safety of public needing assistance. Decorative crosswalks, sidewalks and street trees are currently being installed.

**Next Steps:**

- Hold weekly project meetings with construction team.
- Review and approve monthly invoices with construction coordinator.
- Work with resident and business community to mitigate construction impacts.
- Hold next construction update meeting with downtown businesses May 13, 2009.

**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 23<sup>rd</sup> 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 and coordination of local architects and contractors for referral. Forty-eight total slots for FYs 05-06 and 06-07 are filled. These projects are in various phases of design permitting and construction. Twelve applicants for FY 07-08 are being processed and finalized for design and construction. A newly redesigned program brochure and

application package has been completed, but is in the process of further re-design. This is being done to make the language, literature and intent of the program more user-friendly.

**Next Steps:**

- Canvass and continue announcing the extension to the San Pablo Avenue area businesses along with re-canvassing the 23<sup>rd</sup> 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:**

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. Signature Properties is looking to amend their Commercial & Residential Development Commitment Agreement to allow additional time to complete the commercial component allowing for the ferry terminal development.

**Status:** Residential construction is progressing and is about 80% complete. Redesigned access from 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 Water Emergency Transportation Authority (WETA). WETA has commenced work on the environmental document for the terminal and Agency staff is assisting the environmental consultant with this effort. Signature has requested minor changes to the un-built residential portion of the project to provide a different floor plan to enhance marketability.

**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.
- Continue to assist with work on the EIS/EIR with environmental consultant for Ferry Terminal.
- Develop Ferry Terminal design with WETA and Signature properties to ensure a well designed and functional interface between retail and ferry facilities.
- Amend CRDCA for revisions to commercial development and schedule.
- Convene Marina Bay Design Review Board to review proposed changes to un-built residential portion.

**Division:** Redevelopment  
**Project/Program:** Marina Bay Parkway Grade Separation

**Project/Program Description:** Procure funding for and construct a rail grade separation on Marina Bay Parkway.

**Status:** 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. 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 for the Marina Bay Parkway Grade Separation. MTC staff then proposed to include the project in the Trade Corridor Improvement Fund program and informed the CTC of their intentions to request an amendment to that program to include the Marina Bay Parkway Grade Separation Project for \$18.975M from this fund in lieu of the \$5M HRCSA grant. The CTC formally approved the TCIF funding in March. \$11.2M in Measure J Transportation sales tax funds has been made available through funds programmed for the Richmond Parkway/Ferry Service. The Planning Department selected an environmental consultant for CEQA/NEPA document preparation and work is underway. An RFP for engineering and design of the grade separation was circulated April 22 to May 22 and evaluation of the proposals is anticipated to be complete in early June.

**Next Steps:**

- Continue to identify funding sources for underpass.
- Prepare presentation to City Council for approval to close railroad crossing at Regatta/Erlandson.
- Complete contract with Peter McMorrow for redesign of Meade Street bypass.
- Execute an Easement with UC Field Station for Meade bypass.
- Work with MTC and Caltrans to monitor project funding programs.
- Procure design and engineering services for grade separation.
- Monitor and assist consultant with preparation of CEQA/NEPA documentation.

**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:** The property owners in Marina Bay have formed the Marina Bay Landscaping and Lighting District Action Committee (“EL DAC”). The stated purpose of the group is to “review all aspects of the current proposal including a comprehensive financial review.”

**Next Steps:**

- Meet with HOA representatives on May 13th.
- Define issues EL DAC may have with the assessment district proposal.
- Determine solutions of identified issues.

- Redraft proposal.
- Present Engineer's Report to the City Council along with staff report.
- Upon the approval of the City Council, conduct a ballot vote of the property owners.

**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 has identified 30 street section areas in the redevelopment project areas for the next round of reconstruction. Staff will continue to work with Engineering and GIS to establish next round of improvement areas.

**Next Steps:**

- Assist City 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 is bringing 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. Tenants include: Sun Power, Vetrizzo, and Mountain Hardware. 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 their loan to Agency. Staff submitted project nomination to California Redevelopment Association for a 2009 Award of Excellence.

**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.
- Work with the National Park Service and Orton on development of visitor center and finalizing BCDC permit elements.

**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:** RFP responses for design work on the Bay Trail are due on May 29, 2009. An interview panel selected Ghirardelli Associates as the best respondent to the RFP for construction management inspection services for Marina Bay. In June, staff will recommend contract approval to the Agency Board. In addition, the contract for installation of irrigation controllers will be submitted to the Agency Board in June for the lowest bidder, Watkin and Bortolussi. New concrete steps were also completed.

**Next Steps:**

- Obtain approval of Ghirardelli's Associates contract for construction management and Inspection Services in Marina Bay.
- Obtain approval of the contract with TPA to paint guardrails and bollard lights.
- Start installation of the irrigation controllers.
- Select best respondents to the Bay Trail RFP.

**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 includes the City Hall and former Hall of Justice renovation. 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. Construction is on schedule and within budget. The Auditorium is substantially complete according to plan, with only punch list items and some interior doors and curtains, and a public art component (the Galvez Mural) to be installed. However, the Fire Marshal has required additional work, which will push 100% completion to June. The construction of City Hall improvements are complete, with only a few punch list items remaining. Move-in activities (from 1401 Marina Way South) into City Hall were completed on April 27. Substantial completion of the improvements to the former Hall of Justice building is scheduled for early May, with furniture installation in late May. The third phase of the Civic Center move is scheduled for completion by June 29. The first City Council meeting in the new Chamber is tentatively scheduled for early July 2009.

**Next Steps:**

- Continue construction coordination meetings.
- Continue IT, LEED, and move management coordination meetings.
- Continue coordinating with the Arts Center to mitigate construction impacts on class schedule and other operations.
- Complete Plaza work by May 15.

- Complete additional Auditorium scope by early June.
- Complete former HoJ move in by June 29.

**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 23<sup>rd</sup> 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 Friends of Richmond Greenway in application for a Groundworks Grant. Staff coordinated receipt of recorded Phase II Survey to secure & draw down \$1 million 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. Transportation Development Act grant of \$100,000 was submitted and reviewed by County CBAC. Phase III area Adachi parcel acquisition by the RCRA is complete.

**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.
- Prepare a TDA Grant application to fund a Bicycle & Pedestrian Master Plan

**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. Design of the parking structure is scheduled to be complete in May 2009, The TCRP construction funding for the parking structure is uncertain, but staff has secured an additional \$1M for final design work through an allocation approved by the CTC in June. STIP funding totaling \$10.1M has been delayed by the State to FY 2009-2010, which will allow construction to commence no earlier than August 2009. Staff applied for and received a \$600,000 grant from Bay Area Air Quality Management District (BAAQMD) to assist with design and construction of pedestrian improvements to Nevin Avenue from the Transit Village east to the Civic Center and executed a funding agreement for the same in February 2009. An RFP for design of the Nevin Avenue improvements was circulated and evaluation of consultant teams is underway. The Retail pods are completed. A parking garage variance was approved on January 22, 2009 by the Planning Commission and construction drawings are now at 95% completion stage.

**Next Steps:**

- 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.
- Solicit proposals for public art 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.
- Select consultant for design and engineering of Nevin Ave. (from Transit Village to Civic Center) pedestrian improvements.
- Continue Transit Station tenant procurement efforts.

**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.

**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. The Redevelopment Agency has finalized the site clean-up according to the requirements of the Remedial Action Plan. The Agency is responsible for demolition of existing structures to ready the project site for development. Demolition can be done as part of project development by Toll Brothers. A slurry wall will be installed concurrently with project development. Staff assisted with the facilitation of a design charrette process, which has been completed and was successful. Subsequent to the first charrette, the Coalition of Concerned Citizens Point Richmond filed a law suit challenging the project entitlements and the CEQA determination. Negotiation with CCCPR, 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 CCCPR 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 demolition documents are completed. Toll Brothers has filed a law suit against the City and Redevelopment Agency. However, Toll and the City continue to work through a mediation process in an attempt to settle disputes.

**Next Steps:**

- Staff to review the potential purchase of portions of Brickyard Cove Road from BNSF Railroad in order to develop and maintain landscaping.
- City Attorney and Agency staff to address law suit and real estate negotiations through mediation as long as it is productive.

**Division:** Redevelopment  
**Project/Program:** 23<sup>rd</sup> Streetscape Improvement Project

**Project/Program Description:** Streetscape improvements are being planned for 23<sup>rd</sup> Street from Bissell Avenue to Costa Avenue. Through several interactive workshops, the community and local 23<sup>rd</sup> Street Merchant Association have expressed their vision for a revitalized 23<sup>rd</sup> 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 23<sup>rd</sup> Street.

**Status:** The project has completed its goal of presenting back to the community the preferred design alternative and that alternative has now been studied and commented on to include thematic elements and public art components. Interim improvements such as installation of additional benches and receptacles, and a banner program have been installed along with an informational project area sign. Some additional traffic analysis is currently underway in response to newer information from upcoming adjacent projects and project areas. This additional analysis is intended to ensure that there is continuity with the city's General Plan update.

**Next Steps:**

- Post Design Development Summary on website.
- Review updated traffic analysis for continuity with the General Plan.
- Present project content/design at Design Review Board, Planning Commission, and City Council information sessions.

**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 34<sup>th</sup> Street, for use of a police substation and produce development plans for property renovation and manage the renovation of.

**Status:** Staff presented site plans and budget estimations for 3327 Cutting Blvd. and the Fire Training Center located at 3506 Cutting Boulevard to the Public Safety Committee. The members of the Public Safety Committee voted to recommend the development of the police substation on the Fire Training Center property.

**Next Steps:**

- Police and Fire Department staff are finalizing their review of the proposed locations.

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

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

**Status:** This project will be funded by the Agency and managed by Engineering staff.

**Next Steps:**

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