Division: Economic Development
Project / Program: Economic Development Commission

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

Status: The EDC did not meet in November due to the Thanksgiving holiday.

Next Steps:

- EDC will confer with staff on ways to promote the positive attributes of 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 coordinates efforts to host monthly ongoing free professional consulting services to the Richmond Business Community. OED staff provides outreach and schedules appointments, and RMS provides meeting space 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 in November and six appointments are scheduled for December. In addition, Richmond business owners are now contacting the SBDC directly for appointments because of flyers distributed by Staff and information provided on the OED website. The SBDC received $50,000 from Chevron to implement a series of business workshops and training classes in Richmond. Staff convened a meeting with the SBDC and other collaborating business assistance partners and is planning a January 2010 Small Business workshop and other classes that are designed to meet the needs of the Richmond businesses.

Staff, along with the Redevelopment Director, Planning Director and Parks Director, met with the owner of Hilltop Hanless Toyota and Hilltop Nissan to discuss: the upcoming major renovation of the Toyota dealership; the Hilltop Landscape Maintenance District Agreement; streamlining the planning and permitting process during construction; and incentives available through Redevelopment and the Office of Economic Development. In addition, staff worked with the Richmond Police Department to assist with changing posted "no parking hours" from all day to 2-hour limits and increase ticketing of parking violators on Auto Mall and Blume Drive who park all day and commute to San Francisco.

Business Training: Staff continues to work with the Richmond*BUILD* Contract Compliance Specialist, SBDC and Contractors Alliance Association to design a small business program to provide technical assistance, financing and bonding to small local contractors.

Wal-Mart Business Spotlight and Marketing Assistance: Wal-Mart approved the new proposal for Phase II of the Wal-Mart JOZ program. Six local businesses were selected and, prior to receiving funds, each business will participate in three free one-on-one consulting sessions with the SBDC consultant and complete a detailed marketing strategy. To date, three business owners have completed all required marketing consulting sessions and submitted their invoices for payment. Staff received approval from Wal-Mart to allow one of the businesses to use their funds to replace the flooring in their restaurant. Staff is working with the other three business owners to complete their marketing strategies.

Next Steps:

- Work with the businesses selected under the Wal-Mart Small Business Spotlight grant to schedule consulting appointments and process invoices.
- 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.
- Follow-up with Hilltop Mall to assess business needs and offer assistance to small businesses and work with the SBDC on a series of classes for retailers at the Mall.
- Assist Hilltop Hanless Toyota as needed during their renovation process.

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: Staff 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. Additional web-site enhancements are on indefinite hold due to budgetary constraints. The business website had 38,699 hits in November.

Next Steps:

- Complete work in December with Bay Crossings News Magazine to promote Richmond's assets both in and outside of the Marina area via advertorials and hard news stories.
- Promote the sales of EcoMetro Guide partnership to highlight and promote the array of products and services of Richmond-based green business enterprises.

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

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

Status: Staff, either in one-to-one meetings or group forums, continued to inform owners and entrepreneurs about various business assistance programs the City offers, including the Enterprise Zone, Revolving Loan Program, Green Business resources and services, and Bids On-line. Staff continues to provide targeted guidance and support to merchants along the 23rd Street commercial corridor and Macdonald Avenue.

Next Steps:

- 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, 23rd Street and Macdonald Avenue.
- Continue involvement in planning process, along with City staff and Hilltop Advisory Committee to bring about improvements in the streetscapes, freeway pylon sign and directional signage in the Hilltop Mall area.

Division: Economic Development
Project / Program: Targeted Business Recruitment

Project / Program Description: The Office of Economic Development is 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 is working with members of the business development sub-committee of the East Bay Green Corridor Partnership (presently consisting of staff from Alameda, Berkeley, Emeryville, Oakland, Richmond, San Leandro, UC Berkeley and Berkeley Lab) to move forward with stated goals for 2009 - 2010, including the identification of and contact with the following business segments: start-ups; existing businesses that are growing; mom and pop enterprises; and out of area businesses. Staff continued to follow-up with the retailers targeted by Buxton Company for one or more of three key Richmond commercial corridors: Downtown, Macdonald & I-80, and Southern Gateway. Staff continued to follow-up with Cal BIS/ East Bay EDA regarding relocation prospects.

Staff collaborated with the East Bay Green Corridor and cities in the corridor partnership to conduct a tour for Solar Info Center, a German company looking establish a 100,000+ square foot Renewable Energy Center in the East Bay. Marina Bay Westshore, SunPower, U.C. Richmond Field Station and Campus Bay were the sites toured in Richmond.

Next Steps:

- Continue to meet with EB Green Corridor Partnership counterparts to move forward in the development of the EBGCP website.
- Continue follow-up with commercial brokers—including the Olson Company/ Colliers International for Metro Walk retail space, GVA Kidder Mathews for Bayer/Berlex Campus

and MRE for various office/retail spaces—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 and those considering relocating to Richmond and explain the various tax credit incentives, loans, façade improvement grants 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 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 November 19 and discussed the following issues:

Change in Meeting Frequency – Staff announced that the Downtown Task Force meetings will change from monthly to quarterly due to the decrease in staff and funds to complete Downtown Redevelopment projects. The next meeting will be held in March 2010 in order to put the meetings on a calendar quarter schedule.

Police Report – No officer was present to give the report. Cindy Haden, Chair of the Crime Prevention Program reported that the RPD recently signed onto a crime mapping website, www.crimemapping.com. Ms. Haden also reported that the Crime Prevention Program conducted a very successful "One Block at a Time" clean-up on November 14, 2009.

Market Square Mall Parking Lot – The project is on hold due to decrease in of Redevelopment funds.

Iron Triangle Neighborhood Council - The Iron Triangle Neighbor Council President, Otheree Christian reported that their members and members from Atchinson Village Neighborhood Council met with the City Manager and Senior staff and presented a petition signed by 400 residents protesting the cancellation of the scheduled streetscape improvements from Harbour Way to the Richmond Parkway. The meeting resulted in City staff agreeing to pave the street from Harbour Way to the Parkway as a temporary measure until Redevelopment funds are available to complete the streetscape project. In addition, Mr. Christian reported the Neighborhood Council is looking to change the time of their meetings to 6:00 or 6:30 p.m. for 7:00 p.m. to accommodate members. He will inform the Task Force of the new meeting time.

Macdonald Avenue Projects Update – Future downtown construction projects include the renovation of the East Bay Center for the Performing Arts building (construction started Fall 2009) and construction of the BART parking lot (Winter 2009).

Next Steps:

- Receive and disseminate updates on downtown construction projects.

Division: Economic Development
Project / Program: Enterprise Zone Extension

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 met with Contra Costa County officials to discuss prospects for expanding the boundary of Richmond's new EZ to include unincorporated/ contiguous areas of the County. 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.

Next Steps:

- IT and Employment & Training, in collaboration with the Redevelopment Agency, will develop a new street range roster for the EZ and the TEA and a new map for the TEA and will post these documents on the business website.
- 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.
- Work with officials of Contra Costa County to determine the feasibility of expanding the new EZ to include unincorporated/ contiguous areas of the County.

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 loans and technical assistance to eligible small businesses in Richmond.

Status: The RLF Board met November 18th and approved a loan modification for a RLF loan client. Two loan applications were received and one application was mailed to a prospective applicant in November. Staff will present loan requests to the RLF Board upon receipt and analysis of complete loan packages. Staff contacted the EDA regarding possible funds available through the America Economic Recovery Act and is working with Board Member Latressa Alford, an aide to Congressman George Miller, 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.
- 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 American 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 19th Street to 8th Street. The Richmond Main Street Initiative, Inc. (RMSI) is dedicated to revitalizing downtown Richmond as a vibrant, pedestrian friendly urban village offering products, services, arts and entertainment that reflect the community's diverse heritage.

Status: General: Staff participated in a Main Street Board Retreat. Staff suggested that Main Street present a budget for the Main Street Program that excludes any funding from the Redevelopment Agency for the 2010-2011 fiscal year that starts July 1, 2010. The Board concurred and instructed the Executive Director to revise the budget and exclude funding from the Agency. Staff also proposed that Main Street do a direct mail campaign. The proposal was accepted and the direct mail campaign is in place. The first batch of solicitation letters were mailed on November 30th. Main Street continues to provide meeting space each month for the Contra Costa Small Business Development Center (SBDC) to conduct free one-on-one business consultation to small businesses. All of the November consultant appointments were held at the business locations. . Staff is working with the Promotion Committee on the Holiday Festival scheduled for December 9th. Staff worked with the Public Works Department on the installation of the downtown holiday decorations.

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 2009-2010 Action Plan activities include: Expanding the Youth Entrepreneur Program to a year-round program; developing a Richmond Main Street study/survey with UC Berkeley students; enhancing the fund raising campaign to include developers, businesses and residents as "Friends of Main Street;" and Designing and implementing "Shop Downtown" and "Recycling" campaigns.

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.
- Follow-up on the outcome of outstanding grant applications.
  Assist with planning the Main Street Holiday Festival.

Division: Employment & Training
Project/Program WIA & Dislocated Adult Worker

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

Status: For the 2009-2010 fiscal year, the goals are 96 enrollments for the Adult program and 70 for the Dislocated Worker (DW) program. ARRA Adult Goals are 55 and ARRA DW goals are 73. The current enrollment is 12 for Adults and 34 for DW. The current ARRA Adults enrolled are 54 and the ARRA DW enrollments are at 74. The current exit status for this program year and last program year is 134 exits (under regular WIA funding) which means that participants have finished the program and the majority of those individuals are employed. ARRA exits are at 23. Staff will be developing a MOU to help Catholic Charities with their Bilingual Medical Assisting Program. Catholic Charities was recently awarded $250,000 from Chevron. Richmond***WORKS*** assisted the following employers with recruitment services: UPS, Excellent Packaging, Gardeners Guild, Smith Office Solutions, Brinks, Solar Richmond, La Cheim, United Insurance, Kodiac, Anchor Blue, Ashley Stewart, Claire's, Icing, Lids, MetroPCS, Pier 1 Imports, Ross, Underground Station, Tutorworks, Mountain Hardware, and The Baltic.

Next Steps:

- Meet with Rubicon to partner with them on the New Start Prison to Employment Program
- Develop new Career Center workshops to assist job seekers.
- Meet with Catholic Charities to discuss recruitment for a Medical Assisting Program.
- Prepare for the upcoming monitoring of the Adult and Dislocated Worker Programs.

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

Project/Program Description: The Enterprise Zone (EZ) 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: 16 EZ vouchers were issued in November for the following businesses: Citigroup, Inter-Con Security Systems, Ross, Stacks and Stacks, Target, Turbo Machinery, UPS and Wells Fargo Bank.

Next Steps:

- Continue to help tax consultants and businesses with their FTB audits.
- Work with Redevelopment staff on the Targeted Employment Area (TEA) Street Roster.
- Complete a new EZ brochure for use in marketing.

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, energy efficiency, 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 10, under the Clean Energy Grant, is scheduled to graduate 24 Richmond residents on Friday, December 4, 2009. This is the first cohort where students enrolled in the Eco-Literacy class facilitated by Contra Costa Community College. In addition, RB signed an MOU with the Carpenter's Training Committee of Northern California we will now be using their curriculum to teach the carpentry component. As a result of the MOU, RichmondBUILD graduates can now be sponsored into the Carpenter's Union after completing our 9 week training course. In January 2010, energy efficiency and solar will now be offered as four week electives to RB students. Despite a terrible economy, staff will be able to place three (3) graduates from cohort 10 into the solar industry and one (1) with an energy efficiency company.

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: YouthBuild Helping Hands, Board-Up

Project/Program Description: The 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 YouthBuild program provides academic enrichment, construction training and leadership development for young adults. The Helping Hands program provides senior citizens and physically challenged residents of Richmond assistance with minor home repairs.

Status: The majority of activities during November were devoted to the implementation and assessment efforts for YouthBuild Richmond. The program is currently serving 20 participants and the expected goal of 30 program participants will be met in December. Locations for the academic and construction training components are established. Tenant improvements are finished in both locations and the facilities have been renovated and upgraded. During the month, the YouthBuild participants took the high school exit exam (CAHSEE) as well as continued GED practice exams. The program also made scheduled community service activities for the month of December. Participants will be working in conjunction with Contra Costa County representatives to wrap and distribute toys to local elementary schools during the holidays.

The Board-Up Project assignments increased during the month of November due to an increase of foreclosed properties. The collaboration with the Richmond Police Department, Code Enforcement and Public Works will continue efforts to eliminate blight throughout the City of Richmond. The Board-Up Project crew participated in the One-Block-At-A-Time Project, a quarterly project addressing the City of Richmond neighborhood clean-up. To date, the Board Up Project has not been impacted by the City's budget reductions.

Next Steps:

- Continue program implementation and recruitment for YouthBuild 2009-2012.
- Continue to recruit eligible residents for the Helping Hands Project.
- Maintain the excellent services provided by the Board-Up crew.

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

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

Status: 705 youth were placed at approximately 140 worksites ranging from "Bob's Cleaners" to the State Attorney General's Office to Congressman Miller's office. 12 agencies that Richmond YouthWORKS collaborated with recruited, trained and placed approximately 175 of the 705 total. Their placements comprised 15 to 20 of the 140 worksites. Four Case Manager's were responsible for the remaining placements and overseeing 120 to 125 worksites. One payroll person, with a youth assistant, handled the payroll for all 705 youth.

160 of the total youth were enrolled and paid for out of the ARRA summer funds. This number includes 6 to 8 youth that were employed from May 1 to September 30 to act as assistants in the program implementation. The approximate amount of ARRA funds used to cover the youth's wages, the program assistants and a percentage of staff time was $320,000 out of our $741,907 formula allotment, or 43%.

If measured on a per capita basis, Richmond runs the largest Summer Youth Employment Program in the State (700/100,000 = .007 or .7%).

Next Steps:

- Apply excel spread sheet analysis to the development of a power point report.
- Send thank you certificates and a copy of the 'yearbook' out to funders and worksites.
- Calendar 2010 trainings and develop contracts.
- Send work completion certificates to participants that completed 121 hours.

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

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

Status: Nine of the eleven RFQ respondents were recommended to the newly created Vendor Services list. Contracts with three of these respondents have been completed and implemented and we are discussing how to structure a relationship with the 4th. Two contracts are in the development phase. In addition, the department is looking at adapting the RFQ to create a department-wide vendor services list.

Currently, 395 youth are enrolled and spread among six case managers. In addition, the YouthWORKS program exceeded all state mandated goals set for the program.

Next Steps:

- Establish stronger connections with the adult employment program specialist.
- 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: 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: 90 out of the total of 120 youth are fully enrolled in both Older and Younger youth service sections of this grant. While staff had received permission to do a short term CalGRIP enrollment for up to 40 youth in the Summer Youth Employment Program, staff was not able to do so because the ARRA enrollment process took precedent and took up too much staff time.

Next Steps:

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

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 Richmond Housing Authority (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.

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 has received authorization to purchase the site subject to final approval by HUD. Staff has worked with contractors and completed the process of replacing the Fire Riser systems along Hinkley Avenue. Work continues on the periphery fence along the eastern side of the Richmond Village site.

The Board of Commissioners has approved another site to complete public housing units anticipated for the 3rd phase of the project. Staff has been working with the development team and 51 units are being proposed for families and seniors with a service center for seniors. The budget, schedule, and preliminary site plans have been completed for the project. Staff is working with the Development partner to fine tune the plans and research funding options for the project.

Next Steps:

- Obtain HUD approval of the Site Acquisition Plan that includes the development program of the site determined for the remaining units.
- Compile information for HUD closeout report of Easter Hill 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 November was approximately 91%. The property is cash flowing sufficient to meet operating costs and to fund reserve accounts. Specifically, after operating costs and debt service, the development cash flow is 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 may be used to assist RHA operations. Overall, the Westridge development is performing very well. Stabilization efforts have yielded a viable asset.

Next Steps:

- Continue to implement FY2009/2010 operating budget.
- 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 owned and operated by the Richmond Housing Authority (RHA). 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 credits, 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 was released and staff has obtained Board approval to enter into negotiations with the highest ranked proposer to execute an Exclusive Negotiating Rights Agreement. Staff is finalizing the negotiations of the Agreement with the Development Partner and hopes to present the document for consideration of approval. The key unresolved issue preventing final execution of the ENRA is the provision of predevelopment funding. Staff had intended to address this issue by submitting an application for HOPE VI Funding. However, further analysis of the application revealed that the RHA would not fall within the competitive range. Staff is working with the development partner to increase the competiveness of the project and identify a strategy to identify crucial funding to cover requisite master planning and predevelopment tasks. Staff is also working diligently on the Maritime Day Care Center to identify financing in preparation to initiate construction. Staff has obtained support from the School Board's Facility Sub Committee to provide $1.5 million to the project. If favorable agreement

with the City of Richmond can be reached on the terms of Recovery Zone Bonds and the State's CCHE committee approves an extension of the project term, the project would have the primary objectives completed to reasonably initiate construction.

Next Steps:

- Continue to work with the developer partner to initiate preliminary development agreements in conjunction with an application for HOPE VI Financing.
- Continue to pursue predevelopment funding sources for the project.
- Continue to solidify funding and preparatory efforts for construction of the Maritime Day Care Center.

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 explore a land trust model and include approximately 20 rental units designated for lower income households. The development will include 1, 2, and 3 bedroom units, a community room, onsite-gated parking, 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 and CHDC staff continue to meet with Planning Department staff to finalize architectural design and green-building techniques.
- 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-V of the rehabilitation included extensive interior renovations of twenty-seven (27) units (replacement of all flooring, cabinets, new bathroom and kitchen appliances, new countertops, replacement of all window and new water heaters. All 27 units are complete and fully occupied, including one unit designated for an on-site maintenance staff person. As of November 2009, 92% of the project is complete. The 6th and final phase is expected to be complete no later than January of 20.

Next Steps:

- Prepare for the 6th and final phase of reconstruction
- Agency staff will attend monthly construction draw meetings and continue to monitor the project until completion.
- Assist Arbors Project Manager with preparations for Grand Opening celebration tentatively scheduled for January 2010.

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 a draft predevelopment loan agreement to be reviewed approved by legal counsel.

Next Steps:

- Agency staff and consultant complete NEPA.
- Execute predevelopment agreement between City, Agency and CHDC.
- Assist CHDC with new funding applications to support project.

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: The draft California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) for Miraflores was released for public review and comment in June. The public comment period ended August 12, 2009. The Final EIR composed of the draft EIR and the Response to Comments document has been completed. The public hearing is schedule for the Planning Commission. Upon conclusion of the Planning Commission hearing we will be certain of the public hearing before the City Council for ratification of the environmental documents. The NEPA Environmental Assessment is completed and will be released pending final EIR certification. A revised draft Remedial Action Plan was reviewed by the Department of Toxic Substance Control (DTSC) and released for public comment. The RAP is expected to receive DTSC approval after the EIR certification is completed. Approval of requested planning entitlements for a General Plan Amendment and a zone change to Planned Area for the Miraflores site will be considered at EIR certification hearings. All materials have been submitted to the Planning Department for staff review.

Next Steps:

- Circulate final NEPA Environmental Assessment document.
- Continue to implement site security measures.
- Planning Commission and City Council public hearings have been re-scheduled for November

Division: Housing and Community Development
Project/Program: Brownfields Revolving Loan Fund

Project / Program Description: The Richmond Community Redevelopment Agency ("Agency") has received Environmental Protection Agency ("EPA") financial assistance to create the Richmond Brownfields Revolving Loan Fund (RBRLF). The RBRLF program offers below market rate loans and grants ("subgrants" to non-profit entities) to assist with the remediation of Brownfields properties in order to return them to productive economic use in Richmond.

Status:
Staff completed the program policy and implementation document. Staff has begun marketing the Richmond Revolving Loan Program to local non-profits and the business community. Staff created marketing flyer and brochure for the program.

Next Steps:
- Complete marketing plan and submit to regional EPA office for review.
- 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 development team is reviewing the draft construction contract and updating the construction contract amount. RCRA staff and the developers are negotiating loan documents and preparing for the permanent loan closing. RCRA revised the permanent loan funding sources as part of an amendment to the Fiscal Year 2009-2010 Agency budget. Developers applied to the State for Mental Health Services Act funding and are working to close CalReUse grant for the remediation work. The Developers postponed a groundbreaking celebration due to weather.

Next Steps:
- Staff and developers to reach agreement on loan document language.
- Developers to satisfy all conditions precedent to closing permanent loan.
- Upon satisfaction of all conditions precedent, transfer parcel at 249 2nd Street to developers and close the permanent loan.

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 60% complete. The Agency Board approved $301,000 in additional funding for the Carquinez as part of an amendment to the Fiscal Year 2009-2010 Agency budget to address structural weaknesses in the building found during the course of rehabilitation. The developer is working with the State Historic Preservation Officer to pursue historic preservation tax credits. The low income housing tax credit investor has expressed interest in purchasing historic tax credits.

Next Steps:
- Continue rehabilitation.
- Development team to secure historic preservation tax credits as an additional source.

- Development team to finalize additional strengthening scope of work and apply for a building permit to do it.
- Staff to draft an amendment to provide the additional funding in January 2010.

Division: Housing and Community Development
Project/Program: CDBG and HOME Programs

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 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs.

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 award of $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.

The State awarded members cities of the Contra Costa Consortium $1.2 Million that were non-entitlement cities HPRP funds. A sole source contract was executed with Shelter Inc. to manage the program and contract with providers throughout the county for both entitlement and non-entitlement cities. This provides a total of $3.8 Million for homeless prevention and rapid re-housing activities.

The Annual Action Plan was approved September 16, 2009 for $2.9 Million for both CDBG ($1.9) & HOME ($.9) Program activities. Contracts were completed and are currently under review by the City Attorney's Office.

The Community Development Commission (CDC) held a Needs Assessment Public Hearing for 2010-2011 CDBG & HOME Programs and reviewed the Consolidated Annual Performance and evaluation Report on September 20, 2009. Six new CDC members were appointed by the Mayor and two CDC members had expired terms.

Housing and Community Development staff is currently producing a CDBG/HOME manual to document protocols, timelines, forms and procedures for managing various funding sources.

As the City of Richmond continues its efforts to showcase its capacity to receive, manage, leverage and monitor Federal funding, staff 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:

- Finalize execute program protocols and outcomes with Shelter Inc.
- Execute third party contract for CDBG & HOME Programs

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: Goldfarb and Lipman LLC is completing the contractual documents for the NSP. Staff is finishing preparations for the TRUST roll-out, staff is contracting with a firm to create the NSP website, staff is completing all of the controlling documents required by HUD to perform acquisition, rehabilitation, real estate services, property management and other services associated with the preparation of foreclosed, abandoned and vacant properties.

Next Steps:

- Complete the signatures for the contractual documents.
- Roll out the national trust process.
- Purchase and rehabilitate properties.

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: Wood Development Corporation successfully completed 8 of the 14 homes in the Scattered Sites Infill Development Project. As of September 30, 2009 five of the eight homes closed escrow. Three of the homes will be purchased by a low-income household and 5 will be purchased by a moderate-income household.

Next Steps:

- Close escrow on the remaining three (3) homes currently under contract for purchase
- Determine financial feasibility of completing construction of remaining 6 scattered sites units
- 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: Redevelopment
Project / Program: Blight Abatement

Project/Program Description: The RCRA is working with Code Enforcement and other City departments regarding code enforcement and demolition issues.

Status: Both the Operation Clean-Up and Focused Graffiti Abatement programs have been defunded due to the state's plan to take Redevelopment Agency funds for other purposes and reduced tax increment revenue. Staff provides support by sitting as Code Enforcement Hearing Officers on violation matters and helping with property condition assessment as well as the procurement of outside services.

Next Steps:

- Formalize list of environmental and demolition contractors.
- Continue to work with City Attorney to facilitate demolition of abandoned structures.

Division: Redevelopment
Project/Program: 23rd Streetscape Design

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

Status: The 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. Additional traffic analysis has been 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. When the traffic analysis is completed and has been reviewed, a Project Report will be posted on the project website. Subsequently, this project is also intended to complement the introduction of the form-based code approach to planning and zoning along with newly programmed improvements for the City of San Pablo section south of Market Street. Staff presented project to the Design Review Board (DRB) at their October 14th, meeting for review and comment.

Next Steps:

- Review traffic analysis.
- Post Project Report on website.

Division: Redevelopment
Project/Program: 23rd Street Form-Based Code

Project/Program Description: Continuing with the revitalization vision for 23rd Street, the RCRA and Planning & Building Services are working with Opticos Design, Inc. to develop a Form-Based Code (FBC) for the Corridor. A Form-Based Code is a means of regulating development to achieve a specific urban form. It creates a more predictable "look" by controlling physical form with a lesser focus on land use as in the traditional "zoning" approach.

Status: Opticos held the first informational session at the Veteran's Memorial Hall on May 4. The community visioning and charrette was held between June 15th and June 19th. The consultant, with the public's input, came up with a forward thinking vision for the 23rd Street corridor which emphasizes large-scale transit-oriented development south of Macdonald Avenue, and small scale mixed-use throughout the remainder of the 23rd Street corridor. An administrative draft of the FBC was received and has been circulated to various departments for comment. The Charrette Summary is available on the project webpage at: http://www.ci.richmond.ca.us/DocumentView.aspx?DID=4971

Next Steps:

- The Planning Department will move forward with implementing the form-based code.

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 100% drawings have now been approved by the MTC and Caltrans. Caltrans has issued the project its E-76 Construction Authorization. The project has been re-bid and documents are being prepared to carry the contract for the low bidder before the Agency Board in January.

In an effort to relieve some of the parking congestion in the downtown area the agency has prepared 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 consultant has collected traffic and parking data and is currently preparing a report of analysis along with recommendations for short and long term implementation. The effort is in partnership with WCCTAC. The area for the parking study has been determined as from 8th St. on the west to 19th St. on the east, Bissell Ave. on the south, to Roosevelt on the north.

Next Steps:

- Award downtown parking study and strategy project.
- Review results of the downtown parking study and strategy.

Division: Redevelopment
Project/Program: 12th 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 11th Street, Nevin Avenue, 13th Street, and Macdonald Avenue.

Status: Agency staff and The Olson Company executed an ANE and are developing several mixed use site plans for review. Building demolition has been completed and the site is fenced and ready for development. Softness in both residential and retail real estate is hindering project planning and negotiations.

Next Steps:

- Extend the Olson ANE for 90 to 180 days.
- Review concept drawings for mixed use development.
- Negotiate terms of a 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. In June, the CAG made a presentation to the City Council, focusing on the Campus Bay site and the adjacent University of California Field Station site.

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: On July 10, 2009, the ERN with RH Properties was terminated since the developer was in default of the terms of the agreement. Potential Redevelopment funding has been eliminated due to the state Supplemental Educational Augmentation Fund (SERAF) taking and reduced tax increment income.

Next Steps:

- Continue meeting with Supervisor Gioia and County staff regarding the relocation of the Health Center.

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: West Macdonald Avenue Streetscape Improvements

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

Status: The second phase of this project is nearing completion with final punch list items being completed Staff met with ADT for Security System configuration and PG&E for final box set. Bay Cities Paving & Grading is clearing the yard at 12th and Macdonald and readying it for interim use to serve the downtown. Youth crews are serving the area for interim rubbish pick up and street crossing guards.

Next Steps:

- Finalize last payments and closeout project.
- Funding for Garrard to Harbour section put on hold due to the state Supplemental Educational Augmentation Fund (SERAF) taking and reduced tax increment income.

Division: Redevelopment
Project/Program: Façade Improvement Program

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

Status: Staff has completed the assessment 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 updated, 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:

- Funding for the future year to be eliminated due to state Supplemental Educational Augmentation Fund (SERAF) taking and reduces tax increment revenue.

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. However, cash flow issues caused by WETA's state funding sources have caused WETA to stop work on the environmental document until these issues can be resolved. Signature has requested minor changes to the un-built residential portion of the project to provide a different floor plan to enhance marketability, which were conditionally approved by the Marina Bay Design Review Board on May 28, 2009. Staff applied for federal funding assistance for design of landside ferry facilities including a station building and parking structure from the Federal Highways Administration (FHWA) Ferry Boat Discretionary (FBD) program but was not awarded. Staff will continue to monitor potential funding sources to assist WETA with development costs associated with the proposed terminal.

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 commercial portion.
- Redevelopment funding to be eliminated due to state Supplemental Educational Augmentation Fund (SERAF) and reduced tax increment.

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 throughout 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, 2009, and the Agency Board awarded the design contract on October 20, 2009. Funding for this design contract is wholly provided by the Measure J funds described above.

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.
- Complete design and engineering for grade separation.
- Monitor and assist consultant with preparation of CEQA/NEPA documentation.

Division: Redevelopment
Project/Program: Ford Assembly Building Rehabilitation

Project/Program Description: The Ford Building Rehabilitation 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, Vetrazzo, 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 worked with Huell Howser Productions to put together a TV segment on the FAB. Staff met with BCDC and ODI staff on November 30th regarding permit violations. Plans are being prepared for resubmitted to BCDC to review.

Next Steps:

- Monitor quarterly interest payments on HUD Section 108 and BEDI loan and ensure ongoing loan compliance with HUD regulations.
- Work with the National Park Service and Orton on development of visitor center.
- Finalize BCDC permit.

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

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

Status: The contract for the design of the Bay Trail to Questa was approved by the Agency Board in September. The contract with DP Security, LLC for Marina Bay Security was also approved by the Agency Board in September. TPA's insurance was approved and the vendor is proceeding with the painting of bollard lights and guardrails throughout Marina Bay. Watkin & Bortolussi's insurance was approved and they are proceeding with the installation of irrigation controllers throughout Marina Bay. A check was issued to PG&E for the engineering, surveying, and right-of-way work for street lighting at the end of Marina Way South, Lucrecia Edwards Park. Staff and Ghirardelli Associates are preparing a RFQ for a general contractor to complete the renovation of Marina Bay Park and Green.

Next Steps:

- Issue a Notice to Proceed to Questa for Bay Trail design.
- Negotiate reductions in costs based on wireless improvement to the irrigation controllers with Watkin & Bortolussi
- TPA starting paint work in Marina Bay.
- PG&E has received the check from the City and is scheduling installation for street lighting work.
- Issue RFP for a general contractor for Marina Bay Park and Green.
- Funding to be decreased or eliminated due to state Supplemental Educational Augmentation Fund (SERAF) taking and reduced tax increment.

Division: Redevelopment
Project/Program: Civic Center Revitalization Project Phase One

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. Construction has been completed is on schedule and is substantially complete and within budget. Added scope, including the construction of a new roof and skylights for the Richmond Art Center will be completed in July and August. The third phase of the Civic Center move was completed on June 29. The first City Council meeting in the new Chamber was held on July 7, 2009. The two office buildings, 440 and 450 Civic center Plaza were awarded LEED Gold status. A "Grand Reopening" celebration took place on Saturday, September 12. The project received the McGraw-Hill California Construction Magazine awards for best

municipal facility project and best overall project in Northern California for 2009. Final punch list items are in progress as staff prepares to close out the project.

Next Steps:

- Complete a few remaining construction and furniture punch list items.
- Close out project.

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

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

Status: Staff has prepared a grant request to the National Park Service under its Rivers, Trails and Conservation Assistance (RTCA) Program to assist the City with coordination of on the ground improvements relating to the Greenway. Staff is assisting 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. The Metropolitan Transportation Commission (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 eventually consist of a total of 231 units of ownership housing developed by The Olson Company, including townhouses and live-work units; 27,250 square feet of retail space; and a 2,800 square foot inter-modal transit station which will house facilities for transit related operators; and a five-story, 672-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, 771-space BART parking garage with an additional 9,000 square feet of ground floor retail space. Phase I completes the 132 housing units, elevates 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, and builds the new 2,800 square foot inter-modal transit building. 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 after the completion of the parking garage.
Status: Both the residential and retail portion of Phase I are complete, with all 132 housing 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 related to the AC Transit bus shelters and operations will be constructed along with the parking garage. Although state funding for the construction of the Inter-modal Station Building was moved out to FY 2007-2008, staff 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 June 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 2008. 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. At the July 2009 meeting of the CTC, $2.82M in TCRP funding was secured for the project contingent on reimbursement occurring in FY 2015. Staff met with various funding partners to evaluate the State Budget's impact on the $10.1M in STIP funding for the project at the CTC's October meeting and has now secured that funding. The parking garage has just completed the bid process and bids submitted are currently being evaluated for responsiveness.

Looking ahead, 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. Staff also applied for funding assistance from the Safe Routes to Transit program in August for the Nevin Avenue work and expects to be competitive for these funds, anticipated to be awarded in December. The design of the Nevin Avenue improvements is under contract and in process. It is expected to be complete in 2010.

Next Steps:

- Pursue new design options for the east side residential and the NE corner of Marina Way and Macdonald Avenue.
- Continue evaluation of bids submitted and award construction contract
- Continue development of public art for the parking structure.
- Continue design development including community outreach.
- Continue Transit Station tenant vendor enhancement 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. 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. 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 Manager, (DDA) City Attorney and Agency staff to address lawsuit and real estate negotiations through mediation as long as it is productive.