Division: Economic Development
Project / Program: Economic Development Commission
Project / Program Lead: Thomas Mills

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 met on May 12th. Councilmember Jeff Ritterman, Council Liaison, described the recent successful settlement of the Utility Tax dispute with Chevron. As a result, Richmond will receive $114 million from Chevron over a 15-year period. Among the potential uses are activities in support of the economic revitalization of the downtown and other key redevelopment project areas. Beyond Chevron, other discussion areas included a first look at the roles and responsibilities of EDC members and interest on the part of the Commissioners to do more direct outreach to businesses, especially retail and green companies

Next Steps:

- The EDC will work with staff on ways to promote the positive attributes of doing business along the Macdonald Avenue Corridor and will work with the Main Street Initiative on their evaluation of creating a Business Improvement District (BID).
- The Green Corridor Partnership is interested in having all cities in the Corridor maximize solar power manufacturing, distribution, installations and job opportunities. Richmond is leading the way in solar training programs and is helping develop strategies to assist green businesses to relocate and expand in the Corridor.
- The EDC will come up with suggestions for how to further enhance the city's permitting process. Kevin Hampton was appointed chair of the Permitting Process Committee and will meet with the Planning Director and report back to the EDC on ways to improve the 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.

Division: Economic Development
Project / Program: Richmond Business Assistance Program
Project / Program Lead: Janet Johnson

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 four small business owners to meet with a marketing consultant from the SBDC in May and two

appointments to date are scheduled for June. 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. Staff continues to work with Employment & Training, Chevron and the SBDC to design and implement a local contractor's capacity building program.

Business Training: Staff continues to work with the Richmond*BUILD* Contract Compliance Specialist, SBDC, the Richmond Library, and Contractors Alliance Association, and other technical assistance providers 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. Ten local businesses were selected and, prior to receiving funds, each business participated in three free one-on-one consulting sessions with the SBDC consultant and completed a detailed marketing strategy. To date, ten business owners have completed all required marketing consulting sessions. Staff received invoices from two businesses in May and is in the process of reviewing and submitting the invoices for payment.

Next Steps:

- Work with the SBA, the SBDC and Employment and Training to design and implement a program to assist small contractors with capacity building resources and present to Chevron for funding consideration.
- 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.
- Work with the Richmond Library, the SBDC and other technical assistance providers to design and implement small business classes and workshops for Richmond businesses.

Division: Economic Development
Project / Program: Business Website and Marketing Program
Project / Program Lead: Thomas Mills

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 is working with a private consultant in the design of a complementary Green Business Website as part of a grant from the Economic Development Administration (EDA) Due to budgetary constraints, prospects for web-site enhancements to the current richmondca4business website will be reviewed on a case-by-case basis

Next Steps: Finalize the design of the new Green Business Website with an eye towards future alignment and compatibility with an updated version of the current business website.

Division: Economic Development
Project / Program: Business Retention
Project / Program Lead: Thomas Mills

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. The new Hilltop business district way-finding signs are being installed.

Next Steps:

- Continue to follow up with new business contacts and provide requested support to those who attended the Team Richmond forums.
- Build on and expand organizing and support efforts with merchants on 23rd Street and Macdonald Avenue.
- Continue involvement in planning process, along with City staff and Hilltop Advisory Committee to bring about a new freeway pylon sign and directional signage in the Hilltop Mall area.
- Work with the Economic Development Commission, Chamber of Commerce, Council of Industries and the Convention and Visitor Bureau to organize small teams to regularly visit Richmond businesses and retain businesses in Richmond.

Division: Economic Development
Project / Program: Targeted Business Recruitment
Project / Program Lead: Thomas Mills/ Janet Johnson

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 supervising a research consultant in the preparation of a detailed *Green Economy Development Plan* for Richmond—strengths, weaknesses, opportunities, threats—pursuant to a grant to the City from the Western Region Office of the Economic Development Administration (EDA). The completion date for the Plan is July 31, 2010.

Staff met with ASI, Inc. regarding their planned moved to Richmond from El Sobrante. ASI, Inc. is a 20-year old manufacturer of medical equipment with 23 employees and $2.8M in annual sales. ASI recently received a $4MM contract from BioRad and needs to expand their facility and hire 12 additional employees. ASI, Inc. signed a commitment letter with Chase Bank to purchase the building at 3023 Research Dr. The loan is scheduled to close on June 16. In addition, Staff is presenting a request to the RLF Board on June 16 for a $50,000 loan to assist

with relocation costs and tenant improvements at the building. Staff informed Employment and Training that the move to Richmond is likely to happen in July.

Staff sent an email inquiry to Smith Electric Vehicles, the British electric vehicle firm looking for a Bay Area site. We received an acknowledgement of the inquiry but have not received a response to date. The San Francisco Chronicle article indicated that the company is interested in looking at closed big-box stores or large, shuttered car dealerships Staff has identified the closed the Bill Nelson car dealership in the Hilltop Auto Mall as a potential site.

Staff continues 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.

Next Steps:

- Continue to support work of consultant in the development of the EDA Green Economy Development Plan for Richmond.
- Continue outreach to Smith Electric Vehicles; the company has not replied to date.
- 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.
- 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 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, especially restaurants and supermarket chains and independents.

Division: Economic Development
Project / Program: Downtown Task Force
Project / Program Lead: Janet Johnson

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 Downtown Task Force met on May 19th and covered the following.

Police Report – Officer Matt Stonebraker reported that the Downtown I.T. Sub-Station is opened and fully functional. The sub-station will be used by all officers to stop in and write reports. This is creating more officer presence downtown. The officers in the district have formed a bike committee and working to create new paths for getting to BART and the Greenway.

Iron Triangle Neighborhood Council – No Report.

Kaiser Parking Lot – Adonna O'Sullivan Kaiser plans were approved by Design Review with a few minor conditions regarding the landscaping, fencing and additional opening on Macdonald Avenue. The next step is presentation to the Planning Commission. Ms. O'Sullivan will let us know the date of the Planning Commission meeting and Staff will forward the information to the Task Force participants. In addition she noted that the parking lot will have 175 parking spaces for Kaiser employees to relocate from the City of Richmond owned 12th and Nevin garage. The new lot will have a Public Art's component that will tie the Kaiser Shipyard, Rosie and Memories of Macdonald themes together. Kaiser will coordinate efforts with the National Parks Service and the City of Richmond Arts and Cultural efforts. Task Force participants questioned if the lot could be used by the public on nights and weekends. Ms. O'Sullivan will look into this possibility and inform the Task Force.

Macdonald Avenue Projects Update –Steve Duran, CEDA Director noted that the Olson Company design concept for the 12th and Macdonald project is not a sure thing due, among other things, to the issue with parking. The construction of the BART garage scheduled to start in June. The estimated garage construction time is 20-months. Upon completion of the garage the Olson Company will start construction of Phase II of Metro Walk 99 townhomes.

East Bay Center for the Performing Arts (EBC) – Nothing new to report. Completion scheduled for early spring 2011.

Lillie Mae Jones Plaza – Alicia Klein, Senior Redevelopment Project Manager reported that the Lillie Mae Jones Plaza recent ground breaking was a success. The new construction of 26-affordable rental housing units is underway.

Social Security Administration (SSA) – an employee from SSA Employees Union attended the meeting to represent the employees as a union representative. The union representative noted that the SSA has about 1500 employees and is still hiring. Parking continues to be an issue. The parking lot at SSA is not sufficient. Task Force participant Maria Alegria has a contact at the SSA and she will invite her to the next Task Force meeting to start the discussion on building a new parking lot @ the SSA site.

Next Steps:

- Receive and disseminate updates on downtown construction projects from staff.
- The next meeting is scheduled for June 16, 2010.

Division: Economic Development
Project / Program: Enterprise Zone Management
Project / Program Lead: Thomas Mills

Project / Program Description: Staff is working with Contra Costa County to expand Richmond's Enterprise Zone (EZ) Program (a State sponsored designation that provides state tax credits to employers for hiring local residents) to include unincorporated North Richmond.

Status: Staff met with Contra Costa County officials to discuss prospects for expanding the boundary of Richmond's new EZ to include unincorporated and 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:

- Staff will meet again with Contra Costa County staff to provide input/suggestions re: next steps in the process to engage a qualified consultant who will assist in the development and submittal to HCD of an application to expand the boundaries of Richmond's new EZ.
- Staff is working with the State HCD-EZ and the City of Richmond GIS staff to complete newly required data input sheets for the EZ Street Roster for posting on the State and City websites.
- 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.

Division: Economic Development
Project / Program: Revolving Loan Fund Program
Project / Program Lead: Janet Johnson

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 did not meet in May. The next meeting is scheduled for June 16th. Staff will present the loan request to the RLF Board for ASI, Inc. in the amount of $50,000. The loan will assist ASI, Inc. with their move to Richmond from El Sobrante.

Staff completed the reconstruct the RLF past and present loan activity history since the 1980 RLF and submitted the semi-annual report to the EDA. The task involved reconstruction data from closed and destroyed files from the initial grantee, Greater Richmond Community Development Corporation (GRCDC). The City of Richmond brought the RLF in house when GRCDE was

dissolved in 1998. Staff also 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:

- Complete analysis of loan packages and present to the Board for approval. 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 Lead: Janet Johnson

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: 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. . The MS Arts in the Window program is looking for more sites to install art in downtown buildings. In addition, MS is working with Richmond PAL on a proposal to open a bike repair business in the Main Street District.

Main Street Executive Director distributed flyers for the *Music on the Main* and the upcoming: *Healthy Eating, Active Living and Site-Seeing* series (see below).The concerts will be held in a new relocation at the FoodsCo Shopping Center. The dates of the concerts are June 23, July 28, August 25 and September 22nd.

In addition Richmond Main Street is offering a new project that addresses one of the most important issues facing our community - healthy eating. This new event will be held the 1st Friday of each month (beginning June 4) in the Community "Green" Space from 11-2pm.in collaboration with West County HEAL and led by Eco Village founder Shyaam Shabaka.

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; 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; and a pilot "Art in the Window" program.

Next Steps:

- Present the MS contract to the Agency Board for renewal in June.
- Plan the Music on the Main concerts.
- Work with Richmond PAL on opening a bike repair shop in the district.
- 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.

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

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 years, the goals are 96 enrollments for the Adult program and 70 for the Dislocated Worker (DW) program. The current enrollments under the Adult program are 53 and the DW are 101. We recently increased the goal numbers for American Recovery & Reinvestment Act (ARRA). For the American Recovery & Reinvestment Act (ARRA) Adult goals are now 81 instead of 55 and the ARRA DW goals are 83 instead of 73. Current enrollments for ARRA Adult are 55 and for ARRA DW 84. The current exit status for this program year and last program year is 180 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 41. Staff is working with the Adult School and Catholic Charities on the enrollment and paperwork for students to start training.

Richmond*WORKS* assisted the following employers with recruitment services/job fairs: El Cerrito Royale, Richmond Chamber, Mountain Hardwear, Wilson & Kratzer, Central Parking, Baby Love, Sealy, Lens Crafters and Super Hall Mechanic.

Career Center visits for May were 3161. Hires for May were 80.

Next Steps:

- The EDD is now providing additional services to Richmond clients. They will also be working with staff to conduct additional workshops.
- Implement a strategy and a better tracking mechanism for job retention.
- Complete Richmond***WORKS*** brochures by June.
- We are in the process of creating Rapid Response packets for Vetrazzo who will be laying off and closing.

- RichmondWORKS is collaborating with several other WIBS as part of the National Emergency Grant (NEG) for Public Sector layoffs.

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

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: 49 vouchers were issued for the following companies: 99 Cents, Auto Zone, BMK Services, Cinemark, Connexsy Engineering, Food 4 Less, JC Penny, Macys, Kaiser, RHI Staffing, Ross Stores, Terra Millennium, UPS and Wal-Mart.

Next Steps:
- The TEA roster is completed and will soon be ready to post publically.
- Our Enterprise Zone Brochure is almost completed.
- We are receiving more requests for expedited services on the EZ processing. We may be looking to charge a fee for that.
- Staff recently discovered that our EZ roster needs to be edited so we have brought it to the attention of the EZ Manager and GIS.

Division: Employment & Training
Project/Program: Richmond***BUILD***
Project/Program Lead: Fred Lucero

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: RichmondBUILD is now using the Carpenter's Training Committee of Northern California's 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.

Cohort 2 graduated on April 16th, and despite the terrible economy, staff has placed 15 graduates from the current cohort with employment opportunities. RichmondBUILD alumni have been placed on high profile projects such as the BART Garage, Lillie Mae Jones Project, and the Port of Richmond Project. Companies such as Alten Construction, A1 Electric, Overaa Construction, WR Ford, Whiteside Concrete, Bruce Striping and MACK 5 have agreed to sponsor RB students in the apprenticeship programs or provide internships.

The Board-Up Project assignments continued during the month of April. The collaboration with the Richmond Police Department and Code Enforcement will continue efforts to eliminate blight throughout the City of Richmond. The Board-Up Project has not been impacted by the City's budget reductions. Our latest board up was on 1705 Roosevelt Street. Squatters had been living in the vacant house for over a year.

Next Steps:

- 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: Youth***BUILD*** Helping Hands, Board-Up
Project/Program Lead: Jay Leonhardy

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 Youth***BUILD*** program provides academic enrichment, construction training and leadership development for young adults.

Status: Four representatives of the Youth***BUILD*** program participated in the state-wide California Youth***BUILD*** conference in Sacramento April 24th to 28th. One of the participants, Raul Rubio, was elected to the State-wide Congress that works on leadership development and state-wide policy development. All four participants met with representatives from State Senator Loni Hancock and State Representative Nancy Skinner to lobby for their support on legislation AB 2000 that would provide that incarcerated youth 17 to 23 be placed in a Youth***BUILD*** program prior to their release, and that their participation be mandated by their probation agreement. A similar bill passed last year, but was vetoed by the governor. He directed that there be a pilot program implemented to show what the outcomes of such a proposal would be. The program was piloted in San Jose over the last year with 30 youth. The prior recidivism rate was 90% statewide over three years. Of the 30 youth over the course of one year, only one returned to incarceration. Both Skinner and Hancock signed off as co-sponsors of the legislation immediately after their meeting with the Youth***BUILD*** participants.

The current program has 19 participants attending on a regular basis, 2 that are currently incarcerated, one that at has transferred over to a transitional living program and one that has dropped out. Their priority is preparing both themselves and the shop site for the June 18th graduation.

Next Steps:

- Begin recruitment for the June/July cohort that will start on July 6th.
- Prepare for the two week Mental Toughness Orientation beginning June 22nd.
- Plan June 18th graduation services.

Division: Employment & Training
Project/Program: Summer Youth Employment Program
Project/Program Lead: Jay Leonhardy

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: Staff has received $156,000 in pledges for summer wages to date: $100,000 from Chevron, $50,000 CSBG extension, $2,000 Sims Metals (received), $2,000 Richmond Levine Terminal and $2,000 Port of Richmond for a total of $156,000 from the direct community side. Youth Council members will phone through the remaining donors on the list next Tuesday before the start of the monthly Youth Council meeting. The City's General Fund contribution is still to be determined and will likely fall in the range of $240,000 to 300,000. It is expected that a minimum of $150,000 will be available from the remaining ARRA funds to cover wages for 150 youth. That means there is $546,000 to $606,000 pledged out of the $740,000 we need to raise to employ 700 youth this summer.

Ms. Dino-Rossi is working with each of the case managers to review work experience 'gaps' in the *available opportunities and following up with all outstanding worksite agreements. She is also* developing a post work experience evaluation tool that will be completed by each worksite

Next Steps:

- Continue pre-employment workshops and assessments.
- Develop and implement ARRA 107 enrollment process for 2010 applicants.
- Follow up on Donor requests.
- Continue securing 2010 worksite commitments.

Division: Employment & Training
Project/Program: Youth***WORKS*** Program
Project/Program Lead: Jay Leonhardy

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 current total enrollment for the Year-Round case managed program is 460 youth. They generally make themselves available to the youth on their caseload on a 24/7 basis.

Status: Youth***WORKS*** partnered with the Contra Costa WIB to submit an application for a drop-out prevention grant called Bridges to Success. The solicitation mandated that all applications must include a summer work experience for participants, and academic support for enrollees during the school year. Our application was for the West County region and proposed serving

200 youth over the term of the grant and we endeavored to link an academic program to the specific worksite placements. The program is called "Summer Training and Employment Partnership to Unleash Potential (STEP-UP).

The CCC WIB will act as the main sub-contractor for West County services, and in turn will rely primarily on the County Office of Education and their ROP program to serve 100 West County youth. Youth***WORKS*** will enroll 100 youth already on the caseload and enrolled in the SYEP. Staff will rely on existing vendors to contract with for the academic linkages. Service partners in the grant will likely include Contra Costa County WIB, County Office of Education, Regional Occupational Program, Watershed Project, FTE Case Manager, Straight Talk on Prison, RYSE Center, Lawrence Hall of Science, and Chevron.

Next Steps:

- Establish stronger connections with the adult employment program specialist.
- 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: Cal GRIP – EDD
Project/Program Lead: Jay Leonhardy

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: 104 out of the total of 120 youth are fully enrolled in both Older and Younger youth service sections of this grant. Enrollments for older youth are 60% over the stated goal and enrollments for the younger youth are 33% under the stated goal, but all outcome measure have been met or exceeded. The final analysis of goal attainment will be included in the April report.

Next Steps:

- Final narrative report
- Complete exits.

Division: Richmond Housing Authority
Project / Program: HOPE VI Development
Project / Program Lead: Latan Jones

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.

The Development team has successfully installed solar panels on all buildings at the site. At this time, Easter Hill is the first and largest public housing development to go solar in the state.

Next Steps:

- Obtain HUD approval of the Site Acquisition Plan that includes the development program of the site determined for the remaining units.
- Submit information for HUD closeout report of Easter Hill Project.

Division: Richmond Housing Authority
Project / Program: Westridge at Hilltop
Project / Program Lead: Tim Jones

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 May was approximately 90.5%. 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:

- Review FY2009/2010 operating budget performance.
- Fully fund all reserve accounts.
- Review and approve FY2010/2011 operating budget.

Division: Richmond Housing Authority
Project / Program: Nystrom Village Development
Project / Program Lead:
Latan Jones

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.

Next Steps:

- Continue to work with the developer partner to initiate preliminary development agreements in conjunction with an application for HOPE VI/Choice Neighborhood Financing.
- Continue to pursue predevelopment funding sources for the project with LISC/Enterprise Foundations.
- Research modifying the development approach to the Hacienda Site to identify a feasible project that is more commiserate with existing funding.
- Finalize the Exclusive Negotiating Rights Agreement and Predevelopment Cost Sharing Agreement such that HOPE VI and Choice Neighborhood Financing.

Division: Housing and Community Development
Project / Program Home Improvement Loan Program
Project / Program Lead: Jene Levine-Snipes

Project / Program Description: This program area encompasses various individual programs and projects that entail the rehabilitation of existing homes. These services include: The *Home Improvement Loan Program* (HILP), which provides amortized, deferred and emergency loans and one- to-one assistance in selecting and monitoring contractors; and the *Minor Rehabilitation Program*, which provides hands-on assistance with painting and minor home repairs.

Status: Staff is currently reviewing and monitoring 25 new rehabilitation loans. The Home Improvement Loan Program continues to review potential program participants. There is currently a waitlist of approximately 25 new households who want to participate in the program. Staff is preparing for State Monitoring for the CalHOME program. We have received approximately $3,000 in Rehabilitation loan payment and payoffs this month. To date our Fiscal Year deposits are approximately $230,000. Staff has mailed application packets to all households on the waitlist. The state recently issued a Notice of Fund Availability for the CalHOME program. Staff is preparing the application.

Next Steps:

- Close out loan files.
- Continue monitoring rehabilitation work.
- Staff is preparing to provide notice letters and packets to households on the waitlist.
- Staff is preparing for State Monitoring for the CalHOME program

Division: Housing and Community Development
Project/Program: Lillie Mae Jones Plaza
Project / Program Lead: Alicia Klein

Project/Program Description: This new construction project is located in the Iron Triangle at Macdonald Avenue and Second Street, consisting of 26 rental units (all of which are reserved for families, including the previously homeless, at or below 60% AMI). Community Housing Development Corporation 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 million. The adjoining site is proposed as a permanent home for the Brookside's Richmond Health Center.

Status: Escrow closed to transfer the City-owned parcel at 249 2nd Street (APN 538-181-005) through the Agency to the developers and to provide the remainder of the Agency's permanent loan, state Tax Credit Allocation Committee and county construction financing. The contractor, Segue, broke ground on May 12, and has begun grading. Construction is 3% complete. Completion is expected in April 2011. Developers are working with California Center for Land Recycling to close CalReUse grant for the remediation work and with Mechanics Bank to secure funding through the Federal Home Loan Bank's Affordable Housing Program (AHP). RCRA and Developer are negotiating resident supportive services loan documents.

Next Steps:

- Close Agency services loan concurrent with funding from state Mental Health Services Act, CalReUse, and AHP (expected by June 30, 2010).
- Monitor construction progress.

Division: Housing and Community Development
Project/Program: The Carquinez
Project /Program Lead: Alicia Klein

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 for the base scope of work is $9.313 million.

Status: The original rehabilitation scope of work is 72% complete. The developer received approval from the State Historic Preservation Officer and the National Park Service to pursue historic preservation tax credits. Development team applied for a building permit to do the additional structural scope of work.

Next Steps:

- Continue rehabilitation on the ground floor.
- Development team to secure historic preservation tax credits as an additional source.
- Developer to submit updated development and loan budgets and amendment to contractor's contract and schedule of values to include the seismic scope.
- Finalize and execute amendment to provide the $301,000 in additional Agency funding.
- Developer to negotiate further use of the post office parking lot through the seismic retrofit phase.
- City to extend its agreement with the post office to allow their employees to use the spaces allocated to them in the City's parking garage for the duration, if needed.

Division: Housing and Community Development
Project/Program: Summit at Hilltop
Project /Program Lead: Alicia Klein

Project/Program Description: In 1993 the RCRA issued bonds to assist BRIDGE Housing Acquisitions, Inc. to acquire and rehabilitate Summit at Hilltop, a 240-unit rental development. The property is located at 3600 Sierra Ridge. The Agency's bond regulatory agreement requires that 40% of the units be rented to households with incomes no more than 80% of the area median, and half of those to households with incomes up to 50% of the area median, all at affordable rents.

Status: BRIDGE Housing desires to sell the property, and has requested that the Agency approve the transfer. As part of any transfer of ownership, the Agency will need to record a new regulatory agreement against the property to ensure the continued affordability of the units. Staff has requested information about the proposed buyer.

Next Steps:

- Evaluate proposed buyer.
- Negotiate amended and restated regulatory agreement and declaration of restrictive covenants.
- Prepare recommendation regarding proposed transfer.

Division: Housing and Community Development
Project/Program: Neighborhood Stabilization Program
Project / Program Lead: Patrick Lynch

Project/Program Description: The U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) is designed 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. NSP activities will include the acquisition and rehabilitation of approximately 29 foreclosed properties located in the following census tracts within the 94801, 94804, and 94806 zip codes in the City of Richmond. The City and Redevelopment Agency established the Richmond Neighborhood Stabilization Corporation (RNSC) to implement the City's NSP Program and to entered into agreements with developers to perform the activities provided in the Substantial Amendment.

Status: The RNSC has entered into NSP Program Agreements with Parkway Housing, Inc. (an affiliate of Community Housing Development Corporation) for development of 12 properties, MissionRich Development LLC for development of 8 properties, and KL Hampton Group LLC for development of 8 properties. Each NSP Development Team will perform acquisition, rehabilitation, real estate services, property management and other services associated with the preparation of foreclosed, abandoned and vacant properties. RNSC has submitted to HUD a revision to the allocation of NSP funds to increase the amount available for acquisition, rehabilitation and disposition of homes while decreasing the amounts available for homebuyer assistance, land banking, demolition, and new construction. 17 properties have been acquired by the development teams so far.

Next Steps:

- Planning Department is working with the Office of State Historic Preservation on a Programmatic Agreement for rehabilitation of potentially historic homes.
- RNSC to increase its legal services contract amount with Goldfarb & Lipman.
- Amend NSP Program Agreements with development teams to reflect additional funds for acquisition, rehabilitation & disposition.
- MissionRich will start rehabilitation of 411 Duboce and 623 17th Street in compliance with all employment requirements, which Employment & Training staff will monitor.
- Staff is also preparing to request a waiver to the affordability restrictions in the NSP target areas.
- Continue monitoring rehabilitation work
- Work with Legal Counsel to finalize NSP homebuyer loan documents
- Submit a CalHOME application for additional funding.

Division: Housing and Community Development
Project/Program: Nevin Court Development
Project / Program Lead: Charice Duckworth

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 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 recognize need for additional parcel to make the project more financially feasible in current real estate market.
- 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 Lead Charice Duckworth

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 Lead Charice Duckworth

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.

As of January 31, 2010 the Arbors Preservation Project completed rehabilitation of all 36 units and new construction of community and office space. The rehabilitation included extensive interior renovations of all 36 units; replacement of all flooring, cabinets, new bathroom and kitchen appliances, new countertops, replacement of all window and new water heaters. All 36 units are complete and fully occupied, including one unit designated for an on-site maintenance staff person.

Next Steps:

- Receive Final draw request w/reimbursement backup for release of final disbursement
- Agency staff will prepare HOME funds Completion Report per HUD guidelines

Division: Housing and Community Development
Project/Program: Filbert Street Townhomes
Project / Program Lead Charice Duckworth

Project / Program Description: The proposed Filbert Street Townhomes will consist of 36 units (17 three-bedroom units and 19 two-bedroom units) along the Filbert Street corridor 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 to moderate income household, and will allow for equity shares, encourage long-term residency and preserve affordability for future residents.

Status: All six parcels are currently in escrow pending the completion of the environmental assessment and release of funds from HUD. Staff anticipates the close of escrow no later than August 2010.

Next Steps:

- Submit final environmental assessment to HUD and await "release of funds."
- Submit all executed acquisition loan documents to Title Company prior to escrow closing
- Request status report on construction financing
- Assist CHDC with new funding applications to support construction phase of project

Division: Housing and Community Development
Project/Program: Miraflores Residential Development
Project / Program Lead Natalia Lawrence

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:
A Request for Bids announcement for Asbestos Abatement, Lead –based Paint Stabilization and Demolition services was released on April 20, 2010. A mandatory Bid Walk was held on April 27th. Several contracting firms were on site for the bid walk. Information regarding the bid packet is available through the City's Bids on Line procurement database and through Agency developer partners Eden housing and Community Housing Corporation of North Richmond. A second mandatory bid walk is scheduled for May 5, 2010. An addendum to the request for Bids was issued on May 21, 2010 clarifying historic preservation specifications and extending the bid due date to June 28, 2010 by 5:00 PM.

Next Steps:

- Continue to implement site security measures.
- Issue Request for Bids for soil remediation on the Miraflores site. RFB should be issued by June 10th.
- Review bid responses and begin evaluation of contractor firms
- Continue to seek grant and other funding opportunities for the proposed development
- Begin drafting Disposition and Development Agreements with affordable and for profit development partners.

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

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: Final loan documents are being prepared. Commitment letters were issued to borrowers

Next Steps

- Continue to market the program to prospective clients.
- Execute loan documents for approved projects and begin disbursement process.

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

Project / Program Description: The U.S. Department of Housing and Urban Development (HUD) Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs are implemented by HCD staff, which manages and documents protocols, timelines, forms and procedures for managing various funding sources. 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.

Status: 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.

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 Consolidated 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.

In March, the Community Development Commission held two (2) public hearings and met to review and award grants to non-profit agencies. The CDC recommendations are scheduled for a public hearing before the City Council on Tuesday, April 20th.

Next Steps:

- Continue to monitor program protocols and outcomes and negotiate with Shelter Inc. on contract conditions.
- Amend Consolidated Plan to adjust funding for Lillie Mae Jones Plaza.
- Bring CDC/staff program recommendations to the City Council for approval.

Division: Redevelopment
Project / Program: Blight Abatement
Project / Program Lead: Alan Wolken

Project/Program Description: 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 reduced tax increment revenue and the state's take of Redevelopment Agency funds. 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:

- Continue to work with City Attorney to facilitate demolition of abandoned structures.
- Continue to assist with Hearing Officer duties.

Division: Redevelopment
Project / Program: 23rd Streetscape Design
Project / Program Lead: Alan Wolken

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 continuous two way traffic, new street furniture, pedestrian-scaled street lights and signals, street trees and related landscaping, new sidewalks and crossings with decorative hardscapes, way-finding signage, and public art.

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. Additional traffic analysis has been finalized to ensure that there is continuity with the city's General Plan update. This project is also intended to complement the introduction of the form-based code approach to planning and zoning. Staff presented project to the Design Review Board for review and comment. Project on hold due to state's take of redevelopment funds.

Next Steps:

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

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

Project/Program Description: Continuing with the revitalization vision for 23rd Street, the RCRA and Planning & Building Services worked 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 an informational session at the Veteran's Memorial Hall, and a community visioning and charrette was held City Hall. 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 Lead: Michael Williams

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, streets and sidewalks bordered by and adjacent to Harbour Way, Marina Way, Barrett Avenue, Nevin Avenue, and Macdonald Avenue.

Status: The Agency sponsored two separate 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 went to bid and the lowest responsive bidder was determined to be Ghilotti Brothers Inc. (GBI). Their contract was awarded by City Council and work is preparing to commence in June with project completion in early fall.

Next Steps:

- Initiate and coordinate construction.
- Review results of the downtown parking study and strategy.

Division: Redevelopment
Project / Program: 12th and Macdonald Mixed Use Project
Project / Program Lead: Alan Wolken/Chad Smalley

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. On December 15, 2009 staff received approval from the Agency Board to extend the ANE for 90 days, and authority to extend for an additional 90 days if merited. Staff has been meeting with the Olson Company to develop concept documents that will be presented to the Planning department for review and comment.

Next Steps:

- Review/revise concept drawings for mixed use development.
- Negotiate terms of a DDA.

Division: Redevelopment
Project / Program: Cherokee/Simeon Properties Campus Bay
Project /Program Lead: Steve Duran

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 Lead: Alan Wolken

Project/Program Description: The proposed expansion of the I-80 Shopping Center could add up to 200,000 square feet, of additional regional commercial development. The site currently

contains the old Toy's-R-Us building operating as a printing business, the County Health Center and other parcels.

Status: On hold due to lack of retail development activity in the current economy.

Next Steps:

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

Division: Redevelopment
Project / Program: West Macdonald Avenue Streetscape Improvements
Project / Program Lead: Alan Wolken

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 has now been completed with final punch list items being approved. The funding for Garrard to Harbour section, which has completed design, has been put on hold due to the state Supplemental Educational Augmentation Fund (SERAF) taking and reduced tax increment income.

Next Steps:

- Continue to work on state and federal funding appropriations to fund the next phase on improvements.

- Staff is looking to secure funding for the Macdonald Avenue streetscape improvements form Garrard to Harbour and has submitted appropriation requests to Senators Boxer and Feinstein as well as Congressman Miller. Congressman Miller's appropriation in the amount of $780,000 is moving forward.

Division: Redevelopment
Project / Program: Façade Improvement Program
Project / Program Lead: Alan Wolken/Michael Williams

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. Sixty projects are in the façade program and moving towards completion.

Next Steps:

- Funding for the future year has been eliminated due to state Supplemental Educational Augmentation Fund (SERAF) taking and reduced tax increment revenue.
- Staff researching alternative ways to fund this program.

Division: Redevelopment
Project / Program: Marina Bay/Northshore/Ferry Terminal
Project / Program Lead: Alan Wolken / Chad Smalley

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 amended 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 stalled work on the environmental document. Staff's interaction with WETA and Sacramento has moved state funding back into WETA. Environmental and Ferry Terminal design work will commence this summer. Signature requested minor changes to the un-built residential portion of the project to provide a different floor plan to enhance marketability and those changes were approved by the Marina Bay Design Review Board.

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

Division: Redevelopment
Project / Program: Officer Bradley A. Moody Memorial Underpass
Project / Program Lead: Chad Smalley

Project/Program Description: Procure funding for, design, bid and construct a rail grade separation on Marina Bay Parkway between Meeker and Regatta.

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 Agency Board awarded the design contract on October 20, 2009 with design work progressing. Funding for this design contract is wholly provided by the Measure J funds described above. On February 16, 2010 the City Council officially renamed the project the "Officer Bradley A. Moody Memorial Underpass." Staff presented preliminary design documents to MBNC at their April 14th, 2010 meeting. A 65% design submittal was received in early June 2010 and is currently under review.

Next Steps:

- Continue to identify funding sources for underpass.
- Work with MTC and Caltrans to monitor project funding programs.
- Complete design and engineering for grade separation.

Division: Redevelopment
Project / Program: Ford Assembly Building Rehabilitation
Project / Program Lead: Steve Duran / Alan Wolken

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. City Council authorized staff to enter mediation regarding the Visitor Center. Staff has participated in two mediation sessions with
ODI and NPS regarding the Visitor Center.

Next Steps:

- Monitor quarterly interest payments on HUD Section 108 and BEDI loan and ensure ongoing loan compliance with HUD regulations.
- Continue mediation with the National Park Service and Orton on development of visitor center.
- Finalize BCDC permit once Orton has completed NPS obligations.

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

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

Status: Funding has been decreased due lower tax increment revenues and pending SERAF payments to the state. The Bay Trail Improvement Project has been progressing with Questa Engineering assisting with several community meetings. Staff has been coordinating monthly meetings with Questa and other departmental staff and other consultants. Questa to provide a final design following staff review of design features. Questa was approved by the Agency Board in September, 2009. For the Marina Green and Park Improvement Project, Watkin & Bortolussi's insurance was approved and they are coordinating with Vallier Design Associates (VDA), Ghiradelli Associates, Inc. (GAI) and Staff on the Master Irrigation Control system throughout Marina Bay. VDA, GAI and Staff will be reviewing the RFQs received for the Electrical Design Work and will made a recommendation in May. Zeiger Engineers was selected and contract work is progressing. Public Works, GAI and Agency staff have met with Zeiger, VDA, GAI and Nichols Consulting Engineers (NCE) and the selected Electrical Designer Zeiger will work on specifications to be bid for necessary Marina Green and Park Improvements. Improvements will include new and replacement parking lot and area lighting, safer crossing-walk upgrades, drinking fountain, restroom pad, improved circulation and new irrigation and landscaping. Staff and GAI are preparing a RFQ for a general contractor to complete the renovation of Marina Bay Park and Green. On the Lucretia Edwards Park Relighting Project, Cirimele Electric Works is substantially complete with new electrical improvements and provided As-Built drawings. PG&E has completed its work, turned the power on and provided As Built drawings. Public Works Electric Shop staff has assisted in the relamping. A final walk-through with Parks and Public Works staff occurred in April. Parks and Public Works staff are expected to make improvements to Park Signage and re-painting the public restroom and park maintenance structure.

Next Steps:

- Finalize plans with Questa for Bay Trail improvements.
- Meet with Marina Park & Green Consultants & develop Design documents.

- Negotiate reductions in costs based on wireless improvement to the irrigation controllers with Watkin & Bortolussi.
- TPA completed painting of quad rails 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.
- Staff to coordinate a meeting of consultants and staff working on both the Marina Park and Green Project and the Marina Bay Trail Improvement Project.

Division: Redevelopment
Project / Program: Civic Center Revitalization Project Phase One
Project /Program Lead: Steve Duran

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 Civic Center move was completed on June 29, 2009. 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, 2009. The project received the McGraw-Hill California Construction Magazine awards for best municipal facility project and best overall project in Northern California for 2009. A contract with Pankow Special Project was approved by the City Council for administering first year maintenance contracts and performing new construction changes. Final punch list items are in progress as staff prepares to close out the project. The last payment under the original contract with Civic Center Partners LLC has been made. Only a few minor post-project scope additions remain in progress.

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

Division: Redevelopment
Project / Program: Transit Village – Metro Walk
Project / Program Lead: Alan Wolken / Michael Williams / Chad Smalley

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. Design of the parking structure was completed in June 2009. The TCRP construction funding for the parking structure is uncertain, but staff secured an additional $1M for final design work through an allocation approved by the CTC in June 2008. 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 public bid process has now been completed with the award of bid to the general contractor (C. Overaa & Co., Inc.). The contractor is in the early stages of advanced mobilization and development of the final construction schedule which will be previewed with affected neighborhoods and transit users in April. At this point in time it is anticipated that the construction will begin in earnest in July. Public notices to that effect are on the verge of being distributed.

Staff, with assistance from the Richmond arts community, has completed an artist selection process for the public art to be installed on the Parking Structure. The internationally-renowned artist Mildred Howard was selected to design and construct two installations to be affixed to the east and west elevations of the parking structure. An artist's contract has been negotiated in coordination with BART and is expected to be awarded in July 2010. Work on the artwork will commence immediately after award of the artist's contract.

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 secured a $750,000 from the Safe Routes to Transit program in January for the Nevin Avenue work. The design of the Nevin Avenue improvements between 19th and 27th Streets is under contract and in process. Design and preparation of construction documents is expected to be complete in 2010. Staff has applied for both county and regional TLC funding for final design and construction of the Nevin Avenue improvements.

Next Steps:

- Pursue new design options for the east side residential and the NE corner of Marina Way and Macdonald Avenue.
- Continue development of public art for the parking structure.
- Continue design development including community outreach.
- Continue Transit Station tenant vendor enhancement efforts.

- Complete design and engineering of Nevin Avenue to Civic Center streetscape
- Continue to develop a funding plan for Nevin Avenue construction phase
- Begin and monitor construction of Parking Structure.

Division: Redevelopment
Project / Program: Terminal One
Project / Program Lead: Alan Wolken / Steve Duran

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 is approved for up to 258 residential units. 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: Settlement agreements have been negotiated and executed with all parties in three law suits, which were delaying re-initiation of project activities. Toll Brothers will not be the developer, but the land entitlements remain in place and staff intends to move forward with a new request for qualifications and proposals (RFQ/P) process that will include certain requirements to which were agreed in the settlement agreements.

Next Steps:

- Update appraisal of adjacent property owned BNSF Railroad, which is currently part of a road easement to the City.
- Make an offer to purchase the BNSF land.
- Develop RFQ/P for wide distribution to residential developers.

Division: Redevelopment
Project / Program: Marina Bay/Meade Street By-Pass Road
Project / Program Lead: Alan Wolken/Craig Murray

Project/Program Description:
Develop interim By-Pass road for Marina Bay traffic while a train is present in the area. This road will serve area until a permanent underpass is built.
Status: MND received and approved by City Council. MND recorded with County and fees paid to State Dept. Fish & Game. Preliminary design and environmental reviews complete. Staff was directed by Finance Committee on March 5 to develop RFQ and search for a Civil Engineering Design Firm. Representatives from Engineering, Public Works and Redevelopment will reviewed RFQs in March. Finance Committee and City Council approved a contract with CEA in May. CEA contract documents are progressing. Agency staff and CEA sub consultants met in May to discuss tasks and schedules.

Next Steps:

- Complete contract documents with CEA
- Complete design & construction documents and solicit bids to construct by Fall, 2010