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 members met on May 11th and discussed issues/ progress with: Richmond's pursuit of the Lawrence Berkeley National Laboratory (LBNL) 2nd Campus (now one of six finalists); the likely restart of the stalled Chevron retrofit project; the status of redevelopment agencies (still questionable) and the Enterprise Zone program (maybe spared but with significant modifications); the roll-out of the General Plan Update; and, the City's budget deficit ($ 23M at this time with plans under review to avoid layoffs).The next meeting will be held on June 8th

Next Steps:

- Convene meetings of the EDC and various EDC committees as follows:
    - The EDC *General Plan Update Committee* will continue to monitor progress of the General Plan Update roll-out from this point to the final presentation before Council in June and provide additional input/ feedback about the Plan's Economic Development and Land Use elements.
    - The EDC *Main Street Revitalization Committee* will continue working with staff on ways to promote the positive attributes of doing business along the Macdonald Avenue Corridor and with the Main Street Initiative on their assessment of the feasibility of a Business Improvement District (BID) or Community Benefits District (CBD) in Downtown Richmond.
    - EDC *Green Business Partnership Committee* will develop strategies to assist green businesses to create worksite opportunities and jobs in Richmond for program graduates... (Note: Richmond is part of the East Bay Green Corridor Partnership, working with seven cities and UC Berkeley to maximize solar power manufacturing, distribution, installations and job opportunities). Additionally, the Committee, 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 appointment for one small business owner to meet with a marketing consultant from the SBDC in May. In addition, staff met with walk-in clients looking to start or expand a business. Staff continues to work with the Richmond Library, Mechanics Bank, and the Renaissance on the 12 week small business class at the library. The twelve week class concluded on May 23rd with 12 students receiving certificates of completion. The SBDC consultant continues to meet with business owners at their business location, as well as Main Street and the Chamber of Commerce offices. Staff is working with the SBDC to improve reporting of the number of businesses they meet with monthly and document the types of consulting services that are provided.

Staff mailed 180 business assistance surveys to all of the businesses on Macdonald Avenue and 23rd Street. Five surveys have been returned to date. Staff is working to assist the business owners in their areas of need and refer them to other resource partners. Staff gave a presentation at the May 19th *Tax Credit Seminar* (with Romo Incentives Group) on small business resources in Richmond.

Staff continues to follow-up with Wells Fargo Bank, Grameen International Funding Group and Main Street on the possibility of opening the first west coast office of Grameen in Richmond. Grameen was recently awarded a $1M grant from Chevron for operating capital. They had already secured $2M in lending capital from Wells Fargo and Silicone Valley banks. The Grameen office in Richmond will complement the Richmond Revolving Loan Fund and the loan clients will have access to existing small business assistance resources provided by OED.

Next Steps:

- Assist Grameen America, as needed, with office space identification in Richmond.
- Do outreach to increase number of completed/ returned business surveys from 23rd Street Merchants and Main Street District merchants.
- 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 and Chamber of Commerce offices.
- Implement the Local Shelf Space Program at the Richmond Wal-Mart Store.
- Work with the Governor's Office of Economic Development and the Contra Costa Small Business Development Center on issues facing small 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), are used to attract new businesses and to retain and expand existing businesses.

Status: Outside consultants were selected and, starting in June, will pursue a scope of work that includes upgrades of the business website, Richmondca4Business.com, and the Green Business Web Pages as one component of a focused effort to develop a business plan for the creation of a *Richmond Business Innovation Association*, targeting technology and science enterprises. Staff has drafted new fact sheets (both for the website and marketing packet) for the following: (1) Richmond Enterprise Zone & Tax Credits; (2) Richmond Green Business Initiatives; and (3) Richmond (East Bay EDA) Industrial Development Bonds.

Next Steps:

- Finalize a contract with consultants for a Richmond Business Innovation Association business plan that includes a review and recommendations for updating richmondca4business.com and richmondgreenbusinesses.com
- Determine what additional improvements are needed to make the business website more user-friendly and content-fresh.
- Consider contracting with a skilled website development consultant to update key aspects of the Business website and Green Business Web Pages.

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. Staff also met with Jerrold Hatchett, Sims Metals Management, to discuss current and future operations and how he thinks the City and the Economic Development Commission (EDC) can help Sims Metals grow and prosper in Richmond.

Next Steps:

- Meetings set in June with Galaxy Desserts and Zoe's Cookies. Cooper (Shaper) Lighting, Mountain Hardwear and SunPower, among others, will also be contacted.

- Continue working with a team of EDC members and OED staff to have face-to-face meetings with up to 33 key Richmond businesses over the next 11 months and determine ways that the City can be more supportive in helping these companies survive and thrive.
- Continue to follow up with new business contacts and provide requested support to those who attend the Economic Development Summit last September as well as Team Richmond forums.
- Build on and expand organizing and support efforts with property owners and merchants on 23rd Street and Macdonald Avenue.

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) Emerging "Green" and "Clean" technologies, (b) Bio-tech/High-tech, (c) Food Manufacturing/Distribution, and (d) Retail.

Status: Staff, working with the owners and brokers, helped bring *Glass Onion Catering*, a gourmet food packaging and distribution company now based in Berkeley, close its purchase in early May of a 42,000 sq.ft. building @ 200 W. Ohio Avenue. Launched in 1992 as a traditional gourmet catering company, specializing in large, high-end events and corporate lunches, Glass Onion plans to complete necessary building upgrades with an eye towards opening their doors and commencing operations in October, 2011.

Staff, on May 23rd, served as co-host with the UC Berkeley Procurement Department of a *Local Vendor Opportunities* workshop with a goal of expanding the number of vendor contracts that Richmond businesses have with University departments and divisions. More than 35 local businesses attended the session and learned what will be required to be successful in garnering UC contracts in 2011 and beyond.

Staff continues to follow-up with representatives of the Western Regional Office of the Economic Development Administration (EDA) to determine how to pursue funding for Phase II Implementation of the Green Economic Development Plan. One possible course of action may be to secure funding for the actual formation and start-up of a Richmond Business Innovation Association (Note: The Association would need to clearly demonstrate its potential to create local jobs).

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, El Cerrito, Emeryville, Oakland, Richmond, San Leandro, UC Berkeley and Berkeley Lab) to move forward with stated goals for 2011-12, 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, especially grocery operators, targeted by Buxton Company for one or more of three key Richmond commercial corridors: Downtown, Macdonald & I-80, and Southern Gateway. Meetings in June with Safeway's Regional Real Estate Director (Macdonald Avenue) and 99 Ranch Market owners as well as a follow-up meeting with

FoodsCo's Real Estate Director are being pursued. Staff continued to follow-up with Cal BIS/ East Bay EDA regarding relocation prospects.

Staff is working with investor and businessman who purchased three commercial condos at Metro Walk to recruit retail and corporate tenants to the sites. Staff referred two potential retailers to the new property owner and opened one of the spaces for Art in the Windows campaign and the reception for the Nevin Walk Way Ribbon Cutting.

Next Steps:

- Staff will continue exploring options to help launch one or more worker cooperatives in Richmond.
- Staff met with Grocery Outlet officials and will meet again with FoodsCo, 99 Ranch Market, Fresh & Easy and other grocery operators to determine how the City may assist them to add new/larger grocery outlets in Richmond.
- Continue to promote the EDA-funded "Green is Gold in Richmond" Economic Development Plan and Green Business Web Pages and seek funding for Phase II Implementation
- Work with EB Green Corridor Partnership counterparts to add new content and keep existing content fresh on the recently-launched EBGCP website.
- 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.
- Work with new Metro Walk commercial property owner to recruit retail and corporate tenants.

Division: Economic Development
Project / Program: Lawrence Berkeley National Laboratory
Project / Program Lead: Bill Lindsay/Steve Duran/Thomas Mills/Shasa Curl

Project / Program Description: The top economic development opportunity for the City is the Lawrence Berkeley National Laboratory (Berkeley Lab) plan to develop a satellite campus in the east bay, which could grow to two million square feet in 30 to 50 years.

Status: Staff, in May, was notified that Richmond is one of six short-list finalists—along with Alameda, Albany, Berkeley, Emeryville and Oakland— now in serious contention to become the site of choice for the Berkeley Lab's second Campus.

Next Steps:

- Work towards and await the final decision by LBNL, now scheduled for November, 2011.
- Work on July LBNL Richmond rally in Auditorium.

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, 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 18. The following items are updates of what was discussed at the meeting:

East Bay Center for the Performing Arts (EBC). EBC hosted a tour of the newly renovated performing arts center for the Downtown Task Force and announced that staff and all programs and classes are scheduled to move back into the building on June 21. EBC will start dance classes with at least 60 students in the building each day from 9:00a.m.-3:00 p.m. During the month of October, EBC will present several performances as part of it's Grand Re-Opening celebration

Richmond Transit Village Pedestrian and Bike Linkages. Redevelopment Director Alan Wolken distributed flyers and announced the May 26 Ribbon Cutting ceremony for the $1M pedestrian and bike improvements on Nevin Avenue between Harbour Way and Marina Way. The improvements link the pedestrians and bikers from the Transit Village to Kaiser.

BART Garage. Summer 2012 is the projected completion date for the 660 space parking garage. The garage will have 9,000 square feet of ground floor retail fronting Macdonald Avenue and two public art pieces.

Next Steps:

- Continue to meet regularly with Downtown stakeholders and follow up on issues of interest and concern.

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, on May 19th, served as co-host (with the Romo Incentives Group) of a *Tax Credit Seminar* for Richmond businesses. Approximately 20 local business representatives learned more about the Richmond EZ, related Federal tax incentive programs, Bids On-Line and the OED Revolving Loan Program

Staff continued to closely monitor the unfolding budgetary deliberations in Sacramento that, among other matters, seek to eliminate the EZ program. In May, there were signs that the

program may be spared; however, there are signs that the Hiring Tax Credit component could be drastically altered. Meanwhile, staff and the City's legal department agreed with Contra Costa County officials to halt efforts to secure approval from HCD for the proposed expanded boundary of Richmond's new EZ to include unincorporated and contiguous areas of North Richmond. Staff intends to seek Council approval of a formal resolution in support of the proposed expansion when/if the issue of EZ elimination is resolved

Staff continues to provide information on Richmond's current 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:

- Continue to monitor the Governor's efforts to eliminate or alter the EZ program.
- Continue working with the State HCD-EZ and the City of Richmond GIS staff to complete 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 finalize a new street range roster for the EZ and the TEA and a new map for the TEA and 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.

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 met on May 26. Staff received one new loan application in May and declined one loan application. In addition, Staff interview two potential RLF board members and submitted one board application to the City Clerk. .

Next Steps:

- Received completed loan application package and submit to Loan Approval Board.
- Receive and process loan applications under the new City of Richmond Energy Efficiency Loan Program.
- Meet with local banks regarding referrals of non-bankable loan applicants.
- Develop and implement a fund development and partnership strategy to replenish funds available through the RLF.
- Meet with Wells Fargo Bank to discuss possible funding to the RLF.
- Follow-up on RLF Board applications and appointments.

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 RMSI Arts in the Window program installed art in the vacant retail space at Metro Walk and continues to look for more sites to install art in downtown buildings. RMSI will host the first Healthy Village Farm Stand in the Community "Green Space" on June 3rd for summer 2011. RMSI recruited two new volunteers to the Youth Ambassador Program. In addition, RMSI is working with Richmond PAL on a proposal to open a bike repair business in the Main Street District.

The Redevelopment Agency and the City of Richmond received a $200,000 funding request from Main Street and complete the Agenda Request and Staff Report for the June 10th Finance Committee Meeting. Main Street is seeking funding to continue supporting downtown revitalization projects and to complete an assessment to create a Business Improvement District (BID) within the Main Street District.

Next Steps:

- Present funding request t for $200,000 in June to both the Finance Committee and City Council.
- Review completed survey with downtown property and business owners for support to establish a BID.
- Continue exploration with local property owners, merchants and other downtown institutions the feasibility of establishing a Downtown Richmond Business Improvement District (BID) or Community Benefits District (CBD).
- Continue support/involvement with the Main Street programs (including the Summer Concert series) and initiatives.
- Research and implement a youth recycling program in the Main Street District.
- Continue to carry out the 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, and 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 2010-2011 fiscal years, the goals are 60 enrollments for the Adult program and 60 for the Dislocated Worker (DW) program. The current enrollment under the Adult program is 57 and the DW is 64. ARRA enrollment goals have been met. Final count for enrollments under ARRA Adult: 59 and ARRA Dislocated Worker: 100. The current exit status for last program year is 178 exits meaning folks finished the program and obtained work.

Businesses served with job postings, recruitment or screening of applicants included: ASAP Distribution, 1st Bay Area Redevelopment, Gardeners Guild, Excellent Packaging, Ally Electric & Solar, Eco, ATS, California Oils, Alion, Farmers Insurance.

The Career Center had 3060 job seeker visits for the month of May. 96 hires for the month of May.

Next Steps:

- Staff is working closely with the EDD to create additional workshops for job seekers as well as enhancing our services to Veterans.
- Staff is focusing now on our ARRA and regular WIA formula exits, outcomes and follow-ups.
- Training dollars and supportive services will be decreased based upon lower funding levels.
- Some staff will be reassigned based upon decrease in funding and new grant called Project Hire.
- Project Hire meetings and implementation of marketing as well as program enrollments planned.

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: 62 vouchers were issued in the month of April to the following companies: 24 Hour Fitness, 572, AutoZone, Bay Area Beverage, Learn It Systems, Macys, Safeway, Sims Group, UPS, Wal-Mart and West Coast Fab.
Staff worked with Redevelopment and Romo Associates on an EZ seminar for businesses that was held in May.

Next Steps:

- The California Association of Enterprise Zones started marketing campaign to support the EZ. We have been sending letters to Sacramento in support of keeping the EZ.
- The Enterprise Zone may survive but with restrictions on the credit.

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: Richmond***BUILD*** graduated its 14th cohort in April. Fifteen (15) of the 30 graduates have been placed with employment opportunities. We also started our 15th cohort in April. Staff is on target to meet our benchmarks required for the Clean Energy Grant. Currently, there have been 176 students enrolled and 126 students placed with employment opportunities with a starting wage of $15.00.

Most recently, graduates from RichmondBUILD have been placed on the Maritime Center, Martin Luther King Park, Mira Flores and projects in San Francisco. Staff is currently in negotiations with TCI Environmental for additional hires at Mira Flores. Also, RB staff met with Velocity Energy Partners and CLP Staffing agencies to discuss employment opportunities.

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*
Project/Program Lead: Jay Leonhardy

Project/Program Description: The Youth***BUILD*** program provides academic enrichment, accredited high school services, construction training and leadership development for young adults age 18 to 24.

Status: In the month of May the YouthBUILD Richmond Program continued their work on the 17th Street housing renovation project, a partnership with NSP developer Kevin Hampton and the MissionRich Development Group. In addition, we finalized the MOU for the South 28th Street project with CHDC and participated in the walk-through of the project for the general contractors that were planning to respond to their RFQ for the project. Construction continued for a project with Backyard Bounty to build urban chicken coops of various sizes that will be sold to residents in the East Bay. The modular raised bed mentioned in last month's report has been shelved for the time being so as to complete six to eight coops before the end of June.

All three participants in the GETS training completed the program and receive their certificate. Two have hiring commitments from Rising Sun's general contractor overseeing the Berkeley/Richmond weatherization project and will began that work after the SYEP work experience with the California Youth Energy Services home energy audit program. An additional participant from the previous GETS class received a letter of commitment to begin working with the program on June 13th, the Monday after he turns 18.

The program, and participants, were sadden to learn that the YouthBUILD Richmond program was one of the 121 existing programs that will not receive funding for their third year of program operations. Staff is currently exploring the possibility of keeping the school operating in September, but there will be no fourth cohort of YouthBUILD for at least one full year.

Next Steps:

- Calendar, meet and plan 28th Street renovation project after RFQ selection is completed so that participants can be hired for the project after program completion
- Develop and implement close-out procedure for vocational side to end in Mid-June while continuing academic program to end of June

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: 350 youth completed the mandatory pre-employment training workshops by the end of May, leaving staff to select the 300 that will be placed in work experience this summer. Hours for work experience have been reduced to 100 hours to meeting available funding. The Youth/Parent orientation and work assignments are scheduled for the Monday, June 13th, from 5 to 7 PM at the Memorial Auditorium. We currently have 380 worksites that have committed to work experience opportunities this summer.

Next Steps:

- Match youth to work experience opportunities
- Orientations for Worksite supervisors calendared and implemented
- Prepare for Y/P orientation on 6.13
- Secure Summer School Attendance list from school district.

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: The program received notice that the formula funding available will drop from $570,000 to $460,000 for the 2011/2012 fiscal year. Combined with the ending of ARRA stimulus funding and the notification that the CalGRIP application was not successful means that staff will have to restructure the program and service model, reduce the number of youth served, cut the after school Academic Program and shift some staff to adult programs.

Next Steps:

- Establish stronger connections with the adult employment program specialist.
- Re-design service delivery model to reflect a One-Stop service model rather than the Intensive case management model of current operations.
- Continue to collaborate with existing community-based organizations, Children & Family Services and the school district to leverage resources and services
- Identify and follow up on ANY available funding opportunities

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 in 2003.

Status: Occupancy for the month of May was approximately 93%. 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 fully fund all reserve accounts.
- Continue to implement FY2010/2011 operating budget.
- Review and approve FY2011/2012 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 a 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 has executed the ENRA and Predevelopment Costs Sharing Agreements with the Development Team. Preliminary third party assessments of the Hacienda site are complete and assessments of the Nystrom site are ongoing. Now that the pause has been lifted off of the MHP program, the team is preparing to submit an application once the NOFA is formally released. . On the Nystrom site, third party assessments and preliminary plans are continuing to be completed.

Funding is the primary impediment to the rapid progression of the development project. Funding sources continue to shrink. Project parameters are being reviewed to adjust to Federal and State funding sources currently available.

Next Steps:

- Continue to pursue predevelopment and development funding sources for the project.
- Work with planning department to prepare project to initiate design review process.

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: The contractor, Segue, has completed virtually all the work except for the sidewalks and final elevator inspection. Due to rain delays, completion is expected by the beginning of June 2011. The Agency is negotiating with CHDC and EBALDC a services funding agreement, County MHSA Operating Reserve Agreement, and accompanying loan amendment.

Next Steps:

- Monitor construction progress.
- Prepare to take Services Funding Agreement and accompanying documents to Agency Board for approval.

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 including the base scope of work and the additional structural strengthening is $10.939 million.

Status: The rehabilitation is complete. The development team is coordinating with the RCRA on the Nevin Avenue street improvements. Rent-up occurred in December 2010. A celebration of the completion of the historic rehabilitation and seismic strengthening took place May 6. Agency processed final retention payment.

Next Steps:

- Developer to provide completion reporting.
- Prepare to take Services Funding Agreement and accompanying documents to Agency Board for approval.

Division: Housing and Community Development
Project/Program: Nevin Court
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 20-30 rental units designated for lower income households. The development will include 2 and 3 bedroom units, a community room, onsite-gated parking, and onsite property management,

Status: CHDC staff are in negotiations with a property owner of a parcel located on 1st and MacDonald Streets. The building is an 8,000 square foot corner parcel that will allow CHDC to

expand the Nevin Court development and compliment the Agency's existing street improvements along MacDonald Avenue.

Next Steps:

- Complete negotiations for acquisition of building located at 1st and MacDonald.
- Complete environmental assessment of parcel.
- Agency and CHDC staff continue to meet with Planning Department staff to finalize architectural design and green-building techniques.
- 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) to bring a suitable development to this key North Richmond site. Residential and retail uses are being considered. 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. No funds are available for further work on this site. Development of this site will be put on hold pending identification of new sources of funding.

Next Steps:

- Agency and community organizations are engaged in discussions regarding this site as a possible mixed-use and/or a residential community land trust model.
- 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.
- Project to be put on hold due to lack of funding.

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

Project / Program Description: The proposed Filbert Street Townhomes will consist of 36-42 units (two-bedroom and three-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. This project represents the Agency and County's continued interest and commitment to improving North Richmond with new commercial and housing development.

Status: CHDC recently acquired four (4) additional parcels to accompany the seven (7) previously acquired parcels. This will add approximately 6-10 additional units to the development CHDC, Richmond Community Redevelopment Agency and Contra Costa County Redevelopment are currently in discussions to combine the Filbert Townhomes Development with the County's street improvements along 3rd Street/Filbert Street. By combining both projects CHDC will be able to submit a more comprehensive tax credit application in the fall of 2012.

Next Steps:

- Awaiting approval from HUD to "amend" the existing environmental assessment which will include the four (4) additional parcels to project.
- Awaiting demolition bid documentation and selection of contractor.
- Assist CHDC with new funding applications to support construction phase of project.
- Begin site assessment and processing of environmental review documents.

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 31 new rehabilitation loans. The Home Improvement Loan Program continues to review potential program participants.

Next Steps:

- Close out loan files.
- Continue monitoring rehabilitation work.
- Staff continues to prepare to notice letters and packets to households on the waitlist.
- Staff completed the initial phase of the State Monitoring for the CalHOME program.

Division: Housing and Community Development
Project/Program: Neighborhood Stabilization Program
Project / Program Lead: Patrick Lynch/Alicia Klein/Natalia Lawrence/Charice Duckworth

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. The City and the Richmond Community Redevelopment Agency (Agency) established the Richmond Neighborhood Stabilization Corporation (RNSC), a not for profit organization, to implement the City's NSP Program and entered into agreements with developers to perform the activities provided in the Substantial Amendment. Mechanisms may include homebuyer financing, acquisition, rehabilitation and disposition, land banking, demolition and redevelopment of vacant properties.

Status: NSP activities have included the acquisition and rehabilitation of foreclosed units targeting lower income census tracts within the City. All NSP funds were allocated by the HUD deadline of September 16, 2010. 18 properties consisting of 25 units acquired (10 units targeting low income families and 15 units targeting moderate income families. The RNSC entered into NSP Program Agreements with Parkway Housing, Inc., MissionRich Development LLC, and KL Hampton Group LLC. 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 an updated revision to the allocation of NSP funds to maximize the amount available for acquisition, rehabilitation and disposition of homes and to provide for long-term affordability of the low-income units though market forces rather than recorded regulatory agreements. MissionRich has entered into an MOU with RichmondBuild for rehabilitation of 623 17th Street. Staff is preparing a Policies and Procedures manual for NSP 1 and NSP 3.

Four homes have been completed, with the balance in various stages of rehabilitation. Two homes have been sold to date.

520-526 S. 28th Street – using the City's Bids Online database, the Developer in conjunction with the City's Youthbuild Coordinator conducted a formal walk-through of the property with local contractors. Approximately 7 contractors submitted proposals. Rehabilitation for this property will be completed primarily using Youthbuild and RichmondBuild students under the instruction of a licensed contractor. Upon completion of the rehabilitation the units will be leased to very low income tenants. Parkway Housing, Inc will provide the necessary property management of the site.

253 S. 6th Street was recently burglarized and sustained substantial damage. A suspect is currently under arrest and we are awaiting a copy of the Police Report. The property was insured and will undergo rehabilitation.

Next Steps:

- Secure additional funding to begin rehab of remaining NSP properties
- Partial bid walk is complete and schedule open bid-walk of remaining Parkway Housing, Inc. NSP homes using City's bids online data base.
- Monitor rehabilitation work and check labor compliance for prevailing wage provisions
- Complete documents with the Office of State Historic Preservation on a Programmatic Agreement for rehabilitation of potentially historic homes.
- Complete required HUD Lead reporting process and forms.
- Monitor construction based on established construction schedule.
- Implement marketing plan for units as necessary.
- Final MOU Draft documents for the rehabilitation of 6 units by Richmond*BUILD*.
- Continue to monitor rehabilitation work and schedule for completion in June.

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

Project / Program Description: The Miraflores Housing Development will consist of both for-sale (up to 200 units) and affordable senior rental housing (up to 110 units). The Agency has entered into an Exclusive Right to Negotiate agreement with Community Housing Development Corporation of North Richmond (CHDC) and Eden Housing Inc. for the development of the affordable senior rental portion of the project.

Status: Remediation activities under the Miraflores Abatement, Historic Structures Relocation, Demolition and Soil Remediation contracts continue on site. Abatement of asbestos and lead contamination is complete. Relocation of historic structures and demolition of non-historic structures should begin the first week in June.

Disposition and Development Agreement negotiations with for-profit developers and non-profit developers are proceeding. A land appraisal for Miraflores was completed in April. Staff prepared documents for City Council review of a time extension and $200K amendment to the existing predevelopment loan for non profit developers Eden Housing and CHDC.

Staff is negotiating the agreement terms for the "Urban Greening" project grant the Agency received from the Strategic Growth Council in the amount of $1.664 million for the "Miraflores Sustainable Community Greenbelt Project". The funds will be used to assist with greening of Baxter Creek in the Miraflores development.

Next Steps:
- Manage contract implementation including scope of work, disbursement and compliance requirements process for remediation and owner's representative contracts.
- Continue to seek grant and other funding opportunities for the proposed development
- Continue negotiations on Disposition and Development Agreements with affordable and for profit development partners.
- Complete submissions and negotiations to execute Strategic Growth Council Grant Agreement.
- Maintain reporting and accounting requirements for various state and federal project funders.

Division: Housing and Community Development
Project/Program: Brownfield 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 document for Agency loan to itself for Miraflores was completed and approved by EPA. Loan proceeds are being used to pay for remediation related costs.

Next Steps
- Continue to market the program to prospective clients.

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

Project / Program Description: Staff presented the 2011-2012 Annual Plan to Council in April as request to execute CDBG and HOME awards. These awards have not been finalized by HUD so staff presented estimates. We assumed a 16.5% decrease in these awards and proceeded to decrease two years contracts accordingly.

Status: Staff is waiting for the official HUD notification before entering into any contracts. Staff does not want to proceed with contracts without knowing the specific amounts of the awards. We expect HUD to publish awards in May. Public Services contracts will continue as we enter the second year of the two year contract period. There are no Public Facilities contracts. Residential development continues investing on pipeline projects.

Next Steps:

- Enter into contracts once we know HUD awards
- Update Annual Plan.
- Update internal documents to reflect allocations

Division: Housing and Community Development
Project / Program: HPRP
Project / Program Lead: Ana Cortez

Project / Program Description: Project / Program Description: The Homelessness Prevention and Rapid Re-Housing Program (HPRP) was established under the American Recovery and Reinvestment Act of 2009 and authorized the federal Department of Housing and Urban Development (HUD) to allocate funds to local governments and states utilizing an allocation formula. Richmond received $559,735 to provide two separate but connected services, namely Homeless Prevention and Re-housing. Prevention includes rent assistance, security deposits, legal aid and credit clean up. Rehousing involves finding new housing options for participants. The City has contracted with GRIP and RUBICON provide these services respectively, and administers the programs under HUD regulations. Persons receiving HPRP assistance must be eligible participants per criteria prescribed by HUD or remain in its existing housing." (HUD Notice, IV.D.)

Status: Staff received communication from HUD regarding the March audit of this program. The letter indicated overall satisfaction on how the program is being implemented and made some minor request including adding greater detail in IDIS and cleaning some early files at GRIP. Staff has updated IDIS to better reflect activities under Prevention and under Rapid Rehousing. Staff has communicated with GRIP regarding the cleaning of files. Staff is satisfied with the evaluation received from HUD. Staff expects to close Prevention and Legal services as of June 30, 2011. Rapid Rehousing will continue until December 2011. If there are unused funds as of July, then additional funds may be reallocated to either/both Grip and BALA.

Next Steps:

- Close Prevention and Legal services
- Update Annual Plan.

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.
- Assist with cleaning Agency owned properties.

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

Project/Program Description: Streetscape improvements are planned for 23rd Street from Bissell Avenue to Costa Avenue. Through numerous interactive workshops, the community and local 23rd Street Merchant Association have expressed their vision for a revitalized 23rd Street 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 crosswalks, 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. Project can be viewed on our website: http://www.ci.richmond.ca.us Keyword: 23rd Streetscape.

Next Steps:

- Continue to research funding opportunities.

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

Project/Program Description: The 12th and Macdonald project consists of the two blocks bounded by Macdonald Avenue, 11th Street Nevin Avenue and 13th Street, and is slated for retail development and possibly housing, if feasible.

Status: 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. Staff has been meeting with the Olson Company, who has an Agreement to Negotiate Exclusively (ANE) for the property, and retail representatives to develop a phased development concept. The ANE has now expired due to lack of progress towards site development. Staff continues to meet with a grocery store operator, who was working with the Olson Company regarding retail development.

Next Steps:

- Continue exploring retail opportunities.
- Develop a phased development concept to be brought to the Agency Board for consideration.

Division: Redevelopment
Project / Program: Downtown Area Improvements
Project / Program Lead: Michael Williams/Alan Wolken

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 along Nevin Avenue 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 project went to bid and the lowest responsive bidder Ghilotti Brothers, was awarded the contract. The work is substantially completed in April and a ribbon-cutting event was held in May.

Next Steps:

- Coordinate, monitor and finalize construction punch list.
- Review results of the downtown parking study and strategy.

Division: Redevelopment
Project / Program: Nevin Streetscape – East of BART
Project / Program Lead: Alan Wolken / Chad Smalley

Project/Program Description: The Nevin streetscape east of BART from 19th Street to 27th Street will create a pedestrian friendly route between Civic Center and the multi-modal transit station housing BART and Amtrak.

Status: 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 nearly complete. Staff applied for and received both county and regional TLC funding for final design and construction of the Nevin Avenue improvements, totaling nearly $4 million.

Next Steps:

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

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. The Campus Bay site is now under the control of the bank and a development team working with the bank submitted a proposal in response to the Lawrence Berkeley National Laboratory Request for Qualifications for a second campus location. Campus Bay did not make the short list for the LBNL second campus, but is adjacent to the U.C. Berkeley Richmond Field Station, which is on the short list.

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: Staff continues to work with potential developers and users for the site.

Next Steps:

- Continue meeting with potential developers and users and keep apprised of the county's 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 West Macdonald Avenue from Harbour Way to Garrard Boulevard. Effort builds off the improvement program developed as part of the Macdonald Avenue Revitalization Plan.

Status: Design drawings for the second phase of this project have now been completed but funding 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 of improvements.

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. 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.

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 Townhomes
Project / Program Lead: Alan Wolken / Chad Smalley

Project/Program Description: Signature Properties is developing 136-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 of the project.

Status: Residential construction is progressing and is about 85% 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 could be revisited due to potential impacts of a possible ferry service site being brought forward with Water Emergency Transportation Authority (WETA). 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.

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

Project/Program Description: The Water Emergency Transportation Authority (WETA) is considering a ferry terminal site to be located on Richmond's south shoreline, in the vicinity of Marina Bay and Sheridan Point, which is adjacent to the Ford Assembly Building. Staff is working with WETA on site analysis, urban design and the necessary environmental documents, and will eventually work on a parking structure and ferry terminal.

Status: WETA has commenced work on the environmental document for a terminal on the south shoreline area and Agency staff is assisting the environmental consultant with this effort. However, cash flow issues caused by WETA's state funding sources stalled work on the environmental document. Staff's interaction with WETA and Sacramento has moved state funding back into WETA with environmental design added to the work effort. Agency staff participated in the consultant selection for Richmond's ferry terminal design with contracts being executed this month. Agency staff attended an on-site meeting with WETA staff and the design team on May 27th to review proposed terminal sites.

Next Steps:

- 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.
- Provide support to WETA through environmental review and design process'
- Seek funding to assist with landside improvements, including a parking structure
- Finalize east/west access road to include a median break along Marina Way South and enhanced pedestrian improvements concurrently with completion of housing.

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 City departments have provided comments to the design team. These comments have been addressed in the 95% design submittal, released in October 2010. An advisory ballot was mailed to all owners and occupants in the Marina Bay area to inquire whether the community prefers that Marina Bay Parkway be closed during 20 months of construction or remain open with construction duration of 36 months. The vote favored a 20-month construction period. Staff received and executed a General Order 88-B form from the railroads and submitted to California Public Utilities Commission (CPUC). Staff negotiated a settlement agreement with the developer of the Anchorage at Marina Bay residential project to obtain a contribution to the project construction costs, the required easements for PG&E utility relocation and certain structural elements of the underpass.

Next Steps:

- Work with MTC, CCTA and Caltrans to monitor project funding programs.
- Complete design and engineering for grade separation.
- Continue working with adjacent property owners on easements.

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 has been redeveloped into a mixed-use project that includes: industrial/research and development, retail, restaurant, office, and soon to be developed 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, Best Line, and Mountain Hardware. Staff continues to meet with BCDC and ODI staff regarding BCDC permit violations. Plans have been prepared and resubmitted to BCDC for review. City Council/Agency board authorized execution of all documents related to the development of the visitor center in the Oil House at their December 7, 2010 meeting. Staff attends Rosie the Riveter meetings to move visitor center development forward.

Next Steps:

- Monitor quarterly interest payments on HUD Section 108 and BEDI loan and ensure ongoing loan compliance with HUD regulations.
- Finalize with the National Park Service and ODI the interior improvements of the Rosie Visitor/Education Center.
- Finalize BCDC permit.

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. For the Marina Green and Park Improvement Project, Watkin & Bortolussi's insurance was approved and they are coordinating with Vallier Design Associates (VDA), Ghirardelli Associates, Inc. (GAI) and Staff on the Master Irrigation Control system throughout Marina Bay. VDA, GAI and Staff reviewed the RFQs received for the Electrical Design Work and made a recommendation in May. Zeiger

Engineers was selected and contract work is progressing. Public Works, GAI and Agency staff have met with VDA, GAI and Nichols Consulting Engineers (NCE) and the selected Electrical Designer Zeiger to work on specifications to be bid for necessary Marina Green and Park Improvements. Improvements will include new and replacement parking lot and area lighting, cross-walk upgrades, drinking fountain, restroom pad, improved circulation and new irrigation and landscaping. Master Irrigation system weather station and antenna location have been installed. Two new drinking fountains along the SF Bay Trail at Dock E and the Harbor Masters Building have been installed. Electrical reestablishment to certain controllers is being finalized. On the Lucretia Edwards Park Relighting Project, RCRA's electrical upgrades are complete. South Shoreline Bay Trail, Richmond Redevelopment Area 11A South Shoreline Marina District, was put out to bid in January. A Pre-Bid Conference was held in January and bids were received in February. Four bids received from reputable local firms. The Finance Committee has recommended the item for approval at its May 6, 2011 meeting. Item is scheduled to be heard by the City Council in June.

Next Steps:

- Conduct System Start Up for Master Irrigation Controller.
- Install water fountains at Harbor Master location and Bay Trail at Melville Square.
- Award approved contract for South Shoreline Trail.
- Monitor South Shoreline Trail improvements.

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

Project/Program Description: The Richmond Transit Village project is located on approximately 16.7 acres centered around the Richmond BART/Amtrak inter-modal station. The project consists of 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; approximately 27,500 square feet of retail space and an inter-modal transit station.

Status: Phase I is complete with 132 housing units, a plaza immediately west of the BART station, approximately 16,750 square feet of retail space and a 2,800 square foot inter-modal transit building that includes a ticketing agent/station vendor space and the multi-agency police facility ("patrol stop") primarily serving BART police officers.

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.

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 Transit Station tenant vendor enhancement efforts.
- Monitor construction of Parking Structure.

Division: Redevelopment
Project / Program: BART Garage
Project / Program Lead: Alan Wolken / Chad Smalley

Project/Program Description: The Bay Area Rapid Transit (BART) garage will be and a five-story, 771-space garage facility that will include 9,000 square feet of ground-floor retail located at Macdonald Avenue and 16th Street. Related transit improvements to be constructed along with the BART garage include pedestrian access and safety improvements related to the AC Transit bus shelters and operations.

Status: 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. $2.82M in TCRP funding was secured for the project contingent on reimbursement occurring in FY 2015. Staff also $10.1M in STIP funding for the project. The parking garage public bid was awarded to C. Overaa & Co., Inc. and construction in underway, with completion scheduled for spring 2012. All pile driving is complete and the structural walls are being erected.

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 was negotiated in coordination with BART and was awarded in July 2010. Work on the artwork design has commenced and will coincide with completion of the parking structure.

Next Steps:

- Finalize the public art for the parking structure.
- Continue Transit Station tenant vendor enhancement efforts.
- Oversee construction, finances and local hiring efforts.

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. Completed work on appraisal of BNSF property. The RFQ has been finalized for distribution and was released. A Pre submission meeting was held on May 11, 2011.

Next Steps:

- Continue to pursue the purchase of the BNSF.
- Final RFP responses due June 6, 2011.

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: Agency, Engineering Staff, CEA and sub consultants met with Union Pacific Railroad representative to review site and comment on draft design documents. CEA is meeting with UC to ready the construction area. Development application readied and submitted to PG&E. EBMUD met with staff in field to identify domestic water availability. Veolia to assist in confirming storm drain access under UPRR lines. Information to be incorporated into City GIS system. CEA coordinating with UC & EBMUD for water service. Engineering Dept. to review final plans. Plans presented to the Public Safety Committee in September, 2010. Plans are at 95% level and in a final comment period. Bid specification documentation preparation has commenced. PG&E agreed to conduct relocation work. PUC has authorized GO-88. UC Field Station has authorized a sub-meter for irrigation purposes. UPRR has indicated that estimates necessary for an Easement Agreement should be available in March. Construction and Bid Management Engineers BKF will be tracking progress with UPRR Staff reviewed project with BKF in January. BKF will be responsible in assisting the Agency during the bid solicitation, bid review/selection and construction periods.

Next Steps:

- Work with CEA and representatives from UPRR and PUC for appropriate project clearances.
- Complete design & construction documents and solicit bids.

Division: Redevelopment and Employment & Training
Project / Program: AC Transit Bus Yard
Project / Program Lead: Alan Wolken

Project / Program Description: AC Transit plans to close the bus yard south of Macdonald Avenue and adjacent to the BART tracks. This site is an excellent candidate for transit-oriented development; however, it will need environmental remediation before anything can be constructed. Staff will work with AC Transit to secure funding for site characterization and remediation, negotiate for site control and implement a transit-oriented development project.

Status: Staff is scheduling meetings with AC Transit staff to determine a work plan that will meet AC Transit and City goals for the site.

Next Steps:

- Develop a work plan.
- Find funding for site characterization.
- Find funding for a transit-oriented concept plan.
- Commence strategic and conceptual planning for transformation of the site.

Division: Redevelopment
Project / Program: Project Area Expansion
Project / Program Lead: Steve Duran/Alan Wolken

Project / Program Description: The Redevelopment Agency is considering the expansion of the Redevelopment Project Area to properties fronting San Pablo Avenue between the city limits of El Cerrito to the South and San Pablo to the north in order to remediate blighting conditions, including the elimination of poorly maintained vacant commercial buildings and the development of retail and restaurant buildings. This process requires establishing a study area, analysis of the existing conditions, planning redevelopment activities, making blight findings, completing an Environmental Impact Report and amending the Redevelopment Plan.

Status: Due to legislation being debated in Sacramento that may put a one or two year moratorium on the expansion of Redevelopment Project Areas, staff has put this project on hold pending any action the state legislature may take in the next few months.

Next Steps:
- Monitor relevant state legislation.

Division: Redevelopment
Project / Program: Priority Development Area Amendment
Project / Program Lead: Steve Duran/Alan Wolken/Alicia Klein

Project / Program Description: Staff is working to expand the areas in Richmond designated as "Priority Development Areas" (PDA) in order to that certain development sites adjacent to PDAs will be eligible for specific state funding for low-income transit-oriented development and grocery stores in under-served areas. The particular sites that need to be included are the Housing Authority's Hacienda Gardens for affordable TOD and the City's Vernon Castro Site for a grocery store.

Status: Staff is reviewing the requirements for amending Priority Development Areas and will move forward as soon as possible in order to position these projects for funding.

Next Steps:
- Commence work.

Division: Redevelopment and Employment & Training
Project / Program: Employment Resource Center
Project / Program Lead: Sal Vaca / Steve Duran

Project / Program Description: The Redevelopment Agency acquired a site known as the Adachi site at on San Pablo Avenue bordering the BART tracks and adjacent to the Home Depot store for the purpose of developing an employment resource center to serve day laborers and others seeking employment. Goals include getting casual laborers off the streets around the Home Depot, providing a connection between those seeking and those providing employment, providing English as a second-language classes and providing other resources for job-seekers. Employment & Training is taking the lead on seeking grant funding and service providers, while Redevelopment will manage the design and construction aspects of the project.

Status: Staff is researching funding sources, including federal and foundation grants.

Next Steps:

- Assign project managers from Employment & Training and Redevelopment.