State of the City


Presented by Mayor Tom Butt

February 26, 2019
City Charter

“The Mayor shall make an annual report to the City Council as to the conditions and affairs of the City.”
Thanks for a Terrific 2018!

- People of Richmond
- Jovanka Beckles, Councilmember
- Ada Recinos, Councilmember
- Richard Mitchell, Director of Planning and Building Services
- Bill Lindsay, City Manager
Here’s to 2019!

• Nat Bates, Councilmember
• Demnlus Johnson III, Councilmember
• Carlos Martinez, City Manager
• Lina Velasco, Director of Planning and Building Services
Mayor’s Office Staff

Dominique Roache-Green

Alex Knox

Ruben Hernandez Story
Top 2018 Highlights

1. New City Manager, Planning Director and Richmond Housing Authority Director
2. Two new City Council members elected.
3. Point Molate and Chevron Litigation settled.
4. Inauguration of ferry service.
5. Balanced budget, bond rating increase, minimum wage at $15/hours and lowest unemployment rate in Richmond history.
6. Housing, including affordable units, on the move with 543 units under construction, 977 entitled, and 701 under review
7. Kid’s first initiative and real estate transfer tax passed for new Department of Children and Youth.
8. Solar 1 goes on line to power 7% of Richmond
9. Downtown Post Office saved and renamed
10. Dirt World, Transformative Climate Communities grant by CA Strategic Growth Council, continue to transform Richmond.
Our Distinguished Guests
Richmond's Greatest
## CITY FINANCES

### 5-year Financial Forecast

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
<th>Expenditures</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY2015</td>
<td>141,570,60</td>
<td>140,354,86</td>
<td>1,215,742</td>
</tr>
<tr>
<td>FY2016</td>
<td>146,524,30</td>
<td>145,808,64</td>
<td>715,658</td>
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<tr>
<td>FY2017</td>
<td>164,337,87</td>
<td>158,318,37</td>
<td>6,019,496</td>
</tr>
<tr>
<td>FY2018</td>
<td>162,989,76</td>
<td>162,906,94</td>
<td>82,824</td>
</tr>
<tr>
<td>FY2019</td>
<td>170,386,66</td>
<td>170,244,24</td>
<td>142,416</td>
</tr>
<tr>
<td>FY2020</td>
<td>176,381,61</td>
<td>176,111,45</td>
<td>270,153</td>
</tr>
<tr>
<td>FY2021</td>
<td>178,890,17</td>
<td>181,689,84</td>
<td>(2,799,665)</td>
</tr>
<tr>
<td>FY2022</td>
<td>183,825,67</td>
<td>189,522,05</td>
<td>(5,696,383)</td>
</tr>
<tr>
<td>FY2023</td>
<td>188,862,38</td>
<td>197,067,66</td>
<td>(8,205,285)</td>
</tr>
<tr>
<td>FY2024</td>
<td>193,984,80</td>
<td>203,964,21</td>
<td>(9,979,408)</td>
</tr>
</tbody>
</table>

*State of the City*  
Feb. 26, 2019
General Fund Stability

• Adopted a balanced budget for FY 18-19
  ▪ FY 18-19 mid-year surplus = $142,416
• Voters approved tax increase to offset costs of Kids First program
• Increased cash reserves policy to 15% of expenditures
Moody’s Upgrade and Credit Ratings

• Shook-off “junk” rating
• New Baa3 rating reflects recent improvements
  ■ Cash reserves & policy change
  ■ $15.2 Billion Taxable Assessed Valuation
• Millions of $ in potential savings

<table>
<thead>
<tr>
<th>Moody’s Rating</th>
<th>New</th>
<th>Old</th>
</tr>
</thead>
<tbody>
<tr>
<td>ICR</td>
<td>Baa3</td>
<td>Ba1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard &amp; Poor’s Rating</th>
<th>New</th>
<th>Old</th>
</tr>
</thead>
<tbody>
<tr>
<td>ICR</td>
<td>A-</td>
<td>BBB+</td>
</tr>
<tr>
<td>Wastewater</td>
<td>AA-</td>
<td>AA-</td>
</tr>
</tbody>
</table>

ICR: Issuer Credit Rating
Transparent and Open Finances

- Citizen Transparency Module on the City’s Open Data Portal
- Community Budget Priority setting Workshops

- No findings in the Single Audit for the year ended June 30, 2017
Steady Revenue Growth

Top 3 Revenue Sources

- Sales & Use Tax
- Utility
- Users Tax
- Property Taxes

State of the City
Feb. 26, 2019
Immediate Challenges

• Meeting cash reserves minimum fund balance
  ▪ $7.9 million behind target
  ▪ Target balance = $25.5 million

• Increasing CalPERS & employee costs
  ▪ 30% of all expenditures
  ▪ In top 26% of cost burdened CA cities

• Kids First allocation
  ▪ Funding deficit starting in 2023
Fund Balance Projection

General Fund 5-year Forecast

<table>
<thead>
<tr>
<th>Year</th>
<th>Ending Fund Balance</th>
<th>Annual Surplus/(Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$17.9</td>
<td>$6.0</td>
</tr>
<tr>
<td>2018</td>
<td>$17.5</td>
<td>$0.1</td>
</tr>
<tr>
<td>2019</td>
<td>$17.6</td>
<td>$0.1</td>
</tr>
<tr>
<td>2020</td>
<td>$17.9</td>
<td>$0.3</td>
</tr>
<tr>
<td>2021</td>
<td>$15.1</td>
<td>$(2.8)</td>
</tr>
<tr>
<td>2022</td>
<td>$9.4</td>
<td>$(5.7)</td>
</tr>
<tr>
<td>2023</td>
<td>$(1.2)</td>
<td>$(8.2)</td>
</tr>
<tr>
<td>2024</td>
<td>$(8.8)</td>
<td>$(10.0)</td>
</tr>
</tbody>
</table>

State of the City
Feb. 26, 2019
CalPERS

Forecast Expenditures

Pension/CalPERS costs growing:

- 2019 PERS costs:
  - 34% of Payroll
  - $25 million

- 2024 PERS costs:
  - $38 million
  - 47% of Payroll

- In top 26% of cost burdened CA cities*
  - Top 12% by 2025
  - 57% of Payroll

- Total benefits cost - 2019
  - $52 million
  - 30% of all expenditures
  - 71% of payroll

*Source: CalPERS 2018 Actuarial Report Data
Keeping up with Kids First

- 1% in 2022
  - $1.8 million
- 2% in 2023
  - $3.7 million
- 3% in 2024
  - $5.8 million

- New funding from Measure H
  - Approx. $2 million

<table>
<thead>
<tr>
<th></th>
<th>FY2019</th>
<th>FY2020</th>
<th>FY2021</th>
<th>FY2022</th>
<th>FY2023</th>
<th>FY2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>0</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Expenditures</td>
<td>250,000</td>
<td>700,000</td>
<td>0</td>
<td>1,865,416</td>
<td>3,770,873</td>
<td>5,808,908</td>
</tr>
<tr>
<td>Net</td>
<td>(250,000)</td>
<td>1,300,000</td>
<td>2,000,000</td>
<td>134,584</td>
<td>(1,770,873)</td>
<td>(3,808,908)</td>
</tr>
</tbody>
</table>
No subject generates more controversy than housing and homelessness
Richmond Housing Authority

• RHA Current Profile:
  ▪ Public Housing: Nevin Plaza, & Nystrom village
  ▪ Section 8 vouchers

• Hacienda
  ▪ Vacant since 2016
  ▪ $50.6 million estimated renovation cost

• Conditions at Nevin and Nystrom
  ▪ Many resident complaints
  ▪ Health/safety issues

• Growing $13 million debt owed to City
Richmond Housing Authority

RHA Board Actions

- approved transfer of Sect. 8 to Contra Costa County Housing
- Taking steps to reposition public housing properties

Goals

- Stop fiscal bleeding/subsidies city is providing
- Better housing with comprehensive services
- Stabilize housing for tenants

New RHA Director: Nannete Beacham
Homelessness: A growing problem

Richmond’s Homeless:
• **Largest population** of unsheltered in West Contra Costa
• **80** people at GRIP homeless encampment
• 25-30 rotating encampments city-wide
• 51 encampments abated
• Emergency bed capacity meets **only 30%** of the population
Richmond Comes Together to Address Homelessness

- 350 shelter beds funded in Richmond
- County committed to opening warming center in West Contra Costa

- Launched dedicated Coordinated Outreach, Referral and Engagement (CORE) Team
  - $160k from Richmond & Kaiser
- Partnering with county to develop 50 unit MicroPAD permanent supportive housing
County Funded Services

- Total county funding: $2.2 million
  - Adult shelters
  - Youth shelter & drop-in Center
  - 2 adult day centers
  - Case management work
  - Warming center
- Rehab of 40 units at Las Deltas that will provide stable temporary housing with comprehensive supportive services
Priorities for Addressing Homelessness

• Managed encampment with comprehensive social services

• Increase low-cost housing:
  - Accessory Dwelling Units
  - Junior Accessory Dwelling Units

• Partnering with community based organizations to address gaps and strengthen services
Average Apartment Rent: Stable

Richmond, CA Rent Trends

Source: https://www.rentcafe.com/average-rent-market-trends/us/ca/richmond/
Median Overall Rent

Source: https://www.zillow.com/richmond-ca/home-values/
Median Rent vs. Income

- Richmond median household income
  - $61,045*

- Actual median rent
  - $2,600*

- “Affordable” monthly rent
  - $1,526

Monthly Income and Rent

<table>
<thead>
<tr>
<th></th>
<th>Monthly Income</th>
<th>Rent Feb. '19</th>
<th>Affordable Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Income/mo</td>
<td>$5,087</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Rent</td>
<td>$2,600</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Rent</td>
<td>$1,526</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Sources: U.S. Census, Trulia.com, Zillow.com
Rent Control & Just Cause

FY17-18 - Budget & Fees

• $2.4 Million – Annual budget
• $2.15 million - Fee revenue
  ▪ $207/controlled unit
  ▪ $100/partially controlled unit
  ▪ $50/subsidized unit
  ▪ 77% collection rate

Annual General Adjustment

• 3.0% - 2016
  ▪ $38 Avg. rent increase
• 3.4% - 2017
  ▪ $43 Avg. rent increase
• 3.6% - 2018
• 2,206 Termination Notices in 2017

Rental Units Covered by Richmond Rent Program*

<table>
<thead>
<tr>
<th>Total Units</th>
<th>Rent Controlled</th>
<th>Partially Covered**</th>
<th>Public/Subsidized</th>
</tr>
</thead>
<tbody>
<tr>
<td>19,418</td>
<td>7,802</td>
<td>11,457</td>
<td>4211</td>
</tr>
<tr>
<td>% of total</td>
<td>40%</td>
<td>60%</td>
<td>22%</td>
</tr>
</tbody>
</table>

*Based on Richmond Rent Program Draft FY19-20 Rental Housing Fee Study
**Includes public & subsidized rental units
Even with record low unemployment of 3.4%, there are still 1,900 people in Richmond looking for work

WORKFORCE DEVELOPMENT & TRAINING
Unemployment Reaches Historic Low

- Labor Force = 55,100
- Unemployed = 1,900
- Current Rate = 3.4%
- 2018 low = 3.1% in May

Unemployment Rate - Richmond

Source: U.S. Bureau of Labor Statistics
“We did it” Minimum Wage Increase

$15.00 per hour effective January 1, 2019.

Richmond Minimum Wage

2019 Minimum Wage

<table>
<thead>
<tr>
<th></th>
<th>2019 Minimum Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richmond</td>
<td>$15.00</td>
</tr>
<tr>
<td>Oakland</td>
<td>$13.80</td>
</tr>
<tr>
<td>State</td>
<td>$12.00</td>
</tr>
<tr>
<td>Federal</td>
<td>$7.28</td>
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</table>
Fair and Equitable Employment

• New City-Wide Workforce & Project Stabilization Agreement
  ▪ Partnership with Contra Costa Building Trades Council
  ▪ $1,000,000 or higher Public Works projects
  ▪ 35% Richmond local hire goal

• Cal-JAC Firefighter Candidate Testing Center
• Completed Sexual Harassment Training for all staff
Workforce Development

RichmondWORKS
• Supported 2,000 job seekers
  ▪ resume building, interview and career counseling services
• 780 hired - $16 avg. hourly wage

YouthWORKS
• 210 youth received job and career prep services
• 175 jobs
• 20% youth with disabilities

RichmondBUILD
• 66 graduates
  ▪ Career pathway in Building Trades
  ▪ 40 participated on the Solar One Project

State of the City
Feb. 26, 2019
Richmond Promise: From 2016 to Now

• 936 scholars
  ▪ $5.4 M scholarship dollars
  ▪ 90+ Colleges & Universities
  ▪ 70% First Generation
  ▪ 70% Low Income
  ▪ 96% Students of Color

• Scholars persist above national average (79% Class of 2017)
  ▪ National Retention Rate: 71%

• Scholarship application open now!
  ▪ Deadline: March 8, 2019
Building a College-Going Culture

- 39% increase in scholars enrolling full-time and on-time
- 80% increase in 2-year bound scholars

Students Claiming Scholarships

<table>
<thead>
<tr>
<th>Year</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>255</td>
<td>391</td>
<td>438</td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

State of the City
Feb. 26, 2019
Businesses of Promise: How You Can Help!

• An unrestricted donation to the Richmond Promise

• Providing volunteer, internship, or job opportunities for our scholars

• Engaging in community outreach by sharing the story of the Promise
Public Library In Action

- Established *Words on Wheels* (WOW) Book Van service to five sites serving seniors

- Increased adult programming including monthly crafts, history presentations, and author visits

- Expanded *Reading Buddies* program year-round
Expanding Access and Resources

- 24/7 online access to resources and services
- Knowledge City
  - Online training in five categories: business, computer, safety, compliance, and finance
- Library is preparing to recommend elimination of fines to remove an economic barrier for low income residents
Department of Children and Youth

• Oversight Board
  ▪ 15 members
  ▪ 7-9 youth

• Fund Priorities*
  ▪ Academic/Life Skills
  ▪ Health/Wellness
  ▪ Violence Prevention
  ▪ Outdoor Education

• Future funding challenge

*Partial List – Richmond Kids First Initiative
Obama Foundation
My Brother’s Keeper Award

- Richmond selected as one of five National Seed Communities
  - Reduce youth violence
  - Grow effective mentorship programs
  - Improve lives of boys and young men of color

- RYSE Center, Richmond Office of Neighborhood Safety, and The Hidden Genius Project
Reducing crime and improving public safety continues to be the number one concern for Richmond residents. In 2017, 95% of community survey respondents ranked reducing crime as the most important City issue.
# Crime Rates Dropping

<table>
<thead>
<tr>
<th>Crimes</th>
<th>2017</th>
<th>2018</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theft</td>
<td>2,499</td>
<td>2,474</td>
<td>-1%</td>
</tr>
<tr>
<td>Burglaries</td>
<td>1,749</td>
<td>1,573</td>
<td>-10%</td>
</tr>
<tr>
<td>Domestic &amp; Aggravated Assaults</td>
<td>854</td>
<td>781</td>
<td>-9%</td>
</tr>
<tr>
<td>Robberies</td>
<td>444</td>
<td>384</td>
<td>-14%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Richmond UCR* Data</th>
<th>2017</th>
<th>2018</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Crime</td>
<td>4,201</td>
<td>4,369</td>
<td>+4%</td>
</tr>
<tr>
<td>Violent Crime</td>
<td>1,016</td>
<td>1,024</td>
<td>+1%</td>
</tr>
<tr>
<td>Overall Crime</td>
<td>5,217</td>
<td>4,939</td>
<td>+3%</td>
</tr>
</tbody>
</table>

*Federal Bureau of Investigation Uniform Crime Reporting
Richmond Homicide Rates Through the Years

State of the City
Feb. 26, 2019
Firearm Assaults

- Homicides 18 total
  - 13 by firearm
  - 5 by other means
  - 0 Juvenile Homicides
- **19%** Reduction in firearm assaults
  - **14%** decrease in ShotSpotter Activations
  - **11%** decrease in rounds detected
• Interrupted 57 potential shootings
• Mediated over 200 neighborhood-based conflicts
• 22 people completed the 18-month Operation Peacemaker Fellowship
Public Safety through Partnerships

- Community Safety Academy
  - 4 cohorts completed
- Family Justice Center
  - Crisis Support and training for families and individuals
  - 1210 families served in Richmond
- CERT Team Trainings
- Reentry Success Center
Medical Emergencies Dominate

Emergency Incidents

• 90% Medical/EMS Emergencies
  ▪ 7391 Medical
  ▪ 670 Vehicle accidents
  ▪ 80 Vehicle/pedestrian

• 8% Fires
  ▪ 136 Building/Indoor
  ▪ 382 Outdoor

• 2% Hazardous Incidents
  ▪ 82 hazardous material spills
  ▪ 133 electrical equipment
Emergency Preparedness

Planning for Crisis

• Structured and coordinated city-wide response
• Community and staff trainings on emergency preparedness
• Strong safety network with outside agencies

Alerting the public

• County-operated Emergency Warning System
• Nixle
• Social media
• KCRT Broadcast
• Landlines

Receive up-to-date alerts and advisories affecting your neighborhood
Text your zip code to #888777
Air Monitoring in Richmond

- AB617: Grant from California Air Resources Board to deploy 50 air monitoring sensors
- Richmond is one of two communities in the Bay Area chosen due to the disproportional impact of air pollution
We were thinking about sea level rise decades from now, then smoke from the wildfires degraded our air for weeks. Climate change is here!
Impacts Of Climate Change

• Rising temperatures
  - 3-6 degrees increase in average annual temperature by 2100
  - Increase in heat waves and wildfires

• Rising seas
  - SF Bay sea level rose 7 inches in the last 100 years
  - National Research Council projects an increase of 11 inches by 2050 and 36 by 2100
Impacts Of Climate Change

• More extreme weather events
  ▪ More intense downpours in a shorter rainy season
  ▪ More runoff = increased risk of flooding
• More extreme droughts
  ▪ Conditions will be drier than the historical average b/w 2051-2100
  ▪ Impacts local flora and contributes to wildfire risk
Climate Action

• Global Climate Action Summit
  - We gathered to say “We are still in!” on reversing climate change
  - Emphasis on equity and inclusion, economic boom, and young leaders

• Fossil Fuel industry lawsuit
  - Richmond became the ninth city seeking to legally hold fossil fuel companies accountable for costs and consequences
  - No more “business as usual”
Progress on Climate Action Plan

- Exceeded goals for electricity generated from renewable energy sources
- 181 businesses + 79% of residents made buildings & facilities energy efficient
- 1,718 solar systems installed, 400+ of which were provided to low-income homes at no cost
- Track Richmond’s progress:  
  www.richmondcap.org
MCE’s Expanded Renewable Energy

- 2019 Integrated Resource Plan exceeding state targets (Senate Bill 100)
  - 2019: 60% renewable energy target met (11 years early)
  - 2022: 100% carbon-free target will be met (23 years early)

**2019 Estimated Resource Mix**

- Large Hydro: 33%
- Wind: 25%
- Solar: 22%
- Conventional: 9%
- Biomass/LFG: 4%
- Geothermal: 4%
- Small Hydro: 3%
Solar One – Year One Output

• 10.5 MW Solar System
  ▪ 20,000+ MHWs of electricity were produced
  ▪ Approx. 3,400 homes were provided with energy
  ▪ Nearly 10,000 metric tons of CO2 were offset

• Provides 7% of Richmond’s electrical power
Electric Vehicle Rebate Programs

- 291 electric vehicles registered in Richmond
  - We need 11,195 more by 2030 to achieve our goal!

- Qualifying customers can receive up to $12,300 for a new EV or $9,300 for a used EV

State of the City
Feb. 26, 2019
Stormwater Capture & Litter Control Efforts

• Stormwater trash capture devices
  ▪ $5.5M in grants from Caltrans
  ▪ Address both tributaries to Meeker Slough
  ▪ Will achieve July 1 goal of 80% reduction of trash load

• Litter Fee Study
  ▪ Completion date: March 2019
  ▪ Fee on businesses selling products contributing to the litter problem will fund litter pick-ups and related activities
Losing the Battle Against Trash

- 2,280 tons of waste from 11,456 locations
- Shut down 7 illegal transfer stations
- 15 neighborhood clean-ups with 55 tons of debris removed
Bulky Item Pick-Up/Drop-Off

• Extended to multifamily dwellings as a pilot program thanks to a grant from CalRecycle
• 16,000 bulky items picked-up since 2014
• Est. Feb. 2019: Bye Bye Mattress
  ▪ You can drop off three items/mo. at Republic Services West County Recycling Center, Wed.-Sat., 9-4 pm

Free Bulky Item Pick-Up
Recogida Gratuita de Articulos Voluminosos

Not Accepted:
• Half mattresses or box springs
• Excessively wet, damaged, partial or soiled mattresses or mattresses with bed bugs
• Car beds
• Fold out sofa beds and futons,
• Waterbeds
• Air mattresses, sleeping bags, pillows, mattress toppers or other furniture

Please call (510) 262-7100 to schedule a collection
Por favor llame al (510) 262-7100 para una recogida
Food Ware Ordinance Amended

• Food providers, retail establishments, & transient lodging establishments cannot use, sell, or distribute plastic straws & stirrers
• Can provide non-plastic alternative straws and stirrers upon request
• Must use utensils and lids that are recyclable or compostable

Best Option
Mejor Opción
Reusable
Reusable

Great Choice
Gran Elección
Compostable Fiber
Fibra Compostable

Not Allowed
No Permitido
Styrofoam, Nonrecyclable Plastic,
Plastic Straws and Stirrers
Espuma de poliestireno, plástico
no reciclable, popotes de plástico
y palitos de plástico para batir
Climate Action Grants

• **$2.4M** grant
  - 1 Megawatt community solar project
  - $82K in disbursements
  - 155 households
  - At Port of Richmond automobile processing plant

• City of Richmond in partnership with GRID Alternatives
Climate Action Grants

• **$170,000** Transformative Climate Communities (TCC) grant to prepare a Resiliency Plan for Iron Triangle, Coronado, and Santa Fe Neighborhoods
Climate Action Grants

- CalRecycle grant to increase food waste rescue and prevention.
- City of Richmond in partnership with GRIP
Enhancing Our Quality of Life

• Adopted new regulations
  ▪ Prohibited excessive and glaring lighting
  ▪ Reduced allowable noise levels in neighborhoods
  ▪ Improved policies for animal services & pet owner responsibilities
New Official City Bird: Osprey
Mobility is essential for both a healthy economy and a healthy lifestyle.
Full Steam Ahead!

• 16,800+ passengers so far!
  ▪ Over 80% of initial passengers surveyed plan to regularly ride

• First 27 days
  ▪ 624 passengers/day average
  ▪ 983 peak
Richmond Ferry to Bridge to Greenway Complete Streets
A More Bike-Friendly City...

• Richmond Bay Trail
  ▪ Represents 10% of the San Francisco Bay Trail’s completed 355 miles
  ▪ Tripled from 12 to 35 miles in the last 20 years

• 30 New Bike Racks

• 24 New Electronic Bike Lockers thanks to the Richmond Ferry
...and More Pedestrian-Friendly Too!

Before: 7th Street Today

After: Peres to Elm Yellow Brick Road Route (7th Street)
Regional Initiatives & Congestion Relief

Regional Measure 3

- **$75 million** for east-end of Richmond-San Rafael Bridge
- **$300 million** for San Francisco Bay Ferry

Interchange Upgrades

- I-80/San Pablo Dam Road
- I-80/Central Avenue
  - Phase I complete
Richmond-San Rafael Bridge & Pt. Molate Access

• 4 year pilot programs
  ▪ Upper deck bike/ped path (Opening: July 2019)
  ▪ Third lane eastbound for peak-period use (2 - 7 p.m. daily + other periods of heavy congestion)

• Bridge access improvement
  ▪ 1+ mile of Point Molate Bay Trail b/w Castro St. and Stenmark Dr.
Pavement Condition Index

2017 PCI Score: 62 (Fair)

State of the City
Feb. 26, 2019
Current Funding vs. Budget Necessary to Maintain Street Conditions

• SB 1 “gas tax”
  - $2 Million/year

• Current 5-year funding
  - $33.2 Million
  - 2021 spike due to $2.2 million One Bay Area Grant
  - Conditions will worsen 2021 and onward

• To maintain conditions
  - Additional $9.6 million
Progress On Paving Our Streets

- **6.8 miles** of paving completed in total throughout the City

- Major resurfacing projects
  - Harbour Way South
  - S. 55th Street.
  - Central Avenue
  - Richmond Parkway
Open Data for Capital Improvement and Major Development Projects

Available to the public later this year

State of the City
Feb. 26, 2019
From addressing a shortage of affordable housing to creating and sustaining jobs and increasing tax revenues, real estate development is essential for a healthy city.
Residential Real Estate: Seller’s Market

- Property values increase:*  
  - $529,700 Median Home Value  
  - +11.3% value in 2018  
  - +8.4% forecast for 2019  
  - $532,800 Median Sales Price

- More Tax Revenue = More Services

*Source: www.zillow.com/richmond-ca/home-values/
Warehouse Market
Prices Up, Vacancies Up (For Now)

Richmond Warehouse Vacancy & Average Asking Rate Trend

State of the City
Feb. 26, 2019
Manufacturing Market
Prices Down, Vacancies Dropping

Richmond Manufacturing Vacancy & Average Asking Rate Trend

State of the City
Feb. 26, 2019
Office Prices Steady, Vacancies Down

Richmond Office & Office/Flex Vacancy & Average Asking Rate Trend

State of the City
Feb. 26, 2019
Point Molate – Time to Act

After decades of planning and debate, now is the time to move forward with the vision for Point Molate.

**Land-use Vision**

**Oct. 2018** - Council approved Point Molate Vision:
- 10 Community Visioning Workshops, pop-ups, tours, & forums

**Discretionary Approvals**

- **Feb. 2019** - Council reviewed 4 master developer proposals.
- **Apr. 2020** – Deadline for land-use approvals.

**Development Agreement**

**Apr. 2022** – Deadline to complete sale of development areas.
Meeting our Housing Needs

- Continued growth of affordable housing development
- Good progress in 2018
- More of all housing types needed by 2023

<table>
<thead>
<tr>
<th>Income level</th>
<th>Permitted</th>
<th>Remaining 2023 RHNA Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td>209</td>
<td>846</td>
</tr>
<tr>
<td>Affordable</td>
<td>268</td>
<td>727</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>477</strong></td>
<td><strong>1,573</strong></td>
</tr>
</tbody>
</table>

Richmond: # of Housing Units in 2018

State of the City
Feb. 26, 2019
## 2018 Housing Development

<table>
<thead>
<tr>
<th>Status</th>
<th># of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed</td>
<td>127</td>
</tr>
<tr>
<td>Under Construction</td>
<td>543</td>
</tr>
<tr>
<td>Approved</td>
<td>977</td>
</tr>
<tr>
<td>Under Review</td>
<td>701</td>
</tr>
</tbody>
</table>

State of the City
Feb. 26, 2019
Business drives the revenue needed to provide city services
BART Plaza Developments

• Richmond Business Hub
  ▪ 9,400 square feet
  ▪ Food hall
  ▪ Event space/workshops
  ▪ Co-working offices and meeting rooms

• Downtown Richmond Visitor Center
  ▪ Richmond Main Street Offices
  ▪ Seeking proposals – gift shop operator
Downtown Housing Boom

- Approx. **1000 new units** planned or under construction
- Mixed-use, mixed-income, & low-income.
- Activating downtown’s retail and service sector
Major Downtown Housing Projects
Harold D. McCraw, Sr. Post Office
New Vision for Hilltop by the Bay

• 77 acres
• What’s coming
  ▪ 3500 housing units
  ▪ Outlet retailers
  ▪ Restaurants
  ▪ Hotels

• New 99 Ranch Supermarket opening 2020!
Cannabis Business

• 7 active adult-use businesses in Richmond
  ▪ Paid $1.4 million in taxes/fees last year
  ▪ 3 dispensaries
  ▪ 2 cultivators
  ▪ 2 manufacturers

• 17 new businesses permitted but not yet operating
Welcome to the Port of Richmond!

- Ford and their Ford EcoSport (Pt. Potrero Automobile Distribution Facility)

- Sause Bros.’ San Francisco Bay Area Barge Operation (Terminal 3 – Machine Shop Building)
18 Years of Operating Revenue

PORT REVENUES

$0 $2,000,000 $4,000,000 $6,000,000 $8,000,000 $10,000,000 $12,000,000

0 2 4 6 8 10 12 14 16 18

State of the City
Feb. 26, 2019
Providing places to go and things to do are important roles of city government
Welcome to Dirt World & Unity Park!

- Dirt World BMX Park
- Unity Park
Mary “Peace” Head Memorial Garden

• MLK Day of Service @ Parchester Park
  ▪ Dedication event TBD

• Mary “Peace” Head
  ▪ 1923-2017
  ▪ World War II Rosie
  ▪ “Mayor of Parchester”
Historical Assets

- SS Red Oak Victory
  - 5,000 annual visitors!
  - Boilers fired up and steam raised for the first time in 50 years!
  - 2019 = 75th Anniversary

- Rosie the Riveter Visitor Center
  - 60,000 visitors annually
  - Average of 5,000 / month
Richmond Plunge Mural and Re-plastering

John Wehrle, Muralist Photo by Lewis Watts
Richmond Stands Up
Richmond Residents Love Their Neighborhoods!

Love Your Block: 6,895+ lbs. of litter collected, 175 new volunteers, 75 returning, 11 murals/art displays, 14 lot clean ups, 3 park clean ups
Tool Lending Library

1,000 tools inventoried, 300+ patrons, 80 tool rentals on average, 36 community projects assisted
Public Art

• Awarded 10 Neighborhood Public Art Mini-Grants in for multi-media, literary, music, murals, and performing arts ($2,000 - $9,000 each, with $65,000 in annual support from General Funds since 1997)
Mayor’s Community Fund

• Supported dozens of youth sports teams and community organizations

• $52,000 in grants since 2015
City Advances Equity and Inclusion

• Government Alliance on Race and Equity (GARE):
  ▪ City employees completed equity survey
  ▪ Resolution 93-18 in support of systematically applying a racial equity lens in decision-making for 2018

• Human Rights Campaign – Municipal Equality Index Score (MEI)
  ▪ New high score received – **84 out of 100**

• Equal Access Ordinance
  ▪ Developing translation services policy for non-English languages
Boards, Commissions and Committees

About 180 commissioners are attending a combined 25+ meetings every month

<table>
<thead>
<tr>
<th>Total no. of seats</th>
<th>2018 appointments</th>
<th>Current # of empty seats</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>213</td>
<td>71</td>
<td>34</td>
<td>16%</td>
</tr>
</tbody>
</table>

State of the City
Feb. 26, 2019
Healthy Living Initiatives

• Menthol & Flavored Tobacco Ban
  - Effective April 2019
  - City-wide ban, sets minimum pack size, and prohibits new retailers near schools

• Alcohol Retail Outlets
  - Adopted limits on alcoholic beverage sales retail permits and location.
  - Next step: Prohibit sale of single serve alcoholic beverages
North Richmond Annexation

Yes/No Annexation survey sent to 3,505 in August 2018 to registered voters, households, property owners, & businesses

North Richmond Annexation Voter Statistics

*# of registered voters that participated in the annexation survey

State of the City
Feb. 26, 2019
My Wish List for 2019

- Complete transition of Richmond Housing Authority
- Expand support for homeless population
- Drive down our homicide rate
- Move Point Molate Development Forward
- Annex North Richmond
- Continue to lead on climate action and adaptation

- Progress on reducing dumping and resolving the recycling crisis
- Implement a sidewalk maintenance and parking enforcement policy to improve pedestrian mobility and safety
- Complete Downtown Richmond Visitor Center
- Rehabilitate Shipyard No. 3 buildings
Have a great Year!