

Appendices

Richmond Community Redevelopment Agency Redevelopment Plan Amendment Preliminary Report

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Appendix A: Sources and Definitions

Sources

Information presented in the Preliminary Report was compiled from the following sources:

Documents Relating to Plan Amendment

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City/Agency Persons Contacted

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Richard Davidson, City Engineer, City of Richmond

Roi Evron, GIS Administrator, City of Richmond

Mark Gagan, Lieutenant, Richmond Police Department

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Patrick Lynch, Director, Richmond Department of Housing and Community Development

Stephanie Miller, Crime Analysis Unit, Richmond Police Department

Manjit Sappal, Lieutenant, Richmond Police Department

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Lamont Thompson, Project Planner, City of Richmond

Alan Wolken, Director, Richmond Community Redevelopment Agency

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Real Estate Brokers Contacted

Jim Shepherd, Cornish & Carey Commercial

Jeff Leenhouts, NAI BT Commercial

Bill Nork, Cornish & Carey

Justin Sommer, STG Group

Tom Southern, Robinson McNally

Other Organizations and Persons Contacted

Norman Chan, Port Administrator, Port of Richmond

Hannah Burton Laurison, Senior Associate, Planning for Healthy Places

Paul Millner, Commercial Business Development Manager, Chevron

Christine Shaff, Communications Manager, UC Berkeley Facilities Services

This report was produced by the Richmond Community Redevelopment Agency in association with Seifel Consulting Inc. and Fraser & Associates.

Definitions

1999 Plan Amendments and Merger: Amendments to the nine 1-A Eastshore Park, 1-C Potrero, 3-A Galvin, 6-A Harbor Gate, 8-A Hensley, 10-A Downtown, 10-B Nevin, 11-A Harbour, and 12-A North Richmond Redevelopment Plans that occurred in 1999 and, among other actions, added territory to the 6-A Harbor Gate, 8-A Hensley, 10-A Downtown, 10-B Nevin, and 11-A Harbour Constituent Project Areas, extended certain time and financial limits, and fiscally merged the four project areas for the purposes of pooling tax increment revenue.

Affected Taxing Entity: As defined in Section 33353.2 of the California Community Redevelopment Law (CRL), any government agency that levies a property tax on all or any portion of the property in the Merged Project Area.

Agency: The Richmond Community Redevelopment Agency, a redevelopment agency established pursuant to Sections 33100–33115 of the CRL.

Agency Board: The public body that is the Richmond Redevelopment Agency’s governing body.

Base Assessed Value: The total value of taxable property within the boundaries of a project area in the year the redevelopment plan is adopted, or the value of taxable property within the boundaries of an added area when a plan is amended to add territory. The Richmond Merged Project Area has different base assessed values for each Constituent Project Area and its components.

Base Year: The fiscal year of the last equalized assessment roll used in connection with the taxation of property within a project area prior to the effective date of the ordinance adopting the redevelopment plan or amending the plan to add territory. The Richmond Merged Project Area has different base years for each Constituent Project Area and its components.

Blight/Blighting Conditions: Adverse physical or economic conditions, as defined by Sections 33030, 33031, and 33032 of the CRL.

Building Conditions Survey: A comprehensive survey of buildings in the Merged Project Area, during which the surveyors recorded the specific characteristics of each building observed and rated the overall condition of each building based on a combination of these factors.

Cap Area: The portion of the Merged Project Area subject to the \$524.1 million tax increment collection cap. The Cap Area includes portions of the Merged Project Area adopted before 1994. These include all the original areas of 1-A Eastshore, 1-C Potrero, 3-A Galvin, 6-A Harbor Gate, 8-A Hensley, 10-A Downtown, 10-B Nevin, 11-A Harbour and 12-A North Richmond, as well as the area added to 8-A Hensley in 1980.

City: The City of Richmond, a municipal corporation and charter city in the State of California.

City Council: The City Council of the City of Richmond, also referred to as the City’s “Legislative Body” as referred to under the CRL.

Constituent Project Areas: 1-A Eastshore Park, 1-C Potrero, 3-A Galvin, 6-A Harbor Gate, 8-A Hensley, 10-A Downtown, 10-B Nevin, 11-A Harbour, and 12-A North Richmond Project

Areas, which have been fiscally merged pursuant to Health and Safety Code Section 33485 et seq. and that together comprise the Merged Project Area.

Constituent Redevelopment Plans: The 1-A Eastshore Park Redevelopment Plan, 1-C Potrero Redevelopment Plan, 3-A Galvin Redevelopment Plan, 6-A Harbor Gate Redevelopment Plan, 8-A Hensley Redevelopment Plan, 10-A Downtown Redevelopment Plan, 10-B Nevin Redevelopment Plan, 11-A Harbour Redevelopment Plan, and 12-A North Richmond Redevelopment Plan, which are proposed to be further amended, restated, consolidated, and superseded in their entirety in the form of the Merged Plan under this Plan Amendment.

Consultants: Seifel Consulting Inc. (Seifel).

County: Contra Costa County, California.

CRL (California Community Redevelopment Law): Redevelopment law of the State of California contained in California Health and Safety Code sections 33000 et seq.

Federal: Any agency or instrumentality of the United States.

Five Year Implementation Plan (Implementation Plan): The Implementation Plan identifies projects and activities for the Merged Project Area over the next five-year Implementation Plan period. The Agency's current implementation plan became effective on November 30, 2004 and covers the period FY 2004/05–2008/09.

General Plan: The Richmond General Plan (as updated to date) prepared pursuant to the state Government Code, sections 65300 et seq.

Housing Set-aside Fund: Also Housing Fund. Section 33334.2 of the CRL requires that a redevelopment agency set aside and spend 20 percent of all tax increment revenue allocated to the agency to preserve, increase or enhance the community's supply of affordable housing.

Legal Description: A description of the boundary of the Redevelopment Project Area prepared in accordance with specifications approved by the California State Board of Equalization.

Legislative Body: The City Council of the City of Richmond.

Low and Moderate-Income: Persons or families of low or moderate income, as defined in the State Health and Safety Code, Section 50093.

Merged Plan: Consolidated Amended and Restated Redevelopment Plan for the Richmond Merged Redevelopment Project Area.

Merged Project Area: The specific geographical area within which the Agency has established a redevelopment project pursuant to the CRL, as defined in Chapter I and illustrated in Figure I-2 of this report.

Non-Cap Area: The portion of the Merged Project Area adopted in 1994 or later and therefore not subject to the \$524.1 million tax increment collection cap. The Non-Cap Area includes 1-A Eastshore (1999 Added Area), 6-A Harbor Gate (1995 Added Area), 6-A Harbor Gate (1999 Added Area), 8-A Hensley (1999 Added Area), 10-A Downtown (1999 Added Area), 10-B Nevin (1999 Added Area), 10-B Nevin (2005 Added Area), and 11-A Harbour (1999 Added Area).

Pass-Through: The portion of the property tax revenues generated from the increases in assessed value over the base year assessed value that the Affected Taxing Entities receive pursuant to the CRL.

Plan Amendment: An interrelated set of proposed redevelopment plan amendments to the constituent redevelopment plans (Constituent Redevelopment Plans) for the constituent 1-A Eastshore Park, 1-C Potrero, 3-A Galvin, 6-A Harbor Gate, 8-A Hensley, 10-A Downtown, 10-B Nevin, 11-A Harbour, and 12-A North Richmond redevelopment project areas (Constituent Project Areas) that together comprise the Richmond Merged Redevelopment Project Area (Merged Project Area).

Planning Commission: The Planning Commission of the City of Richmond.

Preliminary Report: The Preliminary Report on the proposed Plan Amendment, which is the first of two reports designed to provide the affected taxing agencies, legislative body and all interested parties with the requisite analysis and documentation pursuant to Section 33344.5 of the CRL.

Redevelopment Program: The proposed projects and activities to be undertaken by the Agency in the Merged Project Area.

Report to Council: The Report to Council on the Plan Amendment. Also known as the “report on the plan” or “final report,” it is the report to the legislative body containing the statutorily enumerated elements from Section 33352 of the CRL that must accompany a redevelopment plan adoption or amendment in preparation for the public hearing. It is the second of two required reports.

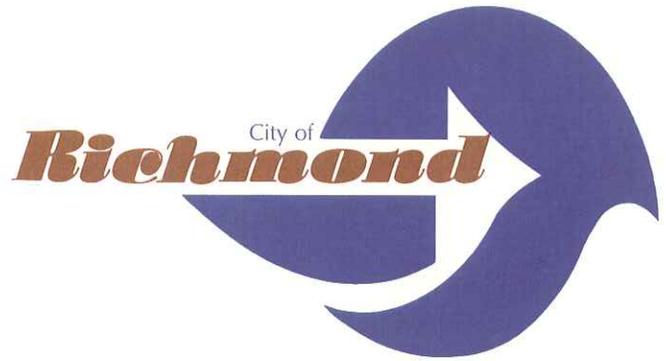
EIR (Environmental Impact Report): An analytic document required under the California Environmental Quality Act (CEQA). It describes the project area’s location, its existing setting, the impacts that the redevelopment program will have on the environment, potential alternatives to the proposed redevelopment plan, and proposed measures necessary to mitigate significant environmental impacts to insignificant levels. The draft version of the EIR (Draft EIR) is subject to public comments.

State: Any agency or instrumentality of the State of California.

TI (Tax Increment): That portion of property tax revenues received from the property tax levy against all assessed value within a project area in excess of the base year assessed value, as defined in Section 33670 of the CRL. Tax revenue allocated by the Agency towards inflation allocation payments to affected taxing entities is not considered tax increment revenue.

Appendix B:
Statement of Preparation

RICHMOND COMMUNITY REDEVELOPMENT AGENCY



May 1, 2009

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

To: State Board of Equalization, Contra Costa County Auditor, County Assessor, County Tax Collector, County Executive Officer and Legislative/Governing Body of All Affected Taxing Agencies

Re: Amendment of Richmond Redevelopment Plans for the Richmond Merged Redevelopment Project Area

Dear Sir or Madame:

Enclosed is a Statement of Preparation of the Amendment of Redevelopment Plans for the Richmond Merged Redevelopment Project Area. This letter provides background information concerning the purpose and effect of the proposed amendment.

On June 17, 2008, the Community Redevelopment Agency (the "Agency") Board approved a resolution authorizing Agency staff to proceed with the process to amend the redevelopment plans for the Richmond Merged Project Area. The Merged Project Area consists of nine redevelopment project areas that were amended and fiscally merged in 1999. A further amendment in 2005 added 1,800 acres—predominantly located in central Richmond—to the Merged Project Area.

The proposed amendment would increase the existing tax increment revenue cap and the limits on the amount of bonded indebtedness that may be outstanding at any time. The existing tax increment limit of \$521.4 million applies to the portions of the Merged Project Area adopted prior to 1994. The existing outstanding bonded indebtedness limits are as follows: \$150 million for the area added in 2005, and \$250 million for the other portions of the Merged Project Area.

The purpose of the amendment is to provide the Agency with the additional financial resources necessary to complete the redevelopment program activities identified in 1999 and 2005, including major improvements to public transportation facilities, streetscape enhancement, reconstruction of public recreational areas, historic preservation, construction of affordable housing, and other projects of regional and local benefit.

In order to more effectively administer and fund the redevelopment of the Merged Project Area, the amendment would also achieve the following:

- Amend, restate and consolidated the currently separate redevelopment plans into a single Amended and Restated Redevelopment Plan.
- Update the lists of projects, programs and activities that may be undertaken by the Agency in the Merged Project Area

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- Continue the Agency's eminent domain authority over non-residential properties in some portions of the Project Areas.

The proposed redevelopment plan amendment and the required CEQA documentation will be presented to the Planning Commission, City Council and Redevelopment Agency Board for consideration in the fall of 2009, at the conclusion of an extensive public process.

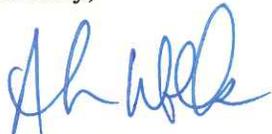
Some of the proposed amendments are of the type described in Health and Safety Code Section 33354.6, which requires observance of the procedures set forth in the Community Redevelopment Law for the adoption of an initial redevelopment plan. The Agency and the City Council will comply with all applicable requirements for adoption of an amendment of a redevelopment plan under the Community Redevelopment Law.

The Agency anticipates that the Preliminary Report—the first major background document in the redevelopment plan amendment process—will be completed in June. At that time, we will transmit the Preliminary Report to you, as well as to other affected taxing agencies and other governmental bodies as required under the Community Redevelopment Law. We will also schedule consultations on the plan amendment in June.

The Agency will provide you with written notice of the joint City Council/Agency public hearing on the proposed redevelopment plan amendment, which hearing is expected to be conducted toward the end of this year.

Please feel free to call me or Development Project Manager Chadrick Smalley at 510-307-8140 if you have any questions.

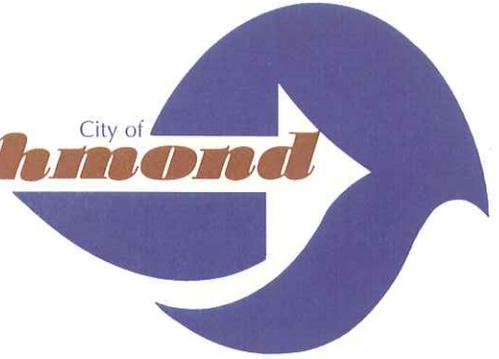
Sincerely,



Alan Wolken
Redevelopment Director,
Richmond Community Redevelopment Agency

RICHMOND COMMUNITY REDEVELOPMENT AGENCY

City of **Richmond**



STATEMENT OF PREPARATION OF THE AMENDMENT TO THE REDEVELOPMENT PLANS
FOR THE RICHMOND MERGED REDEVELOPMENT PROJECT AREA
(NO ADDITION OF TERRITORY TO PROJECT AREA)

You are hereby notified that the Richmond Community Redevelopment Agency (the "Agency") is in the process of preparing a proposed amendment to the fiscal and related provisions of the redevelopment plan for the Richmond Merged Project Area (the "Project Area"). The primary purposes of the proposed amendment is to increase the limit on tax increment revenue that may be claimed by the Agency, to increase the limit on the amount of bonded debt that may be outstanding at any time, and to extend the deadline for commencement of eminent domain proceedings for some portions of the Project Area.

The proposed amendment to the Redevelopment Plan will not change the boundaries of the Project Area. However, since this proposed amendment will affect the financial provisions of the Redevelopment Plan and is of the type described in Health and Safety Code Section 33354.6, it is the intention of the Agency to prepare the proposed amendment and to have it considered for adoption pursuant to Article 4 (Health & Safety Code Section 33330 et seq.) of the California Community Redevelopment Law.

Date: May 1, 2009

RICHMOND COMMUNITY REDEVELOPMENT
AGENCY

By: _____

Alan Wolken
Redevelopment Director,
Richmond Community Redevelopment Agency

Appendix C:
Photo Documentation

Introduction

Appendix C provides photographs that illustrate existing conditions within the boundaries of the Merged Project Area. The photographs, taken by the consultants in August through October 2008, are representative of the adverse conditions observed during that time.

Conditions Illustrated in the Photographs

The photographs illustrate a wide variety of conditions present in the Merged Project Area and are organized by the Constituent Project Areas. The photographs document adverse conditions that support findings that significant blighting conditions remain in the Merged Project Area and that the Merged Project Area is still in need of redevelopment. Conditions illustrated in the photographs include, but are not limited to:

Seriously Dilapidated and Deteriorated Buildings (CRL Section 33031(a)(1))

A significant number of buildings in the Merged Project Area are seriously dilapidated or deteriorated. Deficiencies shown in the photographs include: mildew, mold, informal and substandard construction, deteriorated, sagging and failed roofing, extensive deferred maintenance, dry rot, broken windows, peeling paint, faulty wiring and plumbing, fire damage, and water damage. These conditions stem from long-term neglect and may reflect building code violations. They result in unsafe and unhealthy buildings.

Seismically Vulnerable Structures (CRL Section 33031(a)(1))

Buildings in the Merged Project Area are also seismically vulnerable due to their age, construction type, and state of repair. The photographs indicate aged wood frame structures, concrete and masonry buildings with inadequate reinforcement, dry rot, cracked walls and foundations, and other structural deterioration that weakens a building's resistance during an earthquake. These conditions result in unsafe and unhealthy buildings.

Obsolete Structures (CRL Section 33031(a)(2))

Obsolete structures in the Merged Project Area include buildings that are old, small, poorly configured, or are currently used for purposes other than their original intent or existing zoning. All these characteristics hinder the viability of these buildings because their physical form is not compatible with current development standards.

Hazardous Wastes (CRL Section 33031(b)(2))

Multiple properties in the Merged Project Area contain contamination from hazardous wastes. These hazardous wastes come from industrial production, railroad uses, light industrial, and other commercial activities that either occurred in the past or are ongoing in the Merged Project Area. The photographs show hazardous material storage. The presence of hazardous wastes results in impaired property values in the Merged Project Area.

Vacant Business and Abandoned Buildings (CRL Section 33031(a)(2), 33031(b)(3))

Vacant businesses and abandoned buildings are prominent in the Merged Project Area. Some of these buildings have boarded windows and/or security fencing. Vacant businesses, both commercial and industrial, are often evidence of the physical obsolescence of a building type or the general economic decline of an area.

Indicators of a High Crime Rate (CRL Section 33031(b)(7))

Indicators of a high crime rate were documented throughout the Merged Project Area. These indicators include the presence of security devices, including door and window bars, fences and security cameras, bullet holes, vandalism, and graffiti.

Inadequate Public Improvements (CRL Section 33030(c))

Photographs in the appendix also show a number of public improvement deficiencies. These include lack of sidewalks, overhead utilities, and inadequate or lacking sound and safety barriers next to rail lines. These conditions contribute to blight in the Merged Project Area.

Organization

Figure C-1 indicates the approximate location of the photographs in the Merged Project Area. The pages following the maps present the photographs organized by the Constituent Project Areas.

Figure C-1
Location of Photographs

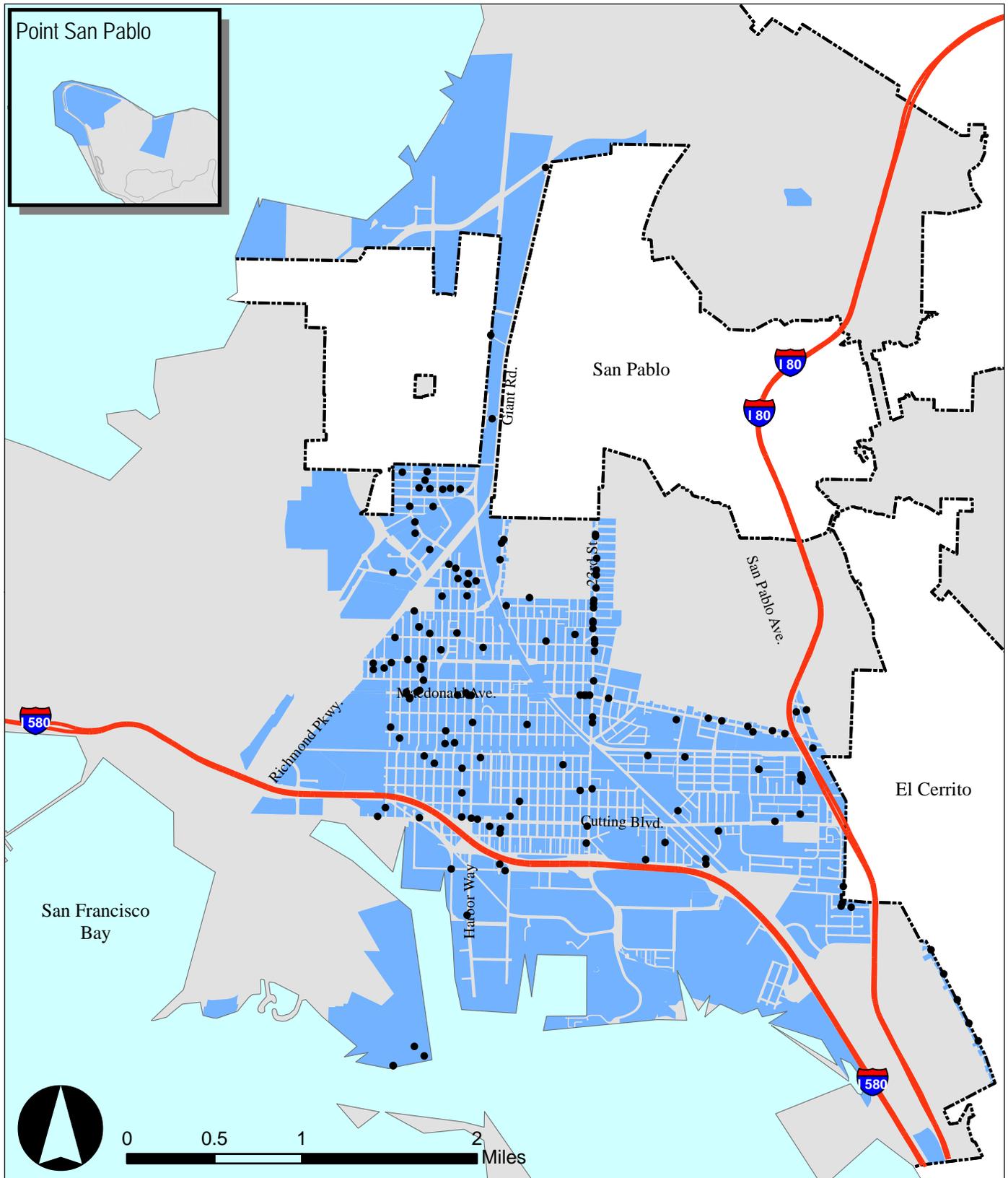


Photo Points (156)
 City of Richmond

Merged Project Area

Seifel
CONSULTING INC.

1-A Eastshore



1-A (Creely Ave. near Campbell St.) Boarded up windows.



1-A (Creely Ave. near Campbell St.) Severely fire damaged structure. Structurally unsafe.



1-A (Creely Ave. near Campbell St.) Close up of above building. Fire damaged structure, severely damaged roofing and windows.



1-A (Creely Ave. and Campbell St.) Extensive dry rot on roofing beams.



1-A (School St. and S. 53rd St.) Boarded up garage and window.



1-A (San Pablo Ave. and Wenk Ave.) Structure with severe fire damage. Burned and dilapidated roof. Boarded up windows and doors.



1-A (San Pablo Ave. and Tehama Ave.) Vacant commercial structure with extensive deferred maintenance, including peeling paint and deteriorated signage.



1-A (San Pablo Ave. and Moeser Ln.) Graffiti on side of commercial building.



1-A (San Pablo Ave. and Santa Cruz Ave.) Unreinforced masonry building with cracked walls and peeling paint.



1-A (San Pablo Ave. and Panama Ave.) Vacant commercial building with graffiti and dilapidated signage.

1-C Potrero



1-C (47th St. and Wall) Deferred maintenance, boarded up windows and overgrown landscaping.



1-C (42nd St. and Taft) Vacant property with boarded up windows and garage. Signs of water damage on walls.



1-C (47th and Overend) Deteriorated eaves and fence. Peeling paint.



1-C (45th and Cutting) Deferred maintenance, dry rot and water damage on walls.



1-C (37th and Cutting) Deteriorated and missing shingles on roof, dry rot on eaves and peeling paint.

3-A Galvin



3-A (S. Gerrard Blvd and W. Cutting Blvd) Deteriorated sidewalk.



3-A (W. Cutting Blvd and S. Gerrard Blvd) Industrial facility with hazardous materials.

6-A Harbor Gate



6-A (I-580 at S. 1st St.) Circulation barrier and deteriorated street pavement.



6-A (Cutting Blvd. and S. 1st St.) Deteriorated walls and peeling paint.



6-A (Cutting Blvd. and S. 5th St.) Extensive deferred maintenance, cracked walls, peeling paint, and deteriorated signage.



6-A (S. 13th St. near I-580) Vacant commercial space, peeling paint, signs of water damage.



6-A (Wright Ave. and S. Marina Way) Extensive deferred maintenance, dry rot on siding and roof, peeling paint, and overgrown landscaping.



6-A (S. 23rd St. and Cutting Blvd.) Extensive crack along wall of commercial building.



6-A (S. 23rd St. and Potrero Ave.) Deferred maintenance and accumulated trash.



6-A (S. 23rd St. and Cutting Blvd.) Deferred maintenance, signs of water damage, peeling paint, and graffiti on wall.



6-A (S. 13th St. and Potrero Ave.) Broken window and peeling paint.



6-A (Marina Way S. and Potrero Ave.) Deteriorated and boarded up windows and graffiti damage.



6-A (S. 12th St. and Potrero Ave.) Deteriorated roof on carport.



6-A (Cutting Blvd. and S. 11th St.) Deteriorated roof and accumulated garbage.



6-A (Harbour Way S. and Cutting Blvd.) Deteriorated and sagging roof with loose shingles. Warped siding and garage doors. Boarded up windows and peeling paint.



6-A (Harbour Way S. and Cutting Blvd.) Close up of structure above, showing deteriorated and warped eaves.



6-A (S. 9th St. and Cutting Blvd) Multiple cracks on wall, old and deteriorated windows, and peeling paint.



6-A (S. 9th St. and Cutting Blvd.) close up of above structure. Deteriorated wall, signs of water damage and peeling paint.



6-A (S. 9th St. and Cutting Blvd) close up of above structure. Cracked foundation, deteriorated wall and peeling paint.



6-A (Spring St. SE of S. 33rd St.) Accumulated trash alongside railroad tracks.



6-A (Spring St. SE of S. 33rd St.) Deferred maintenance of fence and graffiti damage.



6-A (Erlandson Ave. and S. 32nd St.) Siding separating from wall and overhead utilities.

8-A Hensley



8-A (10th St. and Last Ave.) Extensive deferred maintenance with deteriorated roof.



8-A (9th St. and Lucas Ave.) Deteriorated garage.



8-A (9th St. and Lucas Ave.) Extensive deferred maintenance with deteriorated walls and peeling paint.



8-A (9th St. and Lincoln Ave.) Extensive deferred maintenance with deteriorated walls and roof.



8-A (8th St. and Lincoln Ave.) Dilapidated and abandoned structure with broken and boarded windows.



8-A Abandoned building with extensive deferred maintenance and broken and boarded windows.



8-A (7th St. and Lincoln Ave.) Dilapidated structure with deteriorated walls.



8-A (8th St. and Lucas Ave.) Broken and boarded windows. Accumulation of trash on the premises.



8-A (9th St. and Lucas Ave.) Dilapidated and abandoned structure with broken and boarded windows.



8-A (6th St. and Lucas Ave.) Informal and substandard construction.



8-A (13th St. and Dunn Ave.) Deteriorated and cracked walls.



8-A (13th St. and Visalia Ave.) Outdoor storage.



8-A (13th St. and Hellings Ave.) Extensive deferred maintenance with deteriorated walls.



8-A (3rd St. and Pennsylvania Ave.) Dry rot and deteriorated walls.



8-A (Filbert St. and Willard Ave.) Dilapidated Structure with alignment problems.



8-A (Hensley St. and Willard Ave.) Vacant residential structure with extensive deferred maintenance and broken and boarded windows.



8-A (Kelsey St. and Alamo Ave.) Dry rot.



8-A (Duboce Ave. and Cherry St.) Vacant residential structure with boarded windows, door, and garage. Crime and public safety problems.



8-A (Duboce Ave. and Kelsey St.) Close up of above building. Vacant and dilapidated residential structure with boarded windows and fire damage.



8-A (Duboce Ave. and Kelsey St.) Dilapidated residential structure.



8-A (Duboce Ave. and Kelsey St.) Dry rot and peeling paint.



8-A (Duboce Ave. and Filbert St.) Vacant residential structure with boarded windows. Accumulation of trash.



8-A (Getrude Ave. and York St.) Dilapidated residential structure with severe fire damage.



8-A (Hensley St. and 7th St.) Overhead utilities.



8-A (7th St. and Essex Ave.) Peeling paint.



8-A (7th St. and Essex Ave.) Deteriorated walls and peeling paint.



8-A (Essex Ave. and Joy Ave.) Accumulation of trash.



8-A (Hensley St. and Calspray St.) Deteriorated and cracked walls.



8-A (Market Ave. near Rumrill Blvd.) Extensive dilapidation. Siding separating from wall and rusting.



8-A (Brookside Dr. near Giant Rd) Graffiti damage and accumulation of trash.



8-A (Giant Rd. and John Ave.)

10-A Downtown



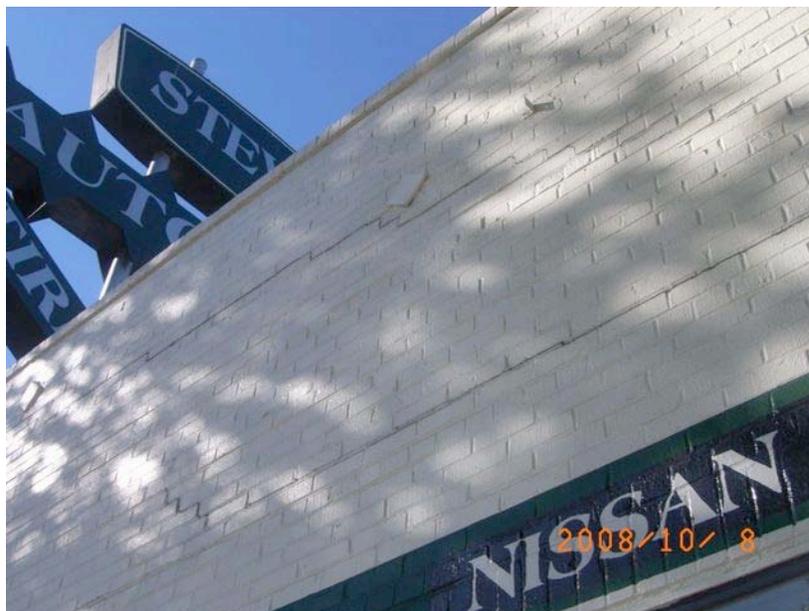
10-A (Civic Center St. and Macdonald Ave.) Severely deteriorated roof, dry rot, deteriorated siding, and peeling paint.



10-A (41st St. and Macdonald Ave.) Dry rot and water damaged roofing.



10-A (Wilson Ave. and Bissell Ave.) Extensive deferred and maintenance fire damage.



10-A (San Pablo Ave. and Barrett Ave.) Deteriorated and cracked walls.



10-A (46th St. and Wilson Ave.) Deferred maintenance and peeling paint. Safety bars indicate potential crime.



10-A (S. 47th St. and Florida Ave.) Dilapidated building with missing roof.



10-A (Florida Ave. and 47th St.) Limited access and circulation.



10-A (S 47th St. and Florida Ave.) Dilapidated and structurally unsafe building. Fallen roof and peeling paint.



10-A (45th St. and Macdonald Ave.) Building signage with dry rot and peeling paint.



10-A (Macdonald Ave. and 44th St.) Deteriorated and cracked wall.



10-A (40th St. and Macdonald Ave.) Deteriorated ceiling with water damage and peeling paint.



10-A (37th St. and Macdonald Ave.) Dry rot on commercial structure.



10-A (Macdonald Ave. and 36th St.) Deep crack in building wall.



10-A (9th St. and Macdonald Ave.) Deteriorated wall underneath metal siding, rusting and signs of water damage.



10-A (10th St. and Macdonald Ave.) Vacant commercial building with boarded up windows.



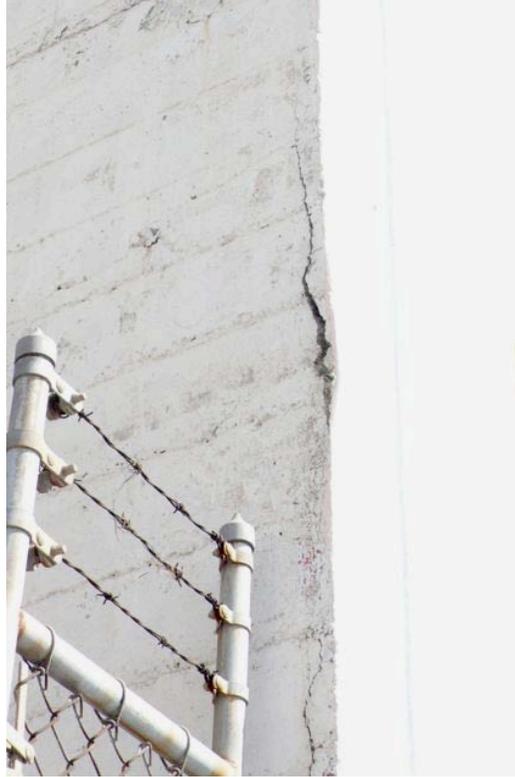
10-A (8th St. and Macdonald Ave.) Partially reinforced masonry building with extensive wall deterioration.



10-A (9th St. and Macdonald Ave.) Vacant building, boarded up windows and extensive dry rot.



10-A (9th St. and Macdonald Ave.) Deteriorated and cracked walls and signs of water damage.



10-A (22nd St. and Macdonald Ave.) Deteriorated and cracked walls.



10-A (22nd St. and Macdonald Ave.) Boarded up windows.



10-A (22nd St. and Macdonald Ave.) Deteriorated walls.



10-A (23rd St. Macdonald Ave.) Deteriorated eave and dry rot.



10-A (23rd St. and Macdonald Ave.) Cracked wall, deteriorated doorway and graffiti damage.



10-A (24th St. and Macdonald Ave.) Extension wall deteriorated and cracks.



10-A (23rd St. and Bissell Ave.) Extensive deferred maintenance deteriorated and boarded up windows, rusting in eaves, and signs of water damage.



10-A (23rd St. and Bissell Ave.) Deteriorated eave, signs of water damage and peeling paint.



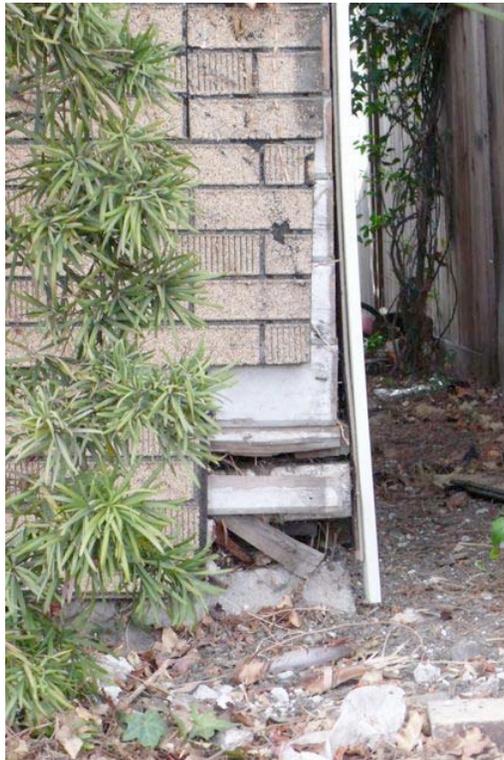
10-A (23rd St. and Downer Ave.) Deteriorated siding and dry rot.



10-A (23rd St. and Garvin Ave.) Deteriorated siding.



10-A (23rd St. and Garvin Ave.) Missing and broken bricks in wall.



10-A (23rd St. and Dunn Ave.) Deteriorated wall corner, siding separating from wall and signs of dry rot.



10-A (23rd St. and Lowell Ave.) Severe cracks on foundation.



10-A (23rd St. and McBryde Ave.) Informal and substandard construction. Deteriorated eaves. .



10-A (23rd St. and Lincoln Ave.) Deteriorated roof and eaves and rusting.



10-A (23rd St. and Lincoln Ave.) Deteriorated roof and eaves, loose shingles and signs of dry rot.



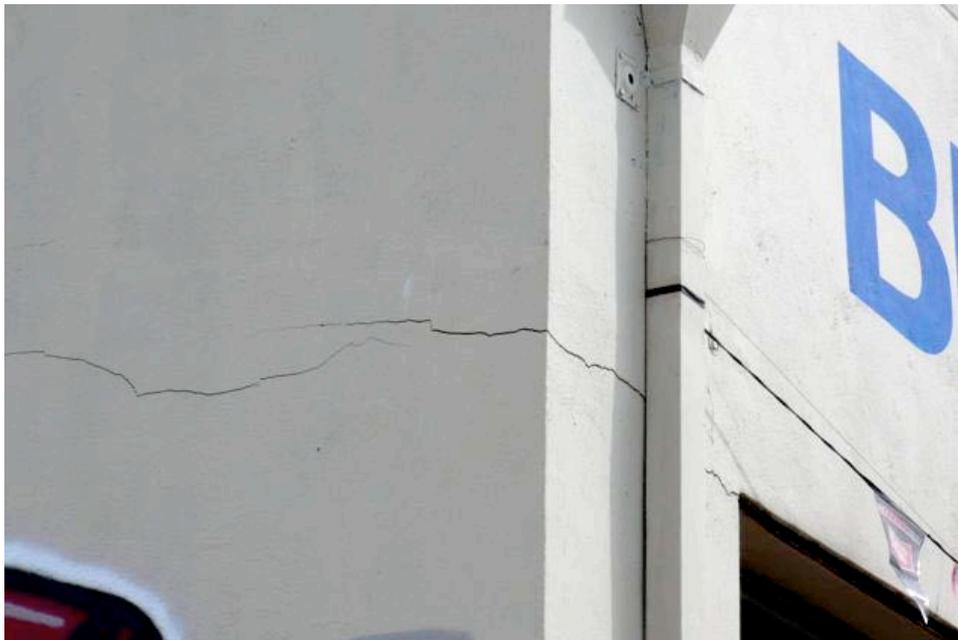
10-A (23rd St. and Gaynor Ave.) Extensive cracks in wall.



10-A (23rd St. and Roosevelt Ave.) Deteriorated wall.



10-A (23rd St. and Roosevelt Ave.) Deteriorated siding.



10-A (23rd St. and Roosevelt Ave.) Extensive cracks on wall.



10-A (23rd St. and Roosevelt Ave.) Extensive crack on wall.



10-A (23rd St. and Nevin Ave.) Cracks on wall, signs of dry rot and older deteriorated windows.



10-A (23rd St and Grant Ave.) Deferred maintenance, boarded up windows and graffiti damage.



10-A (23rd St. and Grant Ave.) Close up of above picture. Deteriorated roof, signs of dry rot and water damage.



10-A (23rd St. and Clinton Ave.) Severe crack on wall, older and deteriorated windows.



10-A (23rd St. and Clinton Ave.) Deteriorated wall, severe crack on surface and peeling paint.



10-A (25th St. and Macdonald Ave.) Extensive deferred maintenance, signs of water damage, and deteriorated wall.



10-A (Civic Center St. and Macdonald Ave.) Deteriorated awning.

10-B Nevin



10-B (Macdonald Ave. and 3rd St.) Broken and boarded windows. Crime or public safety problems.



10-B (1st St. and Macdonald Ave.) Dilapidated structure with broken and boarded windows.



10-B (Macdonald Ave. and 2nd St.) Deteriorated sidewalk.



10-B (Macdonald Ave and 2nd St.) Deteriorated walls and peeling paint.



10-B (3rd St. and Macdonald Ave.) Crime or public safety problems.



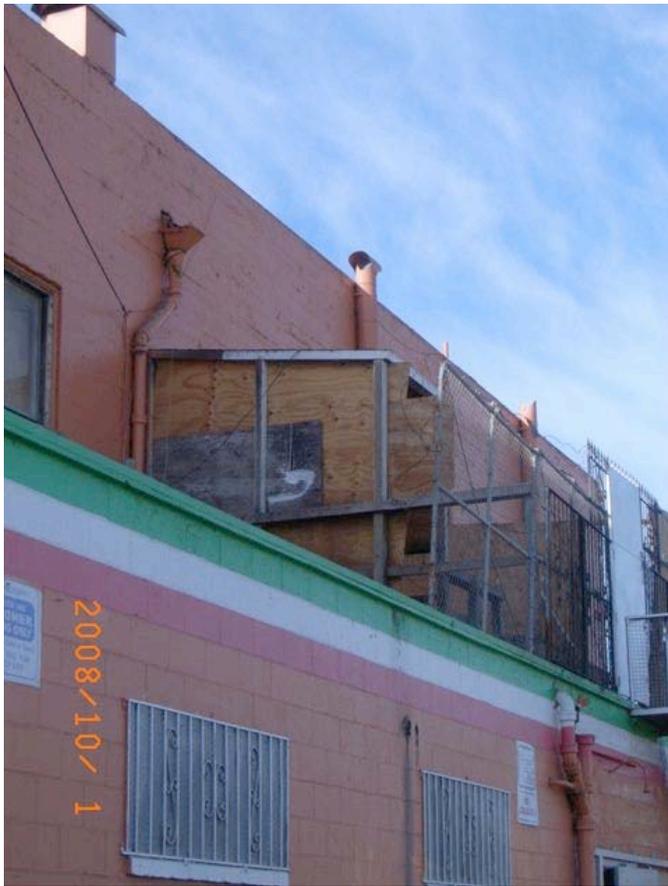
10-B (3rd St. and Macdonald Ave.) Dilapidated structure with alignment problems.



10-B (Macdonald Ave. and 3rd St.) Broken window.



10-B (4th St. and Macdonald Ave.) Broken and boarded windows.



10-B (4th St. and Macdonald Ave.) Informal construction.



10-B (4th St. and Nevin Ave.) Dry rot and deteriorated shutters.



10-B (4th St. and Nevin Ave.) Close up of above picture. Extensive deferred maintenance with dry rot.



10-B (4th St. and Nevin Ave.) Abandoned building with extensive deferred maintenance and dry rot.



10-B (Barrett Ave. and Turpin St.) Deteriorated street.



10-B (4th St. and Nevin Ave.) Broken and boarded windows. Deteriorated walls.



10-B (Barrett Ave. and 2nd St.) Vacant multifamily apartment with boarded up windows.



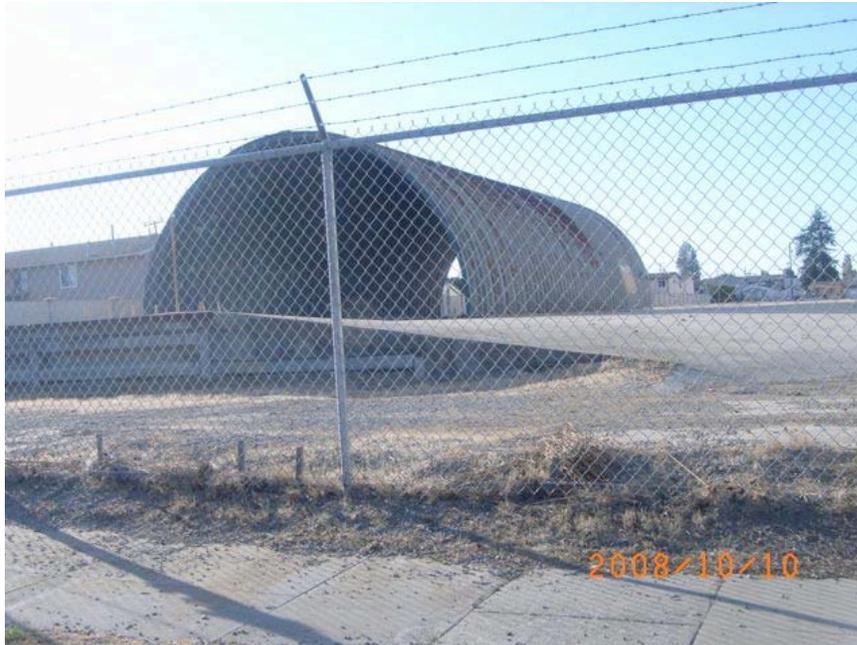
10-B (W. Barrett Ave. and B St.) Dilapidated building with missing roof, dry rot, water damage, and broken and boarded windows.



10-B (B St. and W. Nevin Ave.) Vacant building with alignment issues, boarded up front door and windows, and deteriorated fencing.



10-B (A St. and W. Nevin Ave.) Abandoned and dilapidated building with deteriorated walls, dry rot, peeling paint, boarded up windows, and gutter separating from roof.



10-B (Ripley Ave. and 1st St.) Abandoned commercial structure with obsolete design.



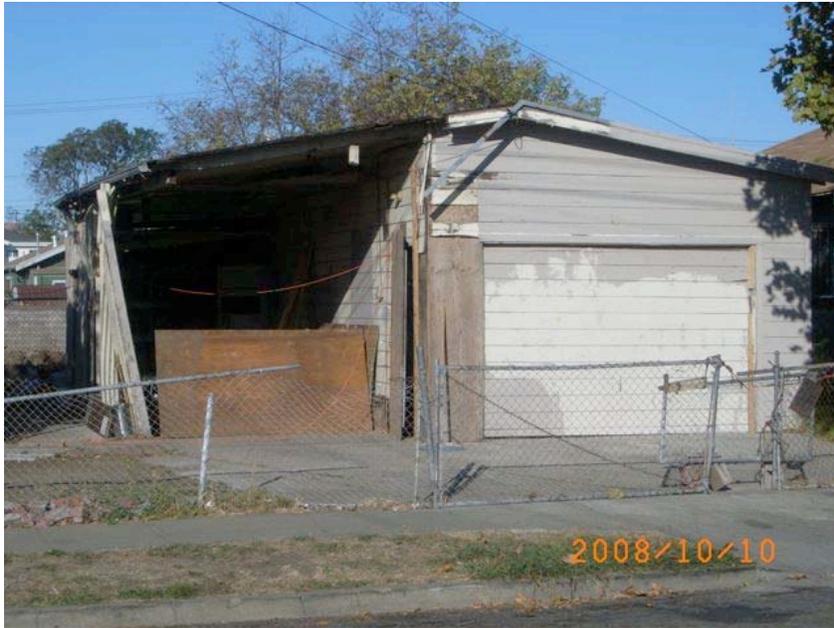
10-B (Barrett Ave. and 1st St.) Foreclosed multifamily apartment with broken windows and accumulated trash.



10-B (4th St. and Ripley Ave.) Unfinished and abandoned multifamily residential building with boarded up windows and dilapidated fencing.



10-B (4th St. and Ripley Ave.) Extensive deferred maintenance, deteriorated roof, boarded up windows and front door.



10-B (5th St. and Ripley Ave.) Dilapidated garage, shed and fence. Wall alignment issues and missing panels.



10 B (6th St. south of Ripley Ave.) Extensive deferred maintenance, deteriorated wall, water damage on wall, boarded up windows, and faulty wiring.



10-B (8th St. and Elm Ave.) Vacant multifamily apartment, boarded up windows and graffiti damage.



10-B (11th St. and Roosevelt Ave.) Vacant residential structure, evidence of crime.



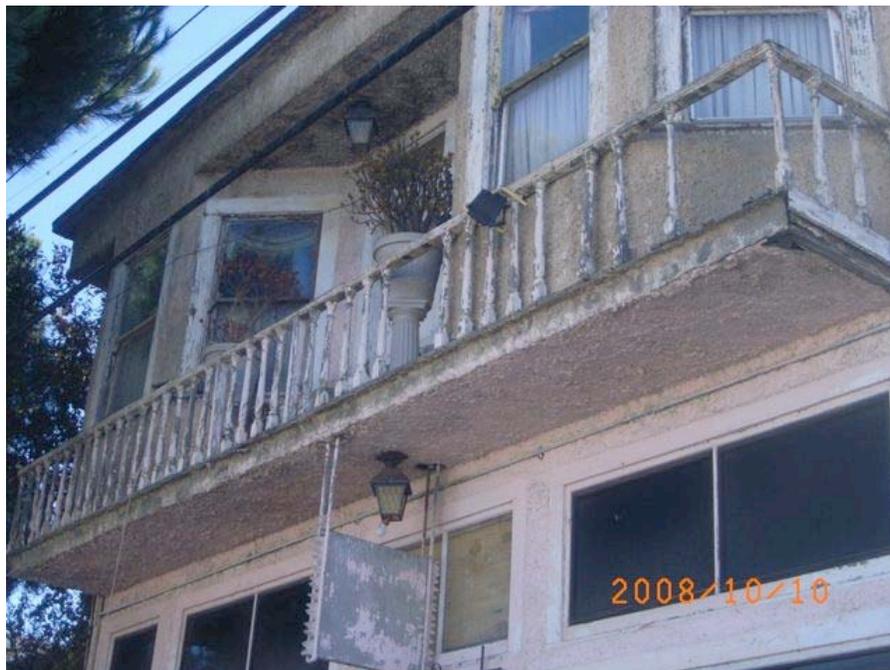
10-B (17th St. and Garvin Ave.) Dilapidated structure with siding separating from wall, deteriorated wall and faulty wiring.



10-B (14th St. and Burbeck Ave.) Vacant multifamily apartment with trash accumulated outside property.



10-B (Roosevelt Ave. and 18th St.) Dilapidated garage with dry rot and deteriorated walls and roofing.



10-B (South St. and Stege Ave.) Extensive deferred maintenance. Signs of mold, dry rot and water damage.



10 B (S. 23rd St. and Maine Ave.) Deteriorated wall with holes and faulty wiring.



10-B (S. 22nd St. and Maine Ave.) Vacant and dilapidated building with deteriorated roof, walls, and fence and boarded up windows.



10-B (S. 20th St. and Florida Ave.) Extensive deferred maintenance with deteriorated walls and peeling paint.



10-B (16th St. and Bissell Ave.) Extensive deferred maintenance with deteriorated walls, peeling paint and signs of water damage.



10-B (S. 15th St. and Virginia Ave.) Vacant residential structure with deteriorated roof, alignment issues and boarded up front door and windows.



10-B (S. 11th St. and Ohio Ave.) Extensive deferred maintenance with deteriorated roof and siding, boarded up windows and peeling paint.



10-B (S. 9th St. and Florida Ave.) Siding separating from wall, missing siding panels and boarded up windows.



10-B (S. 9th St. and Maine Ave.) Extensive deferred maintenance with deteriorated eaves, walls and siding, peeling paint, and signs of water damage.



10-B (S. 6th St. and Florida Ave.) Deteriorated roof and eaves, fire damage and deteriorated fence.



10-B (S. 5th St. and Ohio Ave.) Vacant residential structure with deteriorated roof and missing and boarded up windows. .



10-B (2nd St. and Chanslor Ave.) Deteriorated eaves and walls and boarded up windows.



10-B (1st St. and Chanslor Ave.) Deteriorated siding, boarded up garage door and deteriorated driveway.



10-B (8th St. and Ohio Ave.) Unreinforced masonry and cracked wall. Extensive deferred maintenance and signs of water damage.



10-B (7th St. near Chanslor Ave.) Substandard building construction, deteriorated walls, boarded up windows, and accumulated trash.



10-B (7th St. near Chanslor Ave.) Extensive crack on wall and faulty wiring.



10-B (Harbour Way and Bissell Ave.) Extensive deferred maintenance, dry rot, deteriorated walls, and boarded up older windows.



10-B (Ohio Ave. and S. 29th St.) Abandoned residential building with extensive deferred maintenance, signs of water damage, boarded up windows, and graffiti.



10-B (Ohio Ave. and S. 33rd St.) Sagging and deteriorated roof, extensive deferred maintenance, dry rot, and water damage.



10-B (S. 42nd St. and Center Ave.) Extensive street pavement deterioration.



10-B (S. 42nd St. and Center Ave.) Deteriorated sidewalk with sections of pavement missing and overgrown with vegetation.



10-B (21st St. and Grant Ave.) Cracked and sunken porch, deteriorated eaves and peeling paint.



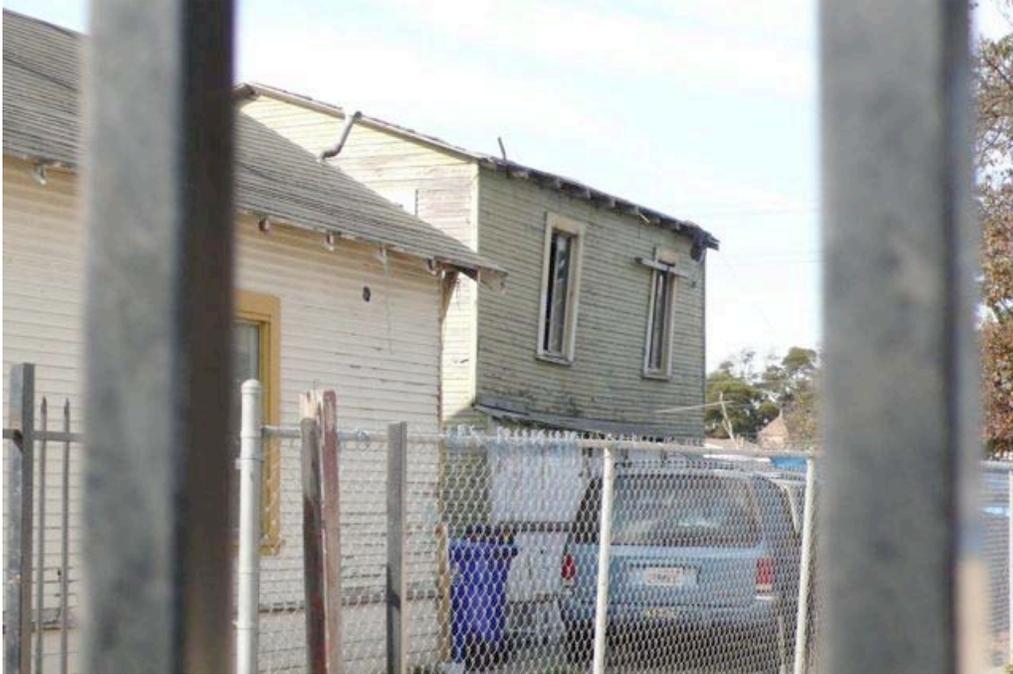
10-B (South 29th St. near I-580) Extensive deferred maintenance with deteriorated walls and siding, boarded up windows and doorways.



10-B (S. 31st St. and Erlandson St.) Deteriorated roof and eaves and dry rot.



10-B Vacant commercial property with extensive cracks on wall.



10-B Dilapidated residential structure with alignment problems, deteriorated eaves and siding, and peeling paint.



10-B Aerial view of Integrated Wastewater Pond Systems located near the Chevron refinery in the West Parkway area.

11-A Harbour



11-A (Waterfront near south end of Canal Blvd.) Extensive deferred maintenance, deteriorated staircase, walls, and roof.



11-A (Waterfront near south end of Canal Blvd.) Accumulated trash along dock.



11-A (Waterfront near south end of Canal Blvd.) Substandard and obsolete design. Extensive deferred maintenance with deteriorated walls and signs of water damage.



11-A (Waterfront near south end of Canal Blvd.) Extensive deferred maintenance with deteriorated walls, rusting and broken windows and security gate.



11-A (S. 8th St. and Wright Ave.) Deteriorated roof and siding.



11-A (Harbour Way S. between Wright and Chandler) Deteriorated and rusting wall.



11-A (Harbour Way S. between Wright and Chandler) Deteriorated and rusting roof.

12-A North Richmond



12-A (Gertrude Ave. and Kelsey St.) Dilapidated residential structure with alignment problems.



12-A (Alamo Ave. and Kelsey St.) Residential structure with extensive deferred maintenance, boarded windows and graffiti.



12-A (Gertrude Ave. and Filbert St.) Residential structure with boarded windows, deteriorated rain gutters and missing fence.



12-A (Gertrude Ave. and Filbert St.) Residential structure with extensive deferred maintenance and deteriorated roofing and eaves.

Appendix D:
Richmond Police Department
Crime Data Geographies

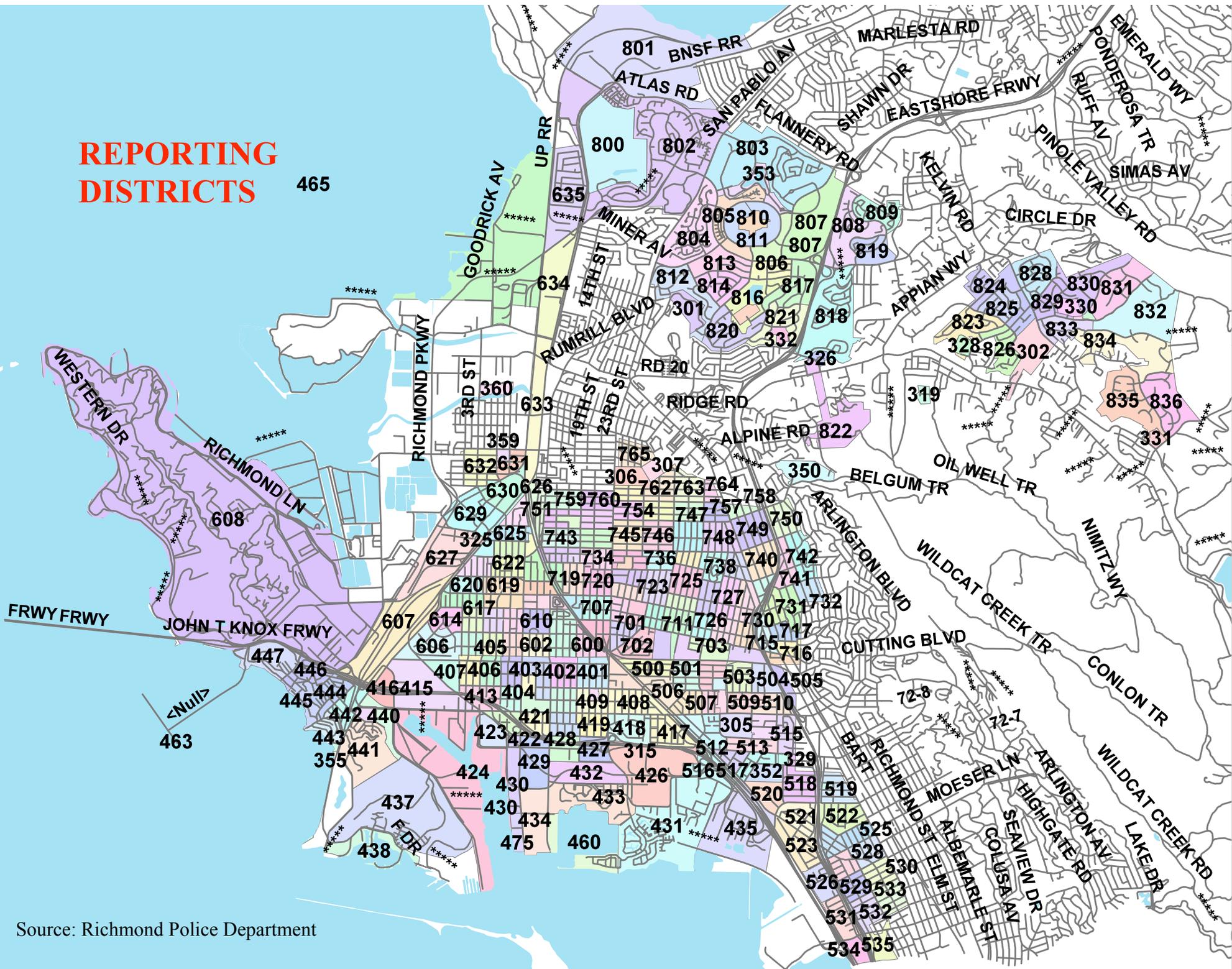
NEIGHBORHOODS



Source: Richmond Police Department

REPORTING DISTRICTS

465



Appendix E:
Potential Funding Sources

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Primary Sources			
Richmond Community Redevelopment Agency	Tax Increment	O	Tax increment revenue is generated by the increase in property values within a designated Redevelopment Project Area and is generally the primary source of financing for an Agency's programs. The Agency is obligated to dedicate 20 percent of tax increment revenue to affordable housing production. Eligible activities include those that contribute to the elimination of blighting conditions within the designated Project Area and to the creation of affordable housing.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources			
Department of Housing and Urban Development (HUD)	Community Development Block Grants (CDBG)	G	<p>Community Development Block Grants (CDBG) are allocated by the United States Department of Housing and Urban Development (HUD) to fund activities such as public works; rehabilitation loans and grants; land acquisition, demolition, and relocation for redevelopment; public services; and affordable housing, social services and projects for the elderly or disabled. CDBG-funded projects and activities must principally benefit low and moderate-income persons, aid in the prevention or elimination of blight, or address an urgent need. CDBG funds have provided a limited source of revenue for many redevelopment activities in California. Larger cities, such as Richmond, are considered entitlement communities that are able to receive direct annual grants for community development efforts. Section 108 is the loan guarantee provision of the CDBG program sponsored by HUD. The objective of the loan funding is to provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects.</p> <p>All projects and activities must either principally benefit low and moderate income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The maximum repayment period for Section 108 loan is 20 years. The City of Richmond serves as the Section 108 entity.</p>
Department of Housing and Urban Development (HUD)	Neighborhood Stabilization Program (NSP)	G	<p>The Neighborhood Stabilization Program (NSP), administered by HUD, provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of home values of neighboring properties. NSP funds may be used for activities which include, but are not limited to: establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties; purchase and rehabilitate homes and residential properties abandoned or foreclosed; establish land banks for foreclosed homes; demolish blighted structures; and redevelop demolished or vacant properties. The City of Richmond received approximately \$3.3 million from the NSP. A percentage of these fund will likely fund activities in the Merged Project Area.</p>
Department of Housing and Urban Development (HUD)	HOME funds	G	<p>The Home Investment Partnership Program (HOME), administered by HUD, provides formula grants to states and localities that communities often use in conjunction with local nonprofit organizations to fund affordable housing activities. HOME funds are awarded annually to participating jurisdictions. States are automatically eligible and receive their funding each year. Local jurisdictions eligible for at least \$500,000 under the formula (\$335,000 in years when Congress appropriates less than \$1.5 billion for HOME) may receive an allocation. HOME assisted rental housing must comply with certain rent limitations. In addition, HOME regulations include a maximum per unit subsidy limit and maximum purchase price limit. Eligible activities include home purchase or rehabilitation financing assistance; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated units and payment of relocation expenses. Ten percent of the annual allocation may be used for program planning and administration.</p>

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
Department of Housing and Urban Development (HUD)	Brownfield Economic Development Initiative (BEDI)	G	<p>The Brownfield Economic Development Initiative (BEDI) is a federal program administered by HUD. BEDI grants are designed to help local governments redevelop brownfields. Brownfields are defined as abandoned, idled, or underutilized properties, including industrial and commercial facilities where expansion or redevelopment is complicated by the possible presence of environmental contamination. BEDI grants must be linked with a new Section 108-guaranteed loan commitment secured by the City's CDBG funds. Both Section 108 loan guarantee proceeds and BEDI grant funds are initially made available by HUD to local government agencies eligible for assistance under the CDBG program. A local government may re-loan the Section 108 loan proceeds and provide BEDI funds to a business or other public entity eligible to carry out a specific approved brownfields economic development project, or the public entity may carry out the eligible project itself. In either case, BEDI grant funds and the Section 108 proceeds must be used to support the same eligible BEDI project.</p> <p>The City received approximately \$1.3 million to help redevelop the Terminal 1 site and \$2.0 million to help with land remediation for the Miraflores project. This funding could assist in the remediation of sites, making them economically viable to develop.</p>
Department of Transportation	Safe, Accountable, Flexible and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)	G	<p>The goal of the SAFETEA-LU is to address the significant transportation challenges in the areas of safety, security, congestion, intermodal connectivity and timely project delivery. SAFETEA-LU provided \$14.73 billion for highway programs and \$3.04 billion for transit. A considerable number of safety, finance, highway, environmental, public transportation, planning and research programs are funded under SAFETEA-LU including the Congestion Mitigation and Air Quality Improvement Program (CMAQ), Highway Safety Improvement Program, Transportation Infrastructure Finance and Innovation Act Program, Surface Transportation Program (STP), and Transportation and Community and System Preservation Program (TSCP). The SAFETEA program is set to expire on September 30, 2009. If reauthorized the program would provide additional funding for highway and safety programs and for public transportation programs for future years.</p>
Department of Transportation	Congestion Mitigation and Air Quality Improvement Program (CMAQ)	G	<p>The Congestion Mitigation and Air Quality Improvement Program (CMAQ), administered by the United States Department of Transportation (DOT), is part of SAFETEA-LU. The primary purpose of the CMAQ is to fund projects and programs in air quality nonattainment and maintenance areas for ozone, carbon monoxide and particulate matter that reduce transportation related emission. Eligible activities include programs designed to reduce vehicle emissions specifically citing truck, school bus and transit bus heavy duty diesel retrofits. Also includes scrapping programs to remove high emitting vehicles from operation. This program currently requires a local match of at least 11.47 percent of the total project cost.</p>

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
Housing and Community Development (HCD)	CalHOME Program	G/L	The CalHOME Program, administered by the California Department of Housing and Community Development (HCD), provides grants to local public agencies or nonprofit corporations for first-time homebuyer downpayment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance programs, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Eligible activities include predevelopment, site development, and site acquisition for development projects; rehabilitation, and acquisition and rehabilitation of site-built housing; and rehabilitation, repair and replacement of manufactured homes. Downpayment assistance, mortgage financing, homebuyer counseling, and technical assistance are offered for self-help developments, or projects built using "sweat-equity." The City of Richmond has obtained loans from this program in the past.
Housing and Community Development (HCD)	Building Equity and Growth in Neighborhoods Program (BEGIN)	G	The Building Equity and Growth in Neighborhoods Program (BEGIN), administered by HCD, provides grants to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. The program also includes second mortgage loans for downpayment assistance to low or moderate income first-time homebuyers. Eligible homes must be newly constructed in projects facilitated by local regulatory incentives or barrier reductions, and may include manufactured homes.
Housing and Community Development (HCD)	Infill Infrastructure Grant Program (IIG)	G	The Infill Infrastructure Grant Program (IIG), administered by HCD, provides competitive grants to assist in the construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. Eligible applicants include non-profit and for-profit developers, as well as public agencies partnering with a private developer. Approved in 2006 as part of Proposition 1C, the City has not yet utilized this funding source for projects in Richmond.
California Department of Housing and Community Development	Downtown Rebound Program	L	The Downtown Rebound Capital Improvement Program, administered by HCD, provides competitive loans to eligible projects that promote the adaptive reuse of vacant or underused commercial and industrial space into housing where at least 20 to 40 percent of units are affordable to low income households, residential infill, development of high-density housing near mass transit stations. Funding may be used for planning for infill housing, adaptive reuse, and other forms of downtown housing development, including seismic and structural feasibility studies related to adaptive reuse. Eligible applicants include private and public entities, such as redevelopment agencies. Richmond has not yet utilized this funding source for projects in the City.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
California State Park and Recreation Department	Proposition 40, California Clean Water, Clean Air, Safe Neighborhood Park, and Coastal Protection Act of 2002	G	<p>Proposition 40, the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (2002 Resources Bond) provides funding for several types of projects, two of which are historic preservation and open space. Historic preservation programs are administered by the California Cultural and Historical Endowment in the California State Library Office, and open space programs are administered by California Department of Parks and Recreation. Funding is dedicated to preserving historic and cultural resources. Proposition 40 also provides funds for local assistance grants for open space. The relevant bond act programs for open space are:</p> <p>1) Roberti-Z’Berg-Harris (RZH) Urbanized Area Grant Program is targeted at urgent park and recreation needs in heavily populated communities with economically disadvantaged areas, and it requires a local match of three-sevenths of the state grant amount. Eligible activities include acquisition, development/rehabilitation, special major maintenance of park and recreation lands, and innovative recreation programs;</p> <p>2) State Urban Parks and Healthy Communities Grant Program provides grants for the acquisition and development of properties for active recreational purposes, and requires a local match of one-third of the state grant amount or one-quarter of the total project amount. Eligible projects include acquisition and/or development of property for active recreational purposes such as athletic fields, swimming pools and permanent play structures.</p>
Housing and Community Development (HCD)	Transit-Oriented Development (TOD)	G/L	The Transit-Oriented Development Program (TOD), administered by HCD, offers competitive low-interest loans for construction of rental housing developments that include affordable housing and are within one-quarter mile of a transit station. Additionally, the program provides grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments. Eligible applicants include public and private entities, such as redevelopment agencies. Approved in 2006 as part of Proposition 1C, the City has not yet utilized this funding source for projects in Richmond.
Department of Public Works / Metropolitan Transportation Commission (MTC)	Fuel Tax	O	The State imposes a tax on gasoline, aircraft jet fuel and diesel fuel sales. An interstate user tax and use fuel tax is also collected by the State. These revenues may be used for street maintenance, construction activities and circulation improvements throughout Richmond. Approximately one-third of the gasoline, diesel fuel and use fuel tax revenues are distributed to local jurisdictions on a formula based on population and other factors. The City’s revenue estimates for FY 2007/08 included approximately \$1.9 million in gas tax revenues, which are distributed to the Department of Public Works.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
California Transportation Commission/ Metropolitan Transportation Commission (MTC)	State Transportation Improvement Program (STIP)	G	The State Transportation Improvement Program (STIP) is a multi-year capital improvement program for transportation projects on and off the State highway system. STIP programming generally occurs every two years. The program lists all capital improvement projects approved by the California Transportation Commission (CTC) to be funded with State transportation funds, including proceeds from bond acts (such as Proposition 116) and motor vehicle fuel taxes. The STIP also includes federal funds apportioned to the State for transportation purposes. The City would have to apply for STIP funds through the MTC, who then forwards a list of the region's highest priority transportation projects to the CTC for approval. The City is utilizing approximately \$10.1 million in funding through this program to help develop the BART Transit Village.
Caltrans, Office of Local Programs	Railroad Highway At-Grade Crossing Protection Program (Section 130)	O	The Section 130 Program provides federal funds for the elimination of hazards at existing at-grade railroad crossings. The purpose of the program is to reduce the number, severity and potential hazards to motorists, bicyclists, and pedestrians at crossings. The California Public Utilities Commission (CPUC) recommends the types of improvements that are needed to eliminate vehicular and pedestrian hazards. Projects must be on a public road, sponsored by a city, county, or railroad company and the railroad/highway crossing must be included on the CPUC's "Recommended List of Public Crossings in California for Improved Crossing Protection with Federal Funding." Projects include but are not limited to installation and upgrade of railroad protection systems and grade crossing eliminations.
Caltrans	Trade Corridor Improvement Fund (TCIF)	G	The Trade Corridor Improvement Fund (TCIF) is a program administered by the California Department of Transportation (DOT) to fund infrastructure improvements along federally designated "Trade Corridors of National Significance" or along other trade routes with a high volume of freight movement. Funding for the program comes from the voter approved Highway Safety, Traffic Reduction, Air Quality, and Port Security Bond Act of 2006 (Proposition 1B). The City has received approximately \$19.0 million in funding through the TCIF program to fund a grade separation project located within the Merged Project Area.
California Infrastructure and Economic Development Bank (IBANK)	Infrastructure State Revolving Fund (ISRF)	L	The Infrastructure State Revolving Fund (ISRF) is low cost financing from the California Infrastructure and Economic Development Bank (IBANK) to public agencies for a wide variety of infrastructure projects with loan terms of up to 30 years to be repaid with local tax revenues. The interest rate is fixed for the term of financing and is set at 67 percent of tax-exempt "A" rated bonds with a weighted average life similar to IBANK financing. Eligible applicants include cities, counties, special districts, assessment districts, joint powers authorities and redevelopment agencies. Eligible projects include city streets, county highways, state highways, drainage, water supply and flood control, educational facilities, environmental mitigation measures, parks and recreational features, port facilities, public transit, sewage collection and treatment, solid waste collection and disposal, water treatment distribution, defense conversion, public safety facilities, and power and communication facilities. However, these funds would need to be repaid out of tax increment revenues and are not a direct source of funding.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
Metropolitan Transportation Commission (MTC)	Measure 2 Transit Funding	O	Regional Measure 2 (RM2) is projected to raise \$125 million each year to ease congestion in the Transbay bridge corridors and enhance the convenience and reliability of the Bay Area's public transit system. Administered by the Metropolitan Transportation Commission (MTC), the revenue is generated by a \$1 toll increase, effective July 1, 2004, on the region's seven state-owned toll bridges, not including the Golden Gate Bridge. Although a significant portion of this money is aimed at large regional projects such as the first leg of the planned BART extension to Silicon Valley, redevelopment of San Francisco's Transbay Terminal, and the seismic retrofit of the Transbay BART tube, approximately 38 percent of total annual RM2 funds are dedicated to provide critically needed operating funds for rail, express and local bus and ferry service. This potential funding source could be used for promoting public transportation and enhancing access to employment for the residents of Richmond.
Metropolitan Transportation Commission (MTC)	Transportation Development Act (TDA)	G	Transportation Development Act (TDA) funds are generated statewide through a one-quarter cent tax on retail sales in each county. The City receives an annual TDA apportionment, and the MTC determines the ways in which the funds are spent. TDA funds may be used for regional and municipal transit projects, special transit projects for disabled persons, bicycle and pedestrian purposes, and other improvements or programs designed to reduce automobile usage.
Bay Area Air Quality Management District (BAAQMD)	Transportation Fund for Clean Air (TFCA)	G	The Bay Area Air Quality Management District (BAAQMD) manages the Transportation Fund for Clean Air (TFCA) Regional Fund. The TFCA program awards grants for transportation projects that reduce motor vehicle emissions. Eligible projects include the purchase of low emission, alternative fuel vehicles with a gross vehicle weight of 10,000 pounds or more, including school buses and transit buses; shuttle and feeder bus service to train stations; ridesharing programs; bicycle facility improvements; arterial management projects that improve the flow of traffic on major roadways; transit information projects; and smart growth and traffic calming projects. TFCA grants could assist with circulation issues and incompatible uses, but are typically small grants. The City has received approximately \$600,000 through the TFCA program to fund pedestrian improvements along Nevin Avenue.
California Coastal Conservancy	San Francisco Bay Area Conservancy Program (Bay Program)	G	Administered by the Coastal Conservancy, the San Francisco Bay Area Conservancy Program (Bay Program) provides grants to help achieve the following Bay Program goals: (1) protect, restore and enhance natural habitats and other regional open space resources throughout the nine Bay Area counties; (2) improve public access to the Bay, its surrounding hills and the coast through completion of bay, coast and ridge trails that are a part of the regional trail system; and (3) promote projects that provide open space accessible to urban populations for recreation and education purposes. This program is funded through two voter approved bond funds: Proposition 40 and Proposition 50, and the Coastal Conservancy is expected to spend \$40 million from Proposition 40 and \$20 million from Proposition 50 in the San Francisco Bay region. The Bay Program may fund property acquisition and project planning, design, and construction. Research, assessments and environmental education activities will only be considered when tied to on-the-ground projects. Proposition 40 funds may be used for projects implementing Bay Program goals mentioned above.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
Metropolitan Transportation Commission (MTC)	Transportation for Livable Communities (TLC)	G	The MTC's Transportation for Livable Communities (TLC) Program supports community-based transportation projects that help to revitalize downtown areas, commercial cores, neighborhoods and transit corridors. The TLC Program offers three kinds of financial assistance: Planning Grants, Capital Grants and the Housing Incentive Program grants. Planning Projects must be intended to assist in solving economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development.
Metropolitan Transportation Commission (MTC)	Housing Incentive Program (HIP)	G	The Housing Incentive Program (HIP), administered by the MTC, provides grants to local governments that help build housing near transit stops. Key objectives of the program include: increasing the supply of housing in areas with existing infrastructure and services; locating new housing in areas with viable non-automotive transportation options; and establishing the residential density and ridership markets necessary to support high-quality transit service. Funds can be used for citywide improvements to sidewalks and crosswalks linking housing to nearby community facilities or streetscape improvements that support increased pedestrian, bicycle and transit activities and safety. The HIP requires a 11.5 percent minimum match. The City used funding through the TLC Program to support the BART Transit Village project.
Association of Bay Area Governments (ABAG)	San Francisco Bay Trail Program	G	Directed by the Association of Bay Area Governments (ABAG), the San Francisco Bay Trail is a partially completed recreational corridor that will encircle the San Francisco and San Pablo Bays. It is a continuous 400 mile network of bicycle and hiking trails that provides access to recreational opportunities and wildlife viewing. The San Francisco Bay Trail Project was created as a nonprofit organization in 1990 dedicated to the planning, promotion, and implementation of the Bay Trail. Among its activities, the Bay Trail Project provides grants for trail construction and maintenance. One of the key priorities for the Bay Trail Project is providing technical assistance and planning for key Bay Trail segments.
Contra Costa County Transportation Authority	Measure J	G	Measure J is a transportation funding initiative passed on Contra Costa County in 1988 (Measure C) and renewed in 2004. The program is paid for by a half-percent sales tax increase. Projects funded with Measure J funds, which are administered by the Contra Costa County Transportation Authority, include local transportation sales tax funds transportation improvements. Projects in Richmond include dockside improvements in support of the proposed ferry terminal.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Secondary Sources (continued)			
City of Richmond	Development Impact Fees	O	Development impact fees are fees placed on new private development to mitigate specific consequences related to population growth. Impact fees are used throughout Richmond to mitigate the impact of new development. Under applicable state laws regarding the imposition of development impact fees, such fees can be imposed on a new private development only to the extent that a direct nexus or relationship exists between the need for public facilities caused by such new development and the level of fees imposed. Development impact fees can cover only the portion of the cost of needed public improvements attributable to new development.
City of Richmond	Land Sales		The Agency may acquire property in implementing the Redevelopment Program. The sale of such property will create a resource that can be used to fund redevelopment activities. In most instances, land sale proceeds only offset a portion of the costs for a specific development project, and do not create a resource that is available for a general revitalization effort. It is not known at this time how much land sale proceeds will equal.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources			
Department of Housing and Urban Development (HUD)	Tax Credit Assistance Program (TCAP)	G	Provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects via a formula-based allocation to State housing credit allocation agencies. The housing credit agencies in each state shall distribute these funds competitively and according to their qualified allocation plan. Projects awarded low income housing tax credits in fiscal years 2007, 2008, or 2009 are eligible for funding, but housing credit agencies must give priority to projects that are expected to be completed by February 2012.
Department of Housing and Urban Development (HUD)	Lead Hazard Reduction/Healthy Homes	G	The Lead-Based Paint Hazard Control Grant Program assists in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing.
Department of Housing and Urban Development (HUD)	Renewal Community Tax Incentives (RC)	O	The Renewal Community Tax Incentives (RC) encourage businesses to open, expand, and to hire local residents. The incentives include employment credits, a 0% tax on capital gains, accelerated depreciation through Commercial Revitalization Deductions, and other incentives.
Department of Housing and Urban Development (HUD)	Empowerment Zones (EZ)	G/O	The Empowerment Zones (EZ) program provides grants and tax incentives to locate businesses in, and hire residents of, economically disadvantaged areas. EZ incentives include employment credits, low-interest loans through EZ facility bonds, reduced taxation on capital gains, and other incentives.
Department of the Treasury	New Market Tax Credits (NMTC)	O	The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
Economic Development Administration (EDA)	Economic Development Assistance Programs (EDAP)	G	Pursuant to the Public Works and Economic Development Act of 1965, as amended, the Economic Development Administration (EDA) administers grants under the Public Works, Planning, Local Technical Assistance, and Economic Adjustment Assistance Programs that will promote comprehensive, entrepreneurial and innovation-based economic development efforts to enhance the competitiveness of regions, resulting in increased private investment and higher-skill, higher-wage jobs in regions experiencing substantial and persistent economic distress.
Economic Development Administration (EDA)	Small Business Administration (SBA)	G/L	A number of federal Small Business Administration (SBA) funding programs are available, ranging from small business loans, special loans and equity investment programs. All financing options are tailored to small business needs. Loans programs include Basic 7(1) Loan Guaranty, Certified Development Company (CDC), and Microloan and Loan Prequalification. Special loan programs include the Export Working Capital Program that provides short-term working capital to exporters, and International Trade Loan. SBA's investment program consists of privately owned and managed investment firms that provide venture capital and start-up financing to small businesses. Generally, technical assistance is provided, but grants and loans are also available. This funding source could help strengthen the economic base of the business community. Eligible activities include one on one counseling with small business owners, hosting workshops, classes, and web site design.
Economic Development Administration (EDA)	Technical Assistance Program	G/O	The Technical Assistance program, sponsored by the EDA, promotes economic development to alleviate underemployment in distressed areas. It provides funds through grants or other cooperative agreements to fund feasibility studies and other projects leading to local economic development. The program assists in the long range economic development of areas with severe unemployment and low income families, and aids in the development of public facilities and private enterprise to help create permanent jobs. Projects funded through this program help to solve economic development problems, respond to economic development opportunities, and expand organizational capacity for economic development. Many local technical assistance projects are used to determine the economic feasibility of various local development projects involving industrial, commercial and other activities. The technical assistance program could be a potential source of funding for economic development activities.
Environmental Protection Agency (EPA)	Brownfields Cleanup Revolving Loan Fund (BCRLF)	L	The Environmental Protection Agency (EPA) administers the Brownfields Cleanup Revolving Loan Fund (BCRLF). The purpose of the BCRLF program is providing financial assistance for the remediation of brownfields. Provided by the EPA, it enables state and local governments to make low interest loans to carry out cleanup activities on properties that have a release or substantial threat of release of a hazardous substance that threatens public health or welfare. In previous years, the program has funded projects up to \$1 million. The BCRLF program could assist funding site preparation and development activities.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
Federal Highway Administration (FHWA)	Transportation and Community System Preservation Program (TCSP)	G	The Transportation and Community and System Preservation Program (TCSP) provides funding for planning grants, implementation grants and research grants to investigate and address the relationship between transportation and community system preservation. State and local governments as well as metropolitan planning organizations (MPOs) are eligible for discretionary grants to plan and implement strategies that improve the efficiency of the transportation system; reduce environmental impacts of transportation; reduce the need for costly future public infrastructure investments; ensure efficient access to jobs, services and centers of trade; examine development patterns; and identify strategies to encourage private sector development patterns that achieve these goals. TCSP is a potential source of funding for transit and general circulation improvements.
National Endowment for the Arts (NEA)	Access to Artistic Excellence	G	The Access to Artistic Excellence program, created by National Endowment for the Arts (NEA), fosters and preserves excellence in the arts and provides access to the arts for all Americans. One applicable program category is the Design Stewardship category, which funds projects that protect, share or celebrate Americans' collective design heritage. These include, among others, historic preservation activities; the exhibition and publication of historical design; and education and outreach that bring established design practices to American communities, such as conferences, symposia, and other gatherings that promote the heritage and conservation of design. In redevelopment terms, this program allows the grant to be spent on redevelopment activities, design fees, and community planning, but will not fund construction, purchase or renovation of facilities. Eligible activities include predevelopment, design fees, and community planning.
National Parks Service	Historic Rehabilitation Tax Credits	O	The Historic Rehabilitation Tax Credits program provides: 1) Two tier tax credit equal to 20% of the cost of rehabilitating certified historic buildings or 2) Tax credit equal to 10% of the costs of substantial rehabilitation of depreciable property. Rehabilitation must meet specific physical tests for retention of external walls and internal structural framework. Credit cannot be claimed on "tax exempt use" or on federal grant funds used for rehabilitation. Eligible activities include rehabilitation of certified historic buildings and rehabilitation of non-historic buildings built before 1936 used for non-residential purposes.
National Parks Service, administered by California State Parks	Land and Water Conservation Fund	G	The Land and Water Conservation Fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities, and indoor facilities which support outdoor recreation activities.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
National Trust for Historic Preservation	Preservation Services Fund (PSF)	G	The Preservation Services Fund (PSF) provides grants for nonprofit groups or local governments to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning and economics; conferences that address subjects of particular importance to historic preservation; and curriculum development in preservation. Funds cannot be used for "bricks and mortar" activities or to conduct research or resource surveys.
National Trust for Historic Preservation	National Preservation Loan Fund (NPLF)	L	The National Preservation Loan Fund (NPLF) is a more flexible fund than ICVF (defined below) in terms of project criteria. NPLF provides funding for a variety of preservation projects. These may include establishing or expanding local and statewide preservation revolving funds, acquiring and/or rehabilitating historic buildings, sites, structures and districts, and preserving National Historic Landmarks. Projects must demonstrate a community revitalization aspect that ensure the project's impact will be far-reaching. The program includes project based loans for one specific building and lines of credit for rehabbing several buildings in the area. Eligible projects involve the acquisition, stabilization, rehabilitation and/or restoration of historic properties in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
National Trust for Historic Preservation	Inner City Ventures Fund (ICVF)	L	The Inner-City Ventures Fund (ICVF) finances community development projects that result in preserving historic properties that benefit low, moderate, or mixed income neighborhoods. The program has geographic restrictions. They are intended to battle displacement caused by inner-city revitalization efforts by helping to meet the needs of existing residents. Eligible projects involve the acquisition, stabilization, rehabilitation and/or restoration of historic properties in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
California Franchise Tax Board	Enterprise Zone Tax Benefits	O	The Enterprise Zone Program targets economically distressed areas throughout California. Special state and local incentives encourage business investment and promote the creation of new jobs. The purpose of the program is to stimulate development by providing tax incentives to businesses and allow private sector market forces to revive the local economy. Enterprise Zones are defined geographic areas in which businesses can claim certain state income tax savings and other advantages. California Income tax and other benefits include: tax credits on up to half the wages paid to a qualified new employee; tax credits for sales taxes paid on equipment purchased for manufacturing or production purposes; all net operating losses may be carried forward as a deduction in future years; business equipment depreciation can be accelerated, up to a limited amount, and others.
California Housing Finance Agency (CalHFA)	Housing Enabled by Local Partnership program (HELP)	L	The Housing Enabled by Local Partnership (HELP) Program, provided by the California Housing Finance Agency (CalHFA), offers loans with a three percent interest rate to local government agencies for their locally determined affordable housing activities and priorities. HELP funds must be used to directly produce affordable housing units; however, flexibility is given to the government agency to determine the specific housing activity and use of the funds. The Agency's affordable housing efforts could be supported by HELP funds to directly produce affordable housing through acquisition, development, rehabilitation or preservation of affordable rental or ownership housing.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
California Housing Finance Agency (CalHFA)	Community Stabilization Home Loan Program (CSHLP)	L	The Community Stabilization Home Loan Program (CSHLP) offers a below market rate, conventional first mortgage loan to first-time homebuyers purchasing select real estate owned (REO) properties in specific California communities. Richmond is eligible for the CSHLP.
California State Parks	Per Capita Grant Program	G	The Per Capita Grant Program is intended to maintain a high quality of life for California's growing population by providing a continuing investment in parks and recreational facilities. Specifically, the program funds acquisition, development, improvement, rehabilitation, restoration, enhancement, and the development of interpretive facilities, local parks, and recreational lands and facilities. Per capita grant funds can only be used for capital outlay.
California State Water Resources Control Board	Petroleum Brownfield Grant Program: Orphan Site Cleanup Account (OSCA)	O	The Petroleum Brownfield Grant Program provides financial assistance for brownfield sites in California that were contaminated by petroleum leaking underground storage tanks where there is no financially responsible party. Grants of up to \$1.5 million per site are available for assessment and cleanup costs. If funding available in a given year is insufficient to meet the demand for OSCA grants, the Board gives each application a score, creates a priority list based on that score and funds projects in their order of priority.
California Tax Credit Allocation Committee (CTCAC)	Low Income Housing Tax Credits (LIHTC)	O	The California Tax Credit Allocation Committee (CTCAC) administers two Low-Income Housing Tax Credit Programs – a federal, or 9%, program and a state, or 4%, program. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements.
Bay Area Council	Community Capital Investment Initiative (CCII) and the Bay Area Family of Funds	O	<p>The Bay Area Family of Funds consists of the following three funds: 1) Bay Area Smart Growth Fund will invest equity in real estate developments, including mixed use, mixed income, commercial, housing and industrial uses. 2) Bay Area Equity Fund will invest equity in profitable growing businesses capable of generating substantial job and wealth creation in 46 target neighborhoods. 3) California Environmental Redevelopment Fund (CERF) will invest in environmental remediation and redevelopment, primarily clean up activities. The goals for the funds are to: build healthy and self-reliant communities, create and recycle wealth for residents, community organizations, and institutions, reduce poverty, increase household income, and produce high quality jobs, increase the number of community-serving and region-serving businesses, expand affordable housing and home ownership among current residents, create new and improved services and amenities, avoid displacement and mitigate adverse community impacts.</p> <p>Through capital investment by the Bay Area Family of Funds, CCII facilitates keystone developments such as commercial retail, mixed-use, and industrial facilities in 46 target neighborhoods.</p>

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
Local Initiatives Support Corporation (LISC)	Loans	L	LISC's loan program is designed to provide nonprofit community development corporations with the debt capital needed to enable otherwise worthy and otherwise feasible projects to be developed. LISC provides capital at flexible and often below-market rate terms. LISC provides loans for predevelopment, acquisition, construction or mini-permanent financing.
Local Initiatives Support Corporation (LISC)	Predevelopment Zero Interest Loans ("Recoverable Grants")	L	Most often used in predevelopment stage, LISC provides local nonprofit community development corporations with zero interest loans (or "recoverable grants"). These zero-interest loans are typically no more than \$50,000. LISC will advance funds for predevelopment costs with no interest charged, and the funds are generally repaid within 12 to 18 months. Repayment typically occurs when acquisition and/or construction financing is secured.
Local Initiatives Support Corporation (LISC)	Green Connection Loan Fund	L	The Green Connection Loan Fund provides nonprofit developers with preferred financing to help incorporate green, sustainable materials and design features into affordable housing. Loans of up to \$250,000 are made to community development organizations with a strong commitment to sustainable building.
Local Initiatives Support Corporation (LISC)	Equity	O	LISC's affiliate, the National Equity Fund, provides equity investments in affordable housing projects eligible for low income housing tax credits.
Pacific Gas & Electric (PG&E)	Rule 20A Program	O	The Rule 20A Program provides funding for the undergrounding of overhead electrical wires as well as other utilities. Projects are typically in areas of communities that are used most by the general public, and must be legislated by the nominating city for conversion to underground utilities. After an area is nominated, there is generally a significant wait for the undergrounding as the service is in high demand. The work is carried out by Pacific Gas & Electric (PG&E) and paid for by the benefited customers through future electric rates. PG&E requires an 85 percent concurrence from the property owners in the area.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Complementary Sources (continued)			
Department of Housing and Urban Development (HUD)	HOPE VI	G	HOPE VI Revitalization grants fund: Capital costs of major rehabilitation, new construction and other physical improvements; Demolition of severely distressed public housing; Acquisition of sites for off-site construction; and Community and supportive service programs for residents, including those relocated as a result of revitalization efforts. Any Public Housing Authority that has severely distressed public housing units in its inventory is eligible to apply.
Economic Development Administration (EDA)	Small Business Revolving Loan Fund	L	Sponsored by the EDA and administered locally, the Small Business Revolving Loan Fund can be used in designated census tracts to provide low interest loans to businesses in disadvantaged neighborhoods. The loan fund can be used for a variety of assistance, such as working capital, machinery and equipment, leasehold improvements, and façade improvements benefiting disadvantaged neighborhoods. Interest accrued from the fund can be used for marketing, technical assistance and administrative costs.
Private Sector	Assessment District	O	Assessment Districts enable a city to levy additional taxes on property within designated areas in order to finance improvements directly benefiting those areas. Bonds are issued to finance local improvements such as streets, sidewalks, and parking facilities. Typically, an assessment district is formed to undertake a particular public improvement, and bonds are issued under one of two major assessment acts: the Improvement Act of 1911 and the Improvement Bond Act of 1915. Proposition 218, a 1996 state constitutional amendment, enacted more restrictive requirements for adopting an assessment district and limited the improvements and activities that can be financed through an assessment district. These requirements reduce the likelihood that an assessment district would be a viable financing option for the Redevelopment Program.
Public / Private Sector	Business Improvement District (BID)	O	<p>A BID is a special type of assessment district that generates revenue to support enhanced services. Two types of BID mechanisms exist under California law: 1) Business Improvement Areas (BIAs); 2) Property Based Improvement District (PBIDs). BIAs have been used widely in the state and provide for an additional fee to be added to annual business licensing charges. However, due to the limited income generated through the business license fee, BIAs have typically had a relatively narrow scope of services. In 1994, the Property and Business Improvement District Law provided for an assessment of commercial property, thereby paving the way for a new generation of PBIDs to eventually replace the existing BIAs. The creation of a PBID requires petition support from businesses that would pay more than 50 percent of the annual fees to be collected in the proposed area. A PBID has a cap on assessments and a five year maximum life, requiring a new petition process. PBIDs require the creation of an advisory committee of property and business owners. PBID Funds are most effective when leveraged with CDBG funds and redevelopment funds.</p> <p>A BID can fund enhanced services including maintenance, sidewalk cleaning, security, marketing and economic development. PBIDS can fund the aforementioned activities as well as public improvements such as acquisition and maintenance of parking facilities, benches, trash receptacles, street lighting, decoration and public plaza.</p>

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Unlikely Sources			
Corporation for National and Community Service	AmeriCorps State and National Recovery Act	G	The purpose of this guidance is to assist current AmeriCorps State and National grantees in accessing American Recovery and Reinvestment Act funds to engage AmeriCorps members and community volunteers in efforts to stimulate the economy through the expansion of current programming or the addition of a new program component. Eligible activities include, but are not limited to, providing job counseling and skills training to the unemployed, constructing or rehabilitating housing, assisting nonprofits facing increased need and decreased resources, recruiting volunteers, making housing resource referrals for and providing legal services to those experiencing eviction or foreclosure, connecting children and families to health care, and allowing after-school centers that have lost funding to stay open.
Department of the Treasury	Build America Bonds (BAB)	O	BABs are a new type of tax-credit bond that pays investors both taxable interest and a federal tax credit equal to 35 percent of that taxable interest (Build America Bonds). Through December 31, 2010, state and local governments may elect to issue Build America Bonds in lieu of a tax-exempt governmental bond. Importantly, issuers of BABs may elect to receive a rebate from the IRS of 35 percent of the interest paid on the bonds in lieu of investors receiving the tax credit. BABs may be issued only for those purposes for which tax-exempt governmental bonds may be issued under present law. In addition, the tax rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.) also would apply to BABs. BABs for which an issuer has made the election to receive the 35-percent interest rebate option may only be used for capital expenditures, issuance costs, and reserve funds.
Department of the Treasury	Recovery Zone Facility Bonds	O	The American Recovery and Reinvestment Act of 2009 (Act) authorizes the issuance of \$15 billion in a new category of tax-exempt private activity bonds (Recovery Zone Facility Bonds) for use in areas designated as Recovery Zones. The Act generally defines Recovery Zones as areas designated by state and local governments as having significant poverty, unemployment, or home-foreclosure rates. Generally, property eligible for depreciation that is actively used in a business may be financed with the proceeds of RZF Bonds, provided the property is acquired after the date on which a Recovery Zone designation took effect.
Department of the Treasury	Recovery Zone Economic Development Bonds	O	The Act (defined above) authorizes the issuance of \$10 billion in a new category of taxable bonds similar to BABs (described above). Recovery Zone Economic Development (RZED) Bonds would pay interest at a taxable rate and the federal government would provide issuers with direct payments equal to 45 percent of the interest on the bonds (compared to 35 percent for Build America Bonds). RZED Bonds may be issued for purposes that promote development or economic activity in a Recovery Zone. The bonds also are subject to the present-law rules that apply to tax-exempt governmental bonds (e.g., private-use restrictions, arbitrage, etc.).
Department of the Treasury	Qualified School Construction Bonds	O	The Act (defined above) creates a new category of tax-credit bonds and authorizes \$11 billion annually in Qualified School Construction Bonds for 2009 and 2010 to finance the construction, rehabilitation, or repair of public school facilities. Similar to existing tax-credit bonds, the credit rate for Qualified School Construction Bonds is required to be set by the Secretary of the Treasury at a rate that permits issuance of such bonds without discount and interest cost to the qualified issuer.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Unlikely Sources (continued)			
Department of Housing and Urban Development (HUD)	Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program	G/L	The Assisted Housing Stability and Energy and Green Retrofit Investments Stimulus Program provides grants and loans through HUD's Office of Affordable Housing Preservation (OAHP) for eligible property owners to make energy and green retrofit investments in the property, to ensure the maintenance and preservation of the property, the continued operation and maintenance of energy efficiency technologies, and the timely expenditure of funds. The terms of the grants or loans will include continued affordability agreements.
Department of Housing and Urban Development (HUD)	Youth Build Program	G	The Youth Build Program provides funds passed through the U.S. Department of Housing and Urban Development to YouthBuild USA. YouthBuild provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including states, and units of general local government eligible to provide education and employment training. YouthBuild funds projects that assist high-risk youth in learning housing construction job skills and complete their high school education. Participants enhance their skills as they construct and/or rehabilitate affordable housing for low-income and homeless persons or families.
Department of Housing and Urban Development (HUD)	Capacity Building for Community Development and Affordable Housing Grants	G	The purpose of the Capacity Building for Community Development and Affordable Housing Program is to enhance the technical and administrative capabilities of community development corporations (CDCs) and CHDOs to carry out community development and affordable housing activities. Only the following 4 entities are eligible: Enterprise Community Partners, Inc. (formerly The Enterprise Foundation), the Local Initiatives Support Corporation (LISC), Habitat for Humanity, and YouthBuild USA.
Department of Housing and Urban Development (HUD)	Public Housing Neighborhood Networks	G	The purpose of the Public Housing Neighborhood Networks (NN) program is to provide grants to public housing authorities (PHAs) to: (a) update and expand existing NN community technology centers; or (b) establish new NN centers. These centers offer comprehensive services designed to help public housing residents achieve long-term economic self-sufficiency.
Department of Justice	Gang Prevention Coordination Assistance Program	G	The OJJDP FY 2009 Gang Prevention Coordination Assistance Program provides funding for localities to enhance coordination of Federal, state, and local resources in support of community partnerships implementing the following antigang strategies: primary prevention, secondary prevention, gang intervention, and targeted gang enforcement. This program is authorized by statutes appropriating funds for FY 2009.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Unlikely Sources (continued)			
Federal Highway Administration, California Department of Transportation, MTC	Hazard Elimination Safety (HES)	G	The Hazard Elimination Safety Program (HES) is a federal safety program that provides funds for safety improvements on all public roads and highways. These funds serve to eliminate or reduce the number and/or severity of traffic accidents at locations selected for improvement. CalTrans prioritizes projects statewide, funds are administered through MTC.
National Parks Service	Historic Preservation Grants-in-Aid	G	The Historic Preservation Grants-in-Aid Program provides matching grants-in-aid to states to assist in their efforts to protect and preserve properties listed in the National Register of Historic places.
California Arts Council (CAC)	State-Local Partnership Program (SLPP)	G	During the 2000-2001 year, the CAC awarded 1,720 grants totaling \$29.0 million in 18 grant categories. The State-Local Partnership Program currently funds county arts agencies in 51 out of 58 counties. County government annually approves a resolution of support for the county arts agency's application to the state for funding.
California Department of Insurance	California Organized Investment Network (COIN)	O	<p>California Organized Investment Network (COIN) facilitates the offering of a comprehensive array of investment products responsive to capital needs of low income and/or rural communities. COIN envisions no limit on the type or nature of capital investment that insurance companies may provide to eligible proposals. Broadly categorized, COIN-facilitated investment products may be versions of debt, equity or credit enhancement. To be eligible, proposals must satisfy each of the three guiding investment principles: 1) provide safe, sound and solvent investments offering an acceptable financial return; 2) provide investments in or benefiting low income and rural people or communities either directly or through intermediaries; 3) add value to capital products and programs currently available. COIN administers the program by certifying Community Development Financial Institutions (CDFIs) that wish to receive qualified investments and by certifying the tax credits for investors.</p> <p>Must have either affordable housing or economic development benefit. Affordable housing benefit includes affordable rental housing, affordable ownership housing or mixed income and/or mixed use development.</p>
California Office of Historic Preservation	Mills Act Property Tax Abatement Program	O	The Mills Act Property Tax Abatement Program provides eligible historic private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief. Owner must enter into a ten year contract with a participating city to rehabilitate the building in exchange for a reduction in local property taxes. Owner-occupied single family residences and income-producing commercial properties may qualify. Eligible properties must be listed on the National Register of Historic Places, be located in a National Register or local historic district, or be listed on a state, county or city official register. Local jurisdictions adopt ordinance to participate in program.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Unlikely Sources (continued)			
California State Library	Public Library Fund (PLF)	G	The Public Library Fund (PLF) provides direct state aid to California public libraries for basic public library service. It is intended to embody the state's interest in the general diffusion of information and knowledge through free public libraries, encourage lifelong learning, supplement the system of free public education, help libraries serve as sources of information and inspiration to all persons, and furnish a resource for continuing education. Funding is based on the population of the library's service area. Libraries must formally apply for this funding, and this funding could support the improvement of public library facilities.
City of Richmond	City of Richmond General Fund	O	The general fiscal condition of the country makes ongoing direct financial support of redevelopment activities difficult. State and federal governments have continued to reduce funding and shifted costs and program responsibility to cities and counties.
City of Richmond or Richmond Community Redevelopment Agency	Lease Revenues	O	Broad authority to issue revenue bonds secured by sources other than tax increment, such as tenant leases on publicly owned land or in publicly owned facilities.
City of Richmond or Richmond Community Redevelopment Agency	Mello-Roos Community Facilities District (CFD)	O	<p>The most common method for imposing special taxes in California is through a tax levied pursuant to the Mello-Roos Community Facilities Act of 1982 (the Mello-Roos Act), which authorizes certain public entities to form a Community Facilities District (CFD). The Mello-Roos Act authorizes the formation of a special tax district to finance capital improvement projects and pay for ongoing operations and maintenance. A CFD can be formed in conjunction with the establishment of a redevelopment project to undertake new public projects to joint benefit. One of the key innovations of the Mello-Roos Act is that it allows for property owners to approve a parcel tax if there are less than 12 registered voters. Property owners can be taxed for improvements that provide a general, areawide benefit. Mello-Roos parcel taxes are levied on real property and collected on the county property tax bills. The taxes are calculated pursuant to a formula that is established during the formation proceedings and is effectively part of the voter approval. Mello-Roos taxes are commonly based on the size of property or the improvements on the property.</p> <p>The City or Agency can issue Mello-Roos bonds to finance public infrastructure that are secured by the special taxes on privately owned land and improvements. Typically, Mello-Roos districts are very difficult to form in urbanized areas, given that they require two-thirds resident voter approval.</p>
Richmond Community Redevelopment Agency	Interest Income	O	Some income accrues to the Agency from the investment of tax increment revenues and proceeds. However, much, if not all, of the interest income will likely be offset by the need for the Agency to pay interest on indebtedness, including Agency issued bonds. Actual income from this source would also be influenced by the amount of money available for investment, the terms of the investment, and achievable interest rates.

**Table E-1
Primary, Secondary, Complementary, and Unlikely Funding Sources**

Agency	Program	Funding (G/L/O)	Description / Funding Parameters/Terms & Conditions
Unlikely Sources (continued)			
Richmond Community Redevelopment Agency	Main Street Program	O	The Main Street Program will continue and be unaffected by state fiscal problems as the City never received funding from the State although it did receive technical training from the state. Richmond has State certification for this program. The Main Street Program was initially funded by the Agency and has since then become a 501c(3).
Department of Housing and Urban Development (HUD)	Housing Opportunities for Persons with AIDS (HOPWA) Program	O	Under this program, HUD provides funds for a wide range of housing-related capital development and service activities for people with HIV/AIDS. The HOPWA Program aims to increase the size of the permanently affordable housing stock, expand housing opportunities to meet the needs of the City's HIV/AIDS residents, provide appropriate housing-linked supportive services, and assist non-profit housing developers and service providers in increasing their skills and ability to create HIV/AIDS housing and related supportive services.
Private Sector	Private Donations	O	Private donations by individuals, civic booster organizations or corporate sponsors could make a small, but recognizable contribution to the implementation of the Redevelopment Program. Donations could be used to fund all or part of minor streetscape improvements such as benches, entrance signage, directional signs, bicycle racks, historic signage or landscaping. However, in terms of the total funding needs of the Redevelopment Program, donations may be expected to provide only a small part of the needed implementation funding.

Appendix F:
Tax Increment Projections

Table F-1
Projection of Incremental Tax Revenue
Projects Subject to Cap (Cap Area)
(000's Omitted)

Fiscal Year	Real Property ^a	Proposition 8/ New Development ^b	Total Real Property	Other Property ^c	Total Value	Value Over Base Of \$40,459	Tax Increment ^d	Unitary Revenue ^e	Total Tax Increment Revenue	County Property Tax Admin Fee ^f	Housing Set-Aside	Statutory Pass-through Payments ^g	Net Tax Increment Revenue	Net TI Net Present Value ^h	Housing Net Present Value ^h
2009 - 2010	N/A	N/A	\$1,476,065	\$116,166	\$1,592,231	\$1,501,646	\$17,119	\$107	\$17,226	\$155	\$3,445	\$1,205	\$12,420	\$12,420	\$3,445
2010 - 2011	1,482,339	0	1,482,339	116,732	1,599,071	1,508,486	17,197	107	17,304	156	3,461	1,211	12,476	11,825	3,280
2011 - 2012	1,532,460	0	1,532,460	120,593	1,653,053	1,562,468	17,812	107	17,919	161	3,584	1,349	12,824	11,522	3,220
2012 - 2013	1,624,408	72,321	1,696,729	127,829	1,824,558	1,733,973	19,767	107	19,874	179	3,975	1,777	13,943	11,874	3,385
2013 - 2014	1,798,533	119,087	1,917,619	135,498	2,053,118	1,962,533	22,373	107	22,480	202	4,496	2,380	15,402	12,432	3,629
2014 - 2015	2,032,677	122,728	2,155,405	143,628	2,299,033	2,208,448	25,176	107	25,283	228	5,057	3,411	16,587	12,692	3,869
2015 - 2016	2,284,729	106,874	2,391,603	152,246	2,543,849	2,453,264	27,967	107	28,074	253	5,615	4,439	17,768	12,886	4,072
2016 - 2017	2,335,099	91,842	2,626,940	161,381	2,788,321	2,697,736	30,754	107	30,861	278	6,172	5,464	18,947	13,025	4,243
2017 - 2018	2,784,557	17,669	2,802,226	171,063	2,973,290	2,882,705	32,863	107	32,970	297	6,594	6,240	19,839	12,927	4,297
2018 - 2019	2,970,360	18,199	2,988,559	181,327	3,169,886	3,079,301	35,104	107	35,211	317	7,042	7,065	20,787	12,839	4,349
2019 - 2020	3,167,873	18,745	3,186,618	192,207	3,378,825	3,288,240	37,486	107	37,593	338	7,519	7,941	21,794	12,759	4,402
2020 - 2021	3,377,815	19,308	3,397,123	203,739	3,600,862	3,510,277	40,017	107	40,124	361	8,025	8,873	22,865	12,688	4,453
2021 - 2022	3,600,950	19,887	3,620,837	215,964	3,836,801	3,746,216	42,707	107	42,814	385	8,563	9,150	24,003	10,183	4,504
2022 - 2023	3,115,639	20,484	3,136,123	210,327	3,346,449	3,273,038	37,313	78	37,390	337	7,478	9,150	20,425	10,183	3,728
2023 - 2024	2,646,462	1,290	2,647,752	217,138	2,864,890	2,812,768	32,066	59	32,125	289	6,425	7,732	17,679	8,354	3,036
2024 - 2025	2,806,617	1,329	2,807,946	230,166	3,038,113	2,985,991	34,040	59	34,100	307	6,820	8,459	18,514	8,293	3,055
2025 - 2026	2,976,423	1,369	2,977,792	243,976	3,221,768	3,169,647	36,134	59	36,193	326	7,239	9,229	19,400	8,237	3,073
2026 - 2027	2,985,595	1,410	2,987,005	258,612	3,245,617	3,195,225	36,426	55	36,481	329	7,296	9,402	19,454	7,829	2,936
2027 - 2028	3,166,226	0	3,166,226	274,129	3,440,354	3,389,962	38,646	55	38,701	349	7,740	10,219	20,393	7,779	2,953
2028 - 2029	3,356,199	0	3,356,199	290,577	3,646,776	3,596,383	40,999	55	41,054	370	8,211	11,085	21,388	7,733	2,969
2029 - 2030	45,272	0	45,272	1,549	46,821	46,554	531	1	531	5	106	177	243	83	36
2030 - 2031	47,988	0	47,988	1,642	49,630	49,363	563	1	563	5	113	189	257	83	37
2031 - 2032	50,867	0	50,867	1,741	52,608	52,341	597	1	597	5	119	205	268	82	37
2032 - 2033	53,920	0	53,920	1,845	55,765	55,498	633	1	633	6	127	222	279	81	37
2033 - 2034	57,155	0	57,155	1,956	59,110	58,843	671	1	671	6	134	240	291	81	37
Cumulative Total							624,958	1,813	626,771	5,644	125,354	127,528	368,245	221,334	73,083

a. Prior Year Real Property value generally held constant for most Constituent Project Areas in 2010-11, then increased by 3% in 2011-12 and 6% thereafter.
b. Based on build out analysis of new development described in Preliminary Report. Also includes Proposition 8 reversals starting in 2012-13.
c. Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
d. Based on the application of Project Area tax rates (approximately one percent) to the total incremental taxable value.
e. Based on amount reported by Contra Costa County for 2008-09.
f. County property tax administration fees are based on one percent of tax increment, which is the percentage that such fees represented in 2008-09.
g. Statutory pass-through payments per AB 1290.
h. Net present value at 5.5% discount.

Source: Richmond Community Redevelopment Agency, Fraser and Associates.

**Table F-2
Projection of Incremental Tax Revenue^a
Projects Not Subject to Cap (Non-Cap Area)
(000's Omitted)**

Fiscal Year	Real Property ^b	Proposition 8/ New Development ^c	Total Real Property	Other Property ^d	Total Value	Value Over Base of \$1215,668	Tax Increment ^e	Unitary Revenue ^f	Total Tax Increment Revenue	Property Tax Admin Fee ^g	Housing Set Aside	Statutory Pass- through Payments ^h	Net Tax Increment Revenue	Net TI Net Present Value ⁱ	Housing Net Present Value ^j
2009 - 2010	N/A	N/A	517,618	41,830	559,448	223,173	2,544	6	2,550	23	510	551	1,466	1,466	510
2010 - 2011	524,438	0	524,438	42,670	567,108	230,833	2,631	6	2,638	24	528	583	1,503	1,425	500
2011 - 2012	545,490	0	545,490	44,605	590,095	253,820	2,894	6	2,900	26	580	658	1,635	1,469	521
2012 - 2013	1,397,443	291,403	1,688,846	67,989	1,756,835	593,208	6,763	6	6,769	61	1,354	1,725	3,629	3,090	1,153
2013 - 2014	1,790,177	297,360	2,087,537	72,068	2,159,605	995,978	11,354	6	11,360	102	2,272	2,960	6,026	4,864	1,834
2014 - 2015	2,212,789	303,495	2,516,285	76,392	2,592,677	1,429,050	16,291	6	16,297	147	2,429	3,259	8,602	6,581	2,494
2015 - 2016	2,667,262	309,815	2,977,076	80,976	3,058,052	1,894,425	21,596	6	21,603	195	4,321	5,719	11,368	8,245	3,133
2016 - 2017	3,155,701	316,324	3,472,025	85,834	3,557,859	2,394,232	27,294	6	27,300	246	5,460	7,257	14,338	9,856	3,753
2017 - 2018	3,680,346	230,183	3,910,529	90,984	4,001,513	2,837,886	32,352	6	32,358	291	6,472	8,674	16,920	11,025	4,217
2018 - 2019	4,145,161	237,088	4,382,249	96,443	4,478,692	3,315,065	37,792	6	37,798	340	7,560	10,676	19,222	11,872	4,669
2019 - 2020	4,645,184	240,887	4,886,071	102,230	4,988,301	3,824,674	43,601	6	43,607	393	8,721	12,814	21,679	12,691	5,106
2020 - 2021	5,179,236	248,114	5,427,350	108,364	5,535,713	4,372,086	49,842	6	49,848	449	9,970	15,111	24,319	13,495	5,532
2021 - 2022	5,752,991	255,557	6,008,548	114,865	6,123,414	4,959,787	56,542	6	56,548	509	11,310	17,576	27,153	14,282	5,949
2022 - 2023	6,369,061	263,224	6,632,285	121,757	6,754,043	5,590,416	63,731	6	63,737	574	12,747	20,222	30,194	15,053	6,355
2023 - 2024	7,030,222	271,121	7,301,343	129,063	7,430,406	6,266,779	71,441	6	71,447	643	14,289	23,059	33,455	15,810	6,753
2024 - 2025	7,739,424	279,255	8,018,678	136,807	8,155,485	6,991,858	79,707	6	79,713	718	15,943	26,101	36,952	16,552	7,141
2025 - 2026	8,499,799	287,632	8,787,431	145,015	8,932,446	7,768,819	88,565	6	88,571	798	17,714	29,361	40,698	17,280	7,521
2026 - 2027	9,314,677	296,261	9,610,938	153,716	9,764,654	8,601,027	98,052	6	98,058	883	19,612	32,852	44,711	17,994	7,893
2027 - 2028	10,187,594	139,916	10,327,510	162,939	10,490,449	9,326,822	106,326	6	106,332	938	21,266	35,962	48,146	18,366	8,112
2028 - 2029	10,947,161	0	10,947,161	172,715	11,119,876	9,956,249	113,501	6	113,507	1,022	22,701	38,672	51,111	18,481	8,208
2029 - 2030	11,603,991	0	11,603,991	183,078	11,787,069	10,623,442	121,107	6	121,113	1,091	24,223	44,545	54,255	18,595	8,302
2030 - 2031	12,300,230	0	12,300,230	194,063	12,494,293	11,330,666	129,170	6	129,176	1,163	25,835	44,590	57,587	18,708	8,393
2031 - 2032	13,038,244	0	13,038,244	205,707	13,243,950	12,080,323	137,716	6	137,722	1,240	27,544	47,817	61,120	18,820	8,482
2032 - 2033	13,820,538	0	13,820,538	218,049	14,038,587	12,874,960	146,775	6	146,781	1,322	29,356	51,612	64,491	18,823	8,568
2033 - 2034	14,649,771	0	14,649,771	231,132	14,880,903	13,717,276	156,377	6	156,383	1,408	31,277	55,634	68,064	18,830	8,653
2034 - 2035	15,528,757	0	15,528,757	245,000	15,773,757	14,610,130	166,555	6	166,562	1,500	33,312	59,898	71,852	18,842	8,736
2035 - 2036	16,460,482	0	16,460,482	259,700	16,720,182	15,556,555	177,345	6	177,351	1,597	35,470	64,417	75,867	18,858	8,817
2036 - 2037	17,448,111	0	17,448,111	275,282	17,723,393	16,599,766	188,781	6	188,787	1,700	37,575	69,207	80,122	18,877	8,896
2037 - 2038	18,494,998	0	18,494,998	291,799	18,786,797	17,623,170	200,904	6	200,910	1,809	40,182	74,285	84,634	18,901	8,974
2038 - 2039	19,604,698	0	19,604,698	309,307	19,914,005	18,750,378	213,754	6	213,760	1,925	42,752	80,453	88,630	18,761	9,050
2039 - 2040	20,780,980	0	20,780,980	327,865	21,108,845	19,945,218	227,375	6	227,382	2,048	45,476	86,992	92,866	18,633	9,125
2040 - 2041	22,027,839	0	22,027,839	347,537	22,375,375	21,211,749	241,814	6	241,820	2,178	48,364	93,922	97,356	18,516	9,198
2041 - 2042	23,349,509	0	23,349,509	368,389	23,717,898	22,554,271	257,119	6	257,125	2,316	51,425	101,268	102,116	18,408	9,270
2042 - 2043	22,720,013	0	22,720,013	249,611	22,969,624	21,950,465	250,235	5	250,241	2,254	50,048	98,919	99,020	16,920	8,552
2043 - 2044	24,083,214	0	24,083,214	264,587	24,347,801	23,328,642	265,947	5	265,952	2,395	53,190	106,461	103,906	16,829	8,615
2044 - 2045	25,528,207	0	25,528,207	280,462	25,808,669	24,789,510	282,600	5	282,606	2,545	56,521	114,454	109,085	16,747	8,677
2045 - 2046	27,059,899	0	27,059,899	297,290	27,357,189	26,338,030	300,254	5	300,259	2,704	60,052	122,928	114,575	16,673	8,739
2046 - 2047	17,173,393	0	17,173,393	150,151	17,323,544	16,496,192	188,057	0	188,057	1,694	37,611	75,407	73,345	10,116	5,188
2047 - 2048	18,203,796	0	18,203,796	159,160	18,362,956	17,535,604	199,906	0	199,906	1,900	39,981	81,095	77,030	10,071	5,227
2048 - 2049	19,296,024	0	19,296,024	168,710	19,464,734	18,637,382	212,466	0	212,466	1,913	42,493	87,124	80,936	10,030	5,266
2049 - 2050	20,453,785	0	20,453,785	178,832	20,632,618	19,805,266	225,780	0	225,780	2,033	45,156	93,514	85,076	9,993	5,304
2050 - 2051	21,681,013	0	21,681,013	189,562	21,870,575	21,043,223	239,893	0	239,893	2,160	47,979	100,288	89,465	9,961	5,342
Cumulative Total							5,462,748	222	5,462,970	49,198	1,092,594	2,046,656	2,274,523	580,809	266,726

a. Excludes both the current and base year value for 10-B Nevim (2005 Area) until FY 2012-13, when its assessed value is projected to be above base.
b. Prior Year Real Property generally held constant for most Constituent Project Areas in 2010-11, then increased by 3% in 2011-12 and 6% thereafter.
c. Based on build out analysis of new development described in Preliminary Report. Also includes Proposition 8 reversals starting in 2012-13.
d. Includes the value of secured and unsecured personal property, and state-assessed railroad and non-unitary property.
e. Based on the application of Project Area tax rates to the total incremental taxable value.
f. Based on amount reported by Contra Costa County for 2008-09.
g. Property tax administration fees are based on 1 percent of tax increment, which is the percentage that such fees represented in 2008-09.
h. Tax sharing payments per AB 1290.
i. Net present value at 5.5% discount.