



## **Richmond Workforce Investment Board Meeting Minutes – October 9, 2014**

### **Richmond Workforce Investment Board meeting**

Cassandra Youngblood, Interim RWIB Chairperson, called the Richmond Workforce Investment Board Meeting to order on Thursday, October 09, 2014 at 11:51am.

### **Roundtable introductions; new member Margaret Hanlon-Grady**

**Minutes approved for October 9, 2014 meeting. Motioned by Len Turner, seconded by Steve Bell, minutes approved unanimously.**

### **Richmond Housing Rehabilitation Program**

Jim Becker, President & CEO, Richmond Community Foundation

Mr. Becker introduced a presentation of the new Richmond Housing Rehabilitation Program.

Program Objectives:

- Identify, acquire, rehabilitate, and sell dilapidated, abandoned housing stock.  
Create Social
- Create Social Impact Bond Financing Model to recycle funding to maximize number of housing units in the program

Target Properties:

- Unaddressed code violations
- Absent owners
- Vacant/abandoned
- Significant tax delinquencies
- Mortgage may or may not be foreclosed
- No one (nominal owners, banks, tax collector) will take responsibility for the property

Program Operations:

#### ***Phase 1-Securing Properties:***

Working with Code enforcement, Neighborhood Councils, Banks, and County Tax Collectors.

#### ***Phase 2-Preferred Buyers:***

In partnership with Spark Point Contra Costa will be offering Financial Education and counseling, preparation for home ownership, assistance with financing program.

Spark Point Preferred Buyer include, has completed first time homebuyer workshops, positive credit report, down payment and income sufficient to meet obligations.



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### *Phase 3- Rehab Process:*

Working with the City Liaison, RCF Construction Manager, and RCF Real Estate Brokers. The Project Team will commit to the following:

- Partnership with RichmondBUILD
- Use of local contractors
- Opportunities for local hiring

### **Timeline:**

- Meeting with County Tax Collector (August 18, 2014)
- Council workshop (September 16, 2014)
- Prepare SIB documentation, including bond ordinance, ancillary city approvals, disclosure document (Oct./Nov. 2014)
- Identify initial properties and strategy for acquisition (Oct./Nov. 2014)
- Initial Funding (Q1-2015)
- Initial Acquisitions (Q1-2015)
- Initial Rehab(s) Complete (Q2-2015)
- Initial Sale(s) Complete (Q2-2015)

### **Sales Tax Presentation/City of Richmond Economic Overview 2nd Quarter 2014**

Jerry Peeler, Munis Services

#### *Cash Receipts Analysis-Quarter*

Calendar Sales Quarter 2014 Q2

Richmond 18.1

Contra Costa Co. 4.6

S.F. Bay Area 6.4

Northern California 5.9

Southern California 2.6

State Total: 4.0

#### *Cash Receipts Analysis-Benchmark Year 4 Quarters*

Richmond 9.8

Contra Costa Co. 5.4

S.F. Bay Area 5.8

Northern California 5.6

Southern California 4.5

State Total: 5.0

#### *Economic Composition by Category*

General Retail 30%

Transportation 27% this includes new cars and gas



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Business to Business 24%

Construction 9%

Food Products 9%

Miscellaneous 1%

*Sales Tax Performance by Benchmark Year Ended Quarter.*

General Retail increased in 2014 quarter 2. 3, 957,034/2014 quarter 1. 3,931,615

Transportation increased in to 2014 quarter 2. 20143, 509,882/2014 quarter 1. 3,443,562

*Sales Tax Capture & Gap Analysis*

Less than 100% indicates leakage, 100% indicates equilibrium, and more than 100% indicates capture.

Consumer Total 110%, Apparel Stores 78%, Department Stores 265%, Furniture/Appliance 28%, Drug Stores 53%, Recreation Products 10%, Florist/Nursery 612%, Miscellaneous Retail 68%, Restaurants 48%, Food Markets 65%, Liquor Stores 62%, Food Processing Equipment 62%, Auto Parts/Repair 145%, Auto Sales-New 144%, Auto Sales-Used 198%, Service Stations 134%, Misc. Vehicle Sales 100%, Building Materials-Wholesale 84%, Building Materials-Retail 70%.

### **Measure U Presentation**

Antonio Banuelos, Revenue Manager, City of Richmond Finance Department

Measure U is proposing a one-half cent sales tax to maintain and enhance essential city services, such as public safety, public health and wellness programs, city youth programs and street paving.

Every year a Richmond Community Survey is given to Richmond residents and the following question is asked, “How important, if at all, are the following issues for the City to address?”

The top survey results for the year 2013 are as follow:

Reducing Crime 96%

Addressing blighted properties 86%

Improving street paving conditions 86%

Developing job training opportunities 86%

Improving environmental quality 84%

Improving street and pedestrian lighting 80%

Sales Tax Exemption:

Food products sold in grocery stores, prescription drugs and certain medical supplies, energy utilities, certain alternative energy devices and supplies.

Comprehensive list available at: [www.RichmondMeasureU.com](http://www.RichmondMeasureU.com)

For more information please contact Antonio Banuelos at 510-620-6741 or send an inquiry to [MeasureU@ci.richmond.ca.us](mailto:MeasureU@ci.richmond.ca.us)



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### **Program Updates**

This item on the agenda was not reviewed.

### **Announcements**

Chudy Nnebe – invited all to the Honor a Hero, Hire a Vet Job & Resource Fair on October 22<sup>nd</sup> at the Concord Hilton. The job fair will be from 10am to 2pm.

### **Next RWIB Meeting**

Thursday December 11, 2014

11:30 am -1:00pm

RichmondWORKS

330 25<sup>th</sup> Street

2<sup>nd</sup> Floor Training Room

Richmond, CA

**Meeting Adjourned at 1:03pm**

### **Attendees**

Alex Gomez, Antonio Banuelos, Cassandra Youngblood, Chudy Nnebe, Cindy Surgue, Fred Lucero, Gina Baker, Ginny Kuhel, Itza Gonzalez, Jane Fischberg, Jeffery Shoji, Jerry Peeler, Jill Perry, Jim Becker, John Troughton, Latressa Alford, Len Turner, Linda Palmquist, Margaret Hanlon-Grady, Martha Gonzalez, Patrick Duffey, Ron Whittier, Rosemary Viramontes, Sal Vaca, Sherry Drobner, Steve Bell, Uche Uwahemu, Wendell Greer