

# Richmond Community Redevelopment Agency



## Mission:

The Richmond Community Redevelopment Agency facilitates the revitalization of physical, economic and social conditions through redevelopment of blighted areas and community enhancing programs, and stimulates private sector investment in the City in order to improve the general welfare and enhance the quality of life in the community.

## Strategic Goals:

### Maintain and enhance the physical environment

- Create urban design and development strategies for the Macdonald Avenue and 23<sup>rd</sup> Street corridors, the Nystrom Village area, and the Ford Peninsula.
- Initiate, facilitate and complete projects in the Community and Economic Development Strategic Plan.

### Promote a safe and secure community

- Maximize blight abatement and redevelopment efforts, commencing with the Downtown and Civic Center areas.
- Enhance the quality and supply of housing City-wide, emphasizing affordable components.
- Effectively manage Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and other public programs.

### Promote economic vitality

- Increase home ownership in Richmond.
- Expand and increase economic development program efforts in order to increase private sector investment and job creation.

### Promote effective government

- Actively seek community input on capital projects.
- Increase tax increment creation and recapture through the development of high-value real estate in Redevelopment Project Areas in order to fund inner-city redevelopment activities.
- Maintain a balanced budget and retain the Agency's current credit ratings.

### Promote a sustainable City

- Encourage the use of green building materials and technologies.
- Reduce gasoline usage by replacing old vehicles with hybrid or alternative fuel vehicles.
- Reduce paper consumption through the increased use of electronic documents and the use of double-sided printing, when possible.
- Promote sustainable development standards and practices, including mixed-use, smart growth, high diversity, and low impact development.

# Richmond Community Redevelopment Agency Finance and Administration Division

## Goal

To effectively manage and account for the financial assets of the Agency, including preparing budgets and financial reports, ensuring compliance with administrative rules and procedures and assisting in the issuance of Agency bonds to continue projects, programs, and assignments that will increase future tax increment and support the revitalization of the City of Richmond.

## Description

The Finance and Administrative Division manages the financial and administrative operations of the Agency in close collaboration with the Executive Director and City departments that have legal, financial and administrative responsibilities under the Agency Bylaws. The Division ensures that no Agency budgets are over-spent and that Agency managers are aware of potential financial issues.

## 2008-09 Key Standards

- Ensure that the Agency and its Divisions are operating within approved operating budgets.
- Ensure on-time and accurate compliance with fiscal and administrative requirements, including budget and audit requirements.
- Ensure compliance with applicable contracting laws and regulations.
- Ensure compliance with applicable laws and regulations through on-going review and monitoring of Department activities.
- Prepare operating and capital budgets, and respond to audit and other financial and administrative inquiries.
- Provide management with information and reports as requested.

## Measurements

<b>Output</b>	<b>2008 Goal</b>	<b>2008 Mid-Year Actual</b>	<b>2008 Year End Projection</b>	<b>2009 Proposed</b>
Prepare Agency Budget	100%	100%	100%	100%
Facilitate Agency Audit	100%	50%	100%	100%
Facilitate Single Audit	100%	0%	100%	100%
Preparation & approval of budget adjustments	100%	100%	100%	100%
Contract expiration reports	100%	100%	100%	100%
Process all purchasing paperwork	100%	100%	100%	100%
Update web-site at least quarterly	4	2	4	4
Publish Monthly Reports	12	6	12	12

## Effectiveness

Operating and capital expenditures within approved budgets	100%	100%	100%	100%
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# Richmond Community Redevelopment Agency Finance and Administration Division

Agency Budget approved by June 30th	100%	0%	100%	100%
Agency Audits completed on time	100%	0%	0%	100%
Maintain current Agency bond rating	100%	100%	100%	100%

## Efficiency

% of reports published on time	100%	100%	100%	100%
% of invoices paid on time	100%	100%	100%	100%

# Richmond Community Redevelopment Agency Redevelopment Division

## Goal

To successfully implement all Redevelopment Division projects, programs and assignments based on the Community & Economic Development Strategic Plan, as periodically updated, and within the approved Agency budget.

## Description

The Redevelopment Division promotes economic development and the revitalization of physical, economic and social conditions, develops community assets, and manages real estate assets. The Agency manages its projects and programs professionally and within budget limitations, and completes projects and assignments in a timely fashion.

## 2008-09 Key Standards

- Manage Division within approved operating budget
- Increase tax increment by 3% in measurements.
- Implement capital projects and programs within approved budgets.
- Seek community input on projects and programs.
- Ensure quality of design, materials and workmanship on all capital projects.
- Implement programs fairly with good judgment and professionalism.
- Seek additional funding sources, whenever possible, for qualified projects and programs.
- Complete and implement urban design development strategies.

## Measurements

<b>Output</b>	<b>2008 Goal</b>	<b>2008 Mid-Year Actual</b>	<b>2008 Year End Projection</b>	<b>2009 Proposed</b>
# of projects and programs in progress	47	47	47	45
# of housing units completed	128	89	89	39
Square footage of commercial space completed	177,000	88,500	255,000	214,648
# of Façade improvement programs completed	35	0	17	20
Blocks of Streetscape improvements completed		New		9

## Effectiveness

Dollars expended on public infrastructure (in millions)	9	.9	9	8.8
% of streetscape improvements completed		New		50%
Dollars expended on public facilities (in millions)	24.6	7.4	24.6	17.2
% tax increment increase	4%	4%	4%	3%

# Richmond Community Redevelopment Agency Redevelopment Division

% of capital projects active or completed within fiscal year within budget (2 projects for FY09)		New		100%
% of capital projects completed in fiscal year time (2 FY09)		New		100%

## Efficiency

Other public and private funds leveraged (in millions)	75	22	35	53
Operating costs within budget	100%	50%	100%	100%
Public cost per housing unit completed		New		0
Public cost per commercial square foot completed		New		0

# Richmond Community Redevelopment Agency Office of Economic Development

## Goal

To attract and retain businesses in Richmond through successful marketing of the City and its strategic, natural and economic advantages, and to help local businesses grow and prosper in Richmond.

## Description

The Office of Economic Development maximizes marketing effectiveness through collaborative relationships with City departments, elected officials, other Richmond stakeholders and regional strategic professional alliances.

## 2008-09 Key Standards

- Manage Division within approved operating budget.
- Use stakeholder input to develop programs.
- Form informal strategic alliances to maximize effectiveness.
- Optimize the use of various communications media to recruit, retain and grow businesses.
- Increase business activity in Richmond.

## Measurements

<b>Output</b>	<b>2008 Goal</b>	<b>2008 Mid-Year Actual</b>	<b>2008 Year End Projection</b>	<b>2009 Proposed</b>
Revolving Loan Funds loans approved or closed	5	5	5	8
Number of economic development activities attended		New		35
Number of site tours, site visits	20	6	20	18
Number of public events planned and implemented	13	17	17	20
Number of press releases.		New		21

## Effectiveness

% of press releases resulting in published news story	70%	9 for 11	82%	15
Net absorption of commercial space in City (in sq ft)	75,000	85,261	163,261	90,000
New businesses in City (categorized by sector)	555	395	450	575
City sales tax increase (in millions and by %)		New		\$0.3m/2.5%
Number of Main Street events		New		6
Number of business surveys completed.		New		100

# Richmond Community Redevelopment Agency Office of Economic Development

## Effectiveness

Operating costs within budget	100%	50%	100%	100%
Projects completed on time		New		80%
Projects completed within budget		New		100%

# Richmond Community Redevelopment Agency Housing & Community Development Division

## Goal

To successfully implement all Housing & Community Development Division projects, programs and assignments based on the Community & Economic Development Strategic Plan, as periodically updated, and within the approved Agency budget.

## Description

The Housing & Community Development Division improves existing housing conditions, develops new affordable housing, assists homeless and disabled individuals in obtaining housing, and expands economic opportunities in business and employment for low and moderate-income residents through collaboration of neighborhood residents, community groups, developers, and service providers.

## 2008-09 Key Standards

- Manage Division within approved operating budget.
- Implement capital projects and programs on-time and within approved budgets.
- Seek and use community input on projects and programs.
- Ensure quality of design, materials and workmanship on capital projects.
- Ensure fairness, good judgment and professionalism on program implementation.
- Seek and obtain additional funding sources for projects and programs.

## Measurements

Output	2008 Goal	2008 Mid-Year Actual	2008 Year End Projection	2009 Proposed
# of projects and programs in progress	25	27	27	22
# of home improvement loans closed	8	9	9	8
# of home ownership loans closed	22	2	4	22
CDBG dollars expended	1,265,000	566,421	1,265,000	1,348,000
HOME dollars expended	700,000	511,348	700,000	741,000
New for-sale affordable units completed	18	0	0	14
New rental affordable units completed	0	0	0	0
Rehabilitated affordable units completed (Crescent Park/Arbors)	20	20	20	414
Current new units entitled or under construction	120	116	116	100
Current rehab units entitled or under construction.	434	342	412	414

## Effectiveness

% of funding leveraged in homeownership development	62%	77%	77%	62%
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# Richmond Community Redevelopment Agency Housing & Community Development Division

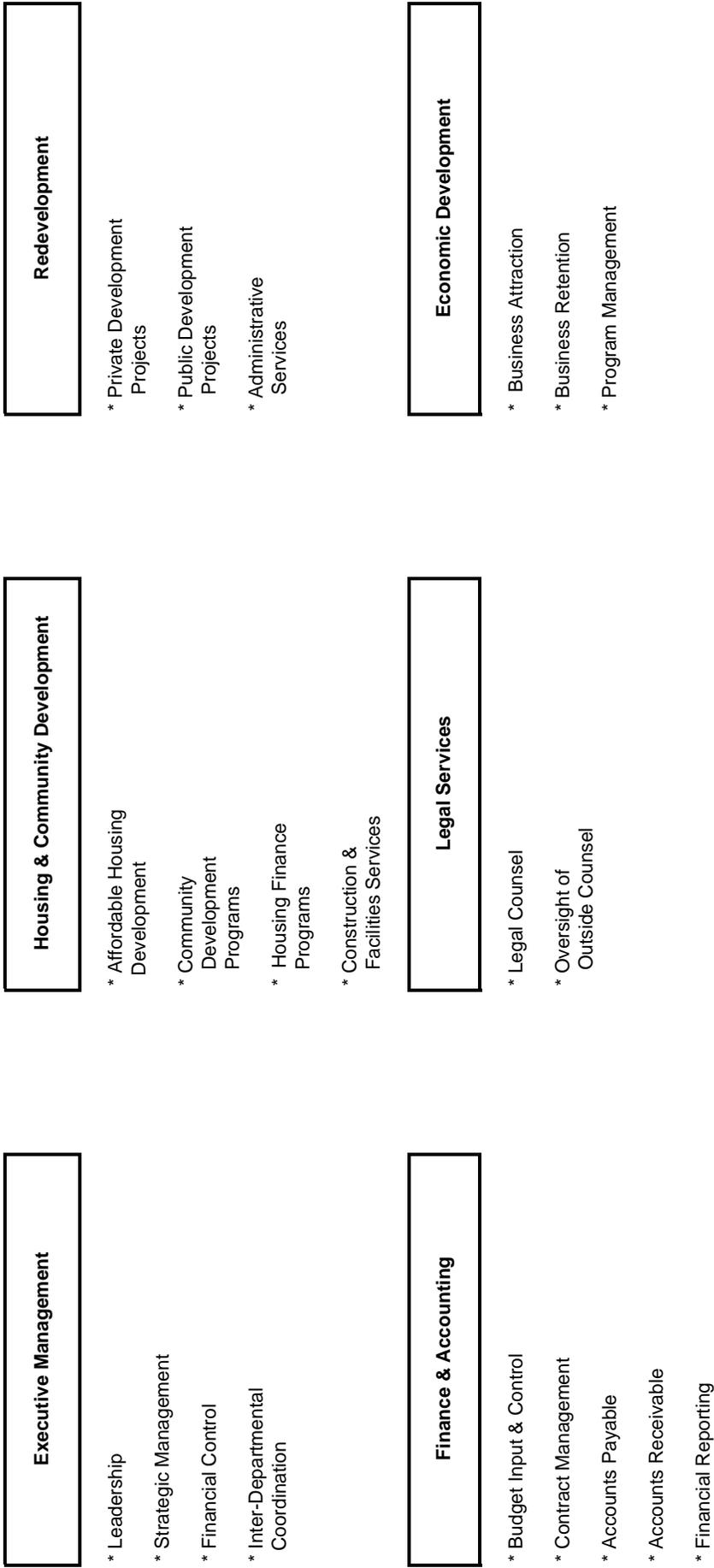
% of funding leveraged in rental development	65%	76%	76%	65%
% of capital projects active or completed within fiscal year within budget (3 projects)		New		100%
% of capital projects completed in fiscal year on time		New		100%

## Efficiency

Operating costs within budget	100%	50%	100%	100%
Agency subsidy per for-sale deed restricted housing unit	163,500	118,071	118,071	118,071
Agency subsidy per rental deed restricted housing unit*	89,000	70,758	70,758	70,758
Total development cost per for-sale housing unit	444,000	507,458	507,458	444,000
Total development cost per rental housing unit	325,000	293,284	293,284	252,224

\* *excludes conduit bond financed projects*

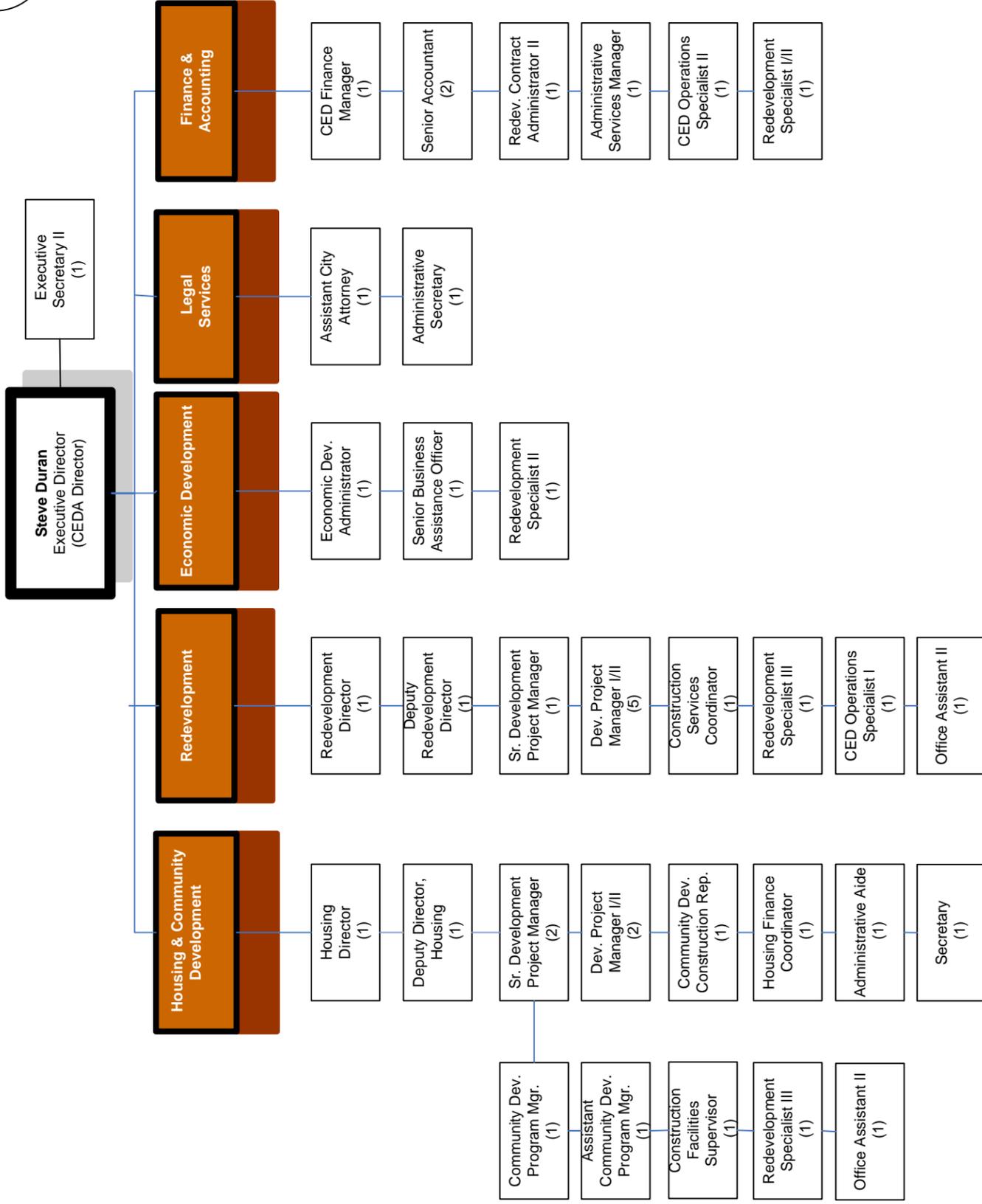
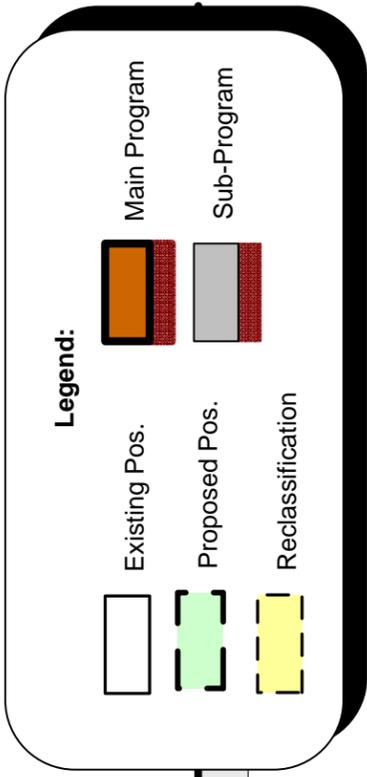
**RICHMOND COMMUNITY REDEVELOPMENT AGENCY  
PROGRAM ORGANIZATIONAL CHART**





# Richmond Community Redevelopment Agency FY2008-09 Organizational Chart

Existing FTE = 41, Proposed FTE = 40



## City of Richmond Multi-Year Comparative Position Listing

Department	Adopted Budget 2005-2006	Adopted Budget 2006-2007	Adopted Budget 2007-2008	Proposed Budget 2008-2009	Position Request or Reclassification
<b>RICHMOND COMMUNITY REDEVELOPMENT AGENCY (RCRA)</b>					
Admin. Services Manager	1.0	1.0	1.0	1.0	
Administrative Aide			1.0	1.0	
Administrative Secretary	2.0	2.0	2.0	1.0	
Assistant City Attorney	1.0	1.0		1.0	1 New
Asst. Comm. Dev. Program Mgr.			1.0	1.0	
CED Dir./Exec.Dir.	1.0	1.0	1.0	1.0	
CED Finance Manager	1.0	1.0	1.0	1.0	
Chief of RDA Projects	1.0	1.0	1.0		
Comm. Dev. Finance Coordinator	1.0	1.0	1.0	1.0	
Community Dev. Program Mgr.	1.0	1.0	1.0	1.0	
Construction Representative (I-II)	1.0	1.0	1.0	1.0	
Construction Services Coordinator	1.0	1.0	2.0	1.0	
Construction/Facilities Supervisor	1.0	1.0		1.0	
Contract Administrator	1.0				
Contract Administrator II		1.0	1.0	1.0	
Deputy Director, Housing	1.0	1.0	1.0	1.0	
Deputy Director, Redevelopment	1.0	1.0	1.0	1.0	
Development Project Mgr. (I-II)	6.0	6.0	8.0	7.0	
Executive Secretary II				1.0	
Housing Director		1.0	1.0	1.0	
Housing Finance Supervisor	1.0				
OED Administrator	1.0	1.0	1.0	1.0	
Office Assistant II	2.0	2.0	2.0	2.0	
Office Specialist II	1.0	1.0	1.0		
Operations Specialist	1.0	1.0	1.0	2.0	
Redevelopment Director		1.0	1.0	1.0	
Redevelopment Specialist (I-III)	6.0	4.0	3.0	3.0	
Secretary	1.0	1.0	1.0	1.0	
Senior Dev. Project Mgr.	1.0	2.0	3.0	3.0	
Sr. Accountant	3.0	3.0	2.0	2.0	
Sr. Business Asst. Officer	1.0	1.0	1.0	1.0	
<b>Total Full-Time Equivalents (FTEs)</b>	<b>39.0</b>	<b>39.0</b>	<b>41.0</b>	<b>40.0</b>	

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency

Cost Center: 10097- Redevelopment Division Admin/Operating

Fund: 2452

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08 Adopted Budget	(July 2007 - Dec 2007)	Detail FY2008-09 Dept Proposed
		FY2006-07 Actual		FY2007-08 Actual	
<b>Revenues</b>					
40900	Fees	23			
41100	Interest & Invest	682,795		276,529	
41400	Charges for Services	132			
47000	Other Revenues	283,693		38,467	
47500	Property Tax	5,001,590	4,384,606		5,339,815
<b>Total Revenues</b>		<b>5,968,232</b>	<b>4,384,606</b>	<b>314,996</b>	<b>5,339,815</b>
<b>Expenditures</b>					
	Salaries	1,280,280	1,711,452	778,627	2,073,682
	Benefits	697,334	840,460	382,797	1,107,558
<b>Total Salaries &amp; Benefits</b>		<b>1,977,615</b>	<b>2,551,912</b>	<b>1,161,423</b>	<b>3,181,240</b>
51100	Materials & Supplies	35,554	35,000	18,261	35,000
	Office Supplies				30,000
	Postage				5,000
51105	Special Dept. Expenses	23,609	39,539	31,117	20,000
51201	Membership & Dues	2,095	3,000	1,667	3,000
51202	Travel & Training	23,340	21,500	9,378	21,500
51203	Mileage Reimbursements				
51300	Contractual Services	421,099	606,147	368,016	400,000
	Contractual (consulting, etc.)				50,000
	Professional (lobbyist, legal, etc)				250,000
	Management (property taxes special assessment, etc)				100,000
51350	Maintenance Expenses	3,630	5,500	-	5,500
51400	Other Operating Expenses	44,470	42,000	35,745	42,000
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities	1,189	1,575	1,203	1,575
51507	Direct Equipment Service				
51601-51620	Internal Service Fund Allocations	1,097,259	1,281,553	666,866	1,320,000
51700	Property, Furniture and Equipment Exp	9,941	10,000	503	10,000
51800	Grant Expenditure				
52000	Debt Service Expenditures	(554)	10,000	818	
53000	Capital Outlay				
54500	Transfer out (planning grant, plan)	256,253			300,000
<b>Total Expenditures</b>		<b>1,917,884</b>	<b>2,055,814</b>	<b>1,133,574</b>	<b>2,158,575</b>
<b>Total All Expenses</b>		<b>3,895,499</b>	<b>4,607,726</b>	<b>2,294,997</b>	<b>5,339,815</b>

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency

Cost Center: 10098 - Office of Economic Development Division Admin/Operating

Fund: 2452

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08	(July 2007 - Dec 2007)	Detail
		FY2006-07 Actual	Adopted Budget	FY2007-08 Actual	FY2008-09 Dept Proposed
<b>Revenues</b>					
40900	Fees				
41100	Interest & Invest				
41400	Charges for Services				
47000	Other Revenues				
47500	Property Tax	24,213	1,384,620		744,063
	<b>Total Revenues</b>	<b>24,213</b>	<b>1,384,620</b>	<b>-</b>	<b>744,063</b>
<b>Expenditures</b>					
	Salaries	287,936	289,210	89,663	310,515
	Benefits	126,675	140,191	38,462	151,008
	<b>Total Salaries &amp; Benefits</b>	<b>414,611</b>	<b>429,401</b>	<b>128,125</b>	<b>461,523</b>
51100	Materials & Supplies	113	500	243	500
51105	Special Dept. Expenses	5,641	16,247	7,623	12,500
51201	Membership & Dues	27,121	50,000	41,249	50,000
	East Bay Economic Development Alliance				18,000
	Contra Costa Economic Partnership				15,000
	CRA Membership				9,000
	Other				8,000
51202	Travel & Training	7,974	30,000	5,105	30,000
51203	Mileage Reimbursements				
51300	Contractual Services	61,689	137,960	51,583	127,460
	Professional Services (Promotions, Advertising , etc)				127,460
51350	Maintenance Expenses		1,000		1,000
51400	Other Operating Expenses	18,751	37,500	11,327	37,500
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities				
51507	Direct Equipment Service				
51601-51620	Internal Service Fund Allocations	21,031	20,951	16,998	21,580
51700	Property, Furniture and Equipment Ex	1,248	2,000	-	2,000
51800	Grant Expenditure				
52000	Debt Service Expenditures				
53000	Capital Outlay				
54500	Transfer out				
	<b>Total Expenditures</b>	<b>143,568</b>	<b>296,158</b>	<b>134,129</b>	<b>282,540</b>
	<b>Total All Expenses</b>	<b>558,179</b>	<b>725,559</b>	<b>262,254</b>	<b>744,063</b>

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency

Cost Center: 10744 - Housing Division Admin/Operating

Fund: 2204

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08	(July 2007 - Dec 2007)	Detail
		FY2006-07 Actual	Adopted Budget	FY2007-08 Actual	FY2008-09 Dept Proposed
<b>Revenues</b>					
40900	Fees				
41100	Interest & Invest	129,378		61,263	
41400	Charges for Services	12			
42000	Grant Revenue	12,669			
44000	Contributions	319,973		89,613	
46000	Debt Related Expense	191,306		55,903	
47000	Other Revenues	40,265		146,936	
47500	Property Tax	277,420	2,854,201		3,008,279
<b>Total Revenues</b>		<b>971,023</b>	<b>2,854,201</b>	<b>353,715</b>	<b>3,008,279</b>
<b>Expenditures</b>					
	Salaries	917,981	1,443,602	529,295	1,361,986
	Benefits	492,607	701,868	270,643	792,548
<b>Total Salaries &amp; Benefits</b>		<b>1,410,587</b>	<b>2,145,470</b>	<b>799,938</b>	<b>2,154,534</b>
51100	Materials & Supplies	8,086	12,000	5,009	12,000
	Office Supplies				8,000
	Postage				4,000
51105	Special Dept. Expenses	4,328	13,264	11,243	10,000
51201	Membership & Dues	1,842	5,000	636	5,000
51202	Travel & Training	13,083	15,000	3,470	15,000
51203	Mileage Reimbursements	448	1,500	66	1,500
51300	Contractual Services	128,524	371,299	174,720	246,824
	Contractual (consulting, etc.)				10,000
	Professional (lobbyist, legal, etc)				180,000
	Management (property taxes special assessment, etc)				56,824
51350	Maintenance Expenses				
51400	Other Operating Expenses	31,271	60,000	23,056	60,000
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities		9,000	1,361	9,000
51507	Direct Equipment Service				
51601-51620	Internal Service Fund Allocations	533,090	465,457	258,818	479,421
51700	Property, Furniture and Equipment Ex	3,767	17,860	9,335	15,000
51800	Grant Expenditure				
52000	Debt Service Expenditures	6,935		5,657	
53000	Capital Outlay				
54500	Transfer out	481,798			
<b>Total Expenditures</b>		<b>1,213,171</b>	<b>970,380</b>	<b>493,371</b>	<b>853,745</b>
<b>Total All Expenses</b>		<b>2,623,759</b>	<b>3,115,850</b>	<b>1,293,309</b>	<b>3,008,279</b>

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency

Cost Center: 11280 - CDBG Admin/Operating

Fund: 2201

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08	(July 2007 - Dec 2007)	Detail
		FY2006-07 Actual	Adopted Budget	FY2007-08 Actual	FY2008-09 Dept Proposed
<b>Revenues</b>					
40900	Fees				
41100	Interest & Invest				
41400	Charges for Services				
42000	Grant Revenue	1,047,538	317,974	1,141,213	296,757
44000	Contributions				
46000	Debt Related Expense	521,808		142,729	
47000	Other Revenues	1,310			
47500	Property Tax	112,724		120	
<b>Total Revenues</b>		<b>1,683,380</b>	<b>317,974</b>	<b>1,284,062</b>	<b>296,757</b>
<b>Expenditures</b>					
	Salaries	200,667	164,047	82,552	177,622
	Benefits	94,484	78,800	36,517	90,380
<b>Total Salaries &amp; Benefits</b>		<b>295,151</b>	<b>242,847</b>	<b>119,070</b>	<b>268,002</b>
51100	Materials & Supplies	1,440	1,000		1,000
51105	Special Dept. Expenses				
51201	Membership & Dues				
51202	Travel & Training		4,000		4,000
51203	Mileage Reimbursements				
51300	Contractual Services	225	23,755		23,755
51350	Maintenance Expenses				
51400	Other Operating Expenses	1,473		2,056	
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities				
51507	Direct Equipment Service	9,822			
51601-51620	Internal Service Fund Allocations				-
51700	Property, Furniture and Equipment Exp				
51800	Grant Expenditure				
52000	Debt Service Expenditures				
53000	Capital Outlay				
54500	Transfer out	22,280			
<b>Total Expenditures</b>		<b>35,241</b>	<b>28,755</b>	<b>2,056</b>	<b>28,755</b>
<b>Total All Expenses</b>		<b>330,392</b>	<b>271,602</b>	<b>121,126</b>	<b>296,757</b>

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency  
 Cost Center: 11281 - CDBG Housing Services Admin/Operating  
 Fund: 2201

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08	(July 2007 - Dec 2007)	Detail
		FY2006-07 Actual	Adopted Budget	FY2007-08 Actual	FY2008-09 Dept Proposed
<b><u>Revenues</u></b>					
40900	Fees				
41100	Interest & Invest				
41400	Charges for Services				
42000	Grant Revenue		204,617		204,617
44000	Contributions				
46000	Debt Related Expense				
47000	Other Revenues				
47500	Property Tax	129,959			
	<b>Total Revenues</b>	<b>129,959</b>	<b>204,617</b>	<b>-</b>	<b>204,617</b>
<b><u>Expenditures</u></b>					
	Salaries	194,897	292,150	56,845	118,233
	Benefits	106,301	183,412	29,470	74,627
	<b>Total Salaries &amp; Benefits</b>	<b>301,198</b>	<b>475,562</b>	<b>86,315</b>	<b>192,860</b>
51100	Materials & Supplies	432	500		500
51105	Special Dept. Expenses				
51201	Membership & Dues				
51202	Travel & Training		1,000		1,000
51203	Mileage Reimbursements				
51300	Contractual Services		18,117		10,257
51350	Maintenance Expenses				
51400	Other Operating Expenses			507	
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities				
51507	Direct Equipment Service				
51601-51620	Internal Service Fund Allocations				
51700	Property, Furniture and Equipment Exp				
51800	Grant Expenditure				
52000	Debt Service Expenditures				
53000	Capital Outlay				
54500	Transfer out	174,221			
	<b>Total Expenditures</b>	<b>174,653</b>	<b>19,617</b>	<b>507</b>	<b>11,757</b>
	<b>Total All Expenses</b>	<b>475,851</b>	<b>495,179</b>	<b>86,823</b>	<b>204,617</b>

CITY OF RICHMOND

Department: Richmond Community Redevelopment Agency

Cost Center: 11282 - HOME Admin/Operating

Fund: 2201

Commitment Item	Commitment Name	(July 2006 - June 2007)	FY2007-08	(July 2007 - Dec 2007)	Detail
		FY2006-07 Actual	Adopted Budget	FY2007-08 Actual	FY2008-09 Dept Proposed
<b>Revenues</b>					
40900	Fees				
41100	Interest & Invest				
41400	Charges for Services				
42000	Grant Revenue	578,816	100,003	832,447	100,003
44000	Contributions				
46000	Debt Related Expense	72,054		16,979	
47000	Other Revenues	80			
47500	Property Tax	21,722			
<b>Total Revenues</b>		<b>672,672</b>	<b>100,003</b>	<b>849,425</b>	<b>100,003</b>
<b>Expenditures</b>					
	Salaries	48,782	61,693	23,289	51,435
	Benefits	22,677	32,518	9,947	24,459
<b>Total Salaries &amp; Expenses</b>		<b>71,459</b>	<b>94,211</b>	<b>33,237</b>	<b>75,894</b>
51100	Materials & Supplies				500
51105	Special Dept. Expenses				
51201	Membership & Dues				
51202	Travel & Training		400		400
51203	Mileage Reimbursements				
51300	Contractual Services		6,070		23,209
51350	Maintenance Expenses				
51400	Other Operating Expenses				
51429	Building Rental-DiCon				
51475	Sister City Expenses				
51500	Utilities				
51507	Direct Equipment Service				
51601-51620	Internal Service Fund Allocations				
51700	Property, Furniture and Equipment Exp				
51800	Grant Expenditure				
52000	Debt Service Expenditures				
53000	Capital Outlay				
54500	Transfer out	36,071			
<b>Total Expenditures</b>		<b>36,071</b>	<b>6,470</b>	<b>-</b>	<b>24,109</b>
<b>Total All Expenses</b>		<b>107,530</b>	<b>100,681</b>	<b>33,237</b>	<b>100,003</b>

**RICHMOND COMMUNITY REDEVELOPMENT AGENCY**

REDEVELOPMENT DIVISION												
REVENUES AVAILABLE FOR PROJECTS												
(\$ MILLIONS)	FY 2007/08 FORECAST											
	6 YEAR BUDGET	6/30/2008 ESTIMATE	VARIANCE	FISCAL YEAR 2008/09 BUDGET	FISCAL YEAR 2009/10 BUDGET	FISCAL YEAR 2010/11 BUDGET	FISCAL YEAR 2011/12 BUDGET	FISCAL YEAR 2012/13 BUDGET	FISCAL YEAR 2013/14 BUDGET	FISCAL YEAR 2014/15 BUDGET	FISCAL YEAR 2015/16 BUDGET	FISCAL YEAR 2016/17 BUDGET
<b>REVENUE SOURCES:</b>												
Tax Incremental Annual Revenue (net of transfers to Housing)	121,983	18,748	1,219	19,837	20,639	21,052	21,473					
Land Sales	2,443	0,000	(5,000)	2,443	0,000	0,000	0,000					
Restricted Marina Bay Properties Resales Fees:												
Annual Revenue	1,135	0,200	(0,160)	0,150	0,175	0,200	0,230					
Cash Balance from Prior Years	4,440	4,440	1,166									
Operation of Acquired Properties	0,237	0,028	(0,022)	0,020	0,025	0,040	0,075					
Tax Allocation Revenue Bonds Proceeds (actual drawdowns only):												
2000A TARB	8,647	4,756	(2,501)	3,889	0,000	0,000	0,000					
2003B TARB	0,233	0,233	0,000	0,000	0,000	0,000	0,000					
2004A TARB	2,893	1,921	(0,871)	1,843	0,000	0,000	0,000					
2004B TARB	0,685	0,700	(0,665)	0,650	0,000	0,000	0,000					
2007 Bond	63,849	30,140	(33,860)	28,724	3,935	0,050	0,000					
Measure C	7,268	2,088	0,000	5,180	0,000	0,000	0,000					
Federal, State and Local Capital Improv. Grants/Loans	24,820	1,865	(1,775)	22,955	0,000	0,000	0,000					
Bridge Tolls and EDA Revolving Loans Fund	0,470	0,045	(1,505)	0,050	0,075	0,080	0,100					
Interest Income on Money Market, LAIF, Bond Reserves, & Misc. Revenues	3,280	1,500	0,500	0,730	0,540	0,350	0,160					
Environment Remediation Litigation Proceeds (beg. year balance)	2,644	2,644	(1,356)									
Cash Balance from Prior Year (from T.I., Land Sales, Interest Income, Others)	15,317	15,317	15,317	0,000	0,000	0,000	0,000					
<b>TOTAL REVENUES, BOND PROCEEDS &amp; ACCUMULATED CASH</b>	<b>260,345</b>	<b>83,092</b>	<b>(29,492)</b>	<b>87,471</b>	<b>24,984</b>	<b>21,339</b>	<b>21,562</b>	<b>21,898</b>				
<b>NON-PROJECT EXPENDITURES:</b>												
PERSONNEL - SALARIES	(14,977)	(2,063)	0,000	(2,384)	(2,479)	(2,579)	(2,682)	(2,790)				
PERSONNEL - BENEFITS	(7,936)	(1,119)	0,000	(1,259)	(1,309)	(1,361)	(1,416)	(1,472)				
TOTAL SALARIES & BENEFITS	(22,913)	(3,182)	0,000	(3,643)	(3,788)	(3,940)	(4,097)	(4,262)				
COST OF OPERATING ACQUIRED PROPERTIES	(0,555)	(0,050)	0,055	(0,060)	(0,075)	(0,100)	(0,150)	(0,200)				
OTHER OPERATING COSTS	(14,459)	(2,158)	(0,000)	(2,226)	(2,337)	(2,454)	(2,577)	(2,706)				
TOTAL SALARIES & BENEFITS & OPERATING COSTS	(37,927)	(5,390)	0,055	(5,929)	(6,201)	(6,495)	(6,794)	(7,116)				
BOND, CERF, & OTHER LOAN PAYMENTS	(77,353)	(14,400)	(6,673)	(12,041)	(12,512)	(12,639)	(12,872)	(12,889)				
E.R.A.F. PAYMENTS	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000				
TOTAL NON-PROJECT EXPENDITURES	(115,280)	(19,790)	(6,618)	(17,970)	(18,713)	(19,133)	(19,667)	(20,007)				
<b>REVENUES AVAILABLE FOR PROJECTS</b>	<b>145,065</b>	<b>63,301</b>	<b>(38,111)</b>	<b>69,501</b>	<b>6,271</b>	<b>2,206</b>	<b>1,895</b>	<b>1,891</b>				
<b>ACCUMULATIVE REVENUES AVAILABLE FOR PROJECTS/PROGRAMS</b>				<b>132,802</b>	<b>139,074</b>	<b>141,279</b>	<b>143,174</b>	<b>145,065</b>				

RICHMOND COMMUNITY REDEVELOPMENT AGENCY												
REDEVELOPMENT DIVISION												
PROJECT EXPENDITURES												
	6-YEAR BUDGET	FY07-08 FORECAST			FISCAL 2008-09 BUDGET	FISCAL 2009-10 BUDGET	FISCAL 2010-11 BUDGET	FISCAL 2011-12 BUDGET	FISCAL 2012-13 BUDGET			
		BUDGET	ESTIMATE	VARIANCE								
	(\$ millions)		JUNE 30									
1	Metro Walk (Transit Village)	39,728	11,628	0.975	(10,653)	38,753	0.000	0.000	0.000	0.000	0.000	0.000
2	Ford Building Rehabilitation	0.550	0.400	0.300	(0.100)	0.000	0.050	0.000	0.000	0.000	0.000	0.000
3	Terminal One	3,324	3,324	0.306	(3,018)	3,018	0.000	0.000	0.000	0.000	0.000	0.000
4	Streetscapes/Gateway	1,102	1,200	0.498	(0.702)	0.604	0.000	0.000	0.000	0.000	0.000	0.000
5	Opportunity Sites Acquisitions	5,320	8,500	1.085	(7,415)	2,000	2,235	0.000	0.000	0.000	0.000	0.000
6	North Richmond Public Improvements (HCD)	0.200	0.200	0.200	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
7	Downtown Main Street Program	0.849	0.135	0.153	0.016	0.086	0.150	0.150	0.150	0.150	0.150	0.150
8	Harbour Way Improvement Plan	0.750	0.500	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9	Marina Bay Security & Maintenance	1,253	0.335	0.335	0.000	0.418	0.500	0.000	0.000	0.000	0.000	0.000
10	Public Improvement Project - Agency-Wide	5,800	0.800	0.800	0.000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
11	Railroad Crossings Design/Engineering/Improvements	1,311	0.750	0.168	(0.582)	1,143	0.000	0.000	0.000	0.000	0.000	0.000
12	Lucretia Edwards Park	0.200	0.200	0.000	0.000	0.200	0.000	0.000	0.000	0.000	0.000	0.000
13	Marina Bay Assessment District	0.310	0.250	0.097	(0.153)	0.213	0.000	0.000	0.000	0.000	0.000	0.000
14	Macdonald Ave. Phase II	7,114	9,000	7,114	(1,886)	6,500	0.000	0.000	0.000	0.000	0.000	0.000
15	Macdonald Ave. Phase II-B	8,742	15,924	2,242	(13,682)	6,500	0.000	0.000	0.000	0.000	0.000	0.000
16	Macdonald Ave. Phase III	6,886	0.000	0.000	0.000	6,886	0.000	0.000	0.000	0.000	0.000	0.000
17	EDA Revolving Loans	0.700	0.550	0.300	(0.250)	0.400	0.000	0.000	0.000	0.000	0.000	0.000
18	I-80 Shopping Center Expansion	0.600	0.250	0.100	(0.150)	0.500	0.000	0.000	0.000	0.000	0.000	0.000
19	Waterfront/Ferry Plan & Transportation Study	1,250	1,000	1,000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000
20	Facade Improvement Program	2,575	0.700	0.505	(0.195)	0.870	0.300	0.300	0.300	0.300	0.300	0.300
21	Economic Development Strategy	0.256	0.134	0.025	(0.109)	0.231	0.000	0.000	0.000	0.000	0.000	0.000
22	12th & Macdonald Project/Garage	3,450	0.250	0.250	0.000	3,200	0.000	0.000	0.000	0.000	0.000	0.000
23	Blight Abatement - Helping Hand	1,250	0.750	0.750	0.000	0.100	0.100	0.100	0.100	0.100	0.100	0.100
24	Blight Abatement - Operation Cleanup	0.750	0.000	0.000	0.000	0.150	0.150	0.150	0.150	0.150	0.150	0.150
25	Blight Abatement - Graffiti Removal	1,000	0.000	0.000	0.000	0.000	0.200	0.200	0.200	0.200	0.200	0.200
26	Blight Abatement - Mural Cleanup	0.250	0.000	0.000	0.000	0.050	0.050	0.050	0.050	0.050	0.050	0.050
27	Blight Abatement - Miscellaneous	0.500	0.000	0.000	0.000	0.100	0.100	0.100	0.100	0.100	0.100	0.100
28	Downtown Design Standards	0.273	0.473	0.073	(0.400)	0.200	0.000	0.000	0.000	0.000	0.000	0.000
29	Marina Bay Trails/Landscape Areas	2,887	0.832	1.137	0.205	1,050	0.500	0.500	0.500	0.500	0.500	0.500
30	Industrial Improvement Program & Buffer Zone Study	0.000	0.500	0.000	(0.500)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
31	Historic Signage/Banners/Gateway Design	0.176	0.176	0.076	(0.100)	0.100	0.000	0.000	0.000	0.000	0.000	0.000
32	Receivership Program/Demolition (Blight Abatement)	2,268	1,000	0.268	(0.732)	2,000	0.000	0.000	0.000	0.000	0.000	0.000
33	Nevin Park Improvement	3,900	3,400	3,000	(0.400)	0.900	0.000	0.000	0.000	0.000	0.000	0.000
34	Area T Soil Remediation	0.453	0.300	0.053	(0.247)	0.300	0.050	0.050	0.050	0.050	0.050	0.050
35	23rd St. Streetscape/Design & Beautification Program	2,300	0.650	0.450	(0.200)	0.200	1,650	0.000	0.000	0.000	0.000	0.000
36	Enterprise Zone Environmental Impact Report	0.010	0.010	0.009	(0.001)	0.001	0.000	0.000	0.000	0.000	0.000	0.000
37	Park Plaza Street Lighting	0.750	0.750	0.000	(0.750)	0.750	0.000	0.000	0.000	0.000	0.000	0.000
38	Market Square Parking Lot Improvements	0.200	0.300	0.105	(0.195)	0.095	0.000	0.000	0.000	0.000	0.000	0.000
39	Rescue Mission Relocation & Planning	0.200	0.100	0.000	(0.100)	0.200	0.000	0.000	0.000	0.000	0.000	0.000
40	Winters Upgrade	3,200	1,200	1,200	0.000	2,000	0.000	0.000	0.000	0.000	0.000	0.000
41	Municipal Facilities	22,000	24,000	22,000	(2,000)	0.000	0.000	0.000	0.000	0.000	0.000	0.000
42	Project Area Amendment	0.400	0.400	0.000	(0.400)	0.400	0.000	0.000	0.000	0.000	0.000	0.000
43	E&T Vocational Center/RHA	0.500	0.100	0.000	(0.100)	0.500	0.000	0.000	0.000	0.000	0.000	0.000
44	Culinary Incubator	0.250	0.250	0.000	(0.250)	0.250	0.000	0.000	0.000	0.000	0.000	0.000
45	Nystrom Area Project/ Master Development	1,050	1,000	0.950	(0.950)	1,000	0.000	0.000	0.000	0.000	0.000	0.000
46	Downtown - Pedestrian/Bicycle Enhancement Program	0.775	0.775	0.300	(0.475)	0.475	0.000	0.000	0.000	0.000	0.000	0.000
47	PAL Gymnasium	1,200	1,200	1,200	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
48	Maritime Center	0.500	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000
49	Brownfield Monitoring	0.100	0.000	0.000	0.000	0.100	0.000	0.000	0.000	0.000	0.000	0.000
	Total Redevelopment Projects	139,211	94,296	47,623	(46,672)	78,353	7,035	2,100	2,050	2,050	2,050	2,050
	Accumulated Project Costs			47,623		125,976	133,011	135,111	137,161	139,211		

HOUSING AND COMMUNITY DEVELOPMENT DIVISION REVENUES AVAILABLE FOR PROJECTS/PROGRAMS  
 RICHMOND COMMUNITY REDEVELOPMENT AGENCY

(MILLIONS)	FY 2007 - 2008 FORECAST		FISCAL YEAR		FISCAL YEAR		FISCAL YEAR		FISCAL YEAR			
	6 YEAR		2008/09		2009/10		2010/11		2011/12		2012/13	
	BUDGET	BUDGET	ESTIMATE	VARIANCE	BUDGET							
<b>REVENUE SOURCES:</b>												
RRA Funding	1.250	1.000	1.000	-	0.250	-	-	-	-	-	-	-
LMIHF Annual Tax Increment	30.052	4.764	4.764	-	4.859	4.956	5.056	5.157	5.260	5.363	5.466	5.569
Prior Years LMIHF Tax Increment Receipts	5.076	-	5.076	5.076	-	-	-	-	-	-	-	-
Prior Years In-Lieu Fees	1.704	1.036	0.723	(0.313)	0.953	0.028	-	-	-	-	-	-
Land Sales	-	0.300	-	(0.300)	-	-	-	-	-	-	-	-
CDBG Annual Grants	6.926	1.399	1.406	0.007	1.348	1.213	1.092	0.983	0.884	0.785	0.686	0.587
CDBG Annual Loans Repayments	0.478	0.500	0.192	(0.308)	0.286	-	-	-	-	-	-	-
CDBG Loan Repayment Carry Over	0.180	0.250	0.060	(0.190)	-	0.120	-	-	-	-	-	-
CDBG Prior Years Grants	0.164	-	0.164	0.164	-	-	-	-	-	-	-	-
HOME Program Annual Grants	3.800	0.766	0.766	-	0.741	0.667	0.600	0.540	0.486	0.431	0.377	0.323
HOME Loan Repayment Carry Over	0.403	0.250	0.130	(0.120)	0.273	-	-	-	-	-	-	-
HOME Program Prior Year Grants	1.459	0.360	0.740	0.380	0.719	-	-	-	-	-	-	-
Federal, State, and Local Capital Improvement Grants	3.359	2.600	2.184	(0.416)	1.175	-	-	-	-	-	-	-
Bond Proceeds	11.801	9.185	6.084	(3.101)	5.337	0.380	-	-	-	-	-	-
Capital Improvement Loans Proceeds	2.787	1.468	0.468	(1.000)	2.319	-	-	-	-	-	-	-
Other - Issuer Fees, Interest	0.237	0.120	0.050	(0.070)	0.120	0.067	-	-	-	-	-	-
<b>TOTAL REVENUE SOURCES</b>	<b>69.677</b>	<b>23.998</b>	<b>23.807</b>	<b>(0.191)</b>	<b>18.380</b>	<b>7.432</b>	<b>6.748</b>	<b>6.680</b>	<b>6.630</b>	<b>6.580</b>	<b>6.530</b>	<b>6.480</b>
<b>NON-PROJECT EXPENDITURES</b>												
PERSONNEL - SALARIES	8.913	1.655	1.655	-	1.709	1.778	1.849	1.923	2.000	2.074	2.148	2.222
PERSONNEL - BENEFITS	5.108	0.938	0.938	-	0.982	1.021	1.062	1.105	1.149	1.192	1.235	1.278
<b>TOTAL SALARIES &amp; BENEFITS</b>	<b>14.021</b>	<b>2.593</b>	<b>2.593</b>	<b>-</b>	<b>2.691</b>	<b>2.799</b>	<b>2.911</b>	<b>3.027</b>	<b>3.148</b>	<b>3.267</b>	<b>3.383</b>	<b>3.500</b>
OTHER OPERATING COSTS	5.614	1.088	1.088	-	1.092	1.146	1.116	1.172	1.230	1.288	1.346	1.404
<b>TOTAL SALARIES &amp; BENEFITS &amp; OP COSTS</b>	<b>19.635</b>	<b>3.681</b>	<b>3.681</b>	<b>-</b>	<b>3.783</b>	<b>3.945</b>	<b>4.027</b>	<b>4.199</b>	<b>4.379</b>	<b>4.558</b>	<b>4.733</b>	<b>4.908</b>
BOND PAYMENTS	8.041	1.032	1.924	0.892	1.269	1.485	1.656	1.707	1.754	1.801	1.848	1.895
LOAN PAYMENTS	0.593	0.197	0.197	-	0.083	0.083	0.083	0.146	0.147	0.147	0.147	0.147
<b>TOTAL NON-PROJECTS COSTS</b>	<b>8.634</b>	<b>1.229</b>	<b>2.121</b>	<b>0.892</b>	<b>1.352</b>	<b>1.568</b>	<b>1.739</b>	<b>1.853</b>	<b>1.901</b>	<b>1.948</b>	<b>1.995</b>	<b>2.042</b>
<b>REVENUES AVAILABLE FOR PROJECTS</b>	<b>41.408</b>	<b>19.088</b>	<b>18.005</b>	<b>(1.083)</b>	<b>13.245</b>	<b>1.918</b>	<b>0.981</b>	<b>0.628</b>	<b>0.351</b>	<b>0.082</b>	<b>0.142</b>	<b>0.192</b>
<b>ACCUMULATED REVENUES AVAILABLE FOR PROJECT/PROGRAMS</b>		<b>18.005</b>			<b>31.250</b>	<b>33.168</b>	<b>34.149</b>	<b>34.777</b>	<b>35.128</b>	<b>35.479</b>	<b>35.830</b>	<b>36.181</b>

HOUSING AND COMMUNITY DEVELOPMENT DIVISION PROJECTS/PROGRAMS EXPENDITURES  
 RICHMOND COMMUNITY REDEVELOPMENT AGENCY

(MILLIONS)	6 YEAR		FY 2007-2008 FORECAST		FISCAL YEAR			FISCAL YEAR		
	BUDGET		ESTIMATE		BUDGET			BUDGET		
	BUDGET	VARIANCE	08/09	09/10	10/11	11/12	12/13			
<b>Priority One-HCD Project Commitments</b>										
45 1st Street (Infill Housing Site OCHI)	0.590	-	0.590							
The Arbors	3.200	(0.794)	1.803		1.398					
Hope House (aka Neighborhood House)	0.251	0.251	0.251							
HOPE VI	-	(1.000)	-							
Infill (CHDC) Phase 1	0.500	0.231	0.500							
Infill (CHDC) Phase 2	1.674	-	-		1.174	0.500				
Infill RNHS Sites	0.170	(0.059)	0.059		0.170					
Lillie Mae Jones	3.920	(1.155)	1.830	0.675	3.245					
313 & 315 Macdonald	0.016	(0.215)	0.231	0.016						
MacDonald Place (Senior 1 & 2)	5.031	(1.101)	3.991	2.890	2.141					
Miraflores	8.528	0.137	6.616	6.753	1.775					
Nevin Court	1.297	(0.569)	0.933	0.364	0.933					
North Richmond Street Improvements Project	0.711	0.611	-	0.611	0.100					
Vernon-Castro	0.195	0.017	-	0.017	0.178					
Brookside	0.830	0.302	0.078	0.380	0.375	0.075				
Carquinez Hotel	1.000	(0.550)	1.000	0.450	0.550					
Housing Development Opportunities	0.230	(0.620)	0.620	-	0.230					
<b>Total Projects Cost</b>	<b>28.144</b>	<b>(4.513)</b>	<b>19.814</b>	<b>15.300</b>	<b>12.269</b>	<b>0.500</b>	<b>0.075</b>			
<b>HCD Programs:</b>										
Community Development	4.805	(0.599)	0.670	0.071	0.675	1.279	1.090	0.922	0.768	
Home Buyers Assistance Ctr	0.164	0.015	0.063	0.078	0.086					
Home Owners Assistance Center	1.222	0.027	0.639	0.667	0.555					
Housing Accessibility Services	0.198	(0.026)	0.149	0.123	0.075					
Rental Housing Assistance Center	0.183	(0.055)	0.055	-	0.116	0.067				
Public Facility	0.136	-	0.050	0.050	0.086					
Youth & Seniors	0.202	0.008	0.094	0.102	0.100					
<b>Total Programs Cost</b>	<b>6.910</b>	<b>(0.630)</b>	<b>1.720</b>	<b>1.091</b>	<b>1.693</b>	<b>1.346</b>	<b>1.090</b>	<b>0.922</b>	<b>0.768</b>	
<b>Total Projects/Programs Costs</b>	<b>35.054</b>	<b>(5.143)</b>	<b>21.534</b>	<b>16.391</b>	<b>13.962</b>	<b>1.846</b>	<b>1.165</b>	<b>0.922</b>	<b>0.768</b>	
<b>Accumulated Projects/Programs Costs</b>				<b>16.391</b>	<b>30.353</b>	<b>32.199</b>	<b>33.364</b>	<b>34.286</b>	<b>35.054</b>	