

## **Executive Summary**

### **North Richmond Redevelopment Plan Amendment**

The Contra Costa County Redevelopment Agency (“Agency”) has initiated a redevelopment plan amendment process to amend the North Richmond Redevelopment Plan (“Redevelopment Plan”). The proposed amendment to the Redevelopment Plan (“2008 North Richmond Amendment”) would accomplish the following:

1. Increase the total amount of tax increment revenues the Agency may receive in North Richmond from \$60 million to \$712 million; and
2. Increase the amount of bonds that can be outstanding at any one time from \$30 million to \$270 million.

The 2008 North Richmond Amendment will enable the Agency to more effectively implement redevelopment projects and activities eliminating blighting conditions within the Project Area. The proposed amendment does not increase the territory of the Project Area, or alter the Redevelopment Plan’s eminent domain and property acquisition provisions.

By receiving additional tax increment revenue and increasing the bonding capacity the Agency will be able to substantially enhance its’ ability to reinvest funds in North Richmond, enhance the job base by revitalizing commercial and industrial areas, and increasing, improving, and preserving the supply of affordable housing. All redevelopment activities will be subject to future review and approval by the Agency, and/or Board of Supervisors. The Agency works with the North Richmond Municipal Advisory Council (NR MAC) in establishing priorities, and developing projects and programs

**Plan Amendment Process:** A Report to the Board of Supervisors (“Report”) is one of several documents the Agency is required to prepare during the amendment process. The Report is intended to provide the decision makers with comprehensive information concerning the 2008 North Richmond Amendment. The Agency Report contains all of the elements required by law (Health and Safety Code Section 33000 et seq).

**Reasons for Amending the Redevelopment Plan:** Since its 1987 adoption of the Redevelopment Plan the Agency has made progress in revitalizing North Richmond. The Agency has made progress in eliminating blight throughout the Project Area by actively pursuing revitalization opportunities and assisting in redevelopment activities. Since its inception the Agency has:

- Constructing the 87-unit Parkway Estates subdivision;
- Constructing the 187-unit Bella Flora subdivision;
- Palecek Home Furnishing Manufacturing relocation;
- Completing the North Richmond Town Center - 52 Unit Senior Heritage Apartments, Police Sub-Station, Service Integration Team, and North Richmond Mini Market;
- Design and construction of the Richmond Parkway;
- Implementation of the Third Street Urban Transportation Plan;
- Facilitating FEMA removal from the 100 Year Flood Plain;
- In-Fill Housing Development of 8 Giaramita Properties;
- Weed and Seed Program;
- First Source Hiring Program;
- First Time Homebuyers Program;
- Graffiti & beautification initiatives (COMET, NR Beautification, Illegal Dumping initiative, ABC liquor license enforcement.);
- North Richmond Youthbuild Program; and
- Phase 1 Truck-Route Planning Program

Unfortunately, blighting conditions still remain within North Richmond and the proposed 2008 North Richmond Amendment is necessary to continue the Agency's efforts in eliminating physical and economic blight and attracting private investment to the community.

- The benefits of the 2008 North Richmond Amendment would affect the immediate and long-range economic viability of the entire North Richmond community. If implemented, the 2008 North Richmond Amendment would provide the needed resources to the Agency to ensure that community revitalization and improvement goals are fully realized. Redevelopment activities are subject to future review and approval by the Board of Supervisors. The Agency uses an annual budgeting process that includes local community input to determine goals and priorities, as well as the projects and activities to be funded.

**Proposed Project and How Blight Will be Addressed:** The Agency has identified a number of projects which would aid current revitalization efforts, and in particular, eliminate deficiencies in the existing infrastructure systems. Through these public investments the Agency hopes to further stimulate private sector investment in North Richmond. These projects include, but are not limited to, the following:

*Public Infrastructure and Facility Improvements*

- Partner with local property owners to finance an area-wide industrial drainage and infrastructure improvement plan
- Complete Phase II (installation) of the North Richmond Truck Route Project
- Provide neighborhood infrastructure improvements in the residential area
- Complete the Re-Use and Revitalization of the 224 unit Las Deltas Public Housing Development
- Complete Phase II of the Third Street Streetscape Improvements
- Implement the North Richmond Landscape and Greening Project
- Implement the adopted North Richmond Specific Plan residential/mixed-use program;
- Develop commercial and public amenities throughout the area, including parks, trails, and open space
- Complete construction of Signature Properties' NOVE subdivision
- Complete Phase II of the North Richmond Town Center (GrovePoint)
- Initiate Brownfield Remediation
- Complete transition of 801 Chesley (MHS Development) from a light industrial use to a residential mix-use development
- Complete community facility upgrades such as Shields/Reid Park, NR Ballfield, Project Pride, and the North Richmond Senior Center
- Complete entitlements for the Ervin Development
- Implement Rental and Home-Ownership Rehabilitation Program

### *Community Improvement Programs*

Projects in the Community Improvement Program, such as, additional code enforcement support, a garbage remediation program, and a community group funding program for projects such as graffiti removal and vacant lot/yard cleanup, and the closure of unsafe trail gaps are all anticipated to indirectly reduce crime.

### *Low- / Moderate- Affordable Housing Programs*

The Agency is required to set aside no less than twenty (20) percent of its annual revenue for the creation/preservation of affordable housing. These funds are to be used to increase, improve and preserve the supply of affordable housing in the community.

### *Administration and Operations*

Revenues are needed to ensure that a sufficient level of staff support and equipment is available to operate and maintain the North Richmond Program at an efficient level.

REPORT TO THE BOARD OF SUPERVISORS

Contra Costa County Redevelopment Agency  
North Richmond Redevelopment Project Area

**NORTH RICHMOND REDEVELOPMENT PROJECT AREA BOUNDARY**

**EXHIBIT A-1**

