

Consolidated Annual Performance and Evaluation Report July 1, 2010 - June 30, 2011



City of Richmond, California
Richmond Community Redevelopment Agency

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CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)



I. SECTION 1- EXECUTIVE SUMMARY

A. Brief overview of activities and priorities

The Consolidated Annual Performance and Evaluation Report (CAPER) examines housing and community development accomplishments during the program year July 1, 2010 through June 30, 2011. This report is the final narrative to the U.S. Department of Housing and Urban Development for FY 2010-11 that describes the use of Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and other federal housing and development funds.

The level of need in a community such as Richmond is high, and yet the resources available to address such needs are low. In comparison to jurisdictions like Berkeley, the City of Richmond's CDBG allocation is significantly lower than the level of need. The current housing crisis has affected Richmond in two ways; first, decreasing home values and second, increasing foreclosures. The table below gives a sense of severe value depreciation of homes:

	2006	2007	2008	2009	2010	2011
94804	425,000	360,000	160,000	160,000	150,000	188,955
94801	440,000	340,000	110,000	100,000	140,000	153,270

Furthermore, the number of foreclosures in Richmond is high; for 201101 we had 28.82% and 32.35% foreclosure rates for zip codes 94804 and 94801 respectively.

The Contra Costa Consortium Five Year Consolidated Plan sets forth the priority needs, objectives and strategies for the five-year planning period for the cities of Antioch, Concord, Pittsburg, Richmond, Walnut Creek and Contra Costa Urban County. Priority needs have been determined as the result of the needs assessment process. The Community Needs section of the Consolidated Plan provides a detailed discussion of needs while the Strategic Plan section establishes the priority of needs, objectives and strategies. The objectives are intended to meet the identified priority needs. The strategies are programs or polices intended to implement the objectives. Each strategy is identified with one or more objectives that it advances.

Consistent with the 2010-15 Contra Costa Consortium Consolidated Plan, the housing and community development objectives for 2010-11 for the City of Richmond's are based on these 5 year objectives:

HOUSING STRATEGY: Affordable Housing

AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

AH-2: Increase homeownership opportunities.

AH-3: Maintain and preserve the existing affordable housing stock.

AH-4: Reduce the number and impact of home foreclosures.

HOUSING STRATEGY: Special Needs Housing

AH-5: Increase the supply of appropriate and supportive housing for special needs populations.

AH-6: Preserve existing special needs housing.

AH-7: Adapt or modify existing housing to meet the needs of special needs populations.

AH-8: Improve access to services for those in special needs housing.

HOUSING STRATEGY: Homeless Strategy

H-1: Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.

H-2: Reduce the incidence of homelessness and assist in alleviating the needs of the homeless.

In addition to these objectives, the affordable housing and human services objectives of the Plan also address the needs of the homeless and the problem of homelessness.

NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY: Public Services

CD-1 General Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.

CD-2 Seniors: Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.

CD-3 Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 Non-Homeless Special Needs: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, and abused children, persons with HIV/AIDS, illiterate adults, and migrant farm workers.

CD-5 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY: Economic Development

CD-6 Economic Development: Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY: Infrastructure/Public Facilities

CD-7 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY: Administration

CD-8 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

B. Summary of Resources and Distribution of Funds

REVENUES	Allocation 2010- From HUD website	Program Income	Total Program Dollars
CDBG	\$ 1,471,932	\$ 78,367	\$ 1,550,299
HOME	\$ 821,092	\$ -	\$ 821,092
			\$ 2,371,391

Geographic distribution of funds – The Five Year Consolidated plan indicates that Richmond’s population in 2010 was 104,700. This population is expected to increase to 109,800 in 2015. Close to 57% of Richmond’s population is between 19 and 64. The median household income for Richmond is \$44,210 and the per capita income is \$19,788. It is important to note that in comparison to the rest of the consortium jurisdictions, Richmond’s households have the lowest income levels. 16.2% of persons living in Richmond live below poverty levels.

The City’s historical strategy has been to always invest CDBG and HOME funds in activities that serve low-income families. Our residential, public facilities, public services and economic development activities are required to serve low-income families.

Because of the high concentrations of extremely low-, low-, and moderate-income households, and their high poverty and unemployment rates, the neighborhoods listed below received the greatest investment of CDBG, HOME, and other federal and city community development funds.

- Pullman Plaza (census tract 3810)

- Parchester (census tract 3650.01 - Block Group 1)
- North Richmond (census tract 3650.02)
- Woods (census tract 3750)
- Iron Triangle (census tracts 3760 & 3770)
- Southside (census tracts 3790 & 3800)
- Santa Fe (census tract 3790)
- Easter Hill (part of census tract 3800)



II GENERAL NARRATIVE

C. Assessment of Progress and Accomplishments for 2010-11

CDBG and Home Recommendations for Program Year 2010-11 Summary of Annual Objectives shows all activities and accomplishments. See Attachment 1.

D. Affirmatively Furthering Fair Housing, Equal Opportunity, and Civil Rights Related Program Requirements

The Fair Housing Plan identifies Impediments to Fair Housing. The City of Richmond addressed these impediments by implementing specific strategies:

Impediments	Activity
Concentration of affordable housing	<ul style="list-style-type: none"> ✓ CHDC continues to help families establish IDA accounts. ✓ CHDC continues to develop affordable housing. ✓ CHDC provides home buyer assistance in multiple languages
Differential origination rates based on race, ethnicity and location. Lack of knowledge about mortgage process and requirements.	
Lack of knowledge of fair housing rights. Discrimination in rental housing. Failure to provide reasonable accommodations to person with disabilities.	<ul style="list-style-type: none"> ✓ BALA and its partners provide counseling and representation for tenants and landlords as needed. BALA and its partners document discrimination through audits in Richmond.

Limited English Proficiency (LEP) Populations & Language Assistance Plan (LAP)

LEP Populations - According to the 2000 Census, 68 percent of Contra Costa County's Hispanic population speaks Spanish, and 28 percent of those who speak Spanish either speak English "not well" or "not at all." In addition, 62 percent of Contra Costa County's Asian and Pacific Islander populations speak a language other than English, and according to a sampling, 16 percent either speaks English "not well" or "not at all." Therefore, Contra Costa County does have a significant limited-English proficient (LEP) population, both Asian and Hispanic.

The City of Richmond also has a significant Hispanic population at 21.8% or 26,773 persons out of the total population of 99,716 persons, with 23,683 being over the age of five years. Eighty-four percent (84%) of these Hispanic persons speak Spanish, and of them a total of 7,196 or 30% of Spanish-speaking persons speak English "not well" or "not at all" and are in linguistically isolated households. This inability to speak the English language creates a barrier to housing and economic opportunities that are offered to the low-income and minority concentrated areas that receive federal financial assistance. In addition to Spanish, the City has a very small population of persons who speak Chinese and Tagalog, less than 2,000 combined of which are in linguistically isolated households.

Language Assistance Plan - In order to address this issue and to better serve Richmond residents with limited English proficiency, the City has developed a Language Assistance Plan (LAP) in

accordance with the U.S. Department of Housing and Urban Development's (HUD) Final Guidance (Federal Register/Vol. 72, No. 13, January 22, 2007) and Executive Order 13166. The goals of the LAP are: 1) to provide meaningful access for Richmond's LEP residents through the provision of free language assistance for CDBG programs; 2) to provide an appropriate means to ensure the involvement of LEP residents that are most likely to be affected by the programs and to ensure the continuity of their involvement; 3) to ensure that the City's CDBG staff will assist LEP population in obtaining the necessary services and/or assistance requested or needed.

City staff has access to timely translation services utilizing the talents of a number of bi-lingual employees, including those fluent in Spanish and Tagalog. The CDBG office also has available Spanish-speaking staff available to assist clients who communicate more comfortably in that language.

The City's LAP has resulted in the translation into Spanish of Housing and other outreach documents to ensure meaningful access to City programs that are funded with CDBG funds, and Spanish-speaking staff to assist customers in that language. In addition, CDBG own website, www.casahomehelp.com, is bilingual in Spanish.

The City of Richmond, as a part of the Contra Costa Consortium, has been proactive on many fronts in beginning the implementation of the LAP. For example, the Consortium mailing list of interested parties, which is used to announce funding availability and general participation in the CDBG, HOME, ESG and HOPWA programs, contains over 500 agencies including many agencies that target services to specific populations (minorities, disabled, and the limited-English speaking populations).

Agency Service to LEP Populations - The Consortium requires quarterly and year-end reporting on agency efforts to reach out to and serve LEP populations. This year's Richmond responses from 12 agencies show that the majority of agencies now have at least one Spanish-speaking staff person for their CDBG funded program. Other languages spoken by agency staff include Mandarin, Cantonese, Japanese, Korean, Tagalog, Russian, and Arabic. Most agencies reported that their primary program brochure and flyer was translated into at least Spanish, and some had other outreach material translated into one or more languages including Vietnamese and Lao.

E. Homeless Continuum of Care Narrative

The purpose of the Continuum of Care is to provide assistance and services to homeless persons and other people requiring supportive housing in throughout the County, including Richmond. The Continuum of Care goals of the City of Richmond are to:

- Prevent Homelessness
- Provide Outreach & Assessment to the Homeless and those at Risk of Becoming Homeless
- Provide Emergency Shelter and Transitional Housing to Homeless People
- Provide Options for Permanent Housing and Independent Living

Contra Costa County's Homeless Continuum of Care Board (CoCB) is now called the **Contra Costa Interagency Council on Homelessness (CCICH)**. CCICH is charged with providing a forum for communication and coordination about the overall implementation of the county's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, state, county and city policy issues affecting people



who are homeless or at-risk of homelessness. CCICH meets quarterly and the Executive Committee meets monthly to discuss and take action on issues related to homelessness. Such issues include coordinating and developing discharge protocols in those institutions that discharge persons into homelessness, such as jails, prisons, mental health programs, drug and alcohol programs, the foster care system, and hospitals.

In FY 2010-11, CCICH also administered McKinney-Vento Homeless Assistance Act funds, which were distributed through three overarching programs:

- Supportive Housing Program, designed to support the development of supportive housing and services to assist homeless persons in the transition from homelessness, and to enable them to live as independently as possible.
- Shelter Plus Care Program, which provides housing through rental assistance and supportive services on a long-term basis for homeless persons with disabilities.
- Single Room Occupancy (SRO) program, which provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings.

In 2010-11 CCICH worked on providing and coordinating a system of dental services for homeless persons. Poor or no dental care, resulting in multiple tooth extractions, was identified by a work group of homeless persons as a significant barrier in their ability to becoming employed. CCICH participants also receive information on implementation of the Homeless Management Information System (HMIS) that key providers use to input information about clients and services accessed. Small ad-hoc workgroups are involved with conducting a homeless census every two years and project Homeless Connect. CCICH also coordinates Project Coming Home for veterans, dental services for homeless, frequent users of emergency rooms and hospitals, and other issues relating to homelessness.

The following agencies were instrumental in implementation of activities in 2010-11:

- Contra Costa Crisis Center – Through its 211 services, the Crisis Center was instrumental in referring homeless and those at risk of homelessness to a variety of services throughout the City of Richmond and Contra Costa County, as well as the distribution of hotel vouchers to the homeless.
- Bay Area Legal Aid – Through its Safety Net services, BALA assisted Richmond residents facing homelessness due to evictions and other issues.
- Opportunity West, Money Management for Seniors – Through this service, the agency ensures that seniors stay in their housing by prioritizing the distribution of funds.
- In 2009, Richmond received Homeless Prevention and Rapid Rehousing funds. This award was released through a public NOFA and Shelter Inc. was selected to provide HPRP services in Richmond. Shelter subcontracted with GRIP for prevention services and with Rubicon for rapid refocusing. These funds will be fully used by the end of program year 2011-2012.

F. Other Actions

1. Address obstacles to meet under served needs

The Five Year Consolidated Plan identifies several obstacles meeting under served needs. These include:

- Accessibility of services
- Awareness of services
- Coordination of services
- Resources appropriate to the level of need
- Language barriers

2. Foster and maintain affordable housing

Fostering, producing, and maintaining housing that is affordable to a wide spectrum of Richmond residents has been a commitment by the City for decades, and is evident in our allocation of resources. Richmond's current housing policies preserve affordable housing units funded with federal monies for 35 years. Barriers to affordable housing have been addressed by a variety of planning and funding considerations, as previously mentioned.

3. Eliminate barriers to affordable housing

Richmond has no locally imposed restrictions such as "no growth" limitations, growth management plans or annual development quotas on the supply of new housing. The high rate of new housing construction in Richmond is a strong indicator of the favorable conditions for new housing development. Over 33 percent of the land in Richmond has been designated for residential land use.



The City has begun to take a more aggressive role in alleviating governmental constraints to the construction of affordable housing. City building, planning and subdivision fees and fees required by other public entities such as the West Contra Costa Unified School District, East Bay Municipal Utilities District, and BART remain an impediment to the development of affordable housing. The Planning Department introduced legislation to the City to waive fees for affordable housing projects, however, because of the City's present budget problems; the measure has not been implemented. Land write-

down and other types of subsidies have been used to develop recent projects and will be considered for continued use in order to increase affordability.

In October 2001, the City of Richmond adopted an Inclusionary Housing Ordinance that requires from 10 to 25 percent of units in new developments of ten or more units are affordable, or that the developer pay an in- lieu fee.

4. Overcome gaps in institutional structures and enhance coordination

The City of Richmond operates within an institutional structure, which includes private industry, nonprofit organizations, and public institutions, to carry out its housing and community development plan. Some of the most important collaborations to fill gaps and enhance coordination within this structure, are mentioned below:

a. Membership in the Contra Costa County Consortium – Overcomes gaps between County and City government institutional structures and enhances coordination.

Consortium - The Contra Costa County Consortium is composed of the County Community Development Department and the cities of Antioch, Concord, Pittsburg, Richmond and Walnut Creek. The City of Richmond is an active member of the Consortium, and works with it to streamline CDBG processes for non-profit recipients. The Consortium meets every other month to share information and work on ways to overcome gaps between our respective institutional structures and enhance coordination of funding and service delivery throughout the County. Working together to support mutual projects has developed the

Consortium members into a close, supportive team who have a much better understanding of each other's challenges and needs.

During the two year cycle Richmond ConPlan period, the City of Richmond and Consortium members utilized a single Grant Application used by all jurisdictions, a single monitoring form with joint monitoring of agencies and shared results with other members, a joint annual grant process and meetings for all applicants and recipients of funding, quarterly or greater Consortium meetings, and increased technical assistance to nonprofits through individual meetings and workshops. All Consortium members have adopted a two-year funding cycle to further reduce agency and CDBG staff costs in these difficult economic times. Consortium members have continually streamlined process to benefit agencies and to reduce our administrative costs, effectively channeling additional funds to our communities.

2010-12 Grant Cycle Process - The two-year grant process for 2010-12 was conducted in 2009 and for the first time utilized on-line web based application submission. Multiple trainings throughout the County were held to acquaint agencies with the simple and intuitive system. Agencies were overjoyed not to have to run multiple copies all over the county to various jurisdictions, and agency satisfaction surveys revealed a high level of satisfaction with the process.

2010-15 Consolidated Plan and Analysis of Impediments - In 2009-10, Consortium members collaborated in the development of the 2010-15 Consolidated Plan and Analysis of Impediments to Fair Housing Choice for all entitlement jurisdictions in Contra Costa County. The County acted as the lead jurisdiction, advertising and procuring a consultant and coordinating public meetings and the flow of information to and from the consultant and jurisdictions. Individual jurisdictions secured meeting space for their public meetings, provided information to the public and consultants, developed their goals for the new Consolidated Plan, and met regularly to coordinate approach and goals for the entire county. Costs were shared by all jurisdictions, thereby greatly reducing the expenditure of CDBG Administration funds for this purpose.

5. Improve public housing and resident initiatives

The Richmond Public Housing Authority continues to undertake actions to encourage Section 8 and public housing participants to identify their needs, to become more involved in management, and to participate in homeownership:

- ❖ Develop and distribute customer service cards to Section 8 participants.
- ❖ Collate and analyze customer service cards received, and report the results to the Executive Management Team and to those who completed the cards.
- ❖ Meet with mid-management staff to communicate all pertinent information and get feedback from mid-managers about their and customers' concerns.
- ❖ Prepare and distribute to all Section 8 and public housing participants a list of all programs and workshops available in Contra Costa County for self-sufficiency.
- ❖ Develop a proposal to implement the Home Ownership Program for Section 8 and public housing participants, including staffing and funding needed and a financial analysis of how Section 8 and public housing participants can afford homeownership in the Bay Area.
- ❖ Develop a Home Ownership Network to assist participants for homeownership, to include family budgeting, credit clean up, shopping the market, and form processing.
- ❖ Develop a Resident Self-Sufficiency Program for public housing participants.

6. Evaluate and reduce lead-based paint hazards

The presence of lead-based paint poses a serious problem in older units. The following table estimates the number of units affected by lead-based paint. We estimate that over three fourths of the homes built prior to 1978 and 90% of those build prior to 1940 contain lead-based paint representing over thirty two thousand units affected by lead based paint. Lead was a common additive in house paint until the federal government in the late 1970s banned its use. All homes built before 1978 may contain lead-based paint, but homes built before 1960 are especially likely to be contaminated. Old paint is prone to chipping and deterioration, and people, mostly children, become poisoned by ingesting the chips and dust that result. Eating chips or breathing lead-contaminated dust from deteriorating lead-based paint is the most common cause of childhood lead poisoning; a serious health risk.

To address these conditions, the City of Richmond supports Richmond Effort to Abate Lead (REAL) in partnership with Contra Costa County and the City of San Pablo. Project REAL is charged with continuing to make residential units "lead-safe" for low-income children and families over the next few years, while working to educate our wider community about the dangers associated with lead. Funding for Project REAL III is provided through a grant from the U.S. Department of Housing and Urban Development (HUD).

Project REAL targets houses and apartments, either owner-occupied or rental, in the Iron Triangle and Santa Fe neighborhoods of Richmond, Unincorporated North Richmond, and the City of San Pablo. The program serves property owners who rent to low-income families, and low-income homeowners and tenants with children under the age of six.

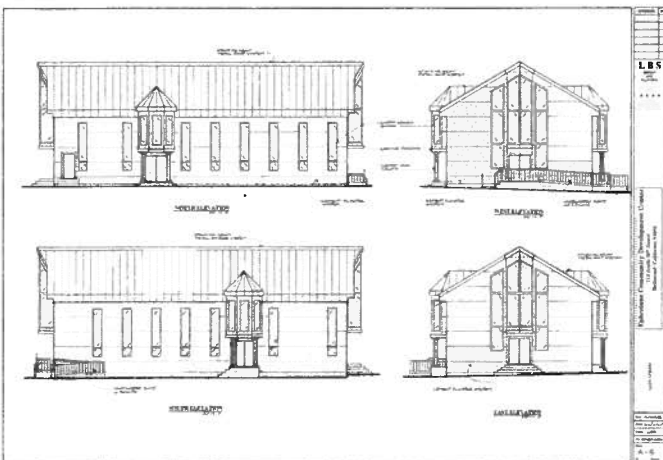
A second program that mitigates lead is We Care. Through We Care, senior citizens can request their homes to be painted at no charge. The painting can be interior and exterior and it is done through lead abatement certified painters.

7. Ensure compliance with program and comprehensive planning requirements

The City of Richmond is knowledgeable of and complies with CDBG program and comprehensive planning requirements, as affirmed by HUD monitoring. Although the regulations and requirements for administration of the CDBG program are many and varied, a few important requirements follow. CDBG activities are based on a HUD-approved Consolidated Plan spanning the years of 2008-2009, including priorities for funding and

meeting goals and objectives established in that document. Richmond's Analysis of Impediments was in place and guided actions taken to ensure fair housing and equal access to all Richmond residents. In addition, Richmond participated with the Consortium this fiscal year to develop the 2010-15 Consolidated Plan and Analysis of Impediments. The Homeless Continuum of Care Plan for 2001-06, and the more recent 10 Year Plan to End Homelessness in Contra Costa County were consulted before the fund allocation process began to determine the highest funding priorities for homeless and other populations with special needs.

Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, are thorough, timely, and have



been accepted by HUD. NEPA Environmental Reviews procedures are followed for every funded activity. Monitoring of sub-recipients is conducted on a regular schedule using standards and procedures that are shared by other members of the Consortium. Activities that serve a “presumed benefit” clientele are monitored for reasonable adherence to low-income benefit (staff visits site while activities are in progress, review records during annual monitoring, and more than 51% of these activities are provided to clients who qualify for other types of social services, SSI, etc.). Finally, Richmond is prompt in drawing down federal funds and expediting capital and other projects, with a fund balance well within the 150% maximum.

8. Reduce the number of persons living below the poverty level

Reducing the number of persons living below the poverty level within the City of Richmond requires a comprehensive approach to poverty that includes:

- access to housing of choice unimpeded by discrimination;
- availability of affordable housing;
- job opportunities that require limited educational background and/or work experience as well as jobs that offer opportunities for growth and advancement and a living wage;
- opportunities for people with disabilities to move freely, live independently, and become or remain financially independent to the best of their abilities;
- access to health care for individuals, families, and children;
- safety nets for those balancing precariously on the economic edge, including seniors, single-parent families, minimum-wage earners, and others; and
- Provision of life’s basic requirements, such as food, shelter, and clothing, for those without these necessities, and other factors.

The City Council and staff embrace a holistic approach to addressing these issues as they meet to plan each year’s funding allocations. Guided by community input shared in Public Hearings and in community-wide surveys, needs are heard, priorities are determined, and funds are allocated.



However, general economic conditions, the foreclosure crisis, and increased costs of gasoline, health care and food are resulting in greater numbers of people in need of even the most basic services, such as hotel vouchers for persons becoming homeless. Unfortunately, CDBG funds for public services are capped at 15%, and many more people are not served because of this restriction.

This report has endeavored to show how the City of Richmond has prioritized and invested its resources to reduce the number of its citizens living below the poverty level in 2009-10. Please see appropriate sections on Affordable Housing, Economic Development, Public Services, Fair Housing information, and Homeless Continuum of Care services, as well as Attachment A which summaries all accomplishments.

9. Performance Measurement System Implementation

The City of Richmond applied HUD’s performance measures to CDBG and HOME activities beginning in 2006.

G. Citizen Comments

1. 15 Day comment period

A public notice inviting comments for a 15-day period on the draft Richmond Consolidated Annual Performance and Evaluation Report for the 2010-11 Program Year was published in the West County Times beginning the week of September 12th. No comments were received.

H. Self Evaluation

The 2007 CAPER indicated that City of Richmond was facing a serious foreclosure crisis. Sadly, in 2010-11 the situation continued to impact Richmond families and although new funding such as NSP was available, the effect of foreclosed homes was still significant.

The Home Equity Preservation Alliance (HEPA) was created in the spring of 2008 as a comprehensive, coordinated, yet limited response to the significant number of foreclosures in Richmond and other parts of the County. HEPA has had a limited impact, yet it has become one of the few real, legitimate options for families.

Our public services dollars have supported HEPA and other efforts that have provided legal assistance to low income families and seniors, financial management to seniors, IDA accounts, home ownership counseling, job training, eye screenings and other essential services. We are pleased with the level of service provided by our limited public services dollars.

Our public facilities dollars have supported improvements to local non profits while our housing dollars have assisted project such Eden, Filbert Townhomes, Nevin Court, and Housing Rehabilitation. These projects will have a lasting impact in creating affordable housing in Richmond.

I. Monitoring

All activities proceeded on schedule, and grant disbursements were made in a timely manner. CDBG staff reviews all subrecipient reports on a quarterly basis. These reports outline the program goals, services provided, number of people served, and basic demographic information about clients. Staff before reimbursement to ensure that requests for payment contained appropriate backup according to Consortium guidelines carefully reviews quarterly Requests for Reimbursement. Subrecipient final reports summarize the achievements of the entire project year and asked further questions about qualitative and quantitative goals, as well as services provided to limited English proficiency clients. All projects are required to undergo an independent financial audit. Additionally, staff conducts on-site visits to inspect, interview staff, and review project files for approximately one-third of funded public services agencies, utilizing the Consortium Program and Financial monitoring forms.

SECTION 2. CDBG PROGRAM NARRATIVE

A. Consolidated Plan Priorities, Needs, Goals and Specific Objectives

See Attachment 1.

B. Changes in Program Objectives

No changes in 2010-11.

C. Assessment of Efforts in Carrying Out Planned Actions in Action Plan

1. Pursued all resources

The City pursued all resources identified in the Action Plan and Consolidated Plan.

2. Provided Certifications of Consistency

The City provided Certifications of Consistency with the Consolidated Plan, in a fair and impartial manner, to the following agencies in 2010-11: CHDC for the HOPWA program.

3. Facilitated Consolidated Plan

The City actively facilitated implementation of the Consolidated Plan and Action Plan. No City of Richmond employees or contractors purposefully hindered Consolidated Plan implementation by any actions or willful inaction.

D. Use of CDBG Funds for National Objectives

All CDBG-funded projects fall within the five Consolidated Plan Priority areas in the 2010-11 Program Year, and addressed the national objectives of serving low- and moderate- income persons. All projects that were funded were selected because they primarily benefited low- and moderate-income individuals, families, and neighborhoods. An estimated 92% of people served with CDBG funding have incomes at 80% or less than the county median income.

E. Anti-displacement and Relocation

The City of Richmond has in place an Anti-displacement and Relocation Plan. There were no activities funded in FY 2010-11 that would have triggered displacement, and no relocations or displacements occurred during this program year.

F. Low/Mod Job Activities

The City of Richmond did not allocate any CDBG funds to economic development activities. The decision evolved from our analysis that limited CDBG funds had little to no impact in economic development while our Economic Development Division could allocate significant funding to such activities.

G. Prior Period Adjustments

None

H. Loans and Other Receivables

None

I. Lump Sum Agreements

J. Neighborhood Revitalization Strategies

As before, Richmond continued investing in its two NRS: Iron Triangle and North Richmond. NSP in particular has been targeting these areas for foreclosure management.

SECTION 3. HOME PROGRAM NARRATIVE

1. Assessment of Relationship of HOME Funds to Goals and Objectives

Home funds were used to increase housing units in Richmond. We are pleased with the progress made in this area. Detailed information is included in the program matrix in Attachment A.

2. HOME Match Report

a. HOME Match Report HUD-40107-A

3. HOME MBE and WBE Report

a. Part III of HUD Form 40107

HOME

1. For the Participating Jurisdictions' (PJs) match:

Assessment of Use of HOME Funds	For the most part, HOME funds support Priorities #1 and #2 of the Consolidated Plan, serving to: 1) Provide adequate and affordable housing opportunities to extremely low-, very low-, and low-income households and 2) Assist low- and very low-income first-time homebuyers. HOME funds also supported the Community Housing Development Corporation, one of Richmond's CHDOs.
Report on Contracts with Minority Business Enterprises and Women Business Enterprises	The City continues its Affirmative Action Program, which gives preference to minority- and women-owned businesses in the competitive bid process.
Results of On-Site Inspections	As part of the CDBG/HOME requirements the City provides and on going site inspection and monitoring services doing the construction phase on each related project. This measure assures that all labor compliance is met at both State & Federal level and the projects scope of work is consistent with the approved design to its completion.
Affirmative Marketing	The City continues to enforce its First Source Hiring ordinance, which requires hiring of Richmond residents for construction projects. Affirmative marketing on HOME assisted project is a requirement, both in terms of attracting tenants and homebuyers and hiring minority or women owned contractors. Affirmative Marketing procedures that call for various methods of marketing and advertising are on file with the City and with the CHDO's. City developments usually attract a good cross-section of families of different races and various incomes.

ATTACHMENTS

- 1- SUMMARY OF ANNUAL OBJECTIVES
- 2- 40107: ANNUAL PERFORMANCE HOME PROGRAM
- 3- 40107-A: HOME MATCH
- 4- C04PR26 (waiting on CDS)
- 5- PR 03 (waiting on CDS)

2010-11 Action Plan - Richmond CA

MTX	National Goal	Agency	Public Services (15% cap)	Exempt per 25 CRF Part	Performance Measure	Units of Service: Persons	DBA
5	LMC	849 New Connections through Fiscal Agent	\$5,000.00	Y	Living Environment-Sustainability	63	N
05L	LMC	866 Contra Costa Child Care Council	\$20,000.00	Y	Living Environment-Sustainability	13	N
05L	LMC	867 Girls Incorporated of West Contra Costa County	\$16,000.00	Y	Living Environment-Sustainability	80	N
03T	LMC	848 Greater Richmond Interfaith Program	\$12,000.00	Y	Living Environment-Sustainability	309	N
05C	LMC	847 Contra Costa Senior Legal Services	\$11,000.00	Y	Living Environment-Sustainability	169	N
05D	LMC	Davis @ JFK, ELHS, DAHS	\$15,500.00	Y	Living Environment-Sustainability	289	N
05K	LMC	846 Contra Costa Crisis Center	\$10,000.00	Y	Living Environment-Sustainability	4480	N
5	LMC	852 Rubicon Programs Inc.	\$20,000.00	Y	Living Environment-Sustainability	78	N
05A	LMC	850 Opportunity West	\$10,000.00	Y	Living Environment-Sustainability	15	N
05D	LMC	851 Ryse	\$10,000.00	Y	Living Environment-Sustainability	126	N
05S	LMC	845 Community Housing Development Corporation	\$25,000.00	Y	Living Environment-Sustainability	221	N
05A	LMC	853 West County Adult Day Care	\$22,000.00	Y	Living Environment-Sustainability	28	N
5C	LMC	844 Bay Area Legal Aid (BayLegal)	\$40,000.00	Y	Living Environment-Sustainability	36	N

