REQUEST FOR QUALIFICATIONS

Las Deltas Scattered Site
Below Market Sale of Units

Housing Authority of the County of Contra Costa
Release Date: April 10, 2023

Responses must be Received
by 4:00 p.m. Pacific Standard Time
on July 13, 2023
REQUEST FOR QUALIFICATIONS
FOR
BELOW MARKET SALE
OF SCATTERED SITE UNITS

Proposals must be submitted to the offices of the Housing Authority of the County of Contra Costa (HACCC),
3133 Estudillo Street, Martinez, CA 94553

By 4:00 p.m. Pacific Time on July 13, 2023

PROPOSALS WILL NOT BE ACCEPTED AFTER THIS DATE AND TIME

Note regarding the Public Records Act:

Government Code Sections 6250 et seq., the California Public Records Act, defines a public record as any writing containing information relating to the conduct of the public business. The Public Records Act provides that public records shall be disclosed upon written request and that any citizen has a right to inspect any public record unless the document is exempted from disclosure.

Be advised that any contract that eventually arises from this Request for Qualifications is a public record. Also, apart from any information protected from disclosure (e.g., proprietary business information such as technical methods or processes, detailed pricing information, personal information, or the Housing Authority’s pre-decided information such as internal proposal evaluations) information submitted in response to this Request for Qualifications is itself a public record. Submission of any materials in response to this Request for Qualifications constitutes a waiver by the submitting party of any claim that the information is protected from disclosure. By submitting materials, (1) you are consenting to release of such materials by HACCC if requested under the Public Records Act without further notice to you and (2) you agree to indemnify and hold harmless the County and HACCC for release of such information.
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Housing Authority of the County of Contra Costa – RFQ for Las Deltas Redevelopment Project – April 10, 2023
RFQ for the Below Market Sale of Scattered Site Units at Las Deltas

I. OVERVIEW

Las Deltas was an aging 214-unit public housing property developed by the Housing Authority of the County of Contra Costa (HACCC or Housing Authority) in the 1950s and 1960s on roughly 19 acres in North Richmond. Las Deltas consisted of a main campus of 134 dwelling units along with an office and maintenance building, a Head Start center and a building dedicated to youth recreational programs and another 80 units in 38 duplexes and 4 single family dwellings spread throughout North Richmond (Scattered Sites).

Due to decades of underfunding in the public housing program, HACCC removed Las Deltas from the public housing program. HACCC’s primary goal in taking this action was to expand and improve the quality of housing offered to its tenants and clients. HACCC successfully utilized two programs from the U.S. Department of Housing and Urban Development (RAD and Section 18) to transform the public housing subsidies for the 214 Las Deltas units (only 95 of which were occupied) into project-based Section 8 funding that financed the production/preservation of 591 affordable housing units located in 10 different properties throughout the County, including three in North Richmond. HACCC expects to fund at least 81 more affordable housing units (ideally in North Richmond) as part of this phase of the transformation of Las Deltas.

Remaining, is the transformation of the physical space that Las Deltas occupied. HACCC’s goals in these upcoming phases are to improve the housing stock in North Richmond, provide economic opportunities to those living and working in North Richmond and to further increase the supply of affordable housing. The first step in this process is this Request for Qualifications (RFQ), in which HACCC is seeking proposals from 501(c)(3) nonprofit housing developers to purchase up to 5 buildings per developer for $1 per building and then rehabilitate or redevelop these units for homeownership, including shared equity programs and any other model that permits equity-building for occupants, by low-income families (at or below 80% of Area Median Income {AMI}). Each developer can request to purchase a maximum of 5 total buildings. HACCC will sell no more than 16 total buildings in response to this RFQ.

II. BACKGROUND

A. Neighborhood Context

All units are in North Richmond, a 1.4-mile unincorporated community in Contra Costa County. North Richmond has a history of cultural richness, community spirit, and resilience despite racially discriminatory housing policies and real estate practices that created economic and housing hardship for its residents and isolated the community both literally (in physical terms) and figuratively. World War II brought the Kaiser Shipyards to Richmond, and a high proportion of the workers there were African American. However, restrictive housing covenants and racial exclusivity prohibited African Americans from buying property in the city of Richmond. As a result, many moved to unincorporated North Richmond which already had a significant Black population. Today, the neighborhood’s demographics have shifted. The 2020 U.S. Census showed the population at that time was 17% Black/African American, 68% Hispanic/Latino, 7% White, 9% Asian, and 14% two or more races. In North Richmond, over 50% of households rent their home and 60% of renter-occupied
households are considered “rent burdened” (paying more than 30% of their household income for rent). The median household income in North Richmond is $50,313 (compared to $88,456 in Contra Costa County as a whole).

**B. Below-Market Rate Sale Objectives**

Through the conversion of Las Deltas out of the public housing program, HACCC seeks to improve the quality of housing offered to its clients and tenants, improve the housing stock in North Richmond and provide economic opportunities to those living and working in North Richmond. Through this RFQ, HACCC has the following primary goals:

- Provide affordable homeownership opportunities, including shared equity housing models that stabilize and improve the North Richmond community.
- Help low-income families at or below 80% AMI build wealth and achieve self-sufficiency.
- Give priority to former Las Deltas public housing residents who were displaced by the conversion of that property to project-based Section 8 units located off-site.
- Give second priority to current and former residents of North Richmond (including former residents of Las Deltas who were not displaced due to the closure).
- Demonstrate that affordable equity building housing models can be achieved for low-income families with sustainable subsidy levels.
- Give priority to developers located, or having a record/history of doing ongoing work in North Richmond.

Additional objectives for the overall conversion and this project are included in the submittal requirements.

**C. HUD Transition Requirements for Las Deltas**

As stated previously, Las Deltas was a 214-unit affordable rental/public housing complex developed by HACCC in three phases that were completed in 1952, 1960 and 1961 with funding from the U.S. Department of Housing and Urban Development (HUD). At its peak, Las Deltas offered 224 units of affordable housing across an 11.38-acre main campus, 48 scattered site duplexes, and 4 single family homes throughout North Richmond. Las Deltas, including the main campus, represented more than 20% of North Richmond’s housing stock at the time the project was decommissioned in 2020.

Decades of unsuccessful attempts to obtain adequate financial resources to maintain quality housing at Las Deltas resulted in the transition of the properties through HUD’s Rental Assistance Demonstration (RAD) program and the Section 18 Demolition and Disposition process.

All public housing has restrictions on the land and units placed there by HUD. If a housing authority wishes to sell land or units that were part of a public housing property, like Las Deltas, HUD normally requires those units be sold at full market value. The housing authority is then required to use the proceeds from that sale to rehabilitate its other public housing units or to develop new affordable housing. In some circumstances, HUD will permit housing authorities to sell former public housing land and units at less than fair market value. However, when that occurs, HUD will place restrictions on that land/units. In Las Deltas case, HUD has placed Declarations of Restrictive Covenants (DRC) on these units that require they remain affordable and can only be sold to low-income families for a period of twenty (20) years if sold by HACCC to a buyer at less than
market value. Thus, the DRC shall remain in place for 20 years from the close of escrow and the property may only be sold to/occupied by families qualifying as low-income as indicated in the most current HUD-Published Area Median Incomes. In addition, regardless of which proposals HACCC approves, all plans and property sales must also be given final approval by HUD.

The current threshold for 80% AMI is based on the Oakland-Fremont Metropolitan Area figures published by the Department of Housing and Urban Development (HUD):

<table>
<thead>
<tr>
<th>Family Size (# of persons)</th>
<th>Low (80%) Income</th>
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<tbody>
<tr>
<td>01</td>
<td>$74,200</td>
</tr>
<tr>
<td>02</td>
<td>$84,800</td>
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<tr>
<td>03</td>
<td>$95,400</td>
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<td>04</td>
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<td>06</td>
<td>$123,000</td>
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<tr>
<td>07</td>
<td>$131,450</td>
</tr>
<tr>
<td>08</td>
<td>$139,950</td>
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HACCC expects HUD to update the AMI numbers in the first or second quarter of 2023 and at a similar point annually in the future. The 80% AMI numbers at time of any future sale will be the relevant units of measure.

**D. Nonprofit Developer Restriction**

Only 501(c)(3) non-profit entities, or development partnerships that include at least one 501(c)(3) non-profit entity, will be considered for the sale of the below market rate units. Priority will be given to non-profit entities that are based in North Richmond, have a history/record of serving North Richmond residents, or have strong community ties there, who have a strong targeted marketing plan, and can demonstrate the ability to have the units occupied within 36 months from the close of escrow date. Non-profit entities who successfully submit a proposal must have the capacity to raise the funding required to repair the units or develop new structures within 36 months of the date of purchase offer. Units must be targeted to low-income families at or below 80% AMI.

Private market buyers and any other interested parties who have expressed interest in purchasing a property (including any nonprofit developers who acquire buildings under this RFQ) will be contacted for purchasing the remaining Scattered Sites at market value later.
E. Current Unit Conditions

All 16 buildings are former public housing units that will require significant improvements to be habitable. Applicants should expect to conduct extensive rehabilitation on any of these units and it is likely that demolition versus rehabilitation will be the preferred path for many of these units. Decades of underfunding, and break-ins while vacant have resulted in a failure of most building systems and other substantial damage to the units. Successful bidders will need to demonstrate their ability to undertake such a project.

All units will be sold in as-is condition. Neither HACCC nor HUD will make any improvements or modifications to these properties, nor will either agency provide funding for improvements or modifications. As stated above, developers who obtain any of these units will need to have the capacity to bring these units to market at a price point that low-income families/individuals can afford.

See Attachment 1, repeated on the next page, for a map of the designated units available for sale. See Attachment 2 for a list of the addresses and unit configuration of the properties available for sale through this RFQ. Up to 16 buildings are available for consideration for this sale. Each proposal is capped at 5 total buildings. Developers who wish to purchase any number of buildings will list those they wish to obtain in order of preference. Developers seeking fewer than five buildings can ask to acquire either duplexes or single-family dwellings, but again, will be asked to list their order of preference. While nonprofit developers will note their preferred buildings in their proposal, final building selection will be made during post-selection negotiations with HACCC. Please note that the selection panel may award fewer than your requested number of buildings. All awards under this RFQ are subject to HUD approvals.

Please Note: If you are planning to purchase multiple buildings, they may be on the same parcel as other buildings that you are not interested in purchasing. You will be required to split the parcels prior to the sale/transfer of the building. HACCC is not going to split any parcels. Please see the map below or explore this interactive version of the map for parcel details for each building as you make your selections.
F. Zoning and Land Use Requirements

All units are in the unincorporated North Richmond area of West Contra Costa County, which consists of older single-family housing stock, some multiple-family apartments, and some newer homes built approximately 20 years ago. Applicants are encouraged to take full advantage of the area's designation as an Opportunity Zone within census tract 3650.02 to maximize investment in the area. Information on Opportunity Zones and their development benefits can be found at https://www.cdfifund.gov/opportunity-zones.

The Contra Costa County Department of Conservation and Development (DCD) is in the process of updating the General Plan and Housing Element which will update the zoning designations across the County. The proposed zoning by DCD for these sites and the majority of North Richmond is Residential Medium High at a density of 17-30 dwelling units per acre. However, some of the sites along Market Avenue, Fred Jackson Way, or Chesley Avenue are designated as Mixed Use at a density of 30-75 dwelling units per acre. The area has a Planned-Unit (P-1) zoning designation and thus follows the development standards of this zone. The P-1 zoning designation is consistent with the General Plan and provides Design Guidelines for the area. Details can be found here: www.contracosta.ca.gov/4747/Specific-Plans

For proposals that intend to rehabilitate the existing structures, the updated zoning designations should not have an effect. For those who intend to demolish the existing buildings and build new housing units, applicants should closely examine the Design Guidelines, as well as the County's draft updates. The project would be entitled to a density bonus because of the affordable housing being provided. Further, because the properties are deed-restricted affordable housing, the project would be allowed a parking reduction, with the amount of such reduction dependent on the specific type of occupancy. Redevelopment of the site could require a General Plan Amendment (“GPA”) if demolition occurs and the densities of the new units fall below 17 dwelling units per acre, or, if they exceed those allowed through a density bonus. All developers will be subject to all state or local ordinances and should especially note any that apply to the unincorporated areas of Contra Costa County, such as the new ordinance that all new construction in unincorporated areas be all-electric.

G. Environmental Conditions and Development Feasibility

Nonprofit developers will take on the responsibility of meeting all requirements under the applicable Environmental Review processes as applicable.

H. Financing Plan

1. Cost Considerations:
As part of its review of Applications submitted under this RFQ, HACCC seeks project financing plans that are cost-effective but propose realistic assumptions for both costs and sources. Proposals will be rated on readiness and realistic success of funding strategies that are presented for completing the rehab/development of the proposed units in a timely manner. Bidders will need to present financial records to verify capacity to rehabilitate the units. It is HACCC’s expectation that nonprofit developers will be able to complete a rehab in time for an individual homebuyer to move into the unit.
within 36 months of the close of escrow. In the event of delays or additional needed time, HACCC will consider an extension so long as the non-profit entity can demonstrate that it is making a good-faith effort to complete the project in a timely manner and measurable progress is being made.

2. **HACCC Subsidy:**
It should be noted that HACCC has no resources available for assisting in the purchase or rehab of the units. While the sale price will be $1/building, the development team must pay all fees associated with the sale of these units unless a cost is specifically required to be paid by HACCC. These could include escrow fees, title insurance, closing costs, taxes, parcel splits, etc.

I. **Affirmative Marketing Procedures**

1. **Abiding by the Las Deltas/North Richmond Local Preference Policy:**
As part of the Las Deltas disposition process, HACCC has received permission from HUD to adopt a Local Preference Policy for both developer selection and occupancy of the developed sites in the future. The local developer selection preference criteria are discussed in the Section V (B) Evaluation Criteria section of this RFQ.

As part of the conversion of the Las Deltas property out of the public housing program, HACCC was required to relocate 81 families, some of whom had lived at Las Deltas for decades. In order to maximize the opportunities offered to these former Las Deltas residents, HACCC’s Las Deltas/North Richmond Local Preference Policy will require all developers who receive funding or land tied to Las Deltas to offer first preference in the leasing or sale of any units they develop or rehabilitate with this money/land to any person who lived on the Las Deltas Public Housing site at the time of its closure. HACCC shall maintain a list of the individuals that must be offered any units first.

Second preference will be for anyone who currently lives or works in North Richmond or has lived in North Richmond in the past. North Richmond is defined by addresses within the boundaries of the Richmond Parkway on the West, Parr Blvd on the North, Burlington Northern Santa Fe railroad on the East until Chesley Avenue, and then Union Pacific Railway until it reaches back to the Richmond Parkway. The boundaries are shown on this map:

https://pbf-a.maps.arcgis.com/apps/instant/sidebar/index.html?appid=e307058cc233495d8a876b3a6d8db292&locale=en

If there are units remaining after the former Las Deltas residents have been offered housing, the developers will need to create an outreach plan and market the units to the North Richmond community to identify a homebuyer prior to offering the units to the general public.

2. **Affirmative Marketing Procedures:**
Successful bidders must adhere to the Las Deltas/North Richmond Local Preference Policy. HACCC expects that successful implementation of this policy may differ slightly based on the nature of individual developer’s projects. As such, HACCC expects to negotiate possible changes to the proposed mechanics of the Local Preference Policy with each selected developer for their specific project after award. What will not change is that Las Deltas residents will get first preference and
those who live/work in North Richmond will get second preference. All changes to the Local Preference Policy must also meet any relevant HUD and federal/State fair housing requirements.

Successful bidders must follow affirmative marketing procedures. The objective of affirmative marketing is to ensure that marketing plans promote fair housing by ensuring outreach to all households potentially eligible for the Las Deltas and North Richmond Preferences, including those least likely to apply. Affirmative marketing consists of actions to provide information and otherwise attract eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status (persons with children under 18 years of age, including pregnant women), or disability.

With changing demographics in Contra Costa County and North Richmond, there are challenges when marketing to an eligible population that is limited English proficient (LEP). We encourage plans that:

- Translate marketing materials to serve Spanish-speaking and other LEP populations,
- Works with Spanish language print media, radio, and television stations as well as those in other languages,
- Place marketing materials at community centers that provide for free public service announcements,
- Partner with faith-based and community organizations that serve newly arrived immigrants, and
- Conduct marketing activities at adult-education training centers or other locations that conduct "English as a Second Language" classes.

Successful bidders will provide a detailed description of their proposed Marketing Plan for these units as well as their proposed approach to selecting homebuyers/residents.

**J. Commitment and Accountability to Community**

North Richmond residents have worked with several groups to develop plans to voice the aspirations and concerns of the North Richmond community and make improvements to the neighborhood. Several of these plans have included community desires for the transition of Las Deltas out of the public housing program. HACCC has participated to some extent in most, if not all of these efforts. While many of the suggestions in these studies are more relevant for other entities, or more likely to be implemented as part of the larger redevelopment process at the former Las Deltas main campus, HACCC encourages developers responding to this RFQ to carefully read through these plans and address any elements they can as part of their proposal. These plans provide critical guidance to what the community expects of any development in North Richmond and significant elements of this RFQ were shaped by HACCC’s ongoing participation in these discussions. Among those are an expanded local preference for both homebuyers and developers and a broadened definition of homeownership to include models such as land trusts and co-ops that still allow families to build equity in ways that rental housing does not.

The relevant plans are attached to this RFQ and can also be viewed on our website at https://contracostaha.org/las-deltas-redevelopment/. Proposers are encouraged to review the North
Richmond Quality of Life Plan, the North Richmond Community Profile under Contra Costa County’s General Plan, and the ouR-Home plan from the Resilient by Design Bay Area Challenge. HACCC will assess respondents' proposals based on their commitment to uses and concepts articulated by local residents in these plans. The following priorities are explicitly pulled from those documents and will be measured in the evaluation process:

- Commitment to place-keeping of historical and intergenerational residents;
- Commitment to offering former Las Deltas residents secure housing and right to return to the neighborhood if they desire;
- Commitment to permanent affordable housing

Additionally, while many of the ideas in these documents are more likely to be incorporated in multi-family projects, it is encouraged to include any other community desires expressed in these plans that are possible within your rehabilitation/development plan. These include: creating a greenbelt or tree corridors along main streets in North Richmond, a historical museum and/or walking path with metal insets honoring the history and community leaders of the neighborhood, green infrastructure installation, and community gathering places.

It is also expected that developers will rehabilitate the units with the desires and needs of those who will be awarded priority under the preference points in purchasing them. Through the work of the Partnership for the Bay’s Future Policy Grant, interviews have been conducted with many of the 81 households who were relocated when Las Deltas was closed. The following priorities have been noted by former Las Deltas Public Housing residents:

- Monthly mortgage bills that are comparable to affordable rent (less than 30% of income);
- Single story homes (no stairs) that are ADA accessible;
- Opportunities to make design choices with developers;
- Feeling safe in their home – concern about crime in North Richmond;
- Private yard space for children and pets to play;
- Sound mitigation so those sharing a duplex cannot hear everything going on in the other side;
- Integration with community services, resources, and recreation areas for children and elderly;
- Resilient appliances that won’t break down and affect them negatively as homeowners;
- Multiple bathrooms for 2+ bedroom unit homes;
- Services for helping transition to homeownership—post-purchase counseling or access to loans or funds for maintenance; and
- Protected parking spaces and/or garages.

Please note that while the maximum “Low-Income” limit of these homes is based on HUD’s 80% AMI restriction, 90.3% of the former Las Deltas residents are Extremely Low Income (<30% AMI), 6.9% are Very Low Income (50% AMI), and only 1.4% are at the Low Income (< 80% AMI) threshold. This means that, in order for any of the vast majority of the former Las Deltas residents to pay less than 30% of their income on housing, additional subsidy or financial counseling will be necessary to minimize housing burden and ensure these units are accessible to this population.

Successful bidders will include creative ideas in their narratives about how these priorities may be included in their rehabilitation plan.
K. Reversion Clause

If a successful bidder fails to meet any of HACCC’s requirements such as utilizing the Local Preference Policy, to execute significant elements of its proposed plan or to proceed in a timely manner to rehabilitate/develop the units and make them available to low-income families, HACCC reserves the right to rescind the transfer/sale of the units to the developer and re-market the units.

III. IMPORTANT DATES AND SUBMISSION INFORMATION

A. Important Dates and Anticipated Selection Timeline (Subject to Change)

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<th>Event</th>
<th>Date/Time</th>
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<tr>
<td>RFQ issued by Housing Authority of the County of Contra Costa (HACCC)</td>
<td>April 10, 2023</td>
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<td>Pre-Submission meeting and site walk with HACCC staff. Meet at the Corinne Sain Senior and Family Community Center (515 Silver St, North Richmond, CA)</td>
<td>April 25, 2023 from 10:30 to 1:30 PM</td>
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<tr>
<td>Open Office Hours with HACCC staff via Zoom</td>
<td>May 16 and June 6, 2023 from 10:00 to 11:00 AM</td>
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<tr>
<td>Deadline for Written Questions / Requests for Additional Information</td>
<td>July 3, 2023</td>
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<tr>
<td>All Questions and Answers Posted Electronically at <a href="http://www.contracostahousing.org">www.contracostahousing.org</a></td>
<td>July 6, 2023</td>
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<td>Proposal Submission Deadline</td>
<td>July 13, 2023 by 4:00 PM</td>
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<tr>
<td>Notice to Respondents Regarding Satisfaction of Minimum Requirements</td>
<td>July 24, 2023</td>
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<tr>
<td>Interviews with Top Scoring Proposals</td>
<td>August 7-9, 2023</td>
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<tr>
<td>Executive Director of HACCC Review/Approval</td>
<td>August 18, 2023</td>
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<td>HACCC Board Meeting Approval</td>
<td>By September 12th, 2023</td>
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<tr>
<td>Negotiations with Selected Nonprofit Developers</td>
<td>After Board Approval</td>
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<tr>
<td>HUD Approval of Sale</td>
<td>After Negotiations</td>
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B. Submission Deadline and Format

1. Submittals will be accepted at the HACCC office, located at 3133 Estudillo Street, Martinez, California, only until the date and time shown in Section III (A). **Hand delivery is advised** so that the Buyer can obtain a date/stamp receipt from the receptionist, but we will also accept submissions by mail if they arrive by the application submission deadline.
2. Late, emailed or faxed submittals will **not** be considered.
3. Submissions that are approved for sale will need to submit a purchase offer in a format acceptable by California Real Estate Standards and Practices.
4. It is requested that attached Narratives be submitted in an 8-1/2” by 11” format using 12-point font at single line spacing.
5. All proposers are required to submit one original and 5 copies of their proposal, including one copy on a thumb drive.

C. Pre-Submission Meeting

A pre-submission meeting will be held at the property site. A meeting will take place at the Corrine Sain Senior and Family Community Center in North Richmond. From there, HACCC will permit viewing of any desired properties for interested parties. The viewing will be April 25th from 10:30 p.m. to 1:30 p.m. All interested nonprofit developers will be invited to walk the sites with HACCC staff followed by a questions and answers period at the Senior Center. We expect the pre-submission meeting and site walk will run approximately 3 hours. The purpose of the meeting is to ensure that all prospective bidders understand the submittal requirements and scoring system. Although attendance at the pre-submission meeting is not mandatory, it is highly recommended.

D. Questions and Requests for Information

HACCC staff will hold open office hours via Zoom to ask questions on May 16 and June 6, 2023 from 10:00 to 11:00 AM. Meeting details will be posted at https://contracostaha.org/las-deltas-redevelopment/ and will be recorded. Questions and answers will be written down and posted electronically for all prospective nonprofit developers to review.

Except for questions raised at the pre-submission meeting or office hours, all questions or requests for clarification relating to this RFQ must be submitted by email to HACCC at jignacio@contracostahousing.org. All questions must be received no later than 4:00 p.m. PST on the date specified in this RFQ. All questions and answers will be posted electronically for all prospective nonprofit developers to review on HACCC’s website by the date specified in this RFQ. HACCC may, at its option, email prospective nonprofit developers with the complete list of questions and answers in addition to posting them on the website. If you wish to receive such notice, you may email HACCC at jignacio@contracostahousing.org before you submit a bid.

If changes to the RFQ are warranted, they will be made in writing, clearly marked as addenda to the RFQ, and posted to the RFQ at https://contracostaha.org/las-deltas-redevelopment/. It is the responsibility of each applicant to check the website listed above for changes and/or clarifications to the RFQ prior to submitting a response, and an applicant’s failure to do so will not provide a ground for protest.
IV. SUBMITTAL REQUIREMENTS

Applicants are to provide the requested information in the order indicated below, including a Table of
Contents, with sections separated by labeled tabs corresponding to sections IV (A.) – IV (E.) below
and their sub-sections. Again, please use a 12-point font with single line spacing for all narratives.
One original and 5 copies, including one copy on a thumb drive, are required to be submitted in the
following order:

A. Submittal Checklist:

The bidder must complete and submit Attachment #3, Submission Checklist, certifying that all
items on the Checklist are contained in the nonprofit developer’s response.

B. Developer and Realtor Contact Sheet:

Complete Attachment #2, the Developer & Realtor Description Form.

C. Proposal Table of Contents

D. Nonprofit Developer Information:

1. Local Nonprofit Developer Preference:
   ● Confirmation that the developer or one of their partners is a 501(c)(3) qualified non-profit
     organization: Please provide proof of nonprofit status.
   ● Organization address, background, purpose, current programs, geographic target area,
     length of time the organization has been in operation, etc…
   ● Describe the extent to which the organization has a history of providing services in North
     Richmond and participating in meetings or events held by local community-based groups
     or councils.
   ● Describe the organization’s interest in the Las Deltas disposition process and the
     community needs it hopes to address through participation in the program.

2. Development Team Experience: Describe the organization’s track record of carrying out similar
   projects, and the organization’s role in these past projects. Please provide a list of no more than 5
   comparable projects and a contact person/reference for each. Please identify the role key members
   of the proposed development team played in these past projects (if any) and/or who your partners
   were in these projects. Your response here should demonstrate your ability to undertake this
   purchase and rehabilitation/development and sale to a low-income homebuyer.

3. Development Team Capacity: Planned roles, responsibilities, and allocation of staff time of each
   identified team member. Please identify their previous experience (if any) with community
   revitalization, construction or rehabilitation of affordable homeownership or housing
   development, and their previous experience working with socio-economically diverse
   populations. Please provide relevant examples. If you plan to work with multiple organizations,
   please define the relationship between parties and submit a Joint Venture agreement,
   Memorandum of Understanding, or similar document. Please attach your most recent audited
   financial statements.
E. Proposed Project Information:

Present a rehabilitation/development strategy that includes a financing proposal, and other proposed project information, clearly describing all important assumptions, by providing the following documents:

1. Project Goals Alignment Narrative

Submit a narrative of no more than three (3) pages describing how your proposed project aligns with the goals described in this RFQ and affiliated North Richmond planning documents:

- Describe how your proposal will meet the goals laid out in this RFQ in Section II (B) and the affiliated planning documents. Please describe how your project approaches the removal of barriers to intergenerational wealth creation, self-sufficiency, and resiliency. In addition, demonstrate your understanding of important issues in the area and of the priorities described in Section I (A), II (B), (G), and (H) and in the attached community-driven planning documents. Which of these larger neighborhood objectives will your proposal seek to achieve or focus on? How would your organization hold itself accountable to these priorities?
- Explain the type of units you propose to develop and how many homes your project will produce. It is not required to include any preliminary drawings or site concepts you have, but feel free to attach up to 5 pages of artist renderings, other visuals, or presentation slides as you see fit. Refer to market information, emerging real estate trends, developer experience on similar projects, or other logic for the proposed development concept. Please indicate if your proposal is consistent with Contra Costa County zoning and land use requirements, or which changes would need to be made. Include a list of the property addresses or parcels that you are most interested in purchasing.
- All developed units must be occupied by households at or below 80% AMI. You are not required to do more than this, but please describe any further income targets you have. For example, you may wish to develop one unit for households at or below 50% AMI. Explain how the units will be built/financed with this population in mind.
- Beyond the important provision of affordable housing, will your project include any public amenities or other features beyond shelter? Please describe additional elements that distinguish your project such as physical amenities or programmatic elements that benefit the future residents/tenants of the project, as well as the larger community.
2. Community and Homebuyer Engagement Strategy

A key part of this project involves ensuring that prospective buyers and the community are involved in the design of each new development on this land. Submit a narrative of no more than two (2) pages describing your proposed community engagement strategy and how that strategy is accountable to the priorities listed in the RFQ and affiliated planning documents.

- Please describe any opportunities that the target population identified in The Las Deltas/North Richmond Local Preference Policy will be able to engage during the pre-development phase of the project to maximize community input.
- Describe the process you will use for establishing and/or building positive relationships with surrounding neighbors and the larger community; and maintaining community relationships after entitlements have been achieved and the development is in operation.

3. Financing Narrative:

Submit a narrative of no more than two (2) pages (not including attachments) describing your proposed funding and financing structure. The narrative should discuss in detail your plans for financing the purchase and indicate if any progress has been made in your effort to secure financing. Provide an explanation of the project’s expected financial structure including:

- Potential sources and amounts of financing, as well as any expected public financing.
- Detail any funding already acquired.
- Give a timeline of when you obtained/expect to obtain the financing for this project.
- Statement of your organization’s ability to make payments on the financing proposed for securing the development/renovations of the property. Attach verifications as applicable.
- Attach all evidence of secured financing and letters of intent from grantors or lenders. While a proforma is not required, please submit one if you are using one.
- If applicable to your development team, please detail your planned involvement with connecting potential homebuyers to mortgage financing, down payment assistance, and homeownership preparedness programs.

Keep in mind that it is HACCC’s expectation that nonprofit developers will be able to complete their project in time for an individual homebuyer to move into the unit within 36 months of the close of escrow. In the event of delays or additional needed time, HACCC will consider an extension so long as the non-profit entity can demonstrate that it is making a good-faith effort to complete the project in a timely manner.
4. Affirmative Marketing Plan and Buyer Selection:

Central to this RFQ is that former Las Deltas residents and low-income persons who reside or work in North Richmond are given every opportunity to purchase these units, while adhering to fair housing laws. Please submit a narrative of no more than three (3) pages about the process your team will take to ensure fair housing, affirmative marketing, and community involvement, including any aspects that will be tailored to the unique characteristics of North Richmond.

- Describe how the team intends to implement the affirmative marketing procedures described in Section II (I) by answering the following questions:
  - How will you handle outreach to potential homebuyers? Please differentiate between the outreach you will do for those on the Las Deltas relocation list provided by HACCC, and the wider North Richmond community, including workers in North Richmond as well as current residents. Will you try to reach potential homebuyers who used to live in North Richmond? If so, will this occur only if you are not able to find enough potential homebuyers from former Las Deltas residents and current North Richmond residents, or will you do outreach regardless?
  - Do you plan to have a waitlist? If so, please explain your reasoning on how it will be ordered and how selection between potential homebuyers with the same preference level (e.g., all former Las Deltas residents) will be made? Please explain how you will select if there are more interested buyers than available units and ensure that your process follows federal and state fair housing law.
  - At what point will you make homebuyer selections? (During pre-development, during rehabilitation, or after construction is complete)?
    - Will you directly work with the families to prepare them for homeownership? If so, please share your plan. How will you manage if a homebuyer drops out of the process?
    - If you do not plan to work with potential homebuyers until after construction is complete, will you engage in any manner with potential homebuyers prior to construction?
  - How will you ensure that potential homebuyers are educated on the Declaration of Restrictive Covenants (DRC) recorded on the units requiring the units to remain affordable for 20 years, as well as any other HUD or HACCC requirements and all other responsibilities and implications of homeownership?
- Which members of your team will be leading and supporting these efforts? What issues would your team primarily focus on, and how would you ultimately ensure your engagement supports creating a community-serving, feasible project? Please describe the plan to engage with potential homebuyers eligible for the Las Deltas/North Richmond Preference during pre-development phases, lease-up, and after the homebuyer is moved in.
- What previous experiences of your team members have informed your proposed approach? Be sure to identify the process, schedule, team members, and stakeholders to be engaged.
5. Demonstration of Overall Innovation and Creativity

HACCC is, and always will remain, primarily focused on affordable rental solutions for low-income families and individuals. However, a small but incredibly important component of our work is asset development and homeownership for this same population. We pursue this work in part from an equity perspective, but also because of the structure of our primary programs and the cost of housing in the Bay Area, it is incredibly difficult for most of our families to ever leave assisted housing. If we cannot create movement off our programs, then we cannot help any of the tens of thousands of families on our wait lists. We expect that innovation and creativity will be different for each developer and you should feel free to express what you feel is unique or creative about your organization’s proposal. Beyond learning what creative ideas you have, HACCC is most interested in creative solutions to the following areas:

- Driving down the subsidies usually required to make affordable homeownership programs for low-income families a reality;
- Enabling equity growth for low-income participants in the context of a 20-year minimum resale restriction to other low-income families/persons; and
- The ability to deliver on community concerns expressed in the attached plans while keeping costs down.

V. SELECTION PROCESS AND CRITERIA

A. Selection Process

1. Qualifying Threshold Requirements: The selection panel will review all submittals for completeness, response to RFQ questions concerning potentially disqualifying issues, and satisfaction of minimum readiness requirements. Potential buyers will be notified whether their submission satisfied these qualifying threshold requirements. In cases where the submittal meets the minimum requirements but is defective because of typographical or minor calculation errors, HACCC may, in its sole discretion, allow a short grace period for the Buyer to correct such issues upon notification from HACCC, but serious deficiencies in submission completeness or accuracy may result in disqualification of the submittal.

2. References will be checked prior to award.

3. A selection panel appointed by the Executive Director of HACCC (composed of representatives from HACCC, Contra Costa County Department of Conservation and Development (DCD), Contra Costa County Supervisor John Gioia’s Office, homeownership experts, and 3 North Richmond community members) will review all submittals satisfying the qualifying threshold requirements. This screening will identify applications which, at the panel’s sole discretion, best match the selection criteria and meet the objectives of HACCC’s sales efforts described herein. HACCC reserves the right to reject any or all submittals, to change or add to the selection criteria at any time during the screening process, and to change the preliminary schedule if appropriate.

4. After a review of all submittals satisfying the qualifying threshold requirements, applications will be ranked. The highest ranked Potential buyers will be invited to submit a formal purchase offer within 60 days of HUD approval of the sale.
5. Interviews are tentatively scheduled to be held on the date(s) shown in Section III (A) (Important Dates). These dates are subject to change. All nonprofit developers selected for an interview should advise HACCC staff of availability on these days. Interviews will be held at a location to be determined or virtually.

6. Further information or written material regarding submittals may be requested prior to or following interviews.

7. After completion of nonprofit developer interviews, the selection panel will determine the final ranking of all qualifying developers and present this ranking list and recommended finalist(s) to the HACCC Executive Director. The recommendations of the panel will be based on evaluation of the Buyer submittals, interviews, and reference checks.

8. The selection panel’s ranking of each qualified proposal will be final. Appeals of the rankings or recommendations made by the selection panel will be considered and ruled upon by the Executive Director of HACCC.

9. The selected Applicant will have one week to submit a written letter accepting the offer to enter into an ENA.

10. Upon receipt of the letter of acceptance, HACCC will begin preparations to present its recommendation to the Board of Commissioners. Approval to proceed with the sale will also be presented to HUD for final authorization. No sales will be approved without HUD and Board of Commissioners authorization.

11. It is HACCC’s intent to have a complete ENA draft acceptable to both HACCC and the selected developer to present to the Board of Commissioners along with its recommendation to sign the ENA and begin negotiating a development agreement (DA).

12. Upon HUD and Board approval, the ENA will be executed, and HACCC and the selected developer will begin work on successfully completing the ENA milestones, leading to preparation and execution of a DA.

**B. Evaluation Criteria**

The selection panel will evaluate and rank qualifying responses to the RFQ based on each respondent’s relevant ability and preparedness to purchase and rehabilitate the property, their financial readiness, and their status as a qualified non-profit collaborator who commits to creating opportunities for ownership housing targeted to low-income families at or below 80% of area median income. In order to operationalize an equity framework, applicants will not only be measured by their financial capacity, their applications will be measured by their commitment to designing and building projects with community needs and visions in mind. While projects must be financially feasible, we also require and expect strong elements of community responsiveness and vision. In order to make this RFQ an equitable and transformative process, respondents who meet the following evaluation criteria will receive higher scores for their collaboration and consideration of the existing North Richmond community. The table below provides the criteria factors that will be evaluated and scored in this RFQ. Partial points may be awarded.
## EVALUATION CRITERIA

<table>
<thead>
<tr>
<th><strong>POSSIBLE POINTS</strong></th>
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<tbody>
<tr>
<td><strong>Local Nonprofit Developer Preference</strong></td>
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</tbody>
</table>
| At least one organization on the development team is a registered 501(c)(3) non-profit with strong community ties to North Richmond, which can be demonstrated in any of the following ways:  
- Organization is located in North Richmond or has staff who have worked out of North Richmond for at least 2 years.  
- Organization regularly holds events or provides services in North Richmond.  
- Representatives of the organization regularly participate in meetings or events held by the North Richmond Municipal Advisory Committee, Shields-Reid Neighborhood Council, Verde Elementary, or other similar community-based groups or councils. |
| 12 |
| **Development Experience** |
| Development team has successfully delivered comparable projects at similar scale. For full points, team experience must include development (rehab or new construction) of 25 or more affordable homeownership units. |
| 12 |
| Development team has not completed 25 affordable homeownership units but is currently in a development stage of one or more comparable housing projects. |
| 6 |
| **Development Team Capacity** |
| Development team has current staff capacity to take on this project type or has identified partner organizations to fill gaps. This can be demonstrated through a realistic description of delineated roles, responsibilities, and allocation of staff time of each identified team member. If a team, relationship between parties is clearly defined, as exhibited by a Joint Venture agreement, signed Memorandum of Understanding, or similar. |
| 12 |
| **Project Goals Alignment** |
| Development team’s strategy for purchase and rehabilitation is consistent with goals articulated in the RFQ and affiliated planning documents. The proposed strategy must also meet the minimum requirement of being affordable to households making 80% Area Median Income or below and abiding by the Las Deltas/North Richmond Local Preference Policy. |
| 18 |
## Community and Homebuyer Engagement Strategy

Development team’s submitted community engagement strategy is accountable to the priorities listed in the RFQ and affiliated planning documents.

- Opportunities for target population identified in The Las Deltas/North Richmond Local Preference Policy to engage during the pre-development phase of the project to maximize community input.
- A strong process for establishing and/or building positive relationships with surrounding neighbors and the larger community; and maintaining community relationships after entitlements have been achieved and the development is in operation.

## Financing

Development team has secured 50-100% of funding for rehabilitation of property. Concept demonstrates deep understanding of financing of the proposed product type. Responses reflect a viable approach to balancing market feasibility, financial/schedule feasibility, community goals, and resident needs.

## Affirmative Marketing Plan and Buyer Selection

Development team’s submitted marketing strategies align with expected affirmative marketing procedures and abides by the Las Deltas/North Richmond Local Preference Policy to market vacancies first to former Las Deltas residents, and then to former or current North Richmond residents. Submitted plan must include sound proposals that address each of the following:

- Adequate plan to engage and market to all persons eligible for The Las Deltas/North Richmond Local Preference Policy, including limited English proficient members of the community.
- Homebuyer selection and tiebreaker process is fair and abides by the Las Deltas/North Richmond Local Preference Policy as well as federal and state fair housing law.
- The development team is prepared to educate potential homebuyers on the deed-restrictions and responsibilities of homeownership.
**Demonstration of Overall Innovation and Creativity**

Each selection panelist will score this category on a scale of 1-10 on the proposed approach and experience demonstrating commitment to pushing innovation in the field to achieve equity goals of removing barriers to intergenerational wealth, self-sufficiency, and resiliency for former and current North Richmond residents. Examples of how to demonstrate this may include, but are not limited to:

- Financing innovation that demonstrates that affordable homeownership can be achieved for low-income families with sustainable subsidy levels
- Deeper affordable homeownership targeted to very-low or extremely low-income households
- Commitment to long-term affordability beyond the 20-year deed-restriction, and/or applying the local preference policy beyond the first sale
- Integrating public or civic amenities
- Green building certification and water conservation methods
- Introducing new product types to a submarket (new construction technologies, alternative housing models, etc…)
- Commitment to connecting individual homebuyers to creative, non-extractive financing solutions, which may include special loans to target population, down payment assistance programs, or consideration for unbanked persons
- Respondents demonstrate partnerships with lenders that are committed to circumventing barriers to homeownership (i.e., requiring good credit scores, renter history, proof of legal residency, or restrictions based on criminal records)

| Total Points Available | 100 |

The evaluation process will consider the bidder’s written submission, interview round with the top scoring proposals, references, and ability to comply with HACCC policies and requirements.

**VI. GENERAL TERMS AND CONDITIONS**

A. **Read All Instructions.** Please read the entire RFQ and all enclosures before preparing your proposal.

B. **Proposal Includes the RFQ.** This RFQ constitutes part of each proposal and includes the explanation of HACCC’s needs, which must be met.

C. **Housing Authority Right to Modify, Clarify, or Suspend RFQ.** No alteration or variation of the terms of this RFQ is valid unless made or confirmed in writing by HACCC. If a prospective nonprofit developer discovers any ambiguity, conflict, discrepancy, omission, or other error in the RFQ, the proposer must immediately notify HACCC of such error in writing and request
modification or clarification of the document. If a prospective nonprofit developer fails to notify HACCC of an error in the RFQ prior to the date fixed for submission, the developer shall submit a response at its own risk. Modifications or clarifications to the RFQ will be posted to https://contracostaha.org/las-deltas-redevelopment/ without divulging the source of the request. HACCC may, at its discretion, also give notice by email to all parties who have notified HACCC of their electronic contact information for the email follow-up list, but no party that fails to receive email notice has any basis for protest given that all clarifications will be available online. It is the obligation of all proposing parties to check https://contracostaha.org/las-deltas-redevelopment/ for updates regarding the RFQ if they wish to be kept advised of clarifications prior to submitting a proposal.

D. Incomplete Submittals May be Rejected. If a nonprofit developer fails to satisfy any of the requirements identified in this RFQ, the developer may be considered non-responsive, and the submittal may be rejected. HACCC reserves the right to reject a proposal at any time for misinformation, errors or omissions of any kind, no matter how far such proposal has proceeded in the review process.

E. Withdrawal of Proposal. Nonprofit developers may withdraw their proposals before or after the RFQ submittal deadline by submitting a written request to HACCC.

F. Proposal Becomes HACCC Property. The RFQ and all materials submitted in response to this RFQ will become the property of HACCC.

G. Proposal Costs. Costs for developing proposals are entirely the responsibility of the developer and shall not be charged to HACCC, HUD or the County or otherwise reimbursed.

H. Questions Directed Only to HACCC. Prospective nonprofit developers shall refrain from contacting or directing any inquiries or requests for clarification regarding this RFQ to the County or its departments, Las Deltas, or any other agency or organization associated with the Las Deltas Property. Questions and requests for clarification shall be directed only to HACCC, as described in Section III (D).
I. Public Inspection of Documents

General Provisions Regarding Public Nature of Submissions

Government Code Section 6250 et. seq., the California Public Records Act (the “PRA”), defines a public record as any writing containing information relating to the conduct of the public's business prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics. The PRA provides that public records shall be disclosed upon request and that any citizen has a right to inspect any public record, unless the document is exempted from disclosure.

1. In general, bid responses submitted in response to this RFQ are considered public records.
2. All information regarding the bid responses will be held as confidential until such time as the Selection Panel has completed its evaluation and the Executive Director has prepared a list of proposed developer awardees to be presented to the Housing Authority’s Board of Commissioners for consideration of approval.
3. Unless otherwise specified, HACCC will not disclose the following information if contained in bid response:
   - Social Security Numbers, Federal Tax Identification Numbers, and Employer Identification Numbers;
   - Insurance policy numbers and vehicle identification numbers;
   - Names of Selection Panel members and/or any information that may be used to identify Selection Panel members;
   - Company financials and/or related information; and
   - If clearly identified, any contact information that is not used for business purposes.

Nonprofit Developers’s Rights regarding Confidentiality of Submissions

HACCC cannot represent or guarantee that any information submitted in response to the RFQ will be confidential. If HACCC receives a request for any document submitted in response to this RFQ, it will not assert any privileges that may exist on behalf of the person or business submitting the proposal. If a nonprofit developer believes that a portion of its proposal is confidential and notifies HACCC of such in writing, HACCC may, as a courtesy, attempt to notify the developer of any request for the proposal. However, it would be the sole responsibility of that developer to assert any applicable privileges or reasons why the document should not be produced, and to obtain a court order prohibiting disclosure. The developer understands that HACCC is not responsible under any circumstances for any harm caused by production of a confidential submission, and by its submission expressly waives any such claim against HACCC.

HACCC’s Rights Regarding Confidentiality of Submissions

To the extent consistent with applicable provisions of the PRA and applicable case law interpreting those provisions, HACCC and/or its officers, agents and employees retain the discretion to release or to withhold disclosure of any information submitted in response to this RFQ.
J. **Tie-Breaker.** If there is a tie for the total points scored for multiple eligible nonprofit developers, a lottery will be conducted to determine who the successful parties are. If lottery winners do not complete their purchase obligations as indicated above, the remaining lottery participants will undergo a second lottery to determine replacement developers.

K. **Post Award Conditions.** A nonprofit developer selected through this RFQ process will receive a letter notifying the development team of such selection, and the developer shall confirm its interest in proceeding into the Purchase and Sale Agreement with submission of a formal offer and a good-faith deposit for the opening of Escrow. After such confirmation, HACCC reserves the right to make a general announcement to the public and to HACCC, HUD and County of Contra Costa (“County”) boards, commissions and agencies regarding the results of the RFQ selection process. The Purchase and Sale Agreement will require the developer to acquire the property on an “as is with all faults” basis, and release the HACCC from all liability related to or arising from the condition of the property.

L. **Reservation of Rights by the Housing Authority.** This RFQ is not a commitment or contract of any kind. HACCC reserves the right to pursue any and/or all ideas generated by this RFQ. HACCC reserves the right to reject any and all submissions; waive or modify any HACCC requirement of this RFQ; suspend or terminate the RFQ process; or suspend or terminate the purchase and sale negotiating process, reject a previously-selected nonprofit developer, and select another developer to negotiate a purchase and sale agreement if it determines that the party is not acting in good faith and taking any such action is in the best interest of HACCC and/or the Project. Further, while every effort has been made to ensure the information presented in this RFQ is accurate and thorough, HACCC and the County assume no liability for any unintentional errors or omissions in this document.

**VII. ATTACHMENTS:**

All Attachments listed below can be found and downloaded from the HACCC webpage, at [https://contracostaha.org/las-deltas-redevelopment/](https://contracostaha.org/las-deltas-redevelopment/)

<table>
<thead>
<tr>
<th>Attachment 1 – Map</th>
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</thead>
<tbody>
<tr>
<td>Attachment 2 – List of Available Units and Addresses</td>
</tr>
<tr>
<td>Attachment 3 – RFQ Submission Checklist</td>
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<tr>
<td>Attachment 4 – Buyer and Realtor Description Form</td>
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<tr>
<td>Attachment 5 - North Richmond Community Profile</td>
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<tr>
<td>Attachment 6 - North Richmond Quality of Life Plan</td>
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<td>Attachment 7 - ouR-Home Priority Resilience Plan</td>
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</table>

* * * * * * * * * * * * * * * *
Scattered Site Public Housing Units

- Units
- Local Landmarks

# of Buildings
- 1
- 2
- 3
- 4

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEROGRID, GN, and the GIS User Community.
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**Items Required For Submission:** Provide the requested information in the order indicated below, with sections separated by labeled tabs corresponding to sections IV (A.) – IV (E.) below and their sub-sections. Use a 12-point font with single line spacing for all narratives.

One original and 5 copies, including one copy on a thumb drive, are required to be submitted in the following order:

<table>
<thead>
<tr>
<th>A.</th>
<th>Submittal Checklist (This Document)</th>
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<tr>
<td>B.</td>
<td>Developer &amp; Realtor Contact Sheet</td>
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<td>C.</td>
<td>Proposal Table of Contents</td>
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<td>D.</td>
<td>NonProfit Developer Information (Sections 1-3)</td>
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<td>1.</td>
<td>Local Nonprofit Developer Preference Information</td>
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<td>Development Team Experience</td>
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<td>Proposed Project Information</td>
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<td>Project Goals Alignment Narrative</td>
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<td>Community and Homebuyer Engagement Strategy</td>
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<td>Financing Narrative</td>
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<td>4.</td>
<td>Affirmative Marketing Plan and Buyer Selection</td>
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<td>5.</td>
<td>Demonstration of Overall Innovation and Creativity</td>
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ATTACHMENT #4: BUYER and REALTOR DESCRIPTION

A. Buyer Information *(repeat this section as necessary if Applicant is a joint venture or non-profit partnership of two or more entities)*

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<td>Type of Organization <em>(i.e. 501(c)3, corporation, LLC, etc)</em></td>
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<td>Non-Profit or For-Profit organization?</td>
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<tr>
<td>Name and Title of Principal</td>
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<td>Person with Signatory Authority</td>
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<td>Is this Entity the Lead Buyer? (only if there is more than one buyer)</td>
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B. Key Realtor Personnel Who Will Work on Project *(add lines as necessary for all Key Realtor(s) Personnel who will work on the Project)*

**Lead Realtor Personnel:**

| 1. Name of Lead Contact for the Team |  |
| Phone |  |
| Email |  |
| Title |  |
| Role on Proposed Project |  |
| 2. Name |  |
| Title |  |
| Role on Proposed Project |  |
| 3. Name |  |
| Title |  |
| Role on Proposed Project |  |

**Other Realtor Entity Personnel (if applicable)**

| 1. Name |  |
| Title |  |
| Role on Proposed Project |  |
| 2. Name |  |
| Title |  |
| Role on Proposed Project |  |
| 3. Name |  |
| Title |  |
| Role on Proposed Project |  |

*NOTE: This form will be posted along with the RFP on HACCC’s website and can be downloaded and filled out electronically. The completed form however must be submitted as a hard copy PDF along with all other proposal materials as outlined in the RFP.*

*Housing Authority of the County of Contra Costa*
C. Contractor Information and All Key Personnel Who Will Work on Project (If Applicable) *(add lines as necessary for Key Personnel)*

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**Key Personnel Who Will Work on Project Team**

1. Name  
   Title  
   Role on Proposed Project

2. Name  
   Title  
   Role on Proposed Project

D. Property Management Entity and All Key Personnel Who Will Work on Project – (if applicable) *(add lines as necessary for Key Personnel)* –

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**Key Personnel Who Will Work on Project Management Team (not including the Site Manager)**

1. Name  
   Title  
   Role on Proposed Project

2. Name  
   Title  
   Role on Proposed Project

3. Name  
   Title  
   Role on Proposed Project

(Note: Resumes for All Personnel listed on this form may be included in this section of the submission.)

*NOTE: This form will be posted along with the RFP on HACCC’s website and can be downloaded and filled out electronically. The completed form however must be submitted as a hard copy PDF along with all other proposal materials as outlined in the RFP.*

*Housing Authority of the County of Contra Costa*
North Richmond, surrounded almost entirely by the City of Richmond, was a quiet area until the boom of World War II attracted people to the employment opportunities from the nearby Kaiser Shipyards. Due to redlining practices at the time, black and other minority workers found it challenging to identify housing options near the shipping ports and railyards, forcing them to relocate to North Richmond, which was a pocket of affordable, accessible housing for minority households, but with little neighborhood infrastructure. Following wartime, many residents stayed to work in the petroleum, railroad, and shipping industries in Richmond, and the community continued to grow.

Today, North Richmond is primarily residential south of Wildcat Creek; north of the creek, heavy industrial uses dominate. Housing is relatively affordable compared to the rest of the Bay Area, but the housing stock is aging and many households face high housing cost burdens and poor infrastructure. These factors, combined with North Richmond’s proximity to job centers and its position on the Interstate 80 corridor, place it at risk of gentrification and displacement of existing residents, many of whom are renters. There are no affordable housing complexes in the community, and while the County offers housing choice vouchers to eligible applicants for use in North Richmond, residents would like more affordable housing incorporated into new development. There is a strong and growing urban farming movement that has transformed vacant lots into community gardens, improving access to fresh, healthy, and affordable food.

North Richmond residents are actively engaged in the local planning process and advocate for their community through Urban Tilth, the Verde Elementary School, the Watershed Project, and other neighborhood organizations, but planning is complicated due to the large portion of the neighborhood divided across the City of Richmond’s boundaries. Given their close proximity to heavy industrial uses, including the Chevron Richmond Refinery, residents are very concerned about community health, along with other issues like crime and illegal dumping. There are regulations in place that mitigate emissions from new industrial users, and the community is working with the Bay Area Air Quality Management District (BAAQMD) to develop an action framework for community air protection, given North Richmond’s status as a Community of Concern. In addition, while there have been recent levee improvements and streetscape and sidewalk improvements, community members would like additional roadway infrastructure and transit improvements that ensure safe, equitable, and affordable transportation access for all modes.

WHO LIVES IN NORTH RICHMOND?

- **Median Age**: 30 years old in North Richmond vs. 39 years old in Contra Costa County
- **Average Life Expectancy**: 77 years old in North Richmond vs. 81 years old in Contra Costa County
- **Median Household Income**: $50,313 in North Richmond vs. $88,456 in Contra Costa County
- **Race**:
  - 49% White
  - 22% Black or African American
  - 9% Asian
- **Ethnicity**:
  - 65% Hispanic or Latino

Source: Contra Costa County, 2018; PlaceWorks, 2020.
The information on this page presents a summary of hazards and vulnerabilities in the North Richmond community based on the Contra Costa County Vulnerability Assessment; please see the online Vulnerability Assessment for a full description of these hazards and vulnerabilities.

### Hazards
- Air quality from increased ozone and diesel particulate matter
- Coastal flooding
- Extreme heat
- Flooding
- Human health hazards
- Seismic hazards

### Major Vulnerabilities
Cost-burdened households and households in poverty are vulnerable to coastal flooding and seismic hazards.

Persons experiencing chronic illnesses, homeless persons, and households in poverty are vulnerable to air quality, extreme heat, and human health hazards.

Levees located in North Richmond are vulnerable to coastal flooding.

The recycling center in North Richmond is vulnerable to coastal flooding.

Public transit access, water and wastewater services, energy delivery services, and solid waste removal services are vulnerable to multiple hazards.

### Flood Zones
These images represent hazards to which North Richmond is vulnerable, including earthquakes, flooding, and extreme heat.

Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2020.
DISADVANTAGED COMMUNITY

The County has identified North Richmond as a disadvantaged community under Senate Bill (SB) 1000, which requires the County to integrate environmental justice into the General Plan. This law is based on the understanding that some communities have experienced a combination of historic discrimination, negligence, and political and economic disempowerment. Often, this has resulted in a disproportionate burden of pollution and health impacts and disproportionate social and economic disadvantages in these communities.

The 20 indicators that contribute to North Richmond's identification as a disadvantaged community are highlighted in the chart to the right, with additional details provided in the maps that follow, based on State data from CalEnviroScreen. The chart shows how North Richmond ranks for each indicator compared to the rest of the state. The State identifies disadvantaged communities as those where the combined ranking for all factors is 75 percent or higher.

North Richmond experiences high levels of diesel particulate matter due to the oil refinery, chemical companies, highways, rail yards, shipping ports, and marine terminals located within and near the community. Exposure to these chemicals causes eye, throat, and nose irritation, along with heart and lung disease. As shown in the chart, North Richmond residents visit the emergency room for asthma conditions at a rate that is among the highest rate in the state. There are frequent violations of air quality rules from facilities in and around North Richmond, and air testing has found unsafe levels of industrial pollutants inside residents' homes.

There are also many hazardous waste facilities and generators that affect North Richmond, including the Chevron Refinery, chemical companies, and Superfund sites. Beyond the acute risks to human and environmental health, these sources also raise concerns about odors, vermin, and increased freight traffic.

The community also is burdened by a high rate of crime, having one of the highest per-capita homicide rates in the nation. In addition to safety concerns, outdoor recreation and active transportation is also hampered by a lack of maintenance of existing trails and the need for more connected walking and biking infrastructure. Limited access to active recreation and transportation, coupled with limited access to stores that sell fresh and healthy food, can lead to poor health outcomes for local residents. However, a strong and growing urban agriculture movement is helping to bring healthy food options to North Richmond.
This map ranks Census tracts based on the concentration of clean up sites, which are sites undergoing clean up actions by governmental authorities or property owners due to environmental degradation from hazardous substances. The ranking also considers the nature and magnitude of the threat and the site type and status. The North Richmond Census tract is ranked at 99 percent, meaning that the area has a concentration of clean up sites that is higher than 99 percent of the state. In addition, some of the clean up sites in North Richmond are within the 100 year and 500 year flood zones (see map on page 2), posing risk of further contamination during a flood event.

This map ranks Census tracts based on the density of hazardous waste facilities and generators (e.g., the Chevron Refinery), considering each facility’s type and permit status and generator activities. The North Richmond Census tract is ranked at 100 percent, meaning that it has a density of hazardous waste facilities and generators that is among the highest in the state.

Source: CalEnviroscreen, 2018; Contra Costa County, 2018; PlaceWorks, 2020.
This map ranks Census tracts based on the proximity to solid waste sites and facilities, considering each facility's type, proximity to nearby communities, reported odor complaints, and more. The North Richmond Census tract is ranked at 97 percent, meaning that the area is more exposed to solid waste hazards than 97 percent of the state.

Source: CalEnviroScreen, 2018; Contra Costa County, 2018; PlaceWorks, 2020.
In 2019, Healthy Richmond published the Quality of Life (QOL) Plan, which was developed with robust community engagement and under the direction of the North Richmond Leadership Team, a group of North Richmond residents dedicated to organizing and voicing the aspirations and concerns of the North Richmond community. The QOL Plan informed the creation of guiding principles, policies, and actions in this community profile; references to specific QOL Plan priorities are noted in parentheses at the end of relevant policies and actions.

The following guiding principles articulate the values, priorities, and aspirations for the future shared by North Richmond community members:

1. Affordable rental and ownership housing opportunities in North Richmond should be expanded and integrated into market rate developments. A range of housing types should be available to meet extremely low, very low, and low income levels, and existing North Richmond community members should be prioritized for available housing.

2. Achievement of housing development goals should be balanced with maintaining quality of life, parking availability, circulation, and property values for current residents.

3. North Richmond residents who lack housing should have access to quality services and treated with dignity and respect. Vital, easy-to-access community programs related to homelessness, rehabilitation, education and training, youth, and elderly services should be available.

4. Sensitive uses, like schools and senior housing, should be buffered from heavy industrial uses.

5. Industrial uses in and around North Richmond should transition to renewable energy and other clean industries that don’t pose health risks to the neighborhood.

6. North Richmond residents should have better access to Wildcat Creek, the bay shore, and other parks and green spaces. Students at Verde Elementary should be able to access open spaces via a safe and connected trail network.

7. North Richmond should provide a healthy and safe environment, where vacant lots have transitioned into vibrant community assets like community gardens.

8. Streets in North Richmond should be more inviting, including by repairing and adding sidewalks, increasing street lighting, planting trees, improving parking, and eliminating illegal dumping. Public infrastructure, including green infrastructure, should be upgraded and well-maintained, and the design of the built environment should contribute to crime prevention.

9. North Richmond should be a safe place for people of all abilities to walk, bike, and drive. Speeding and cut-through traffic should be eliminated, impacts from truck traffic should be mitigated, and railway crossings should be separated from the roadway.
10. North Richmond residents should have access to affordable and reliable public transportation with more frequent bus connections to the BART station and bus stops that provide amenities to increase safety and comfort, such as shelters, benches, lighting, and landscaping.

11. North Richmond residents should enjoy easy access to affordable, healthy, and fresh food, including grocery stores, farmers markets, and community gardens.

12. New mixed use and commercial development that works with and benefits residents should be encouraged in North Richmond. The local economy should offer diverse employment opportunities that promote social mobility and the self-sufficiency of the community.

1. The maximum allowed density and intensity of development in the Town Center designation is 50 units per acre and 1.5 floor area ratio (FAR).

2. Coordinate with the West Contra Costa Unified School District, the East Bay Regional Park District, the City of Richmond, and local residents, including youth, to enhance existing open spaces, including Shields-Reid Park, Verde Elementary School, Wildcat Creek trails, and the Lucky As Field, to provide civic, education, social, and recreational benefits for the community (QOL I.3)

3. Encourage the West Contra Costa Unified School District to secure permanent funding for after-school programs in North Richmond and expand the continuing education opportunities for adults in North Richmond, targeting the area around Verde Elementary School.

4. Coordinate with local non-profits to celebrate the history of diversity in North Richmond, such as through community events and public art.

5. Ensure that new development follows the North Richmond Design Guidelines.

6. Prohibit the construction of large walls or gates that divide the community. (QOL Y.4)

7. Require that new industrial development pay special attention to upgrading the visual appearance and unity of the area through quality architectural and landscape design and utility undergrounding. (3-188)

8. Continue to monitor air quality through air monitoring sensors installed throughout the community as part of the Community Air Protection Program (Assembly Bill 617).

9. Require that new development in North Richmond incorporate green infrastructure solutions to minimize flooding and environmental pollution, such as bioswales, detention or retention ponds, and cisterns that capture rainwater for irrigation. (QOL I.7)

10. Promote the use of native plants in green infrastructure, landscaping, and parks.

11. Require that new private and public development, including roadway projects, incorporate Crime Prevention Through Environmental Design (CPTED) principles of access control (such as appropriately located doors and fences), visibility (such as adequate lighting, windows that look onto public and private spaces, landscaping that does not offer hiding places), clear boundaries between public spaces and private spaces (through signage, sidewalks, or other visual cues) and maintenance. (QOL I.1)

12. Support workforce development and wealth-building programs for local residents and locally owned businesses, cooperatives, and other uses offering benefits to the community, such as a grocery store or community kitchen. (QOL B.1)

13. Seek community benefit agreements for large businesses in North Richmond. Such agreements could include requirements for local hiring, apprenticeship and training programs, and funding for school and education programs. (QOL H.4, B.3)

14. Continue to support the vibrant urban agriculture operations in North Richmond. (3-194)

1. Seek funding to construct a new community center in North Richmond that serves youth and families, and support programming that promotes employment opportunities and workforce development. (QOL Y.3, I.5, I.6)

2. Assign a new seat on the North Richmond Municipal Advisory Council for a youth representative. (QOL Y.2)

3. Seek Opportunity Zone funding or support community advocacy for a social impact bond, with non-profit governance, to develop funds for renovation of North Richmond homes by the local labor force.

4. Restore creeks with native plants, including planting an urban forest at the eastern end of Wildcat Creek, and develop new amenities, connections, and access points along Wildcat Creek. Consider partnering with local non-profit organizations to maintain vegetation along the creek.

5. Prepare an urban greening plan for North Richmond that would include a quantitative canopy target.

6. Develop an action plan to reduce air pollution and exposure in the North Richmond community.
7. Construct trail connections to the Bay Trail and to residential areas, including the residential areas adjacent to Wildcat Creek, and install amenities like wayfinding, educational signs, bathrooms, water fountains, and benches.

8. Seek funding for and conduct a community-led process to complete the Wildcat Creek Trail crossing to the marsh with a multi-use trail over Richmond Parkway.

9. Install and monitor security cameras in areas where illegal dumping is common.

10. Prepare and implement a street corridor and gateway beautification plan that celebrates the unique historical identity of North Richmond and instills civic pride and a sense of unity among residents. (QOL B.6)

11. Update the North Richmond Specific Plan to encompass the entire North Richmond community and integrate goals and concepts from recent planning efforts, including the 2019 Quality of Life Plan launched by the North Richmond community and the 2018 Priority Resilience Plan developed as part of the Bay Area Resilient by Design Challenge. (QOL I.8)

12. Expand the area covered by the Safe Routes to School program for Verde Elementary to provide safe connections between the school and offsite afterschool programs.

13. Develop a plan for equitable access to active transportation and to address speeding, dangerous intersections, and cut-through traffic on 1st Street and Richmond Parkway. (QOL S.1)

14. Install pedestrian and bicycle improvements to increase safety and comfort along Fred Jackson Way.

15. Designate truck routes in and to North Richmond that minimize impacts on schools and homes.

16. Study possible incentives to encourage local residents to open businesses in North Richmond, such as property tax rebates, sales tax rebates, and breaks on other taxes and fees that the County controls, and adopt the most effective incentives.

17. Consider options and develop an ordinance to restrict bars and liquor stores in North Richmond that consider areas where there are high concentrations of similar establishments. To inform the development of this ordinance, create a map that identifies the locations of current establishments of these types, and regularly maintain it so that it continues to aid in decision-making about such uses.
North Richmond
Quality of Life Plan
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Summary

A plan development ‘by’ and ‘for’ residents!

The future of communities like North Richmond are normally the results of plans made by the government and Real Estate Developers. North Richmond resident leaders have taken a bold step to declare their aspirations for the future of the community they live in and care about deeply. Current and former residents have sought to participate in and influence the planning and development process for their neighborhood. The product of these efforts is a shared vision for the future of the North Richmond community. This Quality of Life Plan is a practical roadmap for the implementation of future development in the neighborhood.

The Quality of Life Plan process was initiated when community members learned that the Housing Authority of the County of Contra Costa sought to redevelop the historical affordable housing project, Las Deltas, which sits in the heart of the community. While this is an opportunity for improving the living conditions of the unincorporated neighborhood, residents are acutely aware of the threat of gentrification and displacement.

The North Richmond Resident Leadership Team was created to organize and voice the aspirations and concerns of the North Richmond community for the development of this plan.

Healthy Richmond and the Richmond Neighborhood Housing Services supported the Leadership Circle which is comprised of both a ten-member Resident Leadership Team and several organizations that have provided their expertise across multiple issue areas such as housing, community safety, youth/education and business opportunity.

This process has evoked a spirit of learning and action. The Resident Leadership Team has organized several research meetings to learn about a variety of issues. Regional experts joined multiple planning sessions to present on best practice models, such as cooperative business development, equity-based community development efforts here in Richmond, and models for community benefit agreements. The community is now ready to initiate several action projects over the next year and has set the stage for residents to lead the way toward the vision of their neighborhood over the next ten years and beyond.

"I love that I get to help voice the needs and concerns of residents [...] while also helping to construct a vision for the future of North Richmond."

- Karen García
Our Community

History

North Richmond has a history of cultural richness, community spirit, and resilience in the midst of racially discriminatory policies and real estate practices that created economic and housing hardship for its residents. Before World War II, African Americans were concentrated in North Richmond. Restricted housing covenants and racial exclusivity prohibited the African American population from buying property in the city of Richmond. While the federal government built housing in the 1940s for white workers employed at the Kaiser shipyards, the North Richmond neighborhood had narrow lots with makeshift homes.

The neighborhood received less services and was subject to frequent flooding, inadequate garbage collection and sewage disposal, less police protection, and unpaved streets – dating back to the late 19th century when North Richmond was a rural community primarily made up of immigrants from Italy, Portugal, Mexico, Japan, Laos. African American migrants from the South found that the West Coast was no refuge from institutional discrimination, but nonetheless created a vibrant community of their own in North Richmond.

Over the years, descendants of these early community builders have continued to live and work in North Richmond. Today, the neighborhood has diversified, and according to the 2016 US. Census estimate, the population includes 16.4% Black/African-American, 64.9% of Hispanic/Latino origin, 4.6% White, 12.2% Asian, and 1.9% two or more races.

A Legacy of Political Advocacy

North Richmond has long served as a hotbed of activism and community leadership. Throughout the decades, local residents have emerged and led movements to strengthen the neighborhood and serve their community.

Among the more famous episodes came in 1967, when the fatal shooting by a Contra Costa Sheriff Deputy of Denzil F. Dowell, an African American resident, triggered one of the first major organizing campaigns by the then-nascent Black Panther Party. As residents bolstered the Panther’s efforts, it soon came to light that Dowell had endured unjustifiable harassment before his killing, and that Dowell allegedly had his hands raised in surrender when he was shot.

The great Charlie Reid, whose name today graces the community center on Chesley and Kelsey, influenced generations of North Richmond families through his emphasis on athletics and discipline. Reid was a revered community leader from the 1940s to the 1970s, a man who enriched literally thousands of youths’ lives and even played Santa Claus for a community celebration every Christmas.

Fred Jackson, for whom North Richmond’s largest road is named, also focused his activism on supporting North Richmond’s children, as well as serving as a fierce advocate for more resources in the community. Jackson was a key community figure in ensuring that a Federal taskforce which worked to improve education in North Richmond in the late 1990s and early 2000s, truly served the interests of local families. He launched a multi-cultural choir and advocated for greater understanding and connection between the families of all backgrounds in the neighborhood. His musical talent brought us together and helped to bring compassion and healing to the broader community.

In the 1960s and 1970s, when North Richmond was commonly known as “Dodge City” due to frequent gunfire, leaders like Edwin “Red” Stephenson and Annie King Meredith of Neighborhood House of North Richmond worked to provide safe and healthy environments for youth and services for the poor. Neighborhood House itself was a trailblazing institution in North Richmond, one that fostered generations of African American leadership and expanded to provide multicultural services to a community that diversified with an influx of Latino and Asian immigrants. Ms. King Meredith remains an indispensable leader in North Richmond today, serving on the North Richmond Municipal Advisory Council (NRMAC) and partnering with agencies in government and the nonprofit sector to advance her community.
Another current member of the NRMAC with a long history of leadership in North Richmond is Dr. Henry Clark, Executive Director of the West County Toxics Coalition. Tall, intelligent and passionate, Clark has for decades sat on community boards, as well as on the committee that oversees spending of the mitigation fund, which County Supervisor Gioia established more than a decade ago by levying fees on the nearby waste-transfer station. Clark played a lead role in rallying the community for redress after General Chemical Corps.’ toxic spill in 1993. His efforts were integral in the settlement from that disaster, the funds from which were used to help establish the West County Health Center, giving North Richmond one of the county’s finest community health facilities in the entire County.

Many, many more have contributed to the history of activism over the years. Filmmaker Doug Harris, with the help of a troupe of youth apprentices, has created an amazing series of North Richmond history documentaries, a project that was first begun in the 1990s. Corinne Sain, the late Johnny White, Marea Brown, County Supervisor Gioia, and former County Supervisor Tom Powers are just a few of the people who have both become who they are through North Richmond and helped North Richmond become what it is – a place where leadership, service, advocacy and courage are embedded in the historical and cultural resilience of this community.

Continued Advocacy

The North Richmond Resident Leadership Team (RLT) is a group of residents who represent a strong organized voice in North Richmond and became knowledgeable about development projects impacting the community. They hold a variety of leadership roles in the community, including: Shop Steward Union Leader, First 5 West County Regional Group volunteer, with Love your Block of the City of Richmond volunteer, community garden organizer “Petite Children’s Garden”, School Site Council member at Verde Elementary School, a graduate from the WCCUSD Parent University Program, a Senior Center volunteer, and Watershed project community engagement coordinator. For two members of the leadership team, it is the first time doing organizing work in North Richmond.

Most of the North Richmond RLT have lived in North Richmond for at least ten years and identify as people of color. They include Lynn Abram, Berta Alvarez, Leticia Chávez, Angela Dowell, Karen Garcia, Johana Gurdian, Sara Gurdian, Kapris James, Jannat Muhammad and Camilo Navarro. The North Richmond RLT is supported administratively by Healthy Richmond and Richmond Neighborhood Housing Services.
Our Community

North Richmond Resident Leadership Team (RLT)

The North Richmond Resident Leadership Team was created to organize and voice the aspirations and concerns of the North Richmond community for the development of this plan. Healthy Richmond and the Richmond Neighborhood Housing Services supported the Leadership Circle.

Berta Álvarez was a tenant in the Mission district of San Francisco. Her family decided to pursue homeownership, but they could not afford to do so in the city. Their search led them to North Richmond, where they now live in a house that they own. Berta’s desire to learn about her new community led her to attend MAC meetings. She sought representation for the Hispanic community and soon learned the importance of working with the African American community to improve living conditions for all residents of North Richmond.

Karen García moved into North Richmond in 2012 to benefit from affordable housing. Soon after her daughter started Kindergarten at Verde Elementary, she became involved in her community. Karen is a member of the NRMAC (North Richmond Municipal Advisory Council) and participated in LOVE YOUR BLOCK. Karen is a passionate voice for the needs of her community and to construct a vision for the future of the North Richmond community.

Leticia Chávez has made North Richmond her home for 15 years. She became involved to ensure that North Richmond can become a place where all residents can thrive. Leticia wants to influence North Richmond to be a healthy and beautiful place where her family can continue to live and feel safe by having affordable housing. Leticia wants to inspire future generations to advocate for positive changes for their community.

Lynne Abram was raised and grew up in North Richmond. She joined the North Richmond Resident Leadership Program because North Richmond and the community and the people in it are important to her. She feels the work of the committee is an important opportunity to improve the quality of life for residents of North Richmond.

Lynne Abram was raised and grew up in North Richmond. She joined the North Richmond Resident Leadership Program because North Richmond and the community and the people in it are important to her. She feels the work of the committee is an important opportunity to improve the quality of life for residents of North Richmond.
Angela Dowell’s family is rooted in North Richmond; her grandmother has been a resident since the 1950s. Angela was born and raised in North Richmond, and she learned the importance of volunteerism at Verde Elementary School. Although she is no longer a resident, she thinks all people should have a voice, no matter where they live, their color or finances. She wants residents to thrive and flourish, and for the neighborhood to not become gentrified.

Camilo Navarro has lived in North Richmond since the 2000s. He joined the community because of the nearby job opportunities. Over the years, he noticed many companies began to close and soon the African American community decreased. The history North Richmond carries sparked Camilo’s interest in community organizing. He believes that in order to create change, all community members must be united.

Jannat Muhammad works with community members to build shared visions of the future. She is no stranger to community development or environmental justice issues, having spent nearly 40 years as a professional and community service volunteer, including housing issues and indoor and outdoor air quality issues. Jannat believes that working collectively, identifying our assets and weaknesses, will solve the majority of our problems.

Kapris James is a single mother who became a homeowner in North Richmond in 2018. She is aware of the historical and current challenges that communities of color and low-income people undergo in the Bay Area—her goal is to help current North Richmond residents become homeowners and preserve the culture of the community.

Johana Gurdian will graduate in May 2019 from the University of California Berkeley with a Bachelor of Arts in Political Science. Her passion for civic engagement, political discourse, and love for her community led her to join this team. In the early 2000s, her parents bought their first home in North Richmond, which they were later forced to sell due to economic circumstances. Despite this challenge, North Richmond has fostered her growth and she hopes to make it a better community for her family, for those to come, and for those who may come back.

Sara Gurdian is a student at Contra Costa College and a passionate advocate for environmental justice. Through her involvement in community organizations, she has come to understand the influence and strategies used to create local and regional policies. She strongly believes in the community having input on issues of housing, transportation, land use, and environmental issues. She hopes to recreate or implement North Richmond’s Specific Plan.
Leadership Circle Stakeholders

**Robert Rogers** lives in Richmond with his wife and two children and serves as District Coordinator for Contra Costa County District 1 Supervisor John Gioia. Robert oversees county projects and services in North Richmond, advises the Supervisor on public safety policies, and assists in developing external communications strategies. He is a former newspaper reporter at the East Bay Times, San Bernardino County Sun, Riverside Press-Enterprise, and the Ford Foundation. He holds B.A. degrees from California State University, Fullerton, a certificate from Georgetown University’s TFAS program, and an M.A. in journalism from UC Berkeley, where he worked as a lecturer at the Graduate School of Journalism.

**Eric Acosta-Verprauskus (Mr. A-V)** has served the youth of Richmond over the past decade in the role of teacher, coach, Vice Principal, and Principal. He is proud to serve the community of North Richmond and is inspired by the collective action within the community and its rich heritage.

**Michelle Milam** serves as Crime Prevention Manager for the Richmond Police Department where she oversees many of the department’s crime prevention and community policing efforts, community partnerships, volunteer programs, and fund development. Working closely with community and public partners to improve public safety, Michelle is a strong advocate for community empowerment, especially for young people. She has more than 20 years of experience in community advocacy, political organizing, and campaigning against violence such as she witnessed growing up in Richmond.

**Amanda Elliott** is a graduate of St. Mary’s College Masters in Leadership Program. She has helped to improve the image of downtown Richmond by providing exciting activities and events that celebrate the rich history and diversity of the city. Amanda has been instrumental in organizing and implementing health & wellness activities and events. She has built strong relationships within the community and garnered support from area stakeholders including, business and property owners, community based organizations, local government and residents. Amanda serves on the City of Richmond Economic Development Commission.
Tony Ucciferri is the Special Assistant to the Executive Director for the Housing Authority of the County of Contra Costa where he is currently focused on the conversion of public housing to RAD and PBV-assisted housing. During his 30-year career in housing, he has served in numerous capacities including Director of HCV for the Housing Authorities of San Francisco and New Orleans and worked as an Analyst for the Housing Authority of the City of Alameda. He has specialized in the use of Project Based Voucher assistance, having worked with PHAs across the Bay Area, California and the U.S. to establish PBV programs. Through partnerships with non-profit housing developers, he’s contracted over 3000 units of affordable and assisted housing in 99 projects and leveraged over $1 billion in funding to ensure the availability of affordable housing for decades to come. He holds a B.A. from U.C. Berkeley in Political Science and, to date, is the only PHA recipient of the NPH Unsung Hero Award.

Joseph Villarreal is the Executive Director of the Housing Authority of the County of Contra Costa (HACCC). He oversees programs that provide affordable housing and supportive services to over 25,000 residents of Contra Costa County. Prior to coming to Contra Costa County, Joseph worked at the Benicia, Alameda County and Oakland Housing Authorities. He currently serves as a Board Member of the Contra Costa Council on Homelessness, the Kennedy King Memorial Scholarship Fund and is the current Board President of the Community Housing Development Corporation. He is a graduate of Carnegie Mellon University with a BS in Applied History.
### May - July 2018
Healthy Richmond organizing in North Richmond with support of partners

### July 2018
North Richmond RLT Launch & Presentation

### July 2018
127 relational interviews w/RLT, 8 focus groups, and key stakeholders are conducted.

### Oct 2018
Community visioning meeting to report back of S.W.O.T. analysis.

### Nov 19, 2018
Resident Leadership Team Meeting

### Nov 29, 2018
Planning Meeting #1 Orientation & Vision

### Jan 7, 2019
Resident Leadership Team Meeting

### Jan 10, 2019
Planning Meeting #2 Programs, Policies & Projects

### Jan 28, 2019
North Richmond RLT Meeting

### Jan 31, 2019
Planning Meeting #3 Deliberate on programs, policies & projects

### Feb 11, 2019
Resident Leadership Team Meeting

### Feb 21, 2019
Planning Meeting #4 Identify Sponsors for Programs, Policies & Projects

### Feb 25, 2019
Resident Leadership Team Meeting

### Mar 30, 2019
Public Roll-out Event

### April 2019
County issues Request for Proposals for Las Deltas redevelopment

### Summer 2019
Initiate Early Action Projects

### 2020
North Richmond RLT and stakeholders continue advocacy work
Our Process

Summer 2018
The North Richmond Resident Leadership Team surveyed the community at large to inform a robust visioning process. They interviewed 108 individuals, asking each person to describe the strengths, weaknesses, opportunities and threats (SWOT) associated with North Richmond. Interviews were open-ended conversations with the purpose of listening actively to the concerns and feelings of many residents. To reach a broad swath of the North Richmond community, the resident leaders canvassed all corners of the neighborhood and attended multiple community events. In addition, Healthy Richmond conducted SWOT interviews of eight focus-groups composed of institutional stakeholders.

October 2018
The North Richmond RLT staged a community visioning event at Verde Elementary School attended by over 80 people from the community. The resident leaders presented an assessment of the community’s needs based on data collected from the community surveys and focus-groups interviews. The data were organized and presented in eight thematic areas. The event concluded with group discussions among attendees and distribution of a written report describing the major themes that were most commonly shared across the interviews.

November 2018 - March 2019
Public planning sessions were held twice a month to move the community from a general vision to a Quality of Life Plan in four issue areas identified as priorities: housing, business, safety and youth. Institutional stakeholders were invited to join a “Leadership Circle” to work together with residents to identify sponsors, implementing partners, and resources to bring about the community vision.
Our Vision

We envision a North Richmond where residents enjoy a high quality of life made possible by affordable housing, living-wage jobs, community services and public safety.

In our vision, we will have:
- mixed-use residential and commercial development meets the needs of all segments of the population, with priority given to affordable housing and repurposing of vacant lots;
- the economy offers diverse employment opportunities that promote social mobility, and small and large enterprises contribute to the self-sufficiency (including food security) of North Richmond;
- vital community programs related to homelessness, rehabilitation, education and training, youth and elderly services, are easy to access;
- public infrastructure, including green infrastructure, is upgraded and well-maintained, and the design of the built environment contributes to crime prevention;

Ultimately we envision a safe and prosperous environment that is home to healthy and engaged residents and creates positive opportunities and outcomes for young people.

Our Commitment

We commit to implement this vision in such a way that demonstrates how diverse people can live and work together in unity.

Positive change is achieved through collaboration among many stakeholders and empowerment of resident leaders from multi-racial and multi-generational backgrounds.

A coalition of residents meets regularly to update the community vision, make plans and set priorities, and form partnerships with local officials, developers and other stakeholders to implement the vision. In addition, there is ongoing consultation between the community and developers.

Diverse streams of funding are pursued at the federal, state and local level. Potential financing mechanisms include Community Benefits Agreements, Low-Income Housing Tax Credits, grants and local fundraising.

People who have power to bring about change are held accountable to their promises, and the relationship among residents, or between residents and other stakeholders, is coequal and mutually respectful.
Our Priorities

The changes that we seek for North Richmond must begin now.

The following priorities and strategies reflect the engagement process that began in summer 2018 and the work of the North Richmond RLT. These highlight projects, programs, or policies for implementation in North Richmond to realize the community vision. Each includes potential partners for implementation and partners for knowledge and skill-building to learn more about potential strategies.

The priorities that the community decided to work on focus on Housing, Community Safety, Youth & Education, and Business Opportunity, and several that integrate some or all of these categories. The next section lays out action plans to ensure that the momentum for each priority carries forward and begins to realize the aspirations of the North Richmond community.

"...the work we do is so important, especially now, considering the racial climate of the country, the threat of gentrification, and the economic challenges that we face here in the Bay Area."

-Kapris James

In anticipation of immediate city and regional planning frameworks, the community aims to update and activate a North Richmond Specific Plan which will provide support to the Contra Costa County General Plan "Envision Contra Costa 2040."
Housing

The neighborhood can change for the better, and should not be gentrified. Access to affordable housing and pathways to homeownership provide the economic and social stability for community members to thrive. New housing development should bring about a mixed-income community and promote social cohesion, as well as encourage crime prevention. People who have already been displaced from public housing projects in North Richmond should have the right to return to new housing development. The redevelopment of Las Deltas can be a proof of concept for many of these housing strategies.

PRIORITIES

H.1 New housing development should give preference to proposals that indicate at least 50% of new housing units built on site will be designated as "affordable."

Housing Authority of the County of Contra Costa (HACCC) can give preference to housing development proposals that indicate at least 50% of new housing units built on-site shall be designated as “affordable”. Of these below market rate units, a desirable mix would be:

- 1/3 low income (50-80% of Area Median Income)
- 1/3 very low income (30-50% AMI)
- 1/3 extremely low income (below 30% AMI)

Housing developers should understand that inclusionary zoning requirements cannot be avoided through payment of an in-lieu fee. Finally, HACCC can stipulate that the exterior design and placement of below market rate units should not be so distinct as to suggest the economic segregation of the community.

H.2 New housing developers should be transparent about their selection process for the placement of residents in their units and those who formerly lived in units should be contacted to return if they desire.

Following the transfer of the Las Deltas property, if the Housing Authority of the County of Contra Costa remains in control of the land, they can ensure that the new developer(s) follow HUD guidelines regarding the right of return for displaced residents. If HACCC does not retain control of the land or improvements, they can only make suggestions to the future developer to give former tenants a preference for newly constructed units. To ensure this happens, community-based organizations such as Richmond Neighborhood Housing Services can look at data of the neighborhood, who is eligible, find out what % of those actually want to come back and their income level, or what % of those are already here.

H.3 The community should be involved in the selection of new housing development proposals and seats must be designated for at least 5 residents to participate in the selection.

HACCC can invite at least five North Richmond residents to participate in the selection of housing developer(s) for the site. HACCC can also accept the “North Richmond Resident Leadership Recommendations for Las Deltas Development”. Include eight evaluation/scoring criteria in support of community-driven equitable development principles. The consideration of the community’s preferences in alignment with the RFP minimizes the odds that development will be held up through the California Environmental Quality Act (CEQA) review process or by other means.
**H.4 The construction of new housing should stimulate community benefits through local hire and corporate social responsibility programs.**

HACCC can give preference to housing development proposals that intend to employ North Richmond residents or provide apprenticeship and training programs that create pathways to employment. The project can follow City of Richmond guidelines that 25% of all new hires for the contract or project shall be local residents. Other community benefits may include funding for school and education programs. HACCC can incentivize community benefits through a scoring system for the RFP that awards points for developers’ commitment to providing such community benefits, following the example of the San Francisco Public Utilities Commission.

**H.5 Abandoned properties and unused sites should be leveraged to create permanently affordable housing or other housing solutions.**

HACCC can work with Richmond Community Foundation, through its Richmond Housing Renovation Program, to issue social impact bonds to investors such as Mechanics Bank to acquire the blighted properties and resell them to local residents who then take part in first time homebuyer programs such as SparkPoint. Contra Costa County Department of Conservation and Development or HACCC might issue the social impact bonds. Other potential sources of funds are Community Development Block Grants (CDBGs) and HOME funds. Also, HACCC can work with Richmond Community-owned Development Enterprise to take a few of the Las Deltas “scattered sites” off the speculative market and create permanently affordable housing through community land trusts. Mithun can offer blueprints for the construction of affordable “tiny homes” and other creative housing designs that could be applied to the scattered sites or other vacant lots.
Youth & Education

A persistent challenge facing youth in North Richmond is the scarcity of places where they can experience joy and happiness. Youth need supportive environments that are conducive to their learning and education and promote message of social cohesion and belonging. Indoor and outdoor gathering spaces should provide for the civic, educational, social and recreational needs of the community.

PRIORITIES

Y.1 Youth in the community must have a voice in the pre-planning and planning stages for a future community and youth center.

Reach out to North Richmond youth to get their ideas because what adults want for them, may differ from what they envision for their youth center.

- Verde Elementary School (Principal Eric Acosta-Verprauskus) offered to create a student leadership group to be involved in renditions of community spaces. Staff should be hired with the input from youth.
- Just as the RYSE Center did, research and data-gathering led to obtaining the space. A listening campaign should be held to evaluate the community needs.

Y.2 Youth in the community should have a formal seat and voice in the public delivery of youth services in North Richmond including in the Department of Children and Youth and on the North Richmond Municipal Advisory Council.

The City of Richmond’s newly established Department of Children and Youth has jurisdiction in North Richmond. At least one youth and adult resident should apply to serve on the oversight committee for the new department. The Richmond City Council appoints residents to serve on the oversight board.

Y.3 Youth programming should include practical workforce development and employment opportunities to create a pathway to careers for young people.

The youth center programming should position youth to have employment opportunities to see them thrive financially and to create a pathway to careers.

- Information about employment opportunities in partnership with Contra Costa College, natural resource management.
- Green careers- Support existing and expanding programs that focus on leadership/training opportunities for youth that provide paths to generating community benefits. Potential partners include: Urban Tilth, The Watershed Project, Urban Habitat Fellows.
- STEM programming, Google, a coding academy.

Y.4 Walls should not be built in any future development or in North Richmond because they are polarizing and a symbol of division.

There is a desire and commitment to not build walls or large gates in North Richmond due to its strong history of marginalization.

- Assure that there is a MAC - Municipal Advisory Council or county policy for North Richmond around prohibiting the building of large walls that divide a community.
Community Safety

A proper analysis of community safety must acknowledge the history of structural racism led to the conditions of poverty and violence in North Richmond. This includes a history of redlining that condemned people of color to substandard housing, or prevented them from purchasing houses altogether.

PRIORITIES

5.1 Traffic safety needs to be analyzed and addressed.

People are concerned about the heavy flow of traffic on the Richmond Parkway, which links the 80 freeway to the 580 freeway. High peak commuter traffic and trucks often use the neighborhood as a pass through to the freeways. The Resident Leadership Team requested that an assessment of traffic flow and safety be completed by the County.

Policies such as Vision Zero & Complete Streets should be designed, implemented & enforced for North Richmond. Contra Costa County Public Works Dept could implement Complete Streets best practices, such as traffic-calming design principles. Department of Conservation and Development could implement Vision Zero (already county policy) to minimize traffic death and injuries in North Richmond. These programs could be the building blocks for a North Richmond Specific Plan.

5.2 Transportation should be designed with the primary goal of ensuring safe, equitable access for pedestrians, bicyclists, transit riders, and drivers.

- Restrict the most polluting vehicles to certain routes to minimize respiratory and other health impacts on the community.
- Encourage active transportation. Include lockable bike parking in new projects.
Business Opportunity

The primary barriers to business opportunity in North Richmond include the perception that the area is unsafe for business, or that residents are poor and cannot sustain economic activity. Diverse strategies should be used to attract and retain small, medium and large businesses.

Local enterprises can strategically fill significant needs/market gaps, such as a grocery store, community kitchen, laundromat, coffee shop, ATM/banking, or other neighborhood-serving business. The economy of North Richmond should offer diversified employment opportunities that promote upward social mobility, and programs that prepare residents to take advantage of these opportunities.

PRIORITIES

B.1 Cooperative development should be promoted to address significant market gaps and build community wealth.

Cooperation Richmond can provide support to any group of three or more residents who express interest in forming worker-owned and community-owned cooperatives. Because certain groups such as people experiencing re-entry may not enjoy access to traditional employment opportunities, residents should be encouraged to take advantage of cooperative business opportunities. Cooperative businesses that address significant market gaps - such as a grocery store, community kitchen, laundromat, coffee shop, bank/credit union - would be very likely to succeed in North Richmond. These businesses can also help ushering in a green sustainable economy.

B.2 Small business incubation should be promoted to address significant market gaps and help entrepreneurs transition to the formal economy.

North Richmond already has an entrepreneurial population, and some individuals may decide that a conventional small business model is more appropriate than the cooperative model. Contra Costa Small Business Development Center (CCSBDC) (Darlene Drapkin) can provide one-on-one counseling and workshops in English and Spanish to assist local entrepreneurs with obtaining the permits and licenses they need to operate. As an affiliate of the Small Business Administration, CCSBDC can also help guarantee access to small business loans.

B.3 Large businesses operating in North Richmond, including those that may arrive later, should be actively engaged to provide an array of community benefits.

Contra Costa County Board of Supervisors maintains an inventory of large businesses operating in North Richmond (e.g. Overaa, Golden Bear Waste Transfer, Beck Electric, Republic Services). A resident-led initiative could start to engage with these businesses to secure community benefits that are potentially aligned with needs identified not only by the community but also by the businesses themselves. Community benefits agreements can be drafted in cases where a large business is considering moving operations into North Richmond. Also, refer to equitable development principles used at Point Molate by Richmond Community-owned Development Enterprise.

B.4 Workforce development programs should be promoted to prepare residents to take advantage of employment opportunities.

Catholic Charities of the East Bay, Reentry Success Center, and Rubicon Programs are nonprofit programs that help criminal justice system-impacted residents to remove barriers to employment. A permanent
brick-and-mortar presence in the community would help these nonprofit organizations to more effectively reach some North Richmond residents who may face psychological barriers to accessing services in Central Richmond. Other programs that can help residents acquire technical/digital skills: Stride Center has an Opportunity Partner Program for Businesses and could deliver workshops to bridge the digital divide. Richmond Community Foundation, through eQuip Richmond, has established partnerships that can enhance existing opportunities to build capacity, fill jobs with local hires, and improve conditions for local residents.

**B.5 Financial literacy and asset-building programs should be promoted to help residents enhance their purchasing power.**

The financial stability of residents has a real impact on the sustainability of local businesses. SparkPoint Contra Costa can offer trainings in financial literacy and asset-building to North Richmond residents and small business organizations. Richmond Neighborhood Housing Services and Mission Asset Fund can also supplement these services.

**B.6 North Richmond business corridors, streets and gateways should be beautified in a way that celebrates community culture and local enterprise.**

Place-based marketing should capitalize on the unique historical identity of North Richmond and instill civic pride and sense of unity among residents. The Richmond Museum of History may assist with the installation of signage and detailing how historical buildings and place names reflect the diverse heritage of North Richmond. Beautifications plans for street corridors and gateways (e.g. “Welcome to North Richmond!”) can be integrated into Contra Costa County Department of Public Works existing plans to renovate street corridors and potential source of funding. Richmond Main Street Initiative can help create and install banners along main street corridors and promote street festivals that celebrate community heritage and local enterprise. A historical society or boutique arts shop could also opened in the community.
Integrated Strategies

Many of our strategies have co-benefits that fall under more than one priority area. These integrated strategies will bring about solutions that can leverage more funding, support and provide cohesive solutions to the challenges North Richmond currently faces.

I.1 New housing development should incorporate CPTED principles to contribute to the prevention of crime.

**HOUSING / SAFETY**

Crime Prevention Through Environmental Design (CPTED) is a proactive crime prevention strategy utilized by law enforcement agencies, planners, architects, security professionals and everyday citizens. These principles operate on the belief that a proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.

Richmond Police Department can provide input to HACCC concerning the application of CPTED principles to new housing development, based on their experience with Richmond Village. HACCC can specify CPTED principles (natural surveillance, natural access control, territoriality, maintenance, and target hardening) in the RFP for Las Deltas, and housing developers should be informed of the desirability of CPTED principles when responding to the RFP.

The North Richmond RLT discussed ways to open up passageways between existing and new residential development and make the border more permeable.

I.2 First-time homebuyer programs should be provided throughout North Richmond, in order to create a community invested in their homes, which can reduce crime.

**HOUSING / SAFETY**

Property ownership, or the lack thereof, is a major contributing factor to safety. To increase community safety, residents need to own their homes. Homeownership transforms the history of the neighborhood from institutional racism to opportunity. It will be important to prepare current residents for homeownership by providing options to go from leasing to ownership. A coalition of organizations such as Community Housing Development Corporation, Richmond Neighborhood Housing Services, and SparkPoint can provide these services.

SparkPoint Contra Costa and Richmond Neighborhood Housing Services (RNHS) can prepare low-income residents, including users of Section 8 vouchers, to take steps toward homeownership. RNHS offers homeownership seminars and financial literacy workshops that dispel myths about homeownership, and may look into rent-to-own programs. Resident leaders could help coordinate program outreach to the large proportion (63%) of the North Richmond community who are currently renters. Government programs such as the Low-Income Housing Tax Credits should be promoted.
1.3 Public spaces and parks should be provided throughout North Richmond, and should host events that promote health and create a sense of belonging and social cohesion.

**YOUTH & EDUCATION / SAFETY**

Existing open spaces such as Shields-Reid Park, Verde Elementary School, Lucky A’s field should be enhanced to provide the fullest civic, educational, social and recreational benefits for the community; some spaces can be made more accessible and youth-friendly. Additional outdoor spaces for youth could serve as gathering spaces for arts and outdoor programs that promote unity.

- Secure a joint-use agreement between the City of Richmond and West Contra Costa Unified School District so that students can use the Lucky A’s sports field without requiring a field trip slip. This could be supplemented by programming.

- Have an outdoor stage for performance/community theater located at Urban Tilth Garden.

- Identify and discuss additional sites and program to enhance opportunities for youth to experience nature. Some opportunities include Wildcat Creek trails and parcels within the existing neighborhood fabric. Contra Costa Clean Water Program and East Bay Regional Parks District as potential partners.

- Draw connections between individual sites and the larger watershed whenever possible. The built environment enhances appreciation for the natural environment, including trails, creeks and watersheds connected to San Pablo Bay. Connect individual nodes through continuous active transportation network in order to be accessible by all. Identify potential linkages, such as Wildcat Creek Trail project, and gaps in continuity. Potential implementing partners include Contra Costa Clean Water Program, East Bay Regional Parks District, Trails for Richmond Action Committee, Association of Bay Area Governments, Metropolitan Transit Commission, Bay Conservation & Development Commission, and others.

Outdoor spaces should be inviting and host events that create a sense of belonging and social cohesion. Community spaces could promote wellness for youth and adults. Sporting events can create connections between all ages and ethnicities: baseball, soccer, basketball, and other city sports, that promote participation across generations, ethnicities and throughout the seasons.

The Lucky A’s Field is underutilized. There was a recognition that youth often bring families together and is the first step toward unity. It has the potential to bring diverse sets of residents together that care about their neighborhood. Residents have a commitment to their children in common and creating opportunities for youth centered activities will increase the broader community unity. Potential partners are the City of Richmond Community Services Department.
I.4 The neighborhood should be made more walkable and accessible by public transit, promoting health, traffic safety and providing youth easy access to transit for enriching opportunities outside North Richmond.

**YOUTH & EDUCATION / SAFETY / BUSINESS**

The neighborhood should be made more accessible by public transit and alternatives to single occupant vehicles. West Contra Costa Transportation Advisory Committee has a Transportation Demand Management Program that encourages “green commutes” including carpooling, vanpooling, telecommuting, biking, public transit and walking. BART and AC Transit could be engaged to improve public transit affordability and accessibility for residents, including discounted pricing, improved bus stop shelters, and a shuttle to improve first-mile/last-mile connections to existing routes.

Youth should have easy access to transit for enriching opportunities outside North Richmond. Ensure that North Richmond residents have access to reliable transportation and that there are additional discounts to residents of the area. There are noticeable concerns about transportation not coming on time and a lack of bus shelters with timers.

- BART, AC Transit, West Contra Costa Transportation Advisory Committee as potential implementing partner for added fare reduction and to assess placement of bus shelters.

Traffic safety needs to be analyzed and addressed. Residents are concerned about the heavy flow of traffic on the Richmond Parkway and peak commuter traffic and trucks that often use the neighborhood as a pass through to the freeways. It is requested that an assessment of traffic flow and safety be completed by the County. Policies such as Vision Zero & Complete Streets should be designed, implemented & enforced for North Richmond: Contra Costa County Public Works Dept could implement Complete Streets best practices, such as traffic-calming design principles. Department of Conservation and Development could implement Vision Zero (already county policy) to minimize traffic death and injuries in North Richmond. These programs could be the building blocks for a North Richmond Specific Plan.
I.5 A community/youth center should be established for the effective delivery of youth programs, and the community center could provide space for programs that the whole community can access.

**YOUTH & EDUCATION / SAFETY / BUSINESS**

A community center should be established for the effective delivery of youth programs. A large space could be designated on the site of the Las Deltas redevelopment for the construction of a multi-use facility for youth and families.

- RYSE Center and the East Bay Center for the Performing Arts could be invited to deliver their youth programming directly in North Richmond.
- It will be important to hire staff and the right people who can understand the historical trauma of the community.
- A permanent brick-and-mortar presence in the community would help these nonprofit organizations to more effectively reach some North Richmond youth who may face psychological barriers to accessing these services in Central or South Richmond.

New development projects should provide for indoor community spaces with programs that the whole community can access. There should be a community center that provides space for nonprofit programming targeting adults and young adults. Inclusive community spaces will promote community wellness and serve as the epicenter for community leadership. Having a space for residents who care about their neighborhood to gather and work on neighborhood projects or policy advocacy is a long-term need for this neighborhood. Other uses of the Community Center space may include art, music, movies and community plays.

The City of Richmond Community Services Department, the Department of Children and Youth, YES Nature to Neighborhoods, and Richmond Police Activities League are potential partners, as well as local nonprofits serving the North Richmond community. It was recommended that the community be surveyed on what type of services would appeal to young adults and families in the neighborhood (i.e., soccer programs like “More than a Game”, multicultural events and activities).
Small business incubation should be promoted to address significant market gaps and help entrepreneurs transition to the formal economy. North Richmond already has an entrepreneurial population, and some individuals may decide that a conventional small business model is more appropriate than the cooperative model. Contra Costa Small Business Development Center (CCSBDC) can provide one-on-one counseling and workshops in English and Spanish to assist local entrepreneurs with obtaining the permits and licenses they need to operate. As an affiliate of the Small Business Administration, CCSBDC can also help guarantee access to small business loans.

Financial literacy and asset-building programs should be promoted to help residents enhance their purchasing power. The financial stability of residents has a real impact on the sustainability of local businesses. SparkPoint Contra Costa can offer trainings in financial literacy and asset-building to North Richmond residents and small business organizations. Richmond Neighborhood Housing Services and Mission Asset Fund can also supplement these services.

Workforce development programs should be promoted to prepare residents to take advantage of employment opportunities. Catholic Charities and Rubicon are nonprofit programs that help criminal justice system-impacted residents to remove barriers to employment. A permanent brick-and-mortar presence in the community would help these nonprofit organizations to more effectively reach some North Richmond residents who may face psychological barriers to accessing services in Central Richmond.

Other programs that can help residents acquire technical/digital skills: Stride Center has an Opportunity Partner Program for Businesses and could deliver workshops to bridge the digital divide. Also, Richmond Community Foundation, through eQuip Richmond, have established partnerships, including with Chevron, that can enhance existing opportunities to build capacity, fill jobs with local hires, and improve conditions for local residents.

Youth programming should include practical workforce development and employment opportunities. The youth center programming should position youth to have employment opportunities to see them thrive financially and to create a pathway to careers.
I.7 Seek green infrastructure solutions through ongoing Watershed Projects happening in North Richmond including environmental issues such as flooding and environmental pollution.

HOU SING / YOUTH & EDUCATION / SAFETY

New housing proposals should incorporate rigorous green building measures and community consultation on environmental issues to be incorporated into the development and design process.

- Establish minimum performance standard for green building certification (such as Gold or Platinum certification through Green Point Rated or LEED) HACCC/Developer team as implementing partner
- Incorporate watershed-scale strategies as standard process for new housing proposals, such as: protect and enhance the community urban tree canopy with a focus on air quality. Preserve existing significant trees and leverage their impact with planted buffers. HACCC/Developer team as implementing partner.
- Incorporate vegetated stormwater solutions with an eye towards limiting current and future flood events. Options to consider could include bioswales, detention or retention ponds and cisterns for irrigation re-use to support the tree canopy and planted buffers. HACCC/Developer team as implementing partner.
- Work with GreenTRIP staff and developers to launch the GreenTRIP Certification Program in North Richmond HACCC/Developer team as implementing partner.

A North Richmond Specific Plan is a vital planning tool to drive future development in North Richmond, and will integrate the Quality of Life Plan to honor the community’s goals.

HOUSING / YOUTH EDUCATION / SAFETY / BUSINESS

A Specific Plan is a local government tool that supports County General Plans. The County is currently updating its General Plan to produce "Envision Contra Costa 2040." The North Richmond Specific Plan could draw from these existing resources:

- The County's 2011 North Richmond Specific Plan. It only includes the underdeveloped land north of Wildcat Creek, so a new plan would need to expand to the southern area that includes Las Deltas.
- A 2018 "Priority Resilience Plan" created by the Mithun Home Team as part of the Bay Area Resilient by Design Challenge. This plan addresses housing affordability, protections against gentrification, and adaptation to climate change for existing and returning residents.
- The 2019 Quality of Life Plan launched by the North Richmond community.
Our Action Plan

Our community is driven and we want to ensure that this Quality of Life Plan can be used as an effective tool to continue organizing and advocacy with regards to all development in North Richmond.

To achieve our vision, the community has set four strategy areas: Housing, Community Safety, Youth & Education and Business Opportunity.

North Richmond is poised for development given its location along the San Francisco Bay, its proximity to major highways, bridges and a new ferry station, the underdeveloped land that borders the neighborhood, and the redevelopment of Las Deltas housing project. North Richmond is a resilient community that has fostered a thriving business community and served as a hub for cultural activity in the East Bay despite the hardships of redlining. Over the years, the demographics have shifted, but the resilience of our residents has endured. The Quality of Life planning process provided residents and stakeholders the opportunity to detail how the community can be the driving force to respect and honor the history of this place as well as curb displacement and gentrification.

This plan outlines 9 early action projects that will begin after the presentation of this plan in March 2019 and 26 priorities and strategies that will follow in the next 5-10 years.

Residents Continue to Take the Lead on Policy Advocacy

Policy advocacy is a solution-based approach where residents advocate to create sustainable and enduring change by working together with government officials to influence policy at the decision-making level. Using this method, the community is able to analyze the root causes of an issue and develop solutions.

To be truly effective, policy advocacy must engage a wide range of community members. This involves learning about the inner workings and operations of government agencies in order to understand how an idea becomes policy. In this case, the North Richmond RLT created partnerships with key stakeholders in the community who have expertise in the areas they seek solutions.

The North Richmond RLT has organized to seek changes to official policy and to work on projects that improve the community. Each thematic area in this Quality of Life Plan represents a key element of successful policy development. Ongoing implementation of the plan's contents will be the most critical element to the success of the North Richmond RLT's advocacy. Over the longterm, residents will use the Quality of Life Plan to advocate in the areas where they seek solutions.

Resident advocacy has a long history in North Richmond; it is not unique to this moment. However, the community is at a pivotal point.

There are regional opportunities to preserve affordable housing, contribute to the Contra Costa General Plan, and ensure that Opportunity Zones benefits North Richmond Residents. Most importantly, this is a chance to develop principles and policies that support community members and their desire for a current North Richmond Specific Plan (there is none currently in use). North Richmond residents and the North Richmond RLT will continue to take the lead in policy advocacy.
Early Action Projects

**HOUSING**

**Objective:** Ensure that new housing development gives preference to proposals that indicate at least 50% of new housing units built on site will be designated as "affordable"

**Strategy:** Continue advocacy to HACCC and other development institutions to include 30-50% of new housing is affordable with 1/3 assigned to LI, VLI & ELI as an RFP requirement (needs review from HR team)

**Kick-off activity:** Gather neighborhood data, for example, who is eligible for affordable housing? Which residents that have left want to come back?

**HOUSING**

**Objective:** Prepare as many current renters as possible in North Richmond for home ownership nd ensure displaced residents have a clear understanding of their right to return.

**Strategy:** Design an education and outreach strategy to reach the 63% of residents currently renting in North Richmond and those that have been displaced.

**Kick-off activity:** The North Richmond RLT meets with key local and regional experts to create a framework for the outreach project to actively engage residents in wealth building and home ownership programs.

**YOUTH & EDUCATION**

**Objective:** Create unity in order to eliminate the polarizing neighborhood climate, and to give youth a place to socialize and be supported.

**Strategy:** Establish a community and youth center run by residents and the youth to serve young people

**Kick-off activity:** Create a survey for students at Verde Elementary and North Richmond High School Students in order to receive feedback on activities and resources that the youth would like to see in a youth/community center.

**SAFETY**

**Objective:** Ensure that policies such as VisionZero and Complete Streets are designed, implemented, and enforced for North Richmond, including an updated and activated North Richmond specific plan. Street improvements should also leverage current county green infrastructure planning for sustainable streets and watershed greening projects that will enhance natural resources.

**Strategy:** Residents write a proposal about traffic improvements to present to the County, including identifying at least five traffic improvements. For example, stop signs, lights, crosswalks, no through traffic signs, slow down speeding, or LED lights.

**Kick-off activity:** Hold a Traffic Safety Community Forum at Shields-Reid Park. Continue researching and gain a better understanding of policies and funding related to traffic safety improvements.
BUSINESS

Objective: To engage large businesses and developers for the ongoing investment in North Richmond’s community

Strategy: Develop and secure greater participation from North Richmond-based businesses through Community Benefits Agreements and relationship-management

Kick-off activity: A resident-led group will develop a targeted outreach campaign. These are experienced leaders from the community who can make the business case for North Richmond.

BUSINESS

Objective: Improve the perception of North Richmond through re-branding and place-based marketing

Strategy: Beautification of North Richmond to develop a sense of pride and place

Kick-off activity: The community will identify gateways for the installation of public art projects (e.g. “Welcome to North Richmond”). The Richmond Museum of History, in partnership with North Richmond MAC, intends to host local history workshops at the Shields-Reid Community Center or North Richmond Senior Center, which will include a community brainstorming session to identify a list of important historical places.

"I believe that coming together as a community, we can get things done!"

- Berta Álvarez

ABBREVIATIONS
AC Transit: Alameda-Contra Costa Transit District
ACCE: Alliance of Californians for Community Empowerment
BART: Bay Area Rapid Transit
CDE: Community-owned Development Enterprise
CBO: Community Based Organization
CCC: Contra Costa County (or County of Contra Costa)
HACCC: Housing Authority of the County of Contra Costa
MAC: Municipal Advisory Council
RCF: Richmond Community Fund
RNHS: Richmond Neighborhood Housing Services
RYSE: RYSE Center in Richmond (Rising Youth for Social Equity)
SFPUC: San Francisco Public Utilities Commission
WCCTAC: West Contra Costa Transportation Advisory Committee
Our Action Plan

ACTION ITEMS

HOUSING

H.1 New housing development should give preference to proposals that indicate at least 50% of new housing units built on site will be designated as “affordable”

H.2 New housing developers should be transparent about their selection process for the placement of residents in their units and those who formerly lived in units should be contacted to return if they desire

H.3 The community should be involved in the selection of new housing development proposal(s) and seats must be designated for at least 5 residents to participate in the selection process.

H.4 The construction of new housing must stimulate community benefits through local hire and corporate social responsibility programs.

H.5 Abandoned properties and unused sites should be leveraged to create permanently affordable housing or other housing solutions, including the possibility of land trusts and affordable tiny homes.

YOUTH & EDUCATION

Y.1 Youth in the community must have a voice in the pre-planning and planning stages for a future community and youth center.

Y.2 Youth in the community should have a formal seat and voice in the public delivery of youth services in North Richmond including in the Department of Children and Youth and on the North Richmond Municipal Advisory Council.

Y.3 Youth programming should include practical workforce development and employment opportunities to create a pathway to careers for young people.

Y.4 Walls should not be built in any future development or in North Richmond because they are polarizing and a symbol of division.

COMMUNITY SAFETY

S.1 Traffic safety needs to be analyzed and addressed.

S.2 Transportation should be designed with the primary goal of ensuring safe, equitable access for pedestrians, bicyclists, transit riders, and drivers.

BUSINESS OPPORTUNITY

B.1 Cooperative development should be promoted to address significant market gaps and build community wealth.

B.2 Small business incubation should be promoted to address significant market gaps and help entrepreneurs transition to the formal economy.

B.3 Large businesses operating in North Richmond, including those that may arrive later, should be actively engaged to provide an array of community benefits.

B.4 Workforce development programs should be promoted to prepare residents to take advantage of employment opportunities.

B.5 Financial literacy and asset-building programs should be promoted to help residents enhance their purchasing power.

B.6 North Richmond business corridors, streets and gateways should be beautified in a way that celebrates community culture and local enterprise.

INTEGRATED

I.1 New housing development should incorporate CPTED principles to contribute to the prevention of crime.

I.2 First-time homebuyer programs should be provided throughout North Richmond, in order to create a community invested in their homes, which can reduce crime.

I.3 Public spaces and parks should be provided throughout North Richmond, and should host events that promote health and create a sense of belonging and social cohesion.

I.4 The neighborhood should be made more walkable and accessible by public transit, promoting health, traffic safety and providing youth easy access to transit for enriching opportunities outside North Richmond.

I.5 A community/youth center should be established for the effective delivery of youth programs, and the community center could provide space for programs that the whole community can access.

I.6 Workforce development programs should be promoted to prepare adult and youth residents for employment opportunities.

I.7 Seek green infrastructure solutions through ongoing Watershed Projects happening in North Richmond including environmental issues such as flooding and environmental pollution.

I.8 A North Richmond Specific Plan is a vital planning tool to drive future development in North Richmond, and will integrate the Quality of Plan to honor community goals.
### TIME FRAME

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### LEADER

- **North Richmond RLT, HACCC, CCC Dep’t of Conservation and Development**
- **North Richmond RLT, HACCC, CCC Dep’t of Conservation and Development**
- **North Richmond RLT, HACCC**
- **North Richmond RLT, HACCC**
- **CCC District 1 Supervisor’s Office, North Richmond RLT, HACCC**
- **Verde Elementary School**
- **North Richmond Network**
- **Workforce Development Board of Contra Costa County**
- **Envision Contra Costa 2040 (Contra Costa General Plan updates)**
- **North Richmond RLT, Urban Habitat**
- **North Richmond RLT, Urban Habitat**
- **Cooperation Richmond**
- **Contra Costa Small Business Development Center**
- **North Richmond RLT, Urban Tilth**
- **North Richmond RLT**
- **North Richmond RLT**
- **Richmond Main Street Initiative**
- **Richmond Police Department**
- **North Richmond RLT, Healthy Richmond**
- **North Richmond RLT, Healthy Richmond**
- **North Richmond RLT, Healthy Richmond**
- **CCC Dep’t of Conservation and Development**
- **North Richmond RLT, Healthy Richmond**
- **North Richmond RLT, City of Richmond, Contra Costa County**
- **Watershed Project, Mithun**
- **North Richmond RLT, CCC District 1 Supervisor’s Office**

### IMPLEMENTATION PARTNERS

- **Housing Developers**
- **Richmond Neighborhood Housing Services**
- **Housing Developers, CCC Dep’t of Conservation and Development**
- **Housing Developers, CCC Dep’t of Conservation and Development**
- **Mithun, Richmond Community Foundation**
- **North Richmond RLT, RYSE, East Bay Center for Performing Arts**
- **RYSE Center, Verde Elementary School, North Richmond MAC**
- **Contra Costa Employment and Human Services, Contra Costa Youth Council**
- **North Richmond RLT, North Richmond MAC**
- **CCC Dep’t of Conservation and Development**
- **CCC Dep’t of Conservation and Development, CCC Public Works, Contra Costa Public Health**
- **Cooperation Richmond**
- **Contra Costa Small Business Development Center**
- **CCC Board of Supervisors, Richmond CDE, SFPUC; ex/new businesses in North Richmond**
- **Catholic Charities, Rubicon, Stride Center, RCF**
- **SparkPoint Contra Costa, Richmond Neighborhood Housing Services, Mission Asset Fund**
- **Richmond Museum of History, CCC Public Works, Richmond Main Street Initiative**
- **HACCC**
- **RNHS, Community Housing Development Corporation, SparkPoint**
- **City of Richmond Community Services, Shields Reid Neighborhood Center, Local CBOs, North Richmond MAC**
- **AC Transit, WCCTAC, BART**
- **Refer to Y.1 and Urban Habitat, ACCE, Safe Return Project**
- **Refer to Y.3 and B.4**
- **Watershed Project, CCC Public Works (Watershed Program), City and County workforce development programs**
- **CCC Dep’t of Conservation and Development**
Our Action Plan

1. NORTH RICHMOND

2. YOUTH CENTER

3. TRANSIT HUB

4. COMMUNITY LAUNDRY

5. COMMUNITY CENTER

6. COMMUNITY PARK
A LOCAL GROCERY STORE (COOPERATIVE)

A YOUTH CENTER WITH LOCAL PROGRAMMING (I.E., MENTORSHIP) FOR YOUTH AND YOUNG ADULTS WITH OUTDOOR SPACE FOR RECREATION

GREEN SPACES INTERSPERSED BETWEEN HOUSING THAT IS AVAILABLE FOR COMMUNITY USE AND PROGRAMMING. TRANSPORMATION OF EMPTY LOTS INTO AN “URBAN FOREST”

SAFE GREEN STREETS: WALKABLE, CLEAN STREETS WITH SIGNALIZED INTERSECTIONS, A BIKE LANE, COLORFUL SIDEWALKS, TREES AND LIGHTING

A TRANSIT HUB: SHUTTLE SERVICE TO BART, THE FERRY, AND MAJOR HUBS FOR EMPLOYMENT

A COMMUNITY CENTER LOCATED NEAR NEW HOUSING DEVELOPMENT FEATURING AMENITIES THAT COULD INCLUDE A COMMUNITY POOL, CULTURAL PROGRAMMING SUCH AS MOVIE NIGHTS AND LIVE MUSIC, AND SPACE FOR CIVIC ASSEMBLY. THERE COULD ALSO BE A SMALL PARK AND PICNIC AREA.

AN ACTIVE AND WALKABLE BUSINESS DISTRICT THAT MIGHT INCLUDE A LAUNDROMAT, LIBRARY, MOVIE/PLAY HOUSE, BARBER SHOP, COFFEE SHOP, AND A COMMUNITY KITCHEN COOPERATIVE

A DAY CARE CENTER WITH PROGRAMMING FOCUSED ON ADVANCED CHILDREN’S LITERACY

A GYM FOR RESIDENTS OF ALL AGES
Acknowledgments

Thank you!

We wish to acknowledge the contributions that North Richmond residents and community stakeholders have made toward the North Richmond Quality of Life Plan. Many people participated in the North Richmond Quality of Life planning sessions and provided information that directly shaped the Quality of Life Plan, while others provided material and logistical support for a successful planning process and rollout event. Many individuals in turn represented organizations that provided research knowledge, partnerships or sponsorships to bring about a successful implementation of the North Richmond Quality of Life Plan.

In particular, we recognize the following:

**Individuals**


**Organizations**

Bay Area Rapid Transit, California Endowment, California Highway Patrol, California’s 11th Congressional District (Office of Representative Mark DeSaulnier), California’s 15th State Assembly District (Office of Assemblymember Buffy Wicks), City of Richmond Community Services Department, City of Richmond Department of Children and Youth, Community Housing Development Corporation, Cooperation Richmond**, Contra Costa County Board of Supervisors District 1 (Office of Supervisor John Gioia), Contra Costa County Department of Conservation and Development**, Contra Costa County Department of Public Works**, Contra Costa Small Business Development Center, Contra Costa County Office of the Sheriff, East Bay Center for the Performing Arts, East Bay Asian Local Development

* Leadership Circle (includes North Richmond RLT)

Community Engagement and Quality of Life process conceptualization and technical support provided by: James F. Capraro, Principal, CapraroConsulting.com

** Provided special presentations at the public planning sessions or research action meetings to inform the North Richmond Quality of Life Plan

And you…

If you are a resident or community stakeholder who was not mentioned above, but who wishes to contribute to this collaborative effort, we invite you to partner with us!

Please excuse all mistakes of omission. The North Richmond SWOT report published in October 2018 lists additional individuals and organizations who were involved in the community visioning. If your organization has been cited here, you may already be seen as a potential implementer or sponsor to the Quality of Life Plan.
About Healthy Richmond

Healthy Richmond is dedicated to creating meaningful and lasting improvements in the health of children and youth in Richmond.

The Healthy Richmond Hub has been hosted by Bay Area Local Initiatives Support Corporation and is part of The California Endowment’s Building Healthy Communities Initiative, a ten-year, comprehensive community initiative that is creating a revolution in the way Californians think about and support health in their communities.

When Healthy Richmond was launched in 2010, the community envisioned a Richmond that is economically viable and sustainable, physically designed to promote healthy eating and active living, culturally vibrant, and connected across generations. Social support and vital services ow through a seamless network of neighborhood institutions and agencies. Community members are engaged and see their priorities reflected in all aspects of the community – environment, governance, schools, cultural life, and business development.

The Healthy Richmond Hub is a collaborative that encompasses a diverse group of partners that bring to the table different skill sets, areas of expertise, networks, and a shared commitment to improve the health and well-being of all of Richmond’s residents. Healthy Richmond staff engage, convene, and coordinate community based organizations and resident leaders in the initiative to collectively work towards increased health equity and racial justice in the community.

The support for the Quality of Life planning process in North Richmond is embedded in the Hub’s Economic Revitalization priority area. This priority area focuses on supporting resident leaders and organizations to provide input on the development and implementation of policies that result in comprehensive affordable housing strategies and thriving and sustainable commercial corridors. Healthy Richmond will continue to support the Resident Leadership Team and will continue to connect community based organizations, school district officials, and governmental representatives to support project implementation.

About Bay Area LISC

Bay Area LISC is dedicated to helping community residents transform disinvested Bay Area neighborhoods into healthy and sustainable communities of choice and opportunity – good places to work, do business, and raise children.
About Richmond Neighborhood Housing Services

RNHS was founded in 1981 by a dedicated group of low-income Richmond residents, RNHS has worked to reverse the adverse effects of systemic segregation, redlining, disinvestment and blight. Throughout its history, RNHS has served over 10,000 families across the East Bay.

Richmond Neighborhood Housing Services, Inc. (RNHS) mission is to promote investment in and revitalization of under-resourced communities in the East Bay. Through the combined efforts of local residents and businesses, financial institutions and government, RNHS works to overcome homelessness and the displacement of low-income residents, and provide the tools for low-income households and people of color to achieve financial equity. Our work is rooted in the belief that the affordable housing conversation does not stop at renting: we promote and support community members to explore the feasibility of homeownership. This work was highlighted as it supported and lead the efforts of the North Richmond Quality of Life Plan- providing local residents the opportunity to lead, and develop a community plan to benefit their community.

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The North Richmond Community Advisory Board and the Mithun Home Team celebrate project creations that build the community capacity to adapt to climate change by linking local health and wealth building to infrastructure investments.

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Executive Summary
Executive Summary

ouR-HOME emerges from the community’s ideas for building health, wealth and home ownership for more than 5,000 North Richmond residents—turning investments in sea level rise adaptations and aging infrastructure into opportunities for all.

The ouR-HOME sea level rise response projects are linked to the health and financial well-being of residents that have been traditionally shut out of opportunities to build family wealth and stability—restoring opportunity while restoring ecosystems. As sea level rises in North Richmond, the pump and outfall that keeps some homes in a topographic bowl dry will be threatened. The wastewater facility serving west Contra Costa County, marsh habitat and a major vehicular arterial, Richmond Parkway, are also at risk.

Proposed health and wealth strategies will provide individuals with the financial stability to make choices before and/or after climate change impacts. This social stability is key driver of resilience. Given that the National Institute for Building Sciences indicates that for every $1 spent in mitigating hazards, $6 is saved post-disaster, proactive planning for sea level rise will increase the effectiveness of the Bay Area’s funding capacity over time.

Many strategies that seem unrelated to sea level rise are truly central to wise investments. For example, small lot housing, a community land trust, social impact bonds and community infrastructure combine to lower the cost of entry to home ownership, strengthening the local economy with wealth building opportunities. Strategies that reduce pollution while providing sea level rise protection include green infrastructure proposals to bring the ‘marsh to Main Street’ with a horizontal levee and wetlands restoration, a plan to plant 20,000 trees to filter air and water, a pilot for decentralized wastewater that creates additional reclaimed water for local use, and an overpass to the Richmond Parkway that closes gaps in trail connections and provides access to the Bay. Finally, innovative methods are being explored to fund necessary investments in an equitable manner, including social impact bonds to fund new and renovated housing as a strategy to stabilize housing costs so the local community is not adversely impacted by development, mitigation funds to address historic inequities and health impacts that have already occurred, and a green benefits district for community-wide green infrastructure improvements funded by new commercial development projects. Each of these strategies will also increase economic opportunity, and support local job and career programs—benefiting the people in North Richmond and contributing to resilience.

Link to ouR-HOME video:
https://www.youtube.com/watch?v=YHw80_4flBg

Link to Resilient by Design North Richmond page:
http://www.resilientbayarea.org/north-richmond/

North Richmond has endured.
Systemic Racism
Chronic Flooding
Industrial Pollution
Poverty

North Richmond endures.
"The hounds of conscience wake me. The lack of peace in North Richmond... hounds me. Do something about it... I can change things. And you can too."
—Fred Jackson
North Richmond is Resourceful, Resilient, Restorative

The area of unincorporated west Contra Costa County known as North Richmond was a place of tremendous ecological diversity when Ohlone tribes first arrived there in the 6th century. The Bay coastline and marshlands of the Wildcat and San Pablo creek deltas provided critical resources for initial human settlers. The low-lying area with fertile soils provided good agricultural opportunities as human settlement increased.

In the years following the establishment of the adjacent Chevron Richmond Refinery in 1901 and the World War II ship-building effort, North Richmond became a place of racial inequity. African Americans arrived in the Bay Area from across the country during the WWII labor surge and were forced to settle in the low-lying and flood-prone topographic bowl through de facto segregation. Cut off physically from adjacent resources by railroads and other infrastructure, community members also endured a lack of public services and long distance travel to their seat of governmental representation, more than 20 miles away by car in Martinez.

This community that shares a fence line with the largest polluter in the state of California and is surrounded by industrial, rail and arterial barriers, derives strength from a long history of cultural, environmental and social justice issues. Today, the demographics of North Richmond’s 5,000 community members is changing, as Hispanic Americans find a home in the neighborhood. The spirit of advocacy and community organization continues to thrive, as evidenced through the work of neighborhood groups such as Urban Tilth, the Verde School, the Watershed Project and other organizations.

“...we get to be a group of people that come together and strategically plan things so that we won’t get hit hard in the end. And that we will have a future to look forward to.....”

—Princess Robinson, Urban Tilth Community Engagement Coordinator
Executive Summary (continued)

TRADITIONAL: VALUE CAPTURE APPROACH

Goal: Promote new development

Projects

Benefits

- Incremental tax revenue
- Local spending activity

HOME TEAM: VALUE CAPTURE APPROACH

Goal: Community stabilization & wealth building

Projects

Benefits

- Affordable housing
- Equity building (homeownership)
- Local spending & jobs
- Community resiliency
- Community public health

Adaptation Capacity Based on Health and Wealth Building

Equity in everyone having capacity to adapt is the goal of linking sea level rise design strategies to health and wealth building in communities. Housing in North Richmond is a challenge with widespread vacancy, a loss of 288 units of Las Deltas federal public housing that is being decommissioned, and a lack of access to capital to renovate or develop. Yet, like the rest of the Bay Area, rental costs are increasing and driving displacement. In the specific conditions of North Richmond, traditional development is not available to drive this link. Although the community just broke ground on 42 units of housing in the center of the neighborhood and the nearby Hilltop neighborhood is seeing redevelopment, funding for affordable housing is scarce and market rate solutions will only drive displacement. Displacement is an outcome that compounds climate impacts as residents are forced to drive even longer distances to work, and is an injustice as valuable social bonds are broken.

Building on the North Richmond Shoreline Vision Plan, deep work and local expertise in the community, a suite of projects have emerged. Advanced by the North Richmond Community Advisory Board and the Mithun Home Team, the projects use proven strategies that respond to the particular place and can have a profound collective impact in the community. These projects are called Thrive, Filter, Flaw and Grow, and Relate, together with a new policy for a Green Benefit District. Combined, these projects represent ouR-HOME. Larger lot housing redevelopments at Las Deltas and Grove and Garamita can help stabilize affordable home ownership through exploration of a community land trust. Other affordable cost-of-living strategies for energy, water and wastewater create an opportunity for North Richmond to be a model community in the Bay Area—where community members can grow health, wealth and make choices about their future.

A big step has been taken toward reinforcing the shift from traditional development models to community health and wealth building. The City of Richmond has expressed interest in exploring small lot housing splits and community land trust in collaboration with the County for land the City owns within the neighborhood. Additionally, the community task force looking at the interim actions for the Las Deltas housing authority redevelopment has invited Mithun team member Hilary Noll to participate.

ouR-HOME: Filter—20,000 Trees of Justice

What if 20,000 more trees were planted in North Richmond to combat the substantial asthma rates in the neighborhood? Forming a natural air filter, stormwater filter and habitat filter, trees planted in mass can be a green “forcefield” against particulates and toxins. Three typologies of tree species, patterns and maintenance regimes capitalize on the science behind achieving greater health for people, flora and fauna. A greenbelt of planting along the largely diesel-based industrial corridor of the Richmond Parkway and larger scale neighborhood streets, Fred Jackson Way, Market and Chesley, create ecological function and a more walkable neighborhood. Reinforcing a greenbelt along Fred Jackson Way from the center of town to the Urban Tilth farm less than a half mile to the north is a primary goal of the community—connecting to fresh food, community events and career paths offered by the farm. A heritage walk highlighting the history and community leaders of the neighborhood could be incorporated with these improvements.

Air quality parks are graves of trees on larger residual lots not visible for housing that provide new places to gather and for stormwater filtration. Nodes are landmark trees protected and/or strategically
distributed throughout the neighborhood. These large trees complement adjacent planting areas and add to the structural diversity and health of an urban forest canopy.

This urban greening project is being championed by Contra Costa Public Works. The Watershed Project, the San Francisco Estuary Partnership and other community organizations are in partnership.

Our-HOME: Flow and Grow—Marsh to Main Street

The proposed horizontal levee provides both sea level rise protection and more ways to enjoy the shore. Horizontal levees can be a placemaking tool. Building on the North Richmond Shoreline Vision Plan and concepts initiated by the West Contra Costa County Wastewater operations, a horizontal levee will minimize flooding into North Richmond, protect infrastructure assets and enable marsh growth in an ecologically rich part of the Bay. Wetlands restoration and tertiary wastewater treatment are part of the levee strategy, supporting marsh replenishment as sea level rises over time and the current marsh drowns. Levee trails provide redundant trail connections in the event of high tides and different types of walking experiences, including panoramic views. A pilot to test a decentralized wastewater facility in the neighborhood creates additional reclaimed water that can be located closer to local users such as the Urban Tilth farm and new greenbelt plantings. The neighborhood-scale facility is also a placemaking opportunity in a neighborhood that has identified gathering spaces as a much-needed amenity. This coastal restoration and protection project is being championed by County Supervisor John Gioia with multiple partners.

Our-HOME: Green Benefits District

A new policy tool is envisioned to support local investment, hiring and project development. This tool, called a “Green Benefits District” will collect funding from three key sources: 1) mitigation funding from state and federal funding sources for environmental remediation, 2) redirected County funds by streamlining waste and water programs, and 3) impact fees from new commercial and industrial development. This is a primary tool in moving from a traditional “return to capital” model to a community wealth building “return to community” model, capturing the benefits of re-localizing labor, capital and resources (such as water and biomass).

A “Community Development Corporation” (CDC) representing North Richmond residents would be the beneficiary of these funds. The CDC is envisioned to be tasked with sustainable development including affordable housing, local employment and urban greening projects in the public space. A new CDC could be formed or an existing NGO could take this program on. The entity will be able to funnel funding from mitigation (e.g. state CAPP funding, Republic Sanitary Services, Chevron, etc), grants and, most importantly, contracts from public works. It will be charged with performing public works maintenance tasks such as gardening, street sweeping and anti-dumping. The residents will be employed/contracted as individuals, small family businesses, local youth/resident teams from other NGOs or as part of re-entry programs. The CDC will work with other organizations for training (e.g., The Watershed Project will be able to train crews on green infrastructure installation and maintenance, and provide an arborist and native plant experts) and technical support. The CDC mission should be collaborative in nature and should have both neighborhood improvements and employment outcomes. Contra Costa Public Works is spearheading the effort to write this policy in partnership with local community organizations, the Watershed Project and Urban Tilth.
Why North Richmond Can Set an Equity Bar for the Bay Area

Many communities around the Bay have similar challenges to North Richmond: low-lying neighborhoods at the Bay edge, isolated by freeways or industry, with high concentrations of poverty. Chronic health issues in the African American community are linked to long-term stress and trauma from these challenges together with a generational history of slavery, Jim Crow laws and mass incarceration. The conditions in North Richmond are a particularly vivid example.

The community leaders in North Richmond and the collaborative work being done there are strong and well established. North Richmond’s sustainable work in oyster restoration, watershed restoration, fresh food access and social justice are already shared nationally as excellent models. This is a place that is well positioned to implement resilience projects and share the stories.

Community-Driven Design Choices Informed by Science

The champion of these projects is the North Richmond Community Advisory Board, which includes residents of North Richmond and the City of Richmond. The Community Advisory Board was assembled with community liaisons Juliana Gonzales from the Watershed Project and Robert Rogers from County Supervisor John Gioia’s office to reflect the community and stakeholders, and was based on an open call of applications. Key community organizations such as Urban Tilth, Community Housing Development Corporation, Safe Return Project, San Francisco Estuary Partnership and the Council of Industries are participating on the advisory board. Public agencies include Contra Costa Flood Control District, West County Wastewater Facility and Contra Costa Public Works.

The Mithun Home Team is a design team with technical expertise that includes landscape architects, architects, planners, coastal engineers, ecologists, artists, transportation and bike/pedestrian mobility planners, affordable housing finance experts, economic advisors and community outreach facilitators.
Next Steps for Implementation

The community advisory board is looking for seed money to continue the collaboration. Board members noted how useful it has been for resident experts and technical experts to exchange information and use the umbrella of resilience as a way to organize and prioritize their work. The Mithun Home team has also benefited from exploring ways to share sea level rise information in communities with urgent needs—lessons that can be immediately applied to ongoing work with other neighborhood leaders. Targeted meetings where the Mithun Home Team can work with the advisory board to bring design and science to the process would help advance the community-driven work with a broader audience of funders.

The Mithun Home team is meeting with the County, the Watershed Project and Urban Tilth to discuss how to advance many of these projects under the following major initiatives: an urban forest plan, an integrated water plan and a green benefits district. Each of these has the potential to be tied to a community-driven health action plan with funding, and given the history of exclusion from planning and investment, it will be essential that any new investment be developed with community participation as well as a community benefit framework for implementation. Partners such as the Trust for Public Land have offered to participate if the community desires.

“Sea level rise is coming and anything we do today to get ready will pay off big time. We’re facing much shorter timeframes then we used to think we had about this problem.”

—Juliana Gonzales, Executive Director, The Watershed Project
Part I.
Design Concept
Research & Analysis Overview

The critical overlap between social, environmental and infrastructural challenges brought the Home Team to North Richmond at the end of the Research Phase. Eighty-five billion Bay Area dollars will be invested in climate change in the coming years and those investments must be leveraged for stacked benefits, starting with the communities that currently have the most compounded vulnerability. Seeking implementable multi-benefit solutions, research and analysis in the Design Phase has focused on deepening our understanding along two tracks: identifying the existing and future impacts of environmental factors and climate change in North Richmond, and teasing out community-based needs and priorities for immediate, tangible improvement.

Simultaneous research strands led to key discoveries that directly shaped the Mithun Home Team’s design solutions. Mapping and analysis of existing datasets partnered with extensive conversations with vital local organizations and experts to develop a base understanding of the site. A series of meetings with our Community Advisory Board applied resident knowledge and stakeholder priorities towards developing a common vision. Local testing of the Streetwyze app helped spatially locate neighborhood assets and challenges, tying back to design goals and development (see Streetwyze in the Appendix). Through these research tracks, several key discoveries formed the basis for the R-HOME designs:

NORTH RICHMOND COMMUNITY ADVISORY BOARD

Sequonia Erasmus Richmond Mayor’s Office
Beth Williams North Richmond Homeowner / Resident
Courtney Moore Urban Tilth
Dr. Henry Clark North Richmond Municipal Advisory Council
Heidi Nutter (shared seat) San Francisco Estuary Partnership
Josh Bradt (shared seat) San Francisco Estuary Partnership
John Stowers Contra Costa County Watershed Program, PWD
Juliana Gonzalez The Watershed Project
Katrina Ruk Council of Industries
LeDamien Flowers Safe Return Project / North Richmond Resident
Nick Snyder Tierra Resource Consultants / CCC Sustainability Commission
Paul R. Detjens Contra Costa County Flood Control & Water Conservation District
Princess Robinson Urban Tilth / North Richmond Resident
Regina Cuenas TMP Block Ambassador / North Richmond Resident
Robert Rogers Office of County Supervisor John Gioia
Sandra Harrell East Bay Regional Park District
Sara Guardian The Watershed Project / North Richmond Resident
Sherry Stanley West County Wastewater District
Tania Pulido Community Housing Development Center, North Richmond
Key Discoveries via Research & Conversations:

Pump: North Richmond lies in a topographic bowl and some of the lowest lying areas of the neighborhood are kept dry from stormwater flooding by a county-owned pump that deposits millions of gallons of urban runoff into the Bay, even during the dry season (See Appendix X for the pump service extent diagram, and the pump flooding map at left for the immediate impact if this infrastructure is impaired). This critical piece of infrastructure lies within the sea level rise zone, is reaching the end of its functional lifespan, and currently serves as a stop-gap solution to inland flooding within the neighborhood.

Vacant Land & Hacc Redevelopment: North Richmond contains a significant percentage of vacant parcels, creating key opportunities for strategic long-range planning in the community (See Vacant Parcels map). In addition, xx# Contra Costa Housing Authority parcels formerly comprised of xx# units of housing are currently being vacated and are slated for near-term redevelopment (See HACC Las Deltas Distributed Sites drawing, Appendix X).

Air Quality Significance: Surrounding heavy industrial uses, an adjacent refinery operation and heavily-trafficked transit corridors lead to poor air quality and high community health burdens, with the highest CalEnviroscreen score for asthma in the state. (See Air Quality Map & CalEnviroscreen scores, Appendix X)

Existing Work: A variety of smaller-scale initiatives around urban greening, green infrastructure, pedestrian improvements, local fresh foods and flooding mitigation already exist and elicit significant community support, bolstered by local champions like The Watershed Project and Urban Tilth.

Community Strength & Self Determination: Individual conversations and Community Advisory Board interviews revealed a strong sense of community self-determination, independence and pride.

Design goals and outcomes directly stem from these key research discoveries.
Design Concept (continued)

EXISTING INITIATIVES

urban forestry
1 CLEAN AND GREEN - STREET TREES (TWP)
2 VERDE SCHOOL PARTNERSHIP GARDEN (URBAN TILTH)
3 NORTH RICHMOND URBAN FARM (URBAN TILTH)
4 FIRST AND MARKET COMMUNITY GARDEN (URBAN TILTH)
5 SENIOR CENTER NATIVE HABITAT (NHNR)
6 PROJECT PRIDE NATIVE HABITAT GARDEN (NHNR)

Community connectivity
7 WEDNESDAY FARMERS’ MARKETS (VARIOUS)
8 PROPOSED SMALL MARKET (VARIOUS)
9 F. JACKSON WAY WALKABILITY - 1ST & LAST MILE (PWD)
10 RAISE FLOOD CONTROL CHANNEL LEVEES (FCD)
11 WILDCAT CREEK SITATION BASIN COMMUNITY-BASED STEWARDSHIP (URBAN TILTH)
12 NON NATIVE (IVY) REMOVAL (URBAN TILTH)

Watershed cleanup and improvements
13 “ADOPT A BLOCK” - PART OF NR COMMUNITY-BASED CLEANING AND OUTREACH PROGRAM (TWP, CWP)
14 NR GREENING PROJECT - CREEK CLEANUPS (NHNR)
15 DEMONSTRATION BIORETENTION BASIN (URBAN TILTH)
16 ANNUAL “HOT SPOT” CLEAN-UPS (TWP)
17 GREEN INFRASTRUCTURE AT N. RICHMOND BALLFIELD (TWP)
18 FULL TRASH CAPTURE DEVICE PLANNING (CWP)
19 NR PUMP STATION SW RECYCLING PROGRAM (CWP)

ACRONYMS:
TWP = THE WATERSHED PROJECT
PWD = COUNTY PUBLIC WORKS DEPARTMENT
CWP = COUNTY WATERSHED PROGRAM
NHNR = NEIGHBORHOOD HOUSE OF NORTH RICHMOND
NR = NORTH RICHMOND
Site Description & Geographic Context

North Richmond lies on the edge of San Francisco Bay in west-central Contra Costa County. Completely surrounded by the City of Richmond, the unincorporated neighborhood of North Richmond depends primarily on the county for services. The residential heart of the community lies just south of Wildcat Creek; mixed-use industrial land fills the space between Wildcat and San Pablo Creek further to the north. The community is pinned between Chevron’s refinery operation and the Republic Services landfill, cut off from the surrounding urban fabric by BNSF rail lines on the east, the refinery and industrial uses on the south, and Richmond parkway on the west.

The area of design interest focuses at a watershed level on the San Pablo and Wildcat watersheds, honing in on the distinct, mostly unincorporated neighborhood of North Richmond and the mixed industrial lands directly to the north. Low-lying geography and systemically disinvested community infrastructure create an area acutely susceptible to climate change impacts, compounded by existing stressors that range from socio-economic challenges including health disparities to air and environmental contamination (See Appendix X for CalEnviroscreen). The neighborhood lies within a topographic bowl at the edge of the bay, at risk to immediate, significant inland flooding and longer-term sea level rise inundation (See detailed topographic map, below, and the Pump Extents diagram, Appendix X).

A 42-unit housing development and several mid-scale light industrial projects are currently opening or approved by the Contra Costa Department of Conservation and Development (See project list, Appendix X). Existing grant-funded small-scale urban greening and pedestrian improvement projects are also underway via the Fred Jackson First Mile/Last Mile Connection Project, the North Richmond Watershed Connections Project, and various non-profit initiatives via Urban Tilth and The Watershed Project (See Existing Work map on the following page).

Below: 1’ contour model of the area, showing the residential portion of North Richmond’s low-lying topographic bowl.
Design Concept (continued)

Design Principles
1. “Nothing about us, without us”
2. Direct community benefits—focused on North Richmond
3. Immediate results—there is urgency
4. Adapt-in-place strategies
5. Prioritize design solutions with most multi-benefit
6. Work as a team and unite
7. “We are a badass group that is ready.”

Impacts & Vulnerabilities Addressed
— Air quality (measurable indicators: asthma rates, PM 2.5, street-level monitoring)
— Inland flooding (measurable indicators: street flood counts, levels & duration)
— Community identity and perception (measurable indicators: regional survey-based studies, internal/external crime rates)
— Sea level rise (measurable indicators: marsh transition/habitat retained, number of active properties vulnerable, population numbers in flood area)
— Aging infrastructure (measurable indicators: electrical grid quality, street condition)
— Historic disinvestment (measurable indicators: home ownership rates, employment rates)
— Displacement (measurable indicators: housing burden rates, neighborhood typology analysis, continuity rates)
— Access to shoreline (measurable indicators: number of access points, population numbers served within a 1/2-mile walk)
— Continuity of trail system (measurable indicators: gaps completed, redundant trails available during flooding, management of existing trails)
— Community health (measurable indicators: obesity rates, depression rates, asthma rates, diabetes rates, access to public space, walking frequency)

Leading with Equity
our•HOME emerges from the North Richmond community’s ideas for building health, wealth and home ownership for more than 5,000 residents—turning investments in sea level rise adaptations and aging infrastructure into opportunities for all. Using a racial equity lens in each stage of work, the Mithun Home Team joined with a community advisory board to explore ways the neighborhood can adapt in place, prioritize projects and co-create a process that can continue as projects are implemented.

Home Ownership and Wealth Building
Building on a vibrant local history, neighborhood stabilization and strategies for home ownership underlie the vision for a resilient North Richmond. Using vacant lots as a catalyst, a community land trust and small lot splits lower the cost of entry for ownership. Sustainable energy and water strategies keep utility costs low. Financial stability is key for residents to have the capacity to respond to sea level rise.

Delivering Multiple Benefits
Major community infrastructure, roadways and valuable marsh habitat are threatened by future sea level rise. Proven green infrastructure strategies, cultural and community gathering places and a health assessment combine to link physical and social benefits for the neighborhood—affordable housing, low utility costs, tree planting for air quality and stormwater, a horizontal levee, wetlands restoration, a decentralized wastewater pilot, a multi-use trail overpass and a Heritage Walk that celebrates the leadership and cultural history of the neighborhood.

Priority Resilience Areas
North Richmond is an acute example of why the current methods for directing funding to Priority Conservation Areas and Priority Development Areas does not support current issues facing the Bay. The current model is dichotomous and the future is a rapid-response hybrid that restructures public investments to support both ecological and economic functions. Priority Resilience Areas can bridge the importance of both and direct funds equitable where the needs from historic disinvestment are greatest. This is shown to have a positive economic and environmental impact for everyone—reducing commute times, lowering healthcare costs and shifting high costs of incarceration to immediate costs of healing people and the Bay.
Design Concept (continued)

Part II. Design Roadmap & Next Steps
Local & Regional Stakeholder Support

Working with community liaisons Juliana Gonzales from the Watershed Project and Robert Rogers with County Supervisor John Gioia’s office, Mithun and Streetwyze created an open-call application for a community advisory board with a stipend. The goals were to co-create a process and develop a series of projects that were relevant to community needs. By holding a series of five two-hour workshops in the community at the Verde School and the Senior Center, the team and the board were able to create continuity to support deeper conversations.

The board was intentionally formed to create a mix of residents, public agency representatives, NGOs and private business representatives. Age, race, gender, professional skills and roles, and geographic location reflect the population of North Richmond.

One lesson learned was the language barrier for the initial round of open application. We realized there were no Hispanic applicants and the community is now about 60-70% LatinX. Juliana advised us and through local housing corporation representative, Tania Pulido, additional candidates were recruited.

Additional lessons learned were about the challenges for students in attending this type of meeting. In hindsight, relying on direct communication may have revealed schedule or travel challenges we could have addressed. The importance of beginning co-creation of agendas at the first meeting was also apparent.

The ideas highlighted and refined by the community advisory board run from large-scale housing and infrastructure projects like the Las Deltas redevelopment to the horizontal levee to a modest paving medallion inset to celebrate local leaders and cultural history.

There is local and regional interest in supporting our proposals—for example, the Watershed Project and Urban Tilth are locally based. Regionally, the State Coastal Conservancy has demonstrated continued interest in the potential for the creosote piers.

The appendix includes meeting agendas and meeting notes.

“We as people can be the change. We just have to try. We have to be united to create change here in North Richmond.”
—Regina Cuevas, Verde School parent, Block Ambassador

“So Resilient by Design is just a little piece, right? To get the ball rolling for people to come together and think about these issues, long term. And figure out how can we be able to work together to build a stronger community here.”
—Ladamien Flowers, Safe Return
Implementation Strategy: Long Term and Short Term

The series of projects are linked together in order to achieve an equitable response to climate change and sea level rise. Considering these solutions together isn’t just desirable, it is fundamental to the outcomes. Adaptation to and mitigation of sea level rise and other climate change impacts cannot be solved in isolation. The challenges are systemic and, therefore, are not limited to only shoreline issues. The solutions don’t need to be complex to respond effectively—we have the technologies to solve them. Rather we need the will to implement what we know works, to create an equitable context where communities have agency to make their own choices. The stability of housing, health and wealth building are foundational to being able to make personal choices.

Near-term projects that support a stabilized community include many that are underway and can be linked into a framework to create greater results.

The two needs that consistently rise up in the community advisory board and stakeholder discussions are home ownership and neighborhood identity. The short term projects that have emerged to support that are part of Thrive, Filter and Relate:

1. A community task force is creating a community plan to work with the County on mitigating the loss of the Las Deltas Contra Costa Housing Authority affordable housing and planning for future affordable housing. Hilary Noll from Mithun has been invited to participate in the task force. The task force seeks to move the redevelopment plan forward as rapidly and more effectively. The Bay Area is expected to need to make over $85 billion of dollars of investment in climate change responses. These dollars must be streamlined.

In order to get started on an implementation project, the preferred projects must be prioritized and tested for feasibility. The next step is to fund the continuation of the very effective North Richmond Community Advisory Board. A community-driven design process built around equity framework criteria is an important context for moving into implementation. There are a number of implementable projects that have strong support from the Board and the County Supervisor, John Gioia—tree planting, an overpass, a Heritage Walk and a horizontal levee. Contra Costa Public Health is considering providing seed money to this effort by linking their bi-annual county health assessment to city planning. This provides a decision-making context that the community can use to prioritize and establish projects that meet needs and objectives and link them to investments. Linking a water management action plan to a healthy living initiative can be vital to keeping the focus of investments on those that are most beneficial to the community.

North Richmond Water Management Action Items

Water Management—Prepare a holistic Water Management Plan that includes strategies for meeting future demands by fully integrating the use, conservation, recycling, reuse, disposal and management of potable water, wastewater, industrial water, stormwater, irrigation water, groundwater, creek water, ecological habitat water and seawater throughout North Richmond.

Horizontal Levee—Use of recycled irrigation water and/or treated wastewater as a means for irrigating the establishment of native plant communities on the horizontal levee.

Stormwater—Capture and treat stormwater off of rooftops and other relatively clean surfaces for greywater reuse, irrigation water and industrial water. Implement water quality best management practices throughout the watershed as part of a comprehensive green infrastructure program to address groundwater recharge, creek water and seawater recharge, and supplementing ecological habitat water.

By consolidating this brief study to integrate health, water, urban forest and trails, the process also respects the community’s time. The process will test feasibility and options for key projects, develop goals and objectives for each project to evaluate design options, identify the preferred design direction, complete the design, make the health benefits of each project explicit and identify County benchmarks for health and performance that can be tracked over time. The Watershed Project and Urban Tilth will be central leaders in this work.

The legacy for the Bay Area will be our HOME projects emerging from the community that link health and wealth building by residents to infrastructure investments. These first next steps are foundational to supporting agency in the community. The implementation next step for the physical green infrastructure response to sea level rise is an integrated water management action plan. This provides a decision-making context that the community can use to prioritize and establish projects that meet needs and objectives and link them to investments. Linking a water management action plan to a healthy living initiative can be vital to keeping the focus of investments on those that are most beneficial to the community.

Sea Level Rise—Prepare a sea level rise adaptive management strategy that includes approaches for addressing marsh migration, sediment transport patterns, aquatic habitat, groundwater intrusion, upland inundation, flooding and storm surges.

San Pablo and Wildcat Creeks—Develop a Creeks Management Plan that addresses flow management, water quality, aquatic habitat, riparian habitat, invasive species management and flooding.

A Healthy Living Initiative

A Healthy Living Initiative would support all of these directions by keeping the focus on the community’s health. Through a community process, health indicators are established that are most relevant and can be tracked over time.

Urban Forestry Plan—An Urban Forestry Plan is proposed for North Richmond that addresses needs identified in the health and air quality baseline assessment, and builds on the recently completed Richmond Urban Greening Master Plan.

Green Benefit District

Establishment of a Green Benefit District will provide consistent funding to support community development. Sources of revenue will include mitigation funding from state and federal funding sources, County funds for waste and water programs and impact fees from new commercial and industrial development.

Implementation Process

The community advisory board will be meeting at the end of May to discuss what form it would like to take to continue these efforts. Possible options include operating as a resilience task force of the North Richmond Municipal Advisory Committee, formation of an Ecodistrict to engage in an intentional equity and climate change process with a cohort of other communities; establishing a Living Communities team to set performance targets that support resilience; or other scenarios that may arise in the discussion. The following project descriptions include next steps and possible champions for a comprehensive suite of projects that can be prioritized in the short term projects identified above.

THRIVE, Filter and Relate

One of the many powerful things coming out of the Resilient by Design process is the recognition that funding community-driven, pre-development integration of projects makes investments go farther, more effectively. The Bay Area is expected to need to make over $85 billion of dollars of investment in climate change responses. These dollars must be streamlined.

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Thrive: Home Ownership and Affordable Living as a Path for Community Wealth Building

Resilience in North Richmond requires attention to the challenges that limit residents’ ability to thrive—the cost of housing, utilities and transportation, the limited access to good jobs that build careers, and the obstacles faced by resident entrepreneurs eager to start local businesses. Strategic investment in affordable “net zero” ownership housing, electric vehicles, transit connections and community support services can reduce the cost of living for residents, and catalyze local reinvestment and wealth building. Resilience hubs will support home ownership, disaster preparedness, local business creation, education and job training, and community connection. The creation of a North Richmond Social Impact Bond together with a land trust will create new permanently affordable “deep green” homes on empty lots and support renovation of existing homes. North Richmond is one of a few federal Opportunity Zones around the Bay that can benefit from a new federal program for long-term tax-free community investments.

The Legacy of Structural Racism

North Richmond is a “pocket” community in west Contra Costa County with a positive sense of identity, strong social bonds, and engaged community activists. It is also a fence-line community, adjacent to industrial uses including the Chevron refinery, the single largest carbon emitter in the state, and surrounded by Richmond Parkway to the west with wastewater treatment and trash handling beyond, rail lines to the east and under-utilized industrially zoned land to the north. The Iron Triangle neighborhood of Richmond is located to the south. The industrial zone to the north is bounded by two creeks. The area between them was historically a flood plain and is now home to industrial uses and urban farms. The legacy of structural racism—slavery, Jim Crow, redlining, predatory lending, mass incarceration—continues to shut this community out of the economic recovery that has benefited much of the Bay. North Richmond’s average household income declined over 30% from 2000–2016, while the cost of housing has been increasing, eroding home ownership and driving displacement. North Richmond’s home ownership rate—once high at over 60% is currently 31.8%—much lower than the California average of 55%, and the US average of 64%.

Strategies for Building Health and Wealth

Social Impact Bond (SIB): Create an SIB program, similar to the one piloted in Richmond for affordable housing renovations, to support local projects with outside investment by socially conscious investors. Align with the federal tax benefits for Opportunity Zones and create criteria that set reasonable but not excessive financial return.

Community Land Trust (CLT): Develop a CLT with land held in trust and buildings privately owned by residents. Resale profits will be limited to the sale price plus improvements with an annual gain of 2-3% over inflation to support long-term affordability while enabling residents to build wealth through home equity, with home prices within reach because they do not include the land cost.

Small Lot Home Ownership: Redevelop vacant lots with affordable “small lot” housing (~1000 SF each), include small business commercial space on the ground floor for lots along Fred Jackson Way. We propose development of approximately 25 lots with four units each for a total of about 100 new ownership units.

Multi-family Housing with Shared Amenities: Redevelop the Las Deltas housing site and other larger vacant parcels with multi-family development (~500 units total), half rental and half ownership). Include diverse sizes from single rooms to family size apartments with shared amenities including community kitchens, social rooms, daycare, and shared electric cars and bicycles to reduce carbon emissions and the need for private car ownership.

Local Hiring Requirement: As part of the overall equity framework plan criteria, include local hire requirement for all new housing. Because labor accounts for approximately 2/3 of the cost of construction, this provision will boost earnings in the area by as much as $80–$100 million as the projects are built. These earnings will drive local purchasing power. Local hire is also a strategy for solar PV installation, tree planting, energy upgrades, etc.

Deep Green Energy and Water Systems: Energy and water utility bills are a significant cost for low-income households and green technologies can significantly reduce costs while creating local jobs. Integrate energy efficiency upgrades and locally installed PV with local hiring requirements. Marin Clean Energy (MCE) programs streamline low-cost financing and provide bonuses for energy savings and installed solar power, making solar profitable for residents as well as installers. Partner also with innovative water efficiency programs to create deep green homes that reduce utility costs. Explore potential for fuel switching to all electric within the community to support energy independence.

Electric Vehicles and Car Share: Car ownership is a significant cost for households. Use of electric cars and bicycles reduces climate impacts and also greatly reduces the cost of ownership. Integration of electric vehicle hubs for car/bike sharing can help households reduce the number of cars they own. Contra Costa County recently received a grant to support electric vehicle (EV) readiness and provide incentives to low-income households.

Heritage Walk: North Richmond has a tremendous cultural history around music, environmental justice and civil rights that has been shared through oral storytelling but is not visible in the neighborhood. The Heritage Walk is a series of metal insets honoring local people, important places and the accomplishments of the community. These could be located in the sidewalk either in one key location and/or distributed to highlight significant places around the neighborhood.

Designing For Equity

Equity means that people at all levels of the income scale get the extra support needed to build wealth through home ownership, low utility costs, quality jobs that build careers and a healthy environment. North Richmond is caught between the challenges of disinvestment and resulting health impacts, and the threat of gentrification. Vacancy is currently a challenge with more than 214 public housing units at Las Deltas in transition, as the rental assistance program will be fully transferred to other sites throughout Contra Costa County, and the existing units either renovated or replaced. Most of the Las Deltas units are already vacant, another 10% of all housing units in the neighborhood are vacant year-round, and many lots are empty. Greening strategies to improve the neighborhood and reduce negative impacts of vacancy and surrounding industry must be paired with new affordable housing and community wealth building strategies to avoid displacing current residents to the margins of the Bay Area with even less access to jobs, transportation, services and the supportive, familiar community on which they currently rely.

Selective housing investment in North Richmond can catalyze employment and improve quality of life for current residents with housing that is affordable by design. Home sizes will vary, with small lot homes averaging about 1000 SF each and multi-family homes ranging from micro-units at 300 SF to larger family units at 1200-1500 SF. This plan will produce housing for moderate-, low- and very low-income households with minimal or no local subsidy. Key factors are as follows:

- impact fees greatly reduced (infrastructure funded through Green Mitigation Fund)
- no-cost financing (social impact bond revolving loan fund)
- minimal or no land cost (transfer of land to community land trust)
- reduced parking requirement
- zero energy water efficient homes have low utility costs
- limited profits allowed at resale (~ 2-3% annual gain over inflation, to be determined by CLT)
Champions of Thrive
This concept has the strong support of the North Richmond Community Advisory Board, which includes residents as well as representatives from Contra Costa County Supervisor John Gioia’s office, and the City of Richmond Mayor’s office. Mithun Clean Energy (MCE) will offer technical support and incentives for renewable energy and the ARB has generous incentives for electric cars for low income residents.

This proposed multi-benefit initiative is being developed with partnership from the Richmond Mayor’s Office, and the Contra Costa Housing Authority. Community Housing Development Corporation (CHDC) in North Richmond would be a key project partner for implementation of a community planning process. Mithun would continue in a coordinating and overarching planning role working with the community to develop a specific plan for the area.

Lead funding for development could potentially come from HUD and the new federal Opportunity Zone program which allows investors to defer capital gains taxes by investing in the zones. The Opportunity Zone investment could provide initial capital for housing construction with a steady long-term rate of return for investors.

Funding for pre-development planning and entitlements could potentially come from HCD, as a grant or no-interest loan. SB 540 (Roth): Workforce Opportunity Zone is the state legislative vehicle for the federal Opportunity Zone program. The bill would authorize local governments to apply for a grant or no-interest loan, or both, from the Department of Housing and Community Development to support its efforts to develop a specific plan and accompanying EIR within the zone. Once approved, housing developed within the zone would be by-right development.

Many good programs are available to support home ownership through the state of California Housing and Community Development (CHCD), and CHDC has offices in North Richmond that provide support for home buyers. These programs include:

- California Home Source Lease Purchase Program
  The Lease Purchase Program allows qualified residents to choose a home, lease it for three years, and assume the mortgage at the end of the lease term. The program is designed to provide home ownership opportunities to persons with credit difficulties, lack of credit history or lack of a down payment.

- California Housing Finance Agency (CHFA)
  The mission of CHFA Homeownership Program is to provide affordable housing opportunities by offering below-market interest rate mortgage loans to very low-to-moderate income first-time home buyers. They offer a large variety of programs with lower interest rates, minimum down payment of 3-5% and lower fees to borrowers.

Next Steps for Thrive
This proposal for community wealth building is applicable and transferable to many disinvested communities that have been shut out of the booming Bay Area economy. The next steps include:

- Equity Framework Plan Criteria—Work with community to develop equity framework criteria plan that can be used to evaluate the plans and implementation at each milestone.

- Land Trust—Identify seed funding to establish land trust and organize stakeholders with strong community participation. Planning staff with the City of Richmond has expressed an interest in participating as lead sponsor and Contra Costa County is interested in participating as a stakeholder, creating a valuable multi-level governance team that would benefit implementation.

“I feel like every struggle is a blessing. You feel like it is holding you back but really you learning from your lesson. It’s a blessing we get to be a group of people that come together and strategically plan things so that we won’t get hit hard in the end. And that we will have a future to look forward to...”
—Princess Robinson,
Urban Tilth Community Engagement Coordinator
— Social Impact Bond—Develop financial mechanism for a social impact bond, with non-profit governance, modeled after the Richmond social impact bond. Investors make a long-term commitment in exchange for tax benefits. Homes are renovated by a local work force.

— Small Lot Housing Pilot—Develop a design prototype for small lot housing, using a process that includes broad community input and participation in this process. Planning staff with the City of Richmond have expressed an interest in participating as lead sponsor to develop a prototype project, potentially on a site along Fred Jackson Way.

— Develop Las Deltas Conversion Plan—Collaborative community effort to develop an equitable vision and plan for the conversion of the Las Deltas housing sites, which were previously federal public housing.

— Specific Plan—A specific plan will be co-created with the community to coordinate the community design objectives for larger lot housing including the Los Deltas site (in coordination with the Las Deltas task force), infill small lot opportunity sites, permanent locations for the resilience hub, live-work housing, locations for electric car/bike share, green infrastructure including street trees and open space.

— Net Zero Energy Leadership—Develop North Richmond as a leading “Net Zero Energy” community, and link to local hire requirements. Much of the first cost and operating costs of energy efficiency and solar installation can be offset by maintenance and modernization will be an essential exchange for tax benefits. Homes are renovated by a local work force.

— GRID Alternatives also offers low-income solar rebates, and free home solar system installations for income-qualifying homes in North Richmond. Utility savings directly benefit the homeowner. This program makes solar installations accessible to low-income homeowners who make less than 80% of area median income.

— Multifamily and Small Commercial Energy Savings Programs provide rebates for energy efficiency retrofits.

— Electric Vehicle charging program in pilot includes installation of EV charging stations in the community at workplace and multifamily homes in partnership with PG&E.

— Net Metering program pays customers $0.01 above the kWh retail rate for solar energy produced. This program optimizes the solar rebates to the customer and can lead to an annual energy bill of $0.

“Home ownership is important for us out here because that’s another way of building community. It’s something to live for. It’s something you can leave to your loved ones, your children.”
—Courtney Moore, Urban Tilth Watershed Program Manager

“Creating housing...for people to be able to have housing...all that is all part of wealth. Having a just transition—there is a lot of potential in this community for that. I just think in the holistic way, building all the ideas that we talk about, it’s all part of building wealth in our community.”
—Ladamien Flowers, Safe Return Project

— Feed-In-Tariff (FIT) program available to larger scale solar installations up to 5 MW at commercial, municipal or industrial sites. This program pays renewable energy producers directly for the solar power they produce. The MCE program pays roughly three times the rate of other FIT programs at $85/MW-yr.

— RichmondBUILD is a workforce development program that recently installed a 10.5 MW local solar installation, Solar One, with locally trained workforce resulting in jobs and renewable power. GRID Alternatives is a similar program in North Richmond, partnering with job training programs, and offering additional training for installers who already have experience, but want to move up in their career.

— Contra Costa County (CCC) is pursuing community-wide solar installations. Jody London is working with CCC to identify potential sites for solar installation. These installations will lock in lower energy rates for the community into the future.

— Heritage Walk—Mithun will work with a community liaison, potentially from Urban Tilth, to develop a community process for identifying people and places to honor and the design and locations of the medallions.

Looking at Opportunity Zones
North Richmond is one of the few federal Opportunity Zones around the Bay. Opportunity Zone funding could replicate aspects of the City of Richmond’s Social Impact Bond and market the combination of positive social benefits together with a very secure rate of return. Richmond’s Social Impact Bond supports renovation of homes with local labor and sales of those homes replenishes the program.

“...by having ways to accumulate wealth and credit and really be a participant in the overall economy is really what we are looking for. Home ownership is really an anchor for that. This community has been locked out of that for a really long time.”
—Josh Bradt, San Francisco Estuary Partnership, Resilient by Design Research Advisory Committee

COMMUNITY LAND TRUST:
EXISTING CONDITION:
Cost of home, land, utilities, and infrastructure are all included in homeownership. Housing cost = $$$$$

COMMUNITY LAND TRUST:
Individual/Family owns the home, and the community land trust owns the land and infrastructure costs. Housing cost = $
Design Roadmap & Next Steps (continued)
Filter: 20,000 Trees of Justice

Richmond residents’ rate of asthma is 17% versus an average of 7% statewide. The simple act of planting trees en masse can create a multi-functional air filter for particulates from heavy truck traffic on Richmond Parkway, as well as emissions from industrial neighbors. Landscape-based stormwater treatment, such as raingardens, can also slow and pre-treat stormwater while reducing localized flooding. A comprehensive approach is envisioned with trees and green stormwater infrastructure acting as a filter for air and water, reducing pollutants, providing shade and moderating the climate, with diverse plant communities providing habitat to wildlife. While trees contribute to a healthy community and healthy ecosystems, local organizations and individuals will benefit from expanding existing jobs growing, installing and maintaining these trees and raingardens.

Tree Typologies
Tress are familiar and underappreciated for the efficient and effective ecological and health benefits they provide—clean air, clean water, healthy soils, lower temperatures, mental restoration and shelter for birds and insects. More than 20,000 trees could be planted in the streets, parks and some of the residual lots throughout North Richmond. Tree groves are compatible with occasional inundation from localized flooding and can be designed to hold stormwater. In the Bay Area region, projected climate changes include warmer days and more frequent and intense rain. Trees can capture up to 30% of rainfall on their leaves and transpire it back into the atmosphere which then in turn cools temperatures. By testing different species of willows and oaks, this project can help the region understand which tree types will be hardy in future conditions in the Bay Area provenance—improving the success rates of tree health.

The trees envisioned for North Richmond will be permanent and temporary, edible and shade trees, for distribution and sales as well as for local restoration, for experimentation and for products. Growing, installing and maintaining trees is a career path that has an established history in North Richmond with local organizations Urban Tith and the Watershed Project, which already plant more than 200 trees each year. By carefully selecting the composition and combination of trees, performance and research, shared goals can be established and met.

Closing Health Disparity Gap
Residents in the North Richmond neighborhood experience much higher asthma rates, diabetes, obesity and other health challenges, and research shows this is directly correlated to the physical environment.

Many communities around the Bay have similar challenges to North Richmond—low-income neighborhoods at the Bay edge, isolated by freeways or industry, with high concentrations of poverty and exposure to contaminated air. With a proactive approach to creation of tree planting areas in the residential areas, and careful attention to species and location, masses of trees planted in sufficient quantities can make a real difference to air quality. This is one of the best practices to reduce exposure to local air pollution identified by the Bay Area Air Quality Management District (BAAQMD) in their guidance document entitled “Planning Healthy Places.” Tree planting also has many valuable co-benefits including stormwater management, noise control and temperature moderation, and enhances community value overall. North Richmond can demonstrate how familiar solutions and technologies can be combined in a comprehensive approach for greater health impact and innovation. These combined strategies support new ways existing residents can start small businesses, follow a career path and enhance health of their community with cleaner air and water, more walkability streets and places for recreation.

“On a national scale asthma is at 7% but in Richmond it’s at 17%. 17% of folks in Richmond got asthma.”
—Ladamien Flowers, Safe Return Project, North Richmond resident

Champions of Trees of Justice
The project champion of this idea is the North Richmond Community Advisory Board, which includes residents as well as representatives from the East Bay Parks District, the West County Wastewater Facility, the Contra Costa Flood Control District, the City of Richmond Mayor’s Office and County Supervisor John Gioia’s office. We will be requesting that the North Richmond MAC and the West County Toxics Coalition and Communities for a Better Environment support this proposal as key project partners.

To advance the urban forest plan and establish a related health and air quality baseline assessment, the design team would include Mithun; Biohabitats; Stew Winchester, a local arborist; the Watershed Project and/or Urban Tith; a local geotechnical and local civil engineer to be determined for soils evaluation, drainage and permitting. San Francisco Estuary Partnership will be a resource for additional technical expertise and coordination with other regional initiatives. This project will benefit from the recently completed Richmond Urban Greening Master Plan. San Francisco Estuary Institute is developing green infrastructure planning guidance and each jurisdiction will need to provide a green stormwater infrastructure plan by 2019. Multi-benefit strategies developed to address air and water quality will be highly transferable and add value to the Richmond Greening Master Plan.

Suggested pre-project funding could potentially come from Chevron or area distribution centers that rely on truck use and other local businesses such as Republic Services, or from the Contra Costa County Department of Public Health. Trust for Public Land has been a partner on many Richmond parks and green infrastructure projects and may be a good partner/resoruce here as well due to their focus on health.

The urban forest plan could be funded by:
— Coastal Conservancy Climate Ready Grants, $3.6 million available, 75% of funds for disadvantaged and low-income communities. The Conservancy is seeking to support multi-benefit projects that use natural systems to assist communities in adapting to the impacts of climate change, with an emphasis on projects that enhance natural systems and benefit disadvantaged communities. Proposals due July 2nd.
— Cap and Trade, estimated at $2 billion per year. Align with AB5398 which outlines funding priorities including—(1) air toxic and criteria air pollutants from stationary and mobile sources, (2) low- and zero-carbon transportation alternatives, (3) sustainable agricultural practices that promote transitions to clean technology, water efficiency and improved air quality, (4) healthy forests and urban greening, (5) short-lived climate pollutants, (6) climate adaptation and resiliency, and (7) climate and clean energy research. Note: this could be a part of a larger grant including other projects and green mitigation fund.
— Prop 1 State Water Bond, $2.7 billion with $1.495 billion for multi-benefit ecosystem and watershed protection and restoration projects.
— Measure AA Funds, $25 million per year, distributed by SF Bay Restoration Authority (SFBRA) for restoration and flood protection in the nine county Bay Area.
— SBS Resources and Climate bond, up to $3.5 billion, measure to improve community’s ability to adapt to unavoidable impacts of climate change including landscape resilience and water retention.
— Other sources of funding could include North Richmond Green Mitigation Fund.

“Putting trees and biofiltration together is going to be a real service to this community in terms of impacting heat islands and treating urban runoff through these old industrial areas that are heavily polluted with legacies of PCBs in them, so this is really a hotspot for those kinds of approaches.”
—Josh Bradt, San Francisco Estuary Partnership, Resilient by Design Research Advisory Committee
Next Steps for Trees of Justice
The next step is the formation of a team with a modest amount of pre-project funding to pursue grant funds for a community process to develop the urban forestry planning project in conjunction with a health assessment baseline that can be revisited to demonstrate how the implementation is meeting its goals. An equity framework plan has been discussed for creating criteria that can be used by the North Richmond MAC or the continuation of the North Richmond Community Advisory Board to evaluate the proposed implementation plans.

The project is an urban forestry/greening plan for the North Richmond area that would be one layer of a more comprehensive specific plan for the area. Given the pace of commercial and industrial development, it would be beneficial to establish a baseline plan outlining ecological buffer areas and street tree opportunity areas as soon as possible. The plan would include an implementation strategy and a phase one installation that would include evaluating the conditions of sites; developing goals and objectives for the project with the community and project sponsors; building criteria with the community, land owners and scientists for the range of installation typologies; identifying the phase one installation and developing the benchmarks for health and performance that can be tracked over time. A goal of this plan would include a commitment to develop a work plan with a substantial role for local experts to perform at least 30% of the design work, and 90% of the installation and maintenance work. Technical expertise in design and maintenance would be developed in collaboration with the local experts.

Measuring Climate Change Impacts on Trees
The compact North Richmond residential neighborhood provides an ideal study area for measuring the impact of strategically located and selected tree species to filter air pollutants, reducing exposure to diesel exhaust and industrial emissions. Tracking the air quality baseline of North Richmond, and the impact of tree buffer zones on the concentration of pollutants can be correlated with health outcomes over time as part of this study.

“We are a frontline community...with (high) asthma toll rates. Planting more trees will help and create better air quality for everyone, not just us, but everyone.”
– Courtney Moore, Urban Tilth, Watershed Program Manager
Neighborhood Greenway:
Capitalize on space along wide rights of way such as the Richmond Parkway. Tree species selections are based on high effectiveness at removal of fine particulate matter from large number of diesel truck trips. Focus on large evergreen trees with long life spans that do not emit high levels of volatile organic compounds—for example cypress, pines and possibly poplars.

Air Quality Park:
Vacant lots can be transformed into densely planted parks that improve air quality and provide new social spaces. Trees are planted in clusters with varying species for ecological diversity and to maximize air quality benefits. Potential species suites include native oaks, willows and sycamores.

Tree Nodes:
Preserve large, healthy tree canopy by protecting existing trees with an appropriate buffer zone. Plant new trees outside the protective buffer for future successional canopy and habitat connectivity. The tree nodes are created in tandem with new housing proposals on neighborhood vacant lots.
Flow and Grow: Marsh to ‘Main Street’

Adaptation is the ability of a place to adjust to changes and continue to thrive. Building on the North Richmond Shoreline Vision Plan, a horizontal levee and muted marshland can protect the neighborhood, the West County Wastewater facility and the Richmond Parkway, and co-exist with the warehouse uses that are providing local jobs. The levee and muted marsh strategies support a ‘transition zone’ where sediment can slowly gather and rise to grow valuable marsh habitat that will continue to filter and support the largest eelgrass bed in the Bay Area, oyster beds and bird migration paths. The interactions between the horizontal levee, muted marsh and the creek system provide opportunities to grow the marsh while improving riparian and fish habitat in the flood plain. Nearby wastewater, stormwater pumping systems and composting infrastructure are engaged as beneficial contributors to this hybrid ecology. The creek levees, built by the flood control district to provide neighborhood protection that accommodates projected sea level for 2100, can also be designed to provide the option for a long term, ‘grey-to-green’ transition from industrial uses to farmland to marshland, exploring bioremediation and sediment value capture strategies in the future.

Why Here?
The Richmond region has the most shoreline of any area around the Bay. It is one of the few places that has undeveloped or reusable land to create transition zones where marsh can grow. Transition zones are where sediment naturally gathers to create more marsh over time. As marsh drowns with sea level rise, new marsh takes hold on higher ground within the transition zone to support marine life, as well as healthy water and air for people.

This area is also home to industry, many distribution centers and County services such as waste transfer, composting and wastewater treatment that rely on Richmond Parkway for truck access. This is not a unique combination around the Bay although it is a vivid example—an ecologically exceptional creek and marine ecosystem paired with highly polluted land and intensively used infrastructure.

This is a place to break down the conceptual duality between natural systems and hard infrastructure, by creating hybrid ecological systems. The West County Wastewater Treatment Plant is engaged in resource recovery and reuse of treated effluent providing purple pipe water to Chevron. Urban Tilth and other agricultural uses in the area would also benefit from recycled water. The landfill nearby operated by Republic Services has been capped, however it is still a solid waste transfer site and has active composting on site that could become a beneficial contributor to local agriculture and to the maintenance of the horizontal levee system. Finally, the watershed was reconfigured with the introduction of levees and a pumping system located at Richmond Parkway and Gertrude Avenue

“Sea level rise is coming and anything we do today to get ready will pay off big time. We’re facing this is much shorter timeframes then we used to think about this problem.”

—Juliana Gonzales, Executive Director, The Watershed Project

which currently runs all year round to keep low-lying areas of the community dry.

A Multi-Purpose and Flexing Levee

A protective horizontal levee running north-south, just west of the existing West Contra Costa County wastewater treatment facility, will protect critical infrastructure in the face of rising tides and storms while also providing new marshland acreage and a naturally occurring transition zone. A muted marsh, or wetlands restoration, is managed with tidal gates that allow high tides to come in and out of the inundated area—creating healthy habitat. Trails can connect to future interpretive destinations planned at Paint Pinaire and West County Wastewater Facility, and the marsh can be designed to fit around planned industrial uses.

The West County Wastewater District’s levee strategy would be coordinated and extended within the greater shoreline to protect the North Richmond neighborhood and existing and planned industrial uses from sea level rise and storm surge. However, the stormwater pumping system is also needed to protect North Richmond and City of Richmond residents, and to improve and maintain access at Gertrude Avenue. The pump will require modernization as it is in the future inundation zone and is also getting to the end of its useful life. The water from the pump is envisioned as a beneficial future water source for agriculture, tree nurseries, establishing the plantings on the horizontal levee and other non-potable uses.

A portion of the integrated levee concept is described as “Flood control 2.0” because the innovative linked systems combine the flood control structure with beneficial sediment delivery, where re-connection of creek systems enables marsh regeneration Bay-ward of the levee; on the inward side, the levee provides a structured ‘ecotone’ slope for tertiary wastewater treatment and polishing via subsurface wetlands. The nearby compost recovery operation may also provide a source of organic material to supply the natural sediment flow; however this option requires further study. Finally, all elements of this plan—the nurturing of the marsh and the creative resource recovery opportunities—all create opportunities for green jobs and ongoing scientific research.
An Adaptable System

Flood control in North Richmond, like many coastal communities in the Bay Area, requires attention to sea level rise, storm surge and inland flooding. It is also a community that has experienced health impacts and environmental injustices with the location of multiple industries and waste management systems nearby. The integrated approach to multi-benefit flood control produces a hybrid ecological system that uses tidal and sub-tidal vegetation as an integral part of the water treatment system, while creeks and riparian habitat support the flow of sediment to build up a healthy marshplain and sustain it. Additional water flows from the pumping systems provide a necessary service to keep low lying areas from flooding while producing a valuable resource to irrigate the adjacent urban forest, agriculture and nurseries. Household and green debris from North Richmond forests will be treated locally by Republic Services to create valuable compost for the larger system. A beneficial circular economy is forming from input that was previously seen as waste.

This system will evolve and grow over time, to respond to the evolving sea level rise realities. The concept is intentionally developed with a "loose fit" that can accommodate change over time. Space between the levee and the parkway is a transitional zone that could accommodate an even larger levee in the future or could be part of an enlarged marsh in the future if land use priorities shift and green infrastructure needs take priority in the longer-term future. Historically the creeks connected in this area. The levees along the creeks can be designed to allow for breaching in the longer-term future should a "grey to green" strategy be adopted. Allowing space for marsh and wetland between the creeks provides options for managing stormwater and upland flooding in the context of the dynamic conditions of climate change.
Design Roadmap & Next Steps (continued)
Many Champions
Anticipated project champions for the horizontal levee are County Supervisor John Gioia, and the Contra Costa Flood Control District in partnership with the West County Wastewater Facility. Funding sources could include Ducks Unlimited and California State Coastal Conservancy. County Supervisor John Gioia, City of Richmond Mayor Tom Butt and Assembly member Tony Thurmond are the elected officials that will potentially be supporting the project.

Community partners that would guide and implement the project include Urban Tilth and the Watershed Project. The design team would include Moffatt Nichol, Biohabitats, Mithun and geotechnical, structural, and regulatory and permitting consultants. Community support from San Pablo-Wildcat Creek Watershed Council, the North Richmond Municipal Advisory Committee will be important.

Potential funding sources include:
— State Coastal Conservancy Grants, funds from Prop 1, applications due June 8th. Topics include wetland restoration and urban greening, with priority for projects that benefit disadvantaged communities.
— FEMA for pump and outfall replacement costs. Funds requested could include a study as part of the cost to replace the pumping system and outfall for multiple functions beyond a direct, one-to-one replacement.
— Prop 1 State Water Bond, total program is total $7.545 billion, funds watershed protection and restoration, integrated water management, flood management. Align with funding priorities including: $1.495 billion for multi-benefit ecosystem and watershed protection and restoration projects; $810 million integrated regional water management plan projects; $725 million for water recycling and advanced water treatment technology projects; $395 million for statewide flood management projects and activities.
— Measure AA Funds, $25 million per year, distributed by SF Bay Restoration Authority (SFBRA) for restoration and flood protection in the nine-county Bay Area.
— SBR5 Resources and Climate bond measure, up to $440 million. Funds to improve the community’s ability to adapt to unavoidable impacts of climate change, improve and protect coastal and rural economies, agricultural viability, wildlife corridors, or habitat, develop future recreational opportunities, or enhance drought tolerance, landscape resilience and water retention.
— Ducks Unlimited, for muted marshlands.
— California Coastal Land Conservancy.

“A lot of the marshes that characterize North Richmond are going to be lost to sea level rise. We are working with the community to look at places where the wildlife and the bird communities and other critters that rely on these marshlands can find places to escape to as sea level rises.”

—Josh Bradt, San Francisco Estuary Partnership, Resilient by Design Research Advisory Committee

Prioritizing with an Integrated Water Plan
To avoid additional permitting in Bay water as sea level rises, decisions about this project need to happen sooner than may be assumed. Moffatt Nichol determined that based on current sea level rise predictions in the Bay Area the toe of the horizontal levee will begin to meet sea level rise plus king tides around 2040. Working backwards with a two-year construction period and the current eight-year permitting process means that a decision to proceed would need to happen within the next decade.

An integrated water management plan for the neighborhood is a next step that can help prioritize implementation of related projects such as the reuse of greywater for irrigation of the levee and the specific locations of the horizontal levee and muted marsh.

A conceptual levee design project is another key step to build interest in future development of shoreline protection as a multi-benefit project. This project will bring together designers, technical experts and community representatives to scope out the location and extent of the future levee project so that potential synergies can be explored and future conflicts avoided.

The legacy of this project for the Bay Area will be a marsh “transition zone” demonstration in one of the most ecologically rich areas of the Bay, in one of the few remaining areas of the Bay that can incorporate a transition zone without major property disruptions.

Unique Conditions in the Bay Area
This shoreline is among the few around the Bay that can provide a marsh “transition zone.” In addition, a muted marsh can co-exist with the warehouse uses that are providing local jobs. The levee, which can take many forms, will protect multiple assets—the neighborhood, the Richmond Parkway, the wastewater facility, and industrial and farming lands that provide jobs and valuable marsh habitat.

SEE THE APPENDIX FOR A MEMO ON THE BENEFITS OF DECENTRALIZED WASTEWATER TREATMENT BY BIOHABITATS.
Relate: Wildcat Creek Trail, an Upland to Bayland Connector

Wildcat Creek Trail is well-used and the focus of clean ups, restoration and positive memories from childhood for residents. However, the trail is not continuous—gaps limit opportunities for shoreline and upland access. Use is increasing. The Verde School—a local elementary school along the trail—is adding middle schoolers, a fish ladder along the creek is targeted for improvements and a “complete street” design for Rumrill Road will connect directly to BART one mile away and the new ferry terminal with 30-minute service to downtown.

A pedestrian/bike overpass at Richmond Parkway will create a destination overlook and connection to the shore, the weekend flea market, the Bay Trail and Water Trail.

More Than a Trail

Much more than simply a connecting bridge that fills a gap in the trail, this multi-use overpass will help strengthen the identity of North Richmond. Visible to people throughout the region, the bridge will be a statement about North Richmond and celebrate the cultural history of an evolving community with a rich African American past. The design of the bridge must be exceptional to live up to the message that North Richmond wants to share a new narrative about itself—about self-determination, entrepreneurship and agency.

A Class I bike and pedestrian overpass will be 15-feet wide and have 17-foot clearance for the Richmond Parkway. Accessible ramps on either end will create a comfortable experience and dramatic views of San Pablo Bay and the marsh. Environmental agreements were reached in 2007 regarding an alignment for the bridge. Maintenance and ownership agreements between public agencies have been substantially worked out.

At the east landing of the bridge, a community gathering space could serve as a picnic spot along the creek and a way to visit with people coming and going to and from the marsh. Willow groves can provide shade and picnicking. Oak nurseries are a testing ground for hybrid species that are adapting to changing temperatures and wetter and drier seasons. And on the bay side of the bridge, trails will be connected and a floating trail will be built out into the marsh to offer visitors an experience of immersion in that unique environment.

Health Benefits of Nature

Wildcat Creek Trail is an important community asset that will see increased use with the addition of middle schoolers to the Verde School. The trail is representative of many creeks that connect baylands to uplands around the Bay. It changes in character as it moves through forest, agriculture, neighborhoods and urban areas. Its location immediately adjacent to so many residents, having a high sediment load, connecting to the regional Bay Trail and being a salmon-bearing creek make it particularly well suited as a focus for the Bay Area Challenge because this is a replicable project.

“The bridge idea is so motivating because not only does it involve community development but also a connection to nature that a lot of people don’t know. People literally don’t know that the shoreline is there.”

—Sara Gurdian, student intern for the Watershed Project

“I went to Verde School. I played in the creeks. But as a kid, I didn’t know what I was playing in. We was kind of like oblivious to the fact we actually had this nature in our backyard.”

—Courtney Moore, Urban Tilth, Watershed Program Manager
A key opportunity for the Bay Area is to acknowledge the isolated and neglected neighborhoods that have strong cultures and leadership but have not been celebrated for their unique contribution. A pedestrian overpass with a strong cultural message will celebrate this contribution. By also providing redundant trail systems throughout the neighborhood, this gap closure project for the region also serves to create trail continuity that support multi-modal commuting, recreation and physical health that supports social cohesion, mental health restoration and growing Bay stewards into future generations.

This overpass will also play a key role in reducing reliance on the automobile by providing a convenient bicycle and pedestrian connection to the Bay Trail, an extremely popular flea market, and the new Richmond ferry terminal with a 30-minute ride to downtown San Francisco. As new housing is developed in North Richmond it will be increasingly important to have strong bicycle and pedestrian connections to reduce vehicle trips. The alternative, a signalized intersection, would impact traffic flow and increase diesel emissions from idling at the intersection.

Bay Trail and East Bay Regional Parks District

The project champion of this idea is the North Richmond Community Advisory Board, which includes residents as well as the East Bay Parks District, the City of Richmond Mayor’s Office and County Supervisor John Gioia’s office. We will be requesting that the North Richmond Green Mitigation Fund. The project will be used for transportation enhancements in the Bay Area.

To advance this idea the design team would work collaboratively with local organizations such as the Watershed Project and/or Urban Tilth to conduct a community driven design process. The design team would include Mithun, Alta Transportation, and local geotechnical, lighting, structural and civil engineers.

Source of funds to explore:
— Recommendations from Lee Ho of the Bay Trail include pursuing Measure AA funds through the Restoration Authority ($25 million per year), and partnering with The California Outdoor Engagement Coalition.

— Recommendations from Jessica Davenport of the Coastal Conservancy include working with Marilyn Latta at the Coastal Conservancy to develop a proposal for the SF Bay Restoration Authority, which is a grant maker for measure AA funds.
— SB1: Gas tax increase to support state roadway improvements, $5 billion per year.
— MTC: Public transit and transportation, $1.5 billion per year. Includes active transportation funding to support street upgrades, bike paths and pedestrian trails.
— SB 595: Increase to bridge tolls (+$3), estimated at $4.45 billion over 25 yrs. This will be voted on as regional Measure 3 in the next election. Toll revenue will be used for transportation enhancements in the Bay Area.
— Cap and Trade, estimated at $2 billion per year. Align with AB591 which outlines funding priorities including—(1) air toxic and criteria air pollutants from stationary and mobile sources, (2) low- and zero-carbon transportation alternatives, (3) sustainable agricultural practices that promote the transitions to clean technology, water efficiency, and improved air quality, (4) healthy forests and urban greening, (5) short-lived climate pollutants, (6) climate adaptation and resiliency, and (7) climate and clean energy research. Note: this could be a part of a larger grant including other projects and green mitigation fund.
— Land and Water Conservation Fund (LWCF) grants provide funding for the acquisition or development of land to create new outdoor recreation opportunities, grants up to $3 million.
— Active Transportation Planning and Safe Routes to School grants.
— Other sources of funding could include North Richmond Green Mitigation Fund.

Next Steps for Wildcat Creek Trail Overpass

The next step is to identify funds to support the development of grant proposals for the connector and floating trail. The Bay Trail or the Coastal Conservancy may be a source, or possibly the West County Wastewater Treatment facility.

Next, a concept design would be developed using community driven design process that includes evaluating the existing site conditions, developing goals and objectives for the project with the community and project sponsors; building criteria with the community and public agencies to evaluate design options; identifying the preferred design direction; complete the design; and developing benchmarks for health and performance that can be tracked over time.

Most Unique Feature

Turning barriers and historic isolation of the community into opportunities to create shoreline access to future destinations also has potential to grow personal health and connection with stewardship of the Bay.

“Before—Taking a walk in the park is so different for people in North Richmond. The Verde School will be extended to the 8th grade so there will be a lot more kids and teenagers. To go for a walk on these trails people could take their mind off things, it would be great for relaxation. North Richmond can be a city just like any other—safe, calm and a nice place to take a walk.”

—Regina Cuevas, North Richmond resident, Verde School parent and Watershed Project Block Ambassador

HIDDEN HABITATS:

CLAPPER RAIL

SALT HARVEST MOUSE

EEL GRASS

PACIFIC HERRING

MIGRATORY BIRDS

OYSTERS

RESILIENT BY DESIGN: MITHUN HOME TEAM FINAL REPORT
Green Benefits District: A Tool for Restorative Justice

A Green Benefits District (GBD) will enable North Richmond to invest in green infrastructure solutions that provide career and job opportunities, reduce health impacts on residents from harmful emissions and begin to offset decades of under-investment in infrastructure, while also improving the ecological health of the bay. The GBD will collect funding from three key sources: first, mitigation funding from state and federal funding sources for environmental remediation and second, redirect County funds by streamlining waste and water programs and third, collect impact fees from new commercial and industrial development. As a fence-line community that has experienced long-term impacts of chemical emissions from adjacent refineries, factories, and waste and recycling centers, diesel emissions from the Richmond Parkway, an active trucking route, North Richmond residents deserve an equitable alternative. GBD projects will support community greening goals and protect public health. This fund will indirectly support the development of affordable housing by removing some of the current disincentives to investment in the community.

Policies and Community Infrastructure

Green Benefits Fund: A new policy tool is envisioned for collecting funds from polluting industries, utilities with a record of delayed maintenance, and/or state and federal funds that pool resources to mitigate indirect impacts, to shift the cost burden for mitigations away from those who have been most impacted. For example, the policy would include a mechanism to direct a portion of gas tax funds to communities bordering major roadways, for the purpose of paying for measures that reduce resident’s exposure to diesel exhaust. Finally, the fund would include impact fees for regional users, new commercial and industrial development, and some existing commercial and industrial development. In cases where the impacts are the legacy of earlier adjacent polluting uses, EPA brownfield funding will be pursued.

Resilience Hub: The proposed hub is a community space to offer services including disaster preparedness, home ownership financing, details on energy and water efficiency retrofit programs, renewable energy financing and incentives, electric car and bike sharing programs, small business startup support, etc. Given past challenges with local hire provisions in the area, a local non-profit CDC would facilitate training, job placement and completion of required documentation to meet contracting requirements. The GBD would be a source of funding to support these programs.

Community Air Risk Evaluation Program: This program will develop mitigations and testing protocol to measure air quality over time, working closely with the criteria established by the Air District’s Community Air Risk Evaluation (CARE) program that was developed to identify residential areas with high levels of risk from toxic air contaminants (TACs) and to use that information to help focus mitigation measures. According to the findings of the CARE Program, “diesel PM, mostly from on and off-road mobile sources, accounts for over 80 percent of the inhalation cancer risk from TACs in the Bay Area (Bay Area Air Quality Management District, Assessing and Mitigating Local Community Risk and Hazard Impacts, page 5-3).” North Richmond is one of the priority areas identified as most highly impacted in the Bay Area.

Community Infrastructure: North Richmond infrastructure has suffered from decades of deferred maintenance and is in urgent need of investment to upgrade water piping, electrical grid infrastructure etc. The residents have been rate payers but have not received upgrades to basic infrastructure. Given the high levels of vacancy, new development will be returning the community to its previous occupancy levels, and will only add new density in the later phases of development.

Energy Grid Upgrade: The local electric grid faces many current limitations for North Richmond to reach net zero energy and carbon goals. The current grid is already facing stability issues, resulting in power outages and inability to feed power from renewables back into the grid. Overall, the local utility grid is overdue for infrastructure upgrades and has been under-invested historically. Without upgrades, this is expected to get worse with time, since community electrical demand is expected to increase when fuel switching takes place, and as population densities increase. Grid upgrades are the responsibility of the utility, PG&E, and a productive conversation of upgrades that will be needed can be initiated once a master plan is developed. Advocacy organizations that may be helpful to North Richmond in negotiating a healthy and economically viable community include: TURN (The Utility Reform Network) advocates for reliable, safe, economical utility rates; see www.turn.org.

— Communities for Better Environment advocates for environmental justice, clean energy and healthy communities; see www.cbecal.org.

— CEC Disadvantaged Communities Advisory Group: The California Energy Commission has set up a new advisory group this year that will take part in discussing how to make sure that benefits from grid upgrades will reach low-income communities.

Energy Storage: Energy storage can play more than one role. The storage allows continuous energy use during grid shutdowns, however energy storage also provides critical grid stability services by providing peak shaving. There may be an opportunity to partner with adjacent industrial users to bring the benefits of energy storage to North Richmond.

Decentralized Wastewater Pilot: Given the need for water infrastructure and placemaking destinations in the neighborhood, the opportunity exists to develop innovative integrated water infrastructure systems that will pilot decentralized wastewater treatment and enable resource recovery of water and nutrients to support irrigation of trees, nurseries and agriculture. There is interest from private companies that specialize in developing “Living Machines” and have experience with becoming a utility district within a utility district in order to manage this unique system. Grant funding will be pursued to support this work, as well as the attendant local jobs and research opportunities.

Job Opportunities and Lower Utility Costs

North Richmond residents have been paying price for environmental burdens imposed by others. For example, the truck route along the Richmond Parkway serves the northern California economy, and yet it impacts the health of local residents with diesel emissions, cuts off the community from the bay, and creates a dangerous environment for children. Contaminated stormwater flows from upland industrial and rail uses, and adjacent industry also contributes to air emissions. This fence-line community is highly impacted and the health impacts are well documented.

The proposed mitigations will support the development of green infrastructure using tree planting and bioswales to filter air and water, as well as investment in widespread use of green technology for renewable energy, electric cars, integrated water treatment systems, etc. Combined, these strategies will contribute to greater health and well-being, more affordable living, and the future identity of North Richmond as a place of innovation and an engine of the restoration economy.
Direct Benefits to Successful Community Programs
The North Richmond Community Advisory Board, which includes residents as well as representatives from the City of Richmond Mayor’s Office and County Supervisor John Gioia’s office are in support of this proposal. The Watershed Project and the Contra Costa County Flood Control District have been active in developing the conceptual framework for a green benefits district, emphasizing the need to gather funding from those that have generated the impacts, not from the impacted residential community.

Urban Tilth and the Watershed Project have expertise, as demonstrated from the Richmond Greenway project, in designing and implementing large-scale green infrastructure projects with community input and local hiring. The Trust for Public Land has played a key role in recent green infrastructure and parks projects in Richmond and North Richmond and is a likely partner here as well.

The sources of funding to be pursued include the following: gas tax, MTC, BAAQMD air quality mitigation funds, EPA Brownfield funding, California cap-and-trade funds, water bond, etc. Given that the Richmond Parkway and the rail lines to the east pass through North Richmond to serve the greater California economy, it is essential that the pool of funding supporting the Green Benefits District include resources outside of the local impacted area. Impact fees on local industrial uses can be a part of the funding but should not bear the full cost. Grant programs for early project development include the following:

- AB 617 Community Air Protection Program (CAPP), $250 million in first year for “targeted incentive funding for early actions”—$50M of this for the SF Bay Area. Funds for the deployment of community air monitoring campaigns and/or preparation of community emissions reduction programs to reduce emissions and exposure. This will include communities around the State with the highest cumulative exposure burden for criteria pollutants and toxic air contaminants. The law establishes several criteria for community selection, including prioritization of disadvantaged communities and sensitive receptor locations.
- AB398 California Global Warming Solutions Act, $2 billion per year, which outlines cap and trade funding priorities including—(1) air toxic and criteria air pollutants from stationary and mobile sources, (2) low- and zero-carbon transportation alternatives, (3) sustainable agricultural practices that promote the transitions to clean technology, water efficiency, and improved air quality, (4) healthy forests and urban greening, (5) short-lived climate pollutants, (6) climate adaptation and resiliency, and (7) climate and clean energy research.
- Prop 1 State Water Bond, includes $725 million for water recycling and advanced water treatment technology projects.

Next Steps for Green Benefits District
Develop the legal framework: A legal team will be formed to create the Green Benefits District for North Richmond, with participation from local government and community representatives as stakeholders. The Trust for Public Land and the Contra Costa County department of public health are likely partners to lead this effort.

Resilience Hub Pilot—Identify temporary location for a Resilience Hub to support local hiring, job training and home ownership support. CHDC in North Richmond provides home ownership counseling and is a likely partner for expanding upon those offerings.

Urban Greening Mitigations—Work with a community driven process in collaboration with the Watershed Project and/or Urban Tilth to develop a comprehensive urban greening plan, including ecological buffer zones along the Richmond Parkway, between residential and industrial uses, and tree planting throughout the neighborhood. Tree planting areas will be developed as multi-benefit systems to address air quality, stormwater filtration, and heat reduction, as well as biological diversity and ecosystem health. Street tree and street reorganizations will be considered, particularly for key pedestrian and bike routes. These will be documented as part of a future specific plan described in the “Thrive” proposal. BAAQMD and the Public Health experts from Contra Costa County and the City of Richmond will be consulted throughout this process. Use equity framework plan criteria established by the community advisory board or North Richmond MAC to evaluate each stage of the project planning and implementation.

“On a national scale asthma is at 7% but in Richmond it’s at 17%. 17% of folks in Richmond got asthma.”

—Ladamien Flowers, Safe Return Project, North Richmond resident

Community Infrastructure Mitigations—Work with Contra Costa County Sustainability team and community representatives, to identify and prioritize infrastructure upgrades with a focus on making the case for utility investment in electrical grid upgrades, and leveraging private investment for decentralized wastewater treatment. Explore potential for funding from state bonds or cap and trade funds to support innovative net zero and low carbon strategies, and to incentivize utility upgrades.

Turning Air Quality Around
Shifting the burden of payment for mitigations away from the under-invested low-income community. The “Ditching Dirty Diesel Collaborative” is an example of a similar effort during the Plan Bay Area EIR process to create a mitigation fund based on diesel truck emissions to benefit low-income communities of color near active trucking routes.
Prototypes for Testing Habitat and Habitation

The design process led to a series of prototypes which address distinct conditions along the dynamic Bay edge, including intertidal zones, mudflats and historic baylands. The prototypes will test components that constitute hybrid models of housing and ecology (Habitat + Habitation) in support of the design proposals put forward by the Home Team for North Richmond. The prototypes will serve two main functions in the design process: enhancing community engagement and excitement through building a tangible project and, secondly, providing a research platform that will inform evidence-based design of resilient ecological infrastructure appropriate to the Bay Area environment going forward.

— Floating Wetland “Buoyant BioFilter”
— Creosote Piling Encasement
— Piling Platforms

Floating Wetland “Buoyant BioFilter”

The constructed floating wetland system provides critical new marshland and intertidal zone habitat, improves water quality by making use of indigenous aquatic plants and natural processes to remove the contaminants from bay waters, particularly industrial effluent and stormwater outfalls from urban streets. The constructed floating wetland system prototype is designed as a constitutive element that incorporates into the Filter, Grow and Thrive Home Team Resilience Projects by:

— Advances the immediate engagement with degraded historic infrastructure that may be transformed for new programming along the bay edge, and
— Provides opportunity for new green-infrastructure job creation (installation, observation and maintenance including replication to other areas).
— Existing pilings are wrapped in a customized fabric formwork and filled with a specialized concrete mixture which creates increased surface area, small nooks and crannies and enhanced porosity—all design features that facilitate the formation of restored habitat for a variety of keystone species, particularly the Pacific herring.
— Design Feedback received has included: State Coastal Conservancy, BioHabitats, Water Trail, East Bay Regional Park District, Watershed Project, Contra Costa Resource Conservation District
Possible Site Support: State Coastal Conservancy

Creosote Piling Encasement

There are more than 35,000 existing creosote pilings currently polluting the San Francisco Bay, and while various agencies are working to remediate these ecological habitats by removing the pilings, there are challenges to remove them entirely. Therefore, the Coastal Conservancy has identified the need for alternative, immediate measures to mitigate the negative impacts of these polluting pilings, particularly the habitat and egg-laying environment for Pacific herring. The Home Team’s design is an innovative, adaptive response that not only encases the creosote piling for mitigation, but also improves the local ecological conditions through biomimetic materials and form.

The creosote piling adaptation prototype is designed as a constitutive element that incorporates into the Filter, Relate and Flow Home Team Resilience Projects. Specifically, it is intended to become the structural member for the floating trail and other recreation (Bay and Water Trail) projects and:

— Advances the immediate engagement with Bay edge development areas, and those subject to inundation in the future, including floating trail, piling for housing structures within muted marsh,
— Provides opportunity for new green-infrastructure job creation (installation, observation and maintenance including replication to other areas), and
— Is constructed of new steel piling, locally milled heavy timber members, steel and oyster shells (media for new habitat).
— Design Feedback received has included: State Coastal Conservancy, BioHabitats, Water Trail, East Bay Regional Park District, Watershed Project, Contra Costa Resource Conservation District
Possible Site Support: State Coastal Conservancy

Piling Platforms

Piling platforms are built on and around structural pilings in aquatic and intertidal environments. Development in current Bay edge conditions, and those that will be subject to inundation due to sea level rise will require structural pilings. The habitat dimensions of these human-made structures is an area that requires significant study. The piling platforms prototype is designed to explore implications for sub-tidal, tidal, and non-aqueous habitat for piling structures, while also integrating human use. The piling platforms prototype is designed as a constitutive element that incorporates into the Filter/Relate, and Thrive Home Team Resilience Projects that:

— Advances the immediate engagement with Bay edge development areas, and those subject to inundation in the future, including floating trail, piling for housing structures within muted marsh,
— Provides opportunity for new green-infrastructure job creation (installation, observation and maintenance including replication to other areas), and
— Is constructed of new steel piling, locally milled heavy timber members, steel and oyster shells (media for new habitat).

Possible Site Support: Point San Pablo Harbor, State Coastal Conservancy
FLOATING TRAIL & PROTOTYPES

RESILIENT BY DESIGN: MITHUN HOME TEAM FINAL REPORT
Design Alternatives Explored

Design alternatives were part of the discussions with community advisory board members and other agency stakeholders.

Thrive
Explored housing and social gathering space at Grove and Garamita where there is a large lot mid-way between the school and park that could be a site for infill housing, a public space and resilience hub. Garamita is a Safe Routes to School street that has Block Ambassadors that keep it clean and know their neighbors. This street will be a priority street within the "FILTER" project—trees and raingardens to improve the pedestrian experience and capture localized stormwater.

Considered exploring housing redevelopment plan for Las Deltas with district scale water and energy strategies that would mitigate climate change impacts and support an ‘adapt-in-place’ strategy for low-income residents who want to stay in the community. A community process regarding Las Deltas was just getting underway when we started the design phase. The County and CHDC is interested in having job commitments from the planned distribution centers for infill housing, a public space and resilience hub. This part of the trail is used by people experiencing homelessness. There is a recurring issue with trash that is generated by the encampment getting into the creek. The Watershed Project runs programs that hire the people living in the encampment to manage the trash. Part of an integrated water plan could include redirecting County program funds for creek cleanups to expand the local hire program.

Filter
Explored social gathering for tree plantings in conjunction with nurseries or temporary tree installations.

Considered phytoremediation strategies for contaminated lands. Determined that timeframe would be difficult to explore to a level we were confident about. The City considers this an important strategy to revisit as part of the "FILTER" approach.

Flow and Grow
Explored how creeks could have space to rebraid in the space between the two creeks. This would be more effective ecologically but economically the community and the County do not want to lose local job commitments from the planned distribution centers there.

Explored an option to bring horizontal levee east of Richmond Parkway between the two creeks and along Fred Jackson Way. The Parkway would be retrofitted with culverts to allow marsh transition to occur in free flow of tides and rising sea levels. Provides more marsh transition zone in an ecologically important location and in a rare place with both high sediment flow and space to provide transition. Would need to shift the flow line of the Wildcat Creek to make space for levee and not remove housing.

Process
The following are process approaches that were originally targeted but not realized. They remain relevant and can be implemented in the evolution of the proposed projects.

Ground truthing racial history context with community. As part of establishing a process for the Heritage Walk—recognizing places of cultural history and community leaders of North Richmond—the ground truthing of the racial history developed by Streetwyze with the community would provide a context for the discussions.

Building equity framework plan with community. Draft feedback on a proposed set of principles and criteria was obtained from the community advisory board at the first meeting. As discussed at that time, the equity framework plan development best evolves through the organization that will be evaluating the projects—such as the North Richmond Municipal Advisory Committee. A May 22nd community advisory board meeting discussed what form the community feels is most appropriate for next steps toward monitoring these projects. One option is to use the Ecodistricts Protocol, which is a roadmap and metrics to link, leverage and track performance of multiple projects and programs that are happening throughout the community and their synergies. Technical assistance through the Ecodistricts organization provides neighborhoods with a learning community of other neighborhoods to develop and advance their ideas.

Streetwyze: This online platform, founded and owned by black and women entrepreneurs in the East Bay, was introduced to more than 40 local community members during the design process, including project managers with the Watershed Project. These people populated a map of the neighborhood with places of value, opportunities and challenges, as well as locations of regular flooding. An interactive tool that allows community members to communicate with broader data information, this tool is still open and available for use by the community through the Streetwyze website. It is targeted to become an app available in the future.
Finance Plan

Bay Area RBD | Home Team Benefits Evaluation & Funding Alignment Approach

In close coordination with North Richmond community stakeholders, the Home Team has developed a series of initiatives, including investments in sea level rise adaptation, infrastructure and community-supportive programs, that respond to local needs and create new opportunities for local and regional residents and stakeholders. The initiatives that make up the ourR-HOME project address a series of environmental, social and physical vulnerabilities while also celebrating local context, elevating North Richmond’s history and current community, tapping into existing opportunities within the community, and creating new opportunities to drive multiple local benefits.

Rather than utilizing the traditional value capture approach—which prioritizes the generation of new opportunities to investment and development, and captures the economic and fiscal benefits of increased value associated with these investments—the Mithun Home Team developed interventions that seek to stabilize the existing community, provide tools for local wealth building and catalyze locally-concentrated economic activity. Our approach to initiative development was shaped by a benefits assessment methodology that identifies and positions individual projects and initiatives to deliver community priorities and environmental, social and economic benefits. Taken together, the team’s initiatives simultaneously prioritize physical resilience and goals around building health, wealth, and social cohesion in this community.

Benefits Evaluation & Funding Alignment

To articulate the benefits associated with the core projects and draw an alignment to the most promising funding sources, the Home Team followed the below process for each project:

i. Evaluate specific benefits that may accrue to the community based on project implementation, considering ecological and environmental, social and economic benefits.

ii. Assess potential project champions and implementation partners from local, regional and state organizations, governments and non-governmental actors, based on the alignment of their missions and goals, and interest and involvement in project development throughout the Resilient by Design process.

iii. Compare and evaluate benefit types and project champions and partners with the most well-aligned public, private, and philanthropic funding sources and financing tools. Because each project initiative is a piece of the Home Team’s full resilience strategy for North Richmond, the focus of ourR-HOME is not an near- and long-term actions but on a more comprehensive response to a wide array of local issues. In many cases, project elements are cumulative and will evolve over many years in both parallel and incremental steps. Therefore, funding alignment was evaluated for pre-development activities and implementation activities, rather than for near- versus long-term opportunities.

While the individual initiatives require further development to produce cost estimates and progress analysis of a potential funding stack, the attached Benefits Matrix illustrates the alignment between benefits, project champions and/or partners, and funding and financing alignment for each proposed project. An illustrative example, using the Home Team’s “Filter” initiative, is described below.

Challenge

North Richmond suffers from rates of asthma higher than anywhere else in the Bay Area. Meetings with local stakeholders and the North Richmond Community Advisory Board demonstrated the community priority of addressing public health concerns with the goal of decreasing local asthma rates and avoiding future healthcare costs to treat associated impacts of poor air quality.

Initiative Development

This led to development of Filter: 20,000 Trees of Justice, which seeks to plant 20,000 trees throughout underutilized and vacant lots in North Richmond, creating an “urban forest” and including associated green infrastructure improvements.

Benefits Evaluation

Based on the team’s assessment of this initiative, Filter is anticipated to produce the following benefits (for example):

— Ecological Benefits

» Climate adaptation benefits, including stormwater management, and temperature moderation

» Restoration of natural habitat through planting of local species

— Social Benefits

» Reduced instance/rate of asthma and other ailments related to poor air quality

» Increased access to nature/urban forest

— Economic Benefits

» Future avoided costs associated with enhanced stormwater management capacity and temperature moderation

» Future healthcare and social welfare cost savings

Potential Project Champions & Partners

In recognition of Chevron’s historic role in degrading air quality and their more recent commitment to local philanthropy, the Home Team proposes that Chevron play an active role in funding Filter. Partially funding Filter would provide some of the capital costs needed for project initiative, while also off-setting some of the refinery’s cap-and-trade costs. Recognizing that this single source may not fulfill the full project cost need, the team recommends exploring the following additional funding and financing sources to support project predevelopment (including final planning and design) and implementation:

— Predevelopment Planning & Design

» Local funding for infrastructure development (ex: Contra Costa County budget)

» Philanthropic grants (ex: Trust for Public Land conservation funds, Chevron Corporate Responsibility grant)

— Implementation

» Local funding for infrastructure development (ex: Contra Costa County budget)

» State/local grant funding (ex: Grant of Measure AA funds, CA State Coastal Conservancy Climate Ready Grant)

» Value Capture through Cap and Trade Auction Investments

» State/local bond issuance (ex: Prop 1 State Water Bond, SRS Resources and Climate bond)

» Social impact bonds (may be tied to improved health conditions)

» North Richmond Green Mitigation Fund (as proposed by Home Team)

This example is illustrative of the Home Team’s implementation and finance plan development process. The outcomes of this process for all projects is captured
### FILTER: 20,000 TREES OF JUSTICE

<table>
<thead>
<tr>
<th>Project Components</th>
<th>Anticipated Benefits</th>
<th>Potential Funding Alignments</th>
</tr>
</thead>
</table>
| Local/Grassroots Organizations | — West County Toxics Coalition  
— Urban Tilth  
— The Watershed Project/Communities for a Better Environment  
— East Bay Parks District | — Local funding for infrastructure development (ex: Contra Costa County budget)  
— Philanthropic grants (ex: Trust for Public Land conservation funds, Chevron Corporate Responsibility grant)  
— Implementation  
— Local funding for infrastructure development (ex: Contra Costa County budget)  
— State/local grant funding (ex: Grant of Measure AA funds, CA State Coastal Conservancy: Climate Ready Grant)  
— Value Capture through Cap and Trade Auction Investments  
— State/local bond issuance (ex: Prop 1 State Water Bond, SRS Resources and Climate bond)  
— Social impact bonds (may be tied to improved health conditions)  
— North Richmond Green Mitigation Fund (as proposed by Home Team) | — Predevelopment Planning & Design  
— Local funding for infrastructure development (ex: Contra Costa County budget)  
— Philanthropic grants (ex: Trust for Public Land conservation funds, Chevron Corporate Responsibility grant)  
| Regional/Non-Government | — Communities for a Better Environment  
— West County Wastewater Facility  
— SF Bay Restoration Authority | — Local hiring requirement  
| | — Development of green energy and water systems | — Electric Vehicles and Car Share | — Implementation (Program Initiatives)  
— Public/developer/neighborhood partnerships  
— Water efficiency financing  
— Local hiring requirement  
| | — Development of green energy and water systems | — Electric Vehicles and Car Share | — Implementation (Program Initiatives)  
— Public/developer/neighborhood partnerships  
— Water efficiency financing  
— Local hiring requirement  

### THRIVE: HOME OWNERSHIP AND AFFORDABLE LIVING AS A PATH FOR COMMUNITY WEALTH BUILDING

<table>
<thead>
<tr>
<th>Project Components</th>
<th>Anticipated Benefits</th>
<th>Potential Funding Alignments</th>
</tr>
</thead>
</table>
| Local/Grassroots Organizations | — Marin County Energy  
— Urban Tilth  
— Los Angeles Task Force | — Future implementation partner/actor fundraising  
— Program-related investments (ex: Kresge Foundation grants and social investments)  
| | — Marin County Energy  
— Urban Tilth  
— Los Angeles Task Force | — Predevelopment loan (ex: SB654: Workforce Opportunity Zone)  
— Federal tax incentive programs (ex: Opportunity Zone Program) | — Implementation (Development Initiatives)  
— Low-income housing tax credits (LIHTC), depending on project affordability  
— Local affordable housing funding (ex: Home Investment Partnerships Program)  
— North Richmond Affordable Housing Social Impact Bond (proposed by Home Team)  
— Mission or program-related investments  
— Local fundraising for Heritage Walk (through CAB or another local champion) | — Predevelopment Planning & Design  
— Local funding for infrastructure development (ex: Contra Costa County budget)  
— Philanthropic grants (ex: Trust for Public Land conservation funds, Chevron Corporate Responsibility grant)  
| | — Development of green energy and water systems | — Electric Vehicles and Car Share | — Implementation (Program Initiatives)  
— Public/developer/neighborhood partnerships  
— Water efficiency financing  
— Local hiring requirement  
| | — Development of green energy and water systems | — Electric Vehicles and Car Share | — Implementation (Program Initiatives)  
— Public/developer/neighborhood partnerships  
— Water efficiency financing  
— Local hiring requirement  

---

**Design Roadmap & Next Steps (continued)**

Create an urban forest and natural air filter by planting 20,000 trees in streets, open spaces, and underutilized lots throughout North Richmond.

**Ecological Benefits**
- Enhanced air quality
- Climate adaptation benefits, including stormwater management, temperature moderation, and others
- Restoration of natural habitat through planting of local species

**Social Benefits**
- Reduced instances/rates of asthma and other ailments related to poor air quality
- Increased access to nature/urban forest

**Economic Benefits**
- Future avoided costs associated with enhanced stormwater management capacity, temperature moderation, and other ecological benefits
- Future healthcare cost savings
- Future social welfare cost savings

**Project Components**
- Local/Grassroots Organizations
- Regional/State Government
- Regional/Non-Government

**Anticipated Benefits**
- Economic Benefits
- Ecological Benefits
- Social Benefits

**Potential Funding Alignments**
- Regional/State Non-Government
- Local/Grassroots Organizations
- Predevelopment Planning & Design
- Implementation
- Economic Benefits
- Ecological Benefits
- Social Benefits

**Predevelopment Planning & Design**
- Local funding for infrastructure development (ex: Contra Costa County budget)
- Philanthropic grants (ex: Trust for Public Land conservation funds, Chevron Corporate Responsibility grant)
- Implementation
- Local funding for infrastructure development (ex: Contra Costa County budget)
- State/local grant funding (ex: Grant of Measure AA funds, CA State Coastal Conservancy: Climate Ready Grant)
- Value Capture through Cap and Trade Auction Investments
- State/local bond issuance (ex: Prop 1 State Water Bond, SRS Resources and Climate bond)
- Social impact bonds (may be tied to improved health conditions)
- North Richmond Green Mitigation Fund (as proposed by Home Team)

**Economic Benefits**
- Local job generation (through construction, program management, etc.)
- Local spending and economic output associated with construction and program management activities
- Use of underutilized land, and associated local and regional fiscal benefits

**Social Benefits**
- Increased opportunity for local homeownership and equity-building, strengthening community stability
- Increased social cohesion developed through shared housing/homeownership programs and recognition of local history
- Increased financial literacy and support for homeowners
- Education and increased awareness of local resiliency challenges and adaptation measures

**Implementation (Program Initiatives)**
- Public/developer/neighborhood partnerships
- Water efficiency financing
- Local hiring requirement

---

Please note that the document contains a mix of text and tables, and the content is related to environmental and social initiatives, likely tied to a specific program or project. The tables outline various components, benefits, and funding alignements, suggesting a comprehensive approach to community development and sustainability.
RESILIENT BY DESIGN: MITHUN HOME TEAM FINAL REPORT

RELATE: WILDCAT CREEK TRAIL: AN UPLAND TO BAYLAND CONNECTOR

Project Components: A multi-use overpass to connect Wildcat Creek Trail and upland bay areas, providing a safe overpass of the Richmond Parkway.

**Anticipated Benefits:**
- Increased connectivity and cohesion between the upland and bayfront areas, and creation of new open space, within North Richmond
- Increased safety and avoided loss of life
- New opportunities for recreation and education, related to local ecology and history

**Economic Benefits:**
- Local job generation (through construction, program management, etc.)
- Local spending and economic output associated with construction and ongoing O&M

**Project Champions/Partners:**
- Local/Grassroots Organizations
  - East Bay Parks District
  - Bay and Water Trails
  - The Watershed Project
  - Urban Tilth
- Local Government
  - City of Richmond Mayor’s Office
  - Contra Costa County Supervisor John Gioia
  - North Richmond Municipal Advisory Council
  - Contra Costa Public Works Department
- Regional/State Government
  - Metropolitan Transit Council
- Regional/State Non-Government
  - The California Outdoor Engagement Coalition
  - The Coastal Conservancy
  - California Restoration Authority
  - SF Bay Restoration Authority

**Potential Funding Alignments:**
- Predevelopment Planning & Design
  - Local funding for infrastructure planning and development
  - State and local grants (ex: Grant of Measure AA funds)
  - Philanthropic grants (ex: Land and Water Conservation Fund grants, Active Transportation/ Safe Routes to School)
- Implementation (Development Initiatives)
  - Local funding for infrastructure development
  - Federal grant funding (ex: TIGER grants)
  - Local/regional grant funding (ex: MTC)
  - Value Capture through Cap and Trade Auction Investments, SB155 toll revenue
  - Green Mitigation Fund (as proposed by Home Team)

**GREEN MITIGATION FUND: A TOOL FOR RESTORATIVE JUSTICE**

Project Components: — Green Mitigation Fund

**Anticipated Benefits:**
- Enhanced air quality
- Climate adaptation benefits, including decreased emissions, cleaner energy production
- Improved community health
- Potential job training and local employment opportunities
- Future avoided costs associated with electrical grid reinforcement, increased energy storage efficiencies
- Local spending and economic output associated with construction of new infrastructure
- New funding sources for local climate mitigation projects

**Project Champions/Partners:**
- Local/Grassroots Organizations
  - The Watershed Project
  - Urban Tilth
- Local Government
  - City of Richmond Mayor’s Office
  - Contra Costa County Supervisor John Gioia
  - Contra Costa County Flood Control District
  - Contra Costa Department of Public Health
  - North Richmond Municipal Advisory Council
- Regional/State Government
  - Metropolitan Transit Council
- Regional/State Non-Government
  - Bay Area Air Quality Management District

**Potential Funding Alignments:**
- Predevelopment Planning & Design
  - Local funding for infrastructure planning & development
  - Philanthropic grants for program development
- Implementation (Development Initiatives)
  - Local funding for infrastructure development
  - Grant funding (ex: BAAQMD Air Quality Mitigation Funds, EPA Brownfield Remediation Funding, AB817 Community Air Protection Program)
  - State/Local Bond Issuance (ex: Prop I State Water Bonds, — Value Capture through Cap and Trade Auction Investments, — Retrofit Loans
  - North Richmond Green Mitigation Fund (proposed by Home Team), supported by:
  - Corporate investments/contributions
  - Grant funding
  - Local/regional impact fees
The Mitun Home Team project proposals were developed with broad participation by local stakeholders. The North Richmond Community Advisory Board (CAB) assembled to guide the design process was intentionally developed with a mix of representatives from different sectors, including Contra Costa County and the City of Richmond government, non-profit advocates, technical experts, business representatives and local residents. Given the process for generating design concepts, it is not surprising that the implementation plans envisioned are also leveraging collaborative governance models, engaging multiple layers of government together with community representatives and technical experts. Preliminary concepts exploring collaborative governance include the following:

**Community Land Trust**

The proposal to develop a community land trust (CLT) will require the development of new organizational structures that include public and private sector partners working together. The City of Richmond is interested in CLTs and will take the lead in exploring the legal structure that would support this, with Contra Costa County and the City of Richmond government, non-profit advocates, technical experts, business representatives and local residents. During the process for generating design concepts, the City of Richmond government representatives acknowledged that shared projects are not common, but that there is no history of difficulty working together. The parties are open to collaboration and see the benefit of greater shared projects are not common, but that there is no history of difficulty working together. The parties are open to collaboration and see the benefit of greater partnership.

**Social Impact Bond**

Social impact bonds (SIBs) are an investment product that brings together donors, impact investors and nonprofit organizations to fund socially beneficial projects in a completely new, performance-driven way. For example, SIBs provide investors an opportunity to fund a project by a non-profit housing developer, and earn a financial return based on “impact” measured against a set of established goals, such as affordability metrics and energy performance. Small local for-profit contractors could also be funded to build small lot infill housing depending on the performance criteria set. The governance challenge is complex because programs need to be clearly defined and conflicts of interest need to be avoided. However a benefit of community collaboration on the terms of the SIB is that the process itself would create benefits as more people would come to know about it.

**Transitioning Public Housing**

North Richmond includes a public housing site called Las Deltas that is in the process of being decommissioned under a plan that will transfer 100% of the housing subsidy to units elsewhere in the county. After the transition is complete, housing will transfer either to private parties or to another supported affordable housing structure. There are provisions that enable residents to have first right of refusal for all sold properties, however they will need considerable funding to purchase even if the sale is subsidized.
**Regulatory Challenges**

Regulatory challenges arise when change occurs. Given the nature of the RbD process, it is not surprising that a number of regulatory challenges have been identified.

**Green Mitigation Fund**

The Green Mitigation Fund (GMF) is envisioned as a tool to support restorative justice. It is envisioned as a mechanism for collecting funds from polluting industries, and others such as utilities with a record of delayed maintenance, or state and/or federal funds that pool resources among a larger population for indirect impacts, to shift the cost burden for mitigations to those that have “benefited” from the condition. These kinds of funds are currently agreed upon as part of a community benefit agreement tied to approvals for construction or expansion of facilities, like the Waste and Recovery Mitigation Fee which levies an annual fee on the waste transfer station nearby to offset impacts to the community. While this case by case agreements are helpful, other sources could be identified that would be more reliable such as a linkage to the gas tax on diesel fuel.

**Funding for Utility Upgrades**

A related challenge includes funding for utility upgrades when there has been persistent under-investment and deferred maintenance that has led to a condition requiring a major upgrade. PG&E upgrades to the grid are expensive, and would unfairly burden the low-income community in North Richmond, however the community will not be able to participate in utility incentives for PV installations that rely on feeding back into the grid until repairs are made. The California Energy Commission has set up a new advisory group this year called the CEC Disadvantaged Communities Advisory Group that will take part in discussing how to make sure that benefits from grid upgrades will reach low-income communities. Membership in the advisory group has already been decided, however these committee meetings are usually open to stakeholders, who can engage through informing discussions and agenda items.

**Decentralized Wastewater Treatment**

Decentralized wastewater systems are emerging in some cities as an economically viable alternative to large centralized wastewater treatment systems, and could be explored in North Richmond. The advantages include reduced pumping requirements, and the opportunity to create systems that function more like a closed loop, capturing treated effluent, compost and nutrients for reuse locally for homes, urban farms and tree nurseries. In the past the Regional Water Quality Control Board (RWQCB) has frowned on decentralized wastewater systems because they don’t have the staff to monitor water quality on a regular basis at multiple facilities. One way to address this challenge is to partner with the West County Wastewater Facility at the remote sites, potentially engaging them to operate the plants or to coordinate oversight and testing procedures. Another option to explore is private management of a mini-utility district that is responsible for the management and monitoring of the system. This is happening in the City of San Francisco, there are pilots in other parts of California and Portland, Oregon’s 8th and Hassalo project is a prime example (See Appendix C for additional information).

**Other Resource Recovery Opportunities**

Local resource recovery can help build the local economy through the supply of cost-effective and conveniently located resources, while reducing environmental impacts from transporting materials. For example, local compost is currently trucked to the Central Valley, even though the material is in demand locally. Regulatory approvals are needed to gain permission to use compost that is generated from nearby facilities. And a fresh water pumping system is currently in place to keep the low-lying portion of North Richmond from flooding. This water could be recycled and used for agriculture or other uses, however water rights in California are complex. A process is needed to determine who “owns” the water that is discharged through pumping—East Bay MUD (municipal utility district) may or may not own the rights. If ownership and regulatory requirements can be clearly defined for reuse of water and compost these could be beneficial local resources.
Appendix
Appendix A: Team

North Richmond Community Advisory Board

North Richmond Homeowner / Resident
Beth Williams

Urban Tilth
Courtney Moore

North Richmond Municipal Advisory Council
Dr. Henry Clark

[shared seat] San Francisco Estuary Partnership
Heidi Nutters

[shared seat] San Francisco Estuary Partnership
Josh Bradt

Contra Costa County Watershed Program, PWD
John Steere

Council of Industries
Katrinka Ruk

Safe Return Project / North Richmond Resident
LeDamien Flowers

Shields Reid Neighborhood Council / North Richmond Resident
Marena Brown

Tierra Resource Consultants / CCC Sustainability Commission
Nick Snyder

Contra Costa County Flood Control & Water Conservation District
Paul R. Deljiies

TWP Block Ambassador / North Richmond Resident
Regina Cuevas

Office of County Supervisor John Gioia
Robert Rogers

East Bay Regional Park District
Sandra Hamlat

The Watershed Project / North Richmond Resident
Sara Guardian

Richmond Mayor’s Office
Sequoia Erasmus

West County Wastewater District
Sherry Stanley

Community Housing Development Center, North Richmond
Tania Pulido

APPENDIX A: TEAM
North Richmond Community Advisory Board
Mithun HOME Team
Additional Stakeholders / Outreach

APPENDIX B: PUBLIC EVENTS
Community Leadership Training: Streetwyze
North Richmond Earth Day Festival
Sea Leveling Rods Participatory Art Installation

APPENDIX C: SITE INFORMATION
Water Supply and Treatment Summary
Energy Efficiency and Renewables
Tidal Barrage System Analysis
Pump and outflow map
Housing Authority Contra Costa Housing property map
Contaminated land map
Air quality map
Vacant land map
Electric grid conditions
Standard trail dimensions, Class I trail

APPENDIX D: COMMUNITY ADVISORY BOARD
Formation Summary
Agendas
Meeting notes

APPENDIX E: EQUITY FRAMEWORK CRITERIA/DRAFT

APPENDIX F: PROTOTYPE RESEARCH
Research and Modeling with Laney College DigiFab Students
Biohabitats Prototype R+D
Floating & Aqueous Housing Analysis
Mithun HOME Team

Mithun: Team Lead/Landscape Architecture, Urban Design, Architecture, Affordable Housing
- Deb Guenther
- Tim Mollette-Parks
- Sandy Mendlor
- Katie Stege
- Hilary Nall
- Graham Laid Prentice
- + many Mithun team members!

Streetwyze, Community Asset Mapping and Facilitation
- Antwi Akom
- Aektah Shaw
- Tessa Cruz

Integral Group: Energy and Water Systems
- Andrea Traber
- Karioie Tsukada
- Janika McFeely

Alta Planning & Design: Mobility
- Lisa Beyers

Biohabitats: Ecology and Water Systems
- Keith Bower
- Pete Munoz

Moffatt & Nichols: Coastal Engineering
- Mads Jorgenson

HR&A Advisors: Economic and Governance Systems
- Olivia Moss
- Kate Collignon
- Emily Klein

The Resilient Design Institute
- Alex Wilson

Chinatown Community Development Corporation: Affordable Housing Development
- Joanna Ladd

Urban Biofilter: Community-based Living Infrastructure Prototyping
- Marisha Farnsworth
- Laney College Students

Additional Stakeholders / Outreach

Appendix A: Team (continued)
Appendix B: Public Events

Community Leadership Training: Streetwyze

- Over 40 active users
- ~12 users have logged points
- ~45 data points

The following represent, in order of prevalence, the most common themes/areas that community members disliked or wanted to see improvements on:
- Flooding
- Illegal Dumping
- Vacant Lots
- Food Access
- Access to Point Molate

Community members identified the following as good things or community assets:
- Community Services/Resources: Community Centers and Churches
- Schools
- Gardens
- Parks and natural resources
- Food availability
North Richmond Earth Day Festival

Measure local flooding: make and take your own measuring stick

Measure photograph & post with
#ResilientNorthRichmond
#ResilientBay

COME OUT TO THE BAY!
Help create a temporary art installation to illustrate sea level rise
Saturday, April 28 @ Dotson Family Marsh
details and sign-up sheet at the booth.
Sea Leveling Rods Participatory Art Installation

Sea Level Rise Grids
(Project for North Richmond, Climate Change Visualization)

is an art project and a community building first-response tool to visualize the effects of climate change in North Richmond. An array of rods is placed in the inter-tidal zone of the Bay to measure projected sea level rise due to global warming. The project gathers community to physically articulate change at scale: a co-operative exercise for appreciating the present while enabling dialogue about the future.

GET INVOLVED!

Building the project will be easy and fun. There will be dry land volunteer work in the array and staking of the grid as well as work in the Bay. We will need volunteers to come and place the aluminum edging to the stakes to create the Sea Leveling Rods. We need you in both!

Family is for adults. The volunteers, when you come get muddy and wet. Don’t forget to wear something you don’t mind getting dirty (if you plan to get down in the bay mud with us).

It’s a sunny day and a bit chilly of water.

Dry Volunteers will help measure and assist building the Sea Level Grid. We will need people on the staking, helping to each other place the grid in strategic and known locations.

We also invite you to simply come hang out.

It is a community project.

Let’s hang out, working with the bay and imagining the future together.

SATURDAY, APRIL 28 @ DOTSON FAMILY MARSH

Entrance, restrooms, parking at end of Goodrick Ave.
Installation begins at low tide, 7:30 AM
12-2 PM lunch, meditation, conversation. Please join in.

+6’ SEA LEVEL RISE
Appendix C: Site Information

Energy Efficiency and Renewables addendum

THrive addendum via Integral Group:

Energy Efficiency and Renewables

Challenges:

- The local grid faces many current limitations for North Richmond to reach net zero energy and carbon goals:
  - Overall, the local utility grid is overused for infrastructure upgrades and has been under-invested historically. There are already capacity and reliability issues in this area. Without upgrades, this is expected to get worse with time, since community electrical demand is expected to increase when fuel switching takes place, and as population densities increase. Grid upgrades are the responsibility of the utility, PG&E, and a productive conversation of upgrades that will be needed can be initiated once a master plan is developed.
  - Advocacy organizations that may be helpful to North Richmond in negotiating a healthy and economically viable community include:
    - TURN/The Utility Reform Network advocates for reliable, safe, economical utility rates [www.turn.org](http://www.turn.org)
    - Communities for Better A Environment advocates for environmental justice, clean energy and healthy communities [www.cbecal.org](http://www.cbecal.org)
  - A catastrophic event, such as earthquake or flooding, could easily disable critical services. On site energy generation and storage is required to support residences, resilience hubs and distributed water and wastewater treatment serving resilience hubs.
  - Energy Independence
    - To move to a net zero energy and net zero carbon emissions for energy, North Richmond will need to transition from using a combination of gas and electricity, to using electricity for most needs, including those traditionally using combustion sources, such as heating, cooking and transportation. This is referred to as fuel switching.
    - In order to produce renewable energy locally, North Richmond will transition to solar installations at residences, apartments, commercial buildings, municipal buildings and properties, and industrial sites.
    - Working with Marin Clean Energy (MCE), which is the Community Choice Aggregation program adopted by Contra Costa County, North Richmond and Richmond jurisdictions will be able take full advantage of the many program offerings for energy efficiency, renewables, storage, and electric vehicles that will support economic benefit to the community. In general, MCE’s rate structure is 2-4% lower than PG&E’s rates, before the benefits of the program offerings listed here. Additional MCE programs specific to North Richmond include:
      - Energy Efficiency for Low-Income Families and Tenants (LIFT) provides rebates to cover efficiency retrofits and fuel switching for income-qualified multifamily properties
      - Low-Income Home Energy Assistance Program (LIHEAP) will pay energy bills for customers and support energy efficiency retrofits
      - Low-Income solar rebates through Grid Alternatives provides no-cost solar systems to low-income families
      - Multifamily Energy Savings Program provides rebates for energy efficiency retrofits
      - Small Commercial Energy Savings Program provides rebates for energy efficiency retrofits
      - Residential Demand Response program provides rebates for reduced peak demand usage
      - Electric Vehicle charging program in pilot includes installation of EV charging stations in the community at workplace and multifamily homes in partnership with PG&E
      - Net Metering program pays customers $0.01 above the kWh retail rate for solar energy produced
        - This program optimizes the solar rebates to the customer and can lead to an annual energy bill of $0.
      - Feed-In-Tariff (FIT) program available to larger scale solar installations up to 5 MW at commercial, municipal or industrial sites. This program pays renewable energy producers directly for the solar power they produce. The MCE program pays roughly three times the rate of other FIT programs at $85/MW-yr.
      - RichmondBUILD is a workforce development program that recently installed a 10.5 MW local solar installation, Solar One, with locally trained workforce resulting in jobs and renewable power. This program is available to North Richmond and we are including the development of a similar installation.

Much of the first cost and operating costs of energy efficiency and solar installation can be offset by these program offerings. In addition, Contra Costa County (CCC) is pursuing community-wide solar installations as discussed in the April 23, 2018 Sustainability Commission report presented by Jody London. CCC has commissioned a renewables study to identify potential sites for solar installation. As a programmatic approach, these installations will be the most cost effective for the community and will lock in lower energy rates for the community into the future.

- Green Business District (GBD)
  - CCC is considering implementing a Green Business District in North Richmond modeled on San Francisco’s GBD to provide additional volunteer and public resources to stormwater, public space, energy and waste projects in the community. This mechanism directly supports the community goals of resilience, climate change mitigation, carbon neutrality and energy independence.

Proposals

Local Hiring Requirement: Include local hire requirement for all new housing. Because labor accounts for approximately 2/3 of the cost of construction, this provision will boost earnings in the
Energy Efficiency and Renewables addendum (contd.)

area by as much as $80 - $100 million as the projects are built. Those earnings will drive local purchasing power.

Green For All’s High Road Agreements Best Practices Brief details an excellent set of strategies to further local economic development, develop access to career opportunities, and build local hire requirements for living wage, career track jobs. Strategies include holding contractors accountable for complying with local hire agreements, and building a workforce development training pipeline that provide support to both trainees and contractors. Examples include successful energy efficiency programs and program elements such as Clean Energy Works Oregon, Milwaukee Energy Efficiency (Me²), Long Island Green Homes, Clean Power Works Seattle, and NYSERDA’s Green Jobs-Green New York. MPower Oregon also creates living wage, career track jobs for the multifamily energy efficiency sector.

Staying Green and Growing Jobs outlines strategies to apply the same principles to the green infrastructure sector. Workforce development and pipeline to jobs programs such as the Seattle Conservation Corps and Onondaga Earth Corps are raised as examples of successful training programs that build strong hands-on experience and focus on quality installations. The success of these programs are also based in strong community connections. Programs that apply local hire and career track jobs to green infrastructure results in real local investment, such as in the case of the Northeast Ohio Regional Sewer District, which is expected to create 219 jobs and economic activity in the range of $23 million.

On the renewable energy side, GRID Alternatives is already on the ground in North Richmond. GRID partners with job training programs, and also offers additional training for installers who already have experience, but want to move up in their career.

In the energy efficiency, green infrastructure, and renewable energy sectors, local hiring and building career pathways generate sustained local wealth and investment while providing critical community upgrades.

Resilience Hub: A “resilience hub” will provide access to services including home ownership financing, energy and water efficiency retrofit, and renewable energy financing and incentives, electric car and bike sharing programs, small business startup support, etc. Given past challenges with local hire provisions in the area, a non-profit will be established to facilitate training, job placement and completion of required documentation to meet contracting requirements.

Community Solar: Marin Clean Energy has programs with strong social justice goals that support locally installed solar in low income communities. Programs streamline low-cost financing and provide bonuses for energy savings and installed solar power to make solar profitable for residents as well as installers.

GRID Alternatives also offers free home solar system installations for income-qualifying homes in North Richmond. Utility savings directly benefit the homeowner, while the entire community benefits through greenhouse gas emissions reductions. This programs make solar installations accessible to low-income homeowners who make less than 80% of area median income. This opens up solar upgrades to an even larger set of residents for whom such upgrades would otherwise be out of reach, especially since they would not be part of a land trust.

Community Solar and Green Infrastructure

In addition to the above two options, Contra Costa County Sustainability Commission has already developed a proposal for a Green Benefits Districts Proposal, to present a comprehensive program that would push forward green infrastructure efforts in North Richmond. The Green Benefits Districts can also be a focal point for making community-level renewable energy upgrades.

The Green Benefits District would be a Communities Facilities District, or CFD. The CFD is a legal mechanism that would allow financing for infrastructure improvements through two main mechanisms: property tax based finance, and leveraging third party capital. The Green Benefits District would then be able to make public improvements that finance energy efficiency, water conservation, and renewable energy improvements.

Grid Upgrades: The current grid is already facing stability issues, resulting in power outages and inability to feed power from renewables back into the grid. With expected population rise, which would only increase strain, the local grid is overdue for an upgrade, which also presents the community with an opportunity: starting these conversations now with PG&E would enable the community to guide the types of upgrades so that newer infrastructure is capable of answering future needs.

Energy Storage: Energy storage can play more than one role. The storage allows continuous energy use during grid shutdowns. Energy storage also provides critical grid stability services, by providing peak shaving.

- Flywheel or Lithium Ion storage for large energy uses, such as water treatment and industrial.
- 2kWh power packs that can physically be moved from energy generation sources to where energy use needs are.
Water Supply and Treatment Summary

The East Bay Municipal Utility District (EBMUD) supplies water to the North Richmond community by capturing water from 575 square miles of the Mokelumne River Watershed. Over the last decade EBMUD has reduced its water use by 20% by incentivizing water reduction through conservation and water reuse programs (EBMUD, 2018). Why is the utility proud of this reduction? EBMUD is better equipped to meet their mission, especially during times of crisis (drought, earthquakes, etc.) EBMUD mission is:

To manage the natural resources with which the District is entrusted; to provide reliable, high quality water and wastewater services at fair and reasonable rates for the people of the East Bay; and to protect the environment for future generations.

North Richmond is serviced by West County Wastewater District (WCWD), whose mission is:

To protect public health and the environment by safely and responsibly collecting and treating wastewater for reuse.

Additionally, their newly adapted vision is to become "a great place to work where we use the latest proven technology and best industry practices to care for District resources, enhance our environment and collaborate with our partners and community." (WCWD, 2018).

WCWD’s wastewater treatment plant (WWTP), like many other WWTPs around the country, is located at the bottom of a watershed and near coastal and riverine areas. This makes WWTP’s vulnerability to extreme flooding events, storm surges, and sea level rise. Furthermore, nationwide it is estimated the 532 new treatment systems will need to be constructed by 2032 to meet future needs (ASCE, 2017). One strategy for upgrading or expanding water infrastructure is to develop decentralized infrastructure that can create a non-potable supply within the community. Decentralized water infrastructure like this provides several unique benefits:

1) reduces wastewater conveyance limitations by minimizing the amount of water transported in a single sewer line,
2) reduces the potential for WWTP overflow, by not concentrating wastewater to a single location,
3) increases utility resilience by having multiple treatment locations,
4) decreases operating cost of conveying wastewater long distances through lift stations,
5) decreases the cost of operating water reuse infrastructure by creating treatment locations closer to non-potable water customers,
6) protects potable water supplies by limiting the use of potable water to meet non-potable demands,
7) contributes to meeting California carbon emissions reduction goals by reducing the need to convey water great distances (reduces - wastewater to centralized locations, non-potable water from centralized locations, and potable from treatment locations).
8) generates revenue by providing non-potable water supply,
9) decreases the impact of wastewater outfalls on the environment by reducing the amount of treated discharge, and
10) increases community equity but distributing water infrastructure throughout the community.

Public utilities throughout the United States are working to understand opportunities with decentralized infrastructure by assessing vulnerabilities, examining needed upgrades, quantifying ecosystem benefits and calculating economic advantages. Public utilities are also encouraging and incentivizing the private sector to fill a needed gap in the shift from centralized to decentralized infrastructure. Private utilities and developers have much more flexibility and less constraints in making infrastructure choices. Public utilities see the private sector as able to test out scale, public perception, and urban integration of new decentralized infrastructure. The Hassalo on 8th superblock project in Portland, OR is great example of public agencies working with private developers to craft innovative infrastructure that create win-win outcomes. Hassalo on 8th has a small wastewater facility integrated into the mixed-use urban development. It treats up to 45,000 gallons of wastewater a day and produces a non-potable water supply that is used for irrigation and flushing toilets for the onsite office building and for 657 residential units. Localized treatment and reuse reduces the reliance of the municipal sewer and lengthens the time needed before the city will be required to make more extensive collection grid improvements.

Existing wastewater lift stations, new developments, and civic spaces (parks, schools, etc.) are great places to begin to look for decentralized water infrastructure opportunities. Decentralized water reuse projects are win win solutions that are deeply aligned with the mission of the utilities that serve North Richmond.
Tidal Barrage System Analysis (Moffatt & Nichol)

Yellow line = study alignment for barrage system.

The water level referenced to NAVD88 is indicated on the left hand side of the figure. For a given water level you can go horizontal until you hit the yellow curve (see yellow arrows). You can then read off the water storage volume within the barrage on the scale along the bottom. The same procedure can be used to figure the size of the flooded area within the barrage enclosure. Follow the example blue arrows and read off the area in acres using the scale along the top of the figure.

On the right hand side of the figure, common tide levels are listed, which may be more relevant than the NAVD88 elevation data.

As an example, if you figure the storage volume at Mean Higher High Water (MHHW), say 2,000 acre-feet. And then figure the storage volume at Mean Lower Low Water (MLLW), say 200 acre-feet. The difference: 2,000-200 = 1,800 acre feet is the water volume exchanged over a high tide cycle.

The volume of water exchanged (tidal prism) can be utilized to figure power production from the tides.
Pump and Outflow Map

Figure 1. Location map showing the watershed boundary and the location of the pump station (green circle). Watershed delineation courtesy of the City of Richmond and Contra Costa County Public Works Department.

Las Deltas property map, Parcel ownership map

The Las Deltas property is situated in unincorporated North Richmond and is comprised of 214 units built in three phases in 1992, 1994, and 1996. There were 76 units in the first phase built in 1992. There are a mix of duplexes and single family houses located together in a range of block types. Of these, 76 units, 6 are being used for service access, and 6 are vacant. The remaining 208 units are comprised of 92 units completed between North Richmond, with 35 of which are duplexes in 2 single units of which. Of these 133 units, 39 are vacant, the 37.5% overall occupancy rate of Las Deltas is an anomaly for ECIC. All 214 of ECIC’s other subdivisions have Occupancy rates ranging from 96% to 100%.

Methodology: Using 2008 LiDAR, use the GIS spatial analyst “Fill Sinks” tool to model the inundation resulting from a full blockage of the North Richmond Pump Station.

Date: 03/01/2018
By: Trevor McGuire
Contaminated Land Map

Air Quality Map

Figure 1. Map of Hydrogen Sulfide Emissions from the Richmond Chevron Refinery (FRACTRACKER.ORG, KYLE FERRAR, MPH)
## North Richmond Projects List

### NORTHERN RICHMOND PROJECTS (February 2017)

<table>
<thead>
<tr>
<th>Map</th>
<th>Project</th>
<th>Site Address/Location</th>
<th>Project Description and Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Heritage Point</td>
<td>Corner of Chelsley Avenue and Fred Jackson Way</td>
<td>Heritage Park is a 4-story, 42-unit, multi-family, affordable housing development with retail and office uses on the ground level. The project was approved by the Board of Supervisors May 5, 2015. Applicant is waiting for funding to begin construction. (File#: DP14-3026, DP13-0004, M14-0007; APN: 409-180-001, 011, 054, 055, 056, 057, 021). Project Planner: John Osborne, (925) 674-7790</td>
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<td>2.</td>
<td>Oliver’s Town Yard</td>
<td>2800 Radiant Avenue</td>
<td>Oliver’s Town Yard was approved by County Zoning Administrator on October 5, 2015. (File#: DP17-2056; APN: 408-082-029) Project Planner: Stan Muscato, (925) 674-7790</td>
</tr>
<tr>
<td>5.</td>
<td>Urban Tilth Phase 1</td>
<td>Corner of Brookside Drive and Fred Jackson Way</td>
<td>Community supported agricultural production farm and community learning center and farm stand. Admin application approved. Tree Permit request for ultimate farm footprint under review. (File #: NR16-0007 and PF16-0093; APN: 408-201-017) Project Planner: Francisco Avila, (925) 674-7790</td>
</tr>
<tr>
<td>7.</td>
<td>Wood Recycling Facility</td>
<td>309 Brookside Drive</td>
<td>Proposed wood recycling, shipping and grading facility. Project is currently undergoing environmental review. (File#: LP15-2010; APN: 408-190-056) Project Planner: Daniel Baines, (925) 674-7790</td>
</tr>
<tr>
<td>8.</td>
<td>500,000 SQ FT Warehouse</td>
<td>500 Pittsburg Avenue (Paretti property)</td>
<td>Proposed construction of a 500,000-square-foot distribution center. Under review for completeness, environmental review to begin upon acceptance of complete project. (File#: LP15-3061; APN: 408-180-020, 010-070) Project Planner: Francisco Avila, (925) 674-7790</td>
</tr>
<tr>
<td>9.</td>
<td>Commercial Water Treatment Facility</td>
<td>1850 Garden Tract Road</td>
<td>Proposed to establish a centralized commercial water treatment facility within an existing warehouse building. Application is currently incomplete. (File#: LP13-1017; APN: 408-170-061) Project Planner: Sean Tully, (925) 674-7790</td>
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<td>10.</td>
<td>Light Industry Commercial Condominiums</td>
<td>2200 Central Street</td>
<td>Proposed nine-unit commercial subdivision/commercial condominium conversion. Application is currently incomplete. (File#: SD15-1925, DP15-1044; APN: 408-190-044) Project Planner: Stanley Muscato, (925) 674-7790</td>
</tr>
<tr>
<td>11.</td>
<td>Glass Door Production Facility Expansion</td>
<td>0 Brookside Drive, between Fred Jackson Way and Grant Road</td>
<td>Construction of a 10,820-square-foot production facility to be an expansion of a glass door production facility currently located at 775 Brookside Drive. CDQ comment period ends February 15, 2017. (File#: DP15-3040; APN: 409-120-032) Project Planner: Adrian Vela, (925) 674-7790</td>
</tr>
<tr>
<td>12.</td>
<td>Urban Tilth</td>
<td>Corner of Brookside Drive and Fred Jackson Way</td>
<td>Proposed community supported agricultural production farm and community learning center and farm stand. Admin application approved. Tree Permit request for ultimate farm footprint under review. (File #: NR16-0007 and PF16-0093; APN: 408-201-017) Project Planner: Francisco Avila, (925) 674-7790</td>
</tr>
<tr>
<td>15.</td>
<td>Contractor’s Yard</td>
<td>560 Gertrude Avenue</td>
<td>Proposed contractor’s yard for storage of trucks and building materials. (File#: MP16- 0003; APN: 408-350-059) Project Planner: Jesus Del Toro, (925) 674-7790</td>
</tr>
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</table>

### North Richmond - Recent Projects

<table>
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<tr>
<th>Map</th>
<th>Project</th>
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<th>Project Description and Status</th>
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</thead>
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<tr>
<td>16.</td>
<td>Wireless Access Permit</td>
<td>Utility pole within right-of-way on Chelsley Ave.</td>
<td>Wireless Access Permit to establish an EntelSats Systems cell site, including one 2-foot antenna, accessory equipment, attached to a utility pole located in the public right-of-way on Chelsley Ave. Project is pending submittal of new location due to undergrounding of utilities. (File #: WAA16-0003; Reference APN: 409-080-012) Project Planner: Joseph Lackner, (925) 674-7790</td>
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<tr>
<td>17.</td>
<td>Wireless Access Permit</td>
<td>Utility pole within right-of-way on Grove St.</td>
<td>Wireless Access Permit to establish an EntelSats Systems cell site attached to a utility pole, including 2 antennas and accessory equipment in the public right-of-way on Grove St. Project is pending submittal of new location due to undergrounding of utilities. (File #: WAA16-0005; APN: 409-080-012) Project Planner: Joseph Lackner, (925) 674-7790</td>
</tr>
<tr>
<td>18.</td>
<td>Sprint Cell Site</td>
<td>Corner of 5th St. and Silver Ave.</td>
<td>Proposed Sprint cell site to be attached on a utility pole in the public right-of-way at the corner of 5th St. and Silver Ave. Application is incomplete. (File #: SF13-2017; APN: 409-142-001) Project Planner: Dominique Vogelhofer, (925) 674-7790</td>
</tr>
</tbody>
</table>
Current Electrical Grid Conditions Map

Trail Dimensions/Bikeway

Bicyclists at Intersections

Several techniques are improving the safety and operations of bicycle travel at the intersection. Separated bikeways at intersections can be designed as a protected intersection—providing greater separation and protection for bicyclists and minimizing the number of conflict points with motor traffic. Corner islands keep bicyclists to the right, placing them downstream of the cross street and allowing right-turning motorists to complete a turn before interacting with bicyclists. Bicycle crossings are placed next to, but separated from, pedestrian crossings. Protected intersections can facilitate left turns for bicyclists by providing a waiting area to complete the crossing in two stages.

REFERENCE: CALTRANS DESIGN INFORMATION BULLETIN 89 – CLASS IV BIKEWAY GUIDANCE, SECTION 2.2; FHWA SEPARATED BIKE LANE PLANNING AND DESIGN GUIDE, CHAPTER 5, STEP 4

Intersection Bike Boxes

The intersection bike box, a designated area on the approach to a signalized intersection, provides bicyclists a space to wait in front of stopped motor vehicles during the red signal phase so that they are more visible to motorists at the start of the green signal phase.

REFERENCE: FHWA INTERIM APPROVAL IA-18; NACTO URBAN BIKEWAY DESIGN GUIDE/INTERSECTIONS/BIKE BOXES.

Two-Stage Turn Queue Boxes

Two-stage turn queue boxes offer bicyclists a way to make left turns at multi-lane intersections by separating the turn into two moves, which is helpful for bicyclists who are uncomfortable merging across multiple lanes of traffic to make a left.

REFERENCE: FHWA INTERIM APPROVAL IA-20; NACTO URBAN BIKEWAY DESIGN GUIDE/INTERSECTIONS/TWO-STAGE TURN QUEUE BOXES

Green-Colored Pavement Through Conflict Areas

Green-colored pavement can be used on Class II or Class IV bikeways. When bikeways cross intersections or motorists need to merge across a bikeway, green-colored markings become dashed. This can be useful at ramp intersections to increase visibility and draw attention to the presence of bicyclists.

REFERENCE: FHWA INTERIM APPROVAL IA-14; CAMUTCD FIGURE 9C-103(CA)

Bicyclists at Roundabouts

Roundabouts are circulatory intersections where motorists and bicyclists yield to enter. While roundabouts have been shown to reduce the number and severity of crashes overall, it is important to design them for all users by minimizing the design speed and the number of lanes and conflict points to reduce exposure for all users. Bicyclists are allowed to take the lane with vehicle traffic, but can also be provided a separated bikeway or a shared use path that circulates around the roundabout to reduce the level of stress. While single-lane roundabouts are easier for bicyclists to navigate, multilane roundabouts require additional considerations at conflict points and bikeway crossings.

REFERENCE: NCHRP REPORT 672: ROUNDABOUTS, AN INFORMATIONAL GUIDE; MASSDOT SEPARATED BIKE LANE PLANNING AND DESIGN GUIDE

Several techniques can improve the safety and operations of bicycle travel at the intersection. Traffic control devices such as signage, roadway markings and signals, or geometric design features can reduce ambiguity for all roadway users and draw attention to the presence of bicyclists. Many of these strategies are found in the Caltrans Complete Intersections Guide. Some techniques are relatively new or newly approved in California. A few examples are provided here.
Appendix D: Community Advisory Board

Meeting #1

RESILIENT BY DESIGN: MITHUN HOME TEAM FINAL REPORT
Meeting #2
Meeting #3
Appendix E: Equity Framework Criteria Draft

DRAFT RACIAL EQUITY FRAMEWORK
NORTH RICHMOND PRIORITY RESILIENCE AREA

OBJECTIVE 1: Enhance quality of life for North Richmond area residents

OBJECTIVE 2: Create job and ownership opportunities for existing and new residents

OBJECTIVE 3: Incorporate community voice in planning, implementation and evaluation. Articulate how community voice has influenced decision making

OBJECTIVE 4: Intentionally plan for knowledge exchange to grow community capacity and include community expertise

OBJECTIVE 5: Actively promote housing affordability and protect residents from displacement

OBJECTIVE 6: Link infrastructure investments to multiple benefits, such as sea level rise protections, flood reductions, air quality improvements, highlighting cultural and historic character of area

OBJECTIVE 7: Expand partnerships

BORRADOR DE PLAN MARCO DE EQUIDAD RACIAL
ZONA de RESILIENCIA PRIORITARIA de NORTH RICHMOND

OBJETIVO 1: Mejorar la calidad de vida de los residentes del área de North Richmond

OBJETIVO 2: Crear oportunidades de empleo y propiedad para residentes nuevos y existentes

OBJETIVO 3: Incorporar voz comunitaria en la planificación, implementación y evaluación. Articular cómo la voz de la comunidad ha influido en la toma de decisiones

OBJETIVO 4: Planificar intencionalmente el intercambio de conocimientos para aumentar la capacidad de la comunidad e incluir la experiencia de la comunidad

OBJETIVO 5: Promover activamente la vivienda asequible y proteger a los residentes del desplazamiento

OBJETIVO 6: Vincular las inversiones en infraestructura a múltiples beneficios, como la protección del aumento del nivel del mar, las reducciones de las inundaciones, las mejoras de la calidad del aire, destacando el carácter cultural e histórico del área

OBJETIVO 7: Ampliar las alianzas
Appendix F: Prototype Research

Research Investigations: Digital/Analog Production of Resilient by Design Prototypes in Collaboration with Laney College Students

Project Goals

Develop habitat for humans (opportunities to engage with the bay for local communities), plants (native Bay Area marshland species) and animals (the endangered CA Clapper Rail, oysters and others) in anticipation of rising sea levels.

Key Project Infrastructure

- Floating walkways
- Observation platforms
- Bike path links
- Floating wetlands
  - Native plant species habitat
  - Bird nesting islands
- Migratory wetland home

Ridgeway Rail / California Clapper Rail

Endangered species: Their population has been reduced to a few thousand; indicative of the health of Bay wetlands as the rail lives nowhere else. There were 193,800 acres of tidal marsh in San Francisco, San Pablo and Suisun Bay existing in the 1850s, only about 30,100 remain.

Floating Islands can serve as highground for the birds: Floating Islands were included in the CA Coastal Conservancy Clapper Rail Habitat Enhancement Plan: "Initial use of the islands by roosting clapper rail was very high, with documented presence of clapper rail within three days of deployment."

Grindelia Stricta: Rail’s high-tide refuge; also known to nest here

Pickleweed: Key coastal wetland species; Rails will nest in dense stands. Also home to the endangered Salt Marsh Harvest Mouse

Ridgeway Rail Habitat

The birds take refuge at higher elevations during high-tides and storm tides where they are more vulnerable to predators. Urban development impedes on wetland vegetation, decreasing cover.

Floating Wetland Calculations

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Bouyant Fillers

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<td>0.00</td>
<td>0.00</td>
<td>3.12</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>
| Concrete type: needed volume of concrete calculated using fusion model
| Primer Concrete           | 670.38                | 0.39                | 24.05        | 62.00                    | 0.52    | 0.58    |
| Regular Weight Concrete   | 0.00                  | 0.00                | 145.00       | 0.00                     | 0.00    |         |
| Our Lightweight Concrete  | 0.00                  | 0.00                | 60.25        | 0.12                     | 0.00    |         |
| Frame Totals              | 1,160.36              | 0.70                | 26.36        | 36.66                    | 12.51   | 12.51   |

 Loads

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sqft)</th>
<th>Weight (lbs)</th>
<th>Load (lbs/ft²)</th>
<th>Cost/sqft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland Plants</td>
<td>Pickleweed</td>
<td>3.94</td>
<td>0.23</td>
<td>2.99</td>
</tr>
<tr>
<td>Coir</td>
<td>0.33</td>
<td>3.75</td>
<td>11.42</td>
<td></td>
</tr>
<tr>
<td>Plastic netting</td>
<td>2.94</td>
<td>0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Load Totals</td>
<td>11.97</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floating Wetland Totals</td>
<td>38.33</td>
<td>11.97</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sea Water</td>
<td>0.70</td>
<td>44.75</td>
<td>63.90</td>
<td></td>
</tr>
</tbody>
</table>

Bay Illustration from www.sumacm.com
Floating Island

Floating, modular concrete forms that house native plant species (pickleweed and pacific cordgrass) and bird platforms.

Why Floating Wetlands?

Provide refuge to Ridgeway Rails during high tides.

A unique design feature that captures human imagination: How might we take an active role in environmental stewardship?

Floating Concrete Design

- Durable and ecological (will not degrade/leach toxins into the Bay over time)
- Provides a good surface for oyster habitat
- Facilitates the use of recycled materials (embedded in the concrete)
- Diverse forms and shapes
- Lightweight aggregate, concrete density of 62 pcf < water
- Simple fabrication could facilitate community participation
Pylon Walkway Design
Connects the bay trail and allows walkers and bikers to interact with habitats
Creates oyster habitat
Makes use of similar floating concrete design from floating islands

Observation Platform
Platform accessible by kayak; a rest stop for voyagers on coastal kayak trail.
Oyster and shellfish habitat in the tidal zone created by unique concrete form embedded with oyster shell to encourage growth of oyster reefs.
Approach from bay-level will provides views of sea-life living on structure exposed below the high-tide mark.
Platform mounted on a pylon.
Pylon Design

Covered in concrete texture with oyster shells to promote the development of oyster reefs; oysters prefer vertical surfaces for growth.

Oyster reefs play critical roles in water filtration, feeding on algae and removing excess nutrient load. Additionally, they protect wetlands from surging tides and storms.

Pylon Wrapping Prototypes

Prevent creosote from leaching into environment
Reinforce old pylons
Create platform for human activity
Increase surfaces for oyster habitat

Olympia Oysters/Ostrea Lurida

Endangered species: Once thriving, native oysters have been endangered by pollution, overharvesting, reduction in surface substrates, silt sediments, and predation by invasive species like the whelk snail, Atlantic Oyster Drill and Japanese Oyster Drill.

Oyster Spat grow on old shells. Incorporating shells into concrete promotes oyster attachment and creates complex surface areas oysters like.

Higher tidal elevations and with more exposure may provide oysters with some measure of protection from marine predators and non-native fouling species.

Baycrete structure study showed that more oysters were present at lower and mid-level elevations than at the high elevation, on the north side than the south side, and on vertical than horizontal faces.

Oyster Spat grow on old shells. Incorporating shells into concrete promotes oyster attachment and creates complex surface areas oysters like.

Eelgrass presence increased the occurrence of certain fish species among oyster reef structures (bay pipefish, shiner surfperch, and saddleback gunnel), suggesting that restoring the two habitats in proximity to each other can increase the richness of species present.

The oyster beds, or reefs, they create provide habitat for myriad fish, crabs and other creatures. Oysters filter water and help remove nitrogen pollution while increasing the growth and survival of other fish.

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Living Shoreline Prototypes R + D (Biohabitats)

**PAST APPROACH & PRACTICES**

Bank Stabilization: Bulkheads, Seawalls, Spoil Banks, & Other Revetments

**CHANGING CONDITIONS & NEEDS**

Coastal Impacts: Climate Change, Sea Level Rise, Increased Erosion, Land Loss, & Flooding

**LOOKING FOR FUTURE ALTERNATIVES**

Living Shorelines/Levees, Green Bulkheads/Living Seawalls, & Remediated Canal Banks

The changes we are facing in light of sea level rise, subsidence and land loss require a different thinking to provide shoreline conditions that are more resilient in not only currently altered impacts, but anticipated scenarios of the near and long ranges of changes that are predicted. However the only one shoreline system for preserving productive ecosystem, cost bulkhead and breakwater that vary in enhancing their resilience is minimal to the long distance from the shoreline. Some of the shoreline design techniques that work with natural processes, provide natural functions, and are adaptive to further changes and variability is needed.

A New Way to Save Young Fish in Baltimore Harbor

TECHNIQUE USED IN THE MEDITERRANEAN NOW BEING TESTED IN THE U.S.

In conjunction with the National Aquarium, the Oyster Recovery Partnership, ECOCEAN, and Biohabitats—

Artificial nursery habitats are installed along the docks to preserve and improve biodiversity. The Biohut® provides shoreline habitat for young fish in places where it has been damaged by human activities and infrastructure like bulkheads and piers. It protects post larvae and young of the year fish from predation and provides them with food so they can grow.
Living Shoreline Prototypes R + D (Biohabitats), contd.

Floating Wave Attenuators

- Wetland planting
- Stainless steel bolts
- Cedar frame
- UV resistant geo-grid
- Plant media mat
- Plastic bottle flotation, secured in silt sock
- Plant media mat
- UV resistant geo-grid
- Cedar frame
- Stainless steel nuts and washers

Floating Wave Attenuators

- Floating plants thrive on these floating wave attenuators, providing shade, shelter for fish, and polypods on the surface, and allowing other aquatic creatures underwater.
- Bubbles of the floating wave attenuators are processed by rooted material, which clean the water.
- The growing medium provides refuge from predators for small aquatic organisms.
- These aquatic plants serve as a nurse for the nursery, with seeds being dispersed by birds and through the water.
- Rooted material in the root zones improves the shade and shelter by feeding on smaller organisms.
- The plant roots take up excess nutrients in the water.
- Oxygen is transported through the plant roots, providing dissolved oxygen in the water columns.
Float Home Study - Sirocco Project Comparables

At the request of the District of Squamish (DOS), Squamish Blue Pacific Developments (SBPD) have analyzed a number of existing float home developments in the Pacific Northwest in order to compare these existing developments to the proposed Sirocco Float Home project. This analysis included the study and discussion below.

**Figure 1 : Existing Float Home Developments**

The Sirocco development includes 31 float homes (27 residential homes and 4 commercial units) and a floating accessory building. The float homes will have a footprint of 700 sq.ft. and be limited to two storeys. The float homes and dock will be constructed in a 1.74ha private water lot (Figure 2) held by SBPD. The proposed site coverage for the float homes, accessory building and the docks is 14% over the entire private water lot and 50% within the application area. The following analysis (Table 1) demonstrates that the Sirocco float home proposal is in the ‘middle of the road’ when compared with other float home developments measured by percent coverage, number of units and floor area ratio. The size of the individual float homes proposed for the Sirocco development are smaller and more compact when compared to the majority of developments included in this study.

<table>
<thead>
<tr>
<th>Location</th>
<th>Canoe Pass Village - Delta</th>
<th>Mosquito Creek - Squamish Nation - North Vancouver</th>
<th>Ladner Reach - Delta</th>
<th>Fisherman’s Wharf - Victoria</th>
<th>Granville Island - Vancouver</th>
<th>Lake Union - Seattle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of Lot (Sq. ft.)</td>
<td>139,046</td>
<td>65,540</td>
<td>95,820</td>
<td>57,403</td>
<td>71,763</td>
<td>31,430</td>
</tr>
<tr>
<td>Float Home Coverage (Sq. ft.)</td>
<td>64,304</td>
<td>30,623</td>
<td>45,693</td>
<td>28,352</td>
<td>45,617</td>
<td>21,960</td>
</tr>
<tr>
<td>Percent Coverage (%)</td>
<td>43%</td>
<td>46%</td>
<td>48%</td>
<td>50%</td>
<td>64%</td>
<td>70%</td>
</tr>
<tr>
<td>Number of Units</td>
<td>42</td>
<td>17</td>
<td>27</td>
<td>31</td>
<td>39</td>
<td>15</td>
</tr>
<tr>
<td>Range in Building Footprint (Sq. ft.)</td>
<td>850 to 1,350</td>
<td>800 to 1,200</td>
<td>700 to 1,300</td>
<td>700</td>
<td>1,000</td>
<td>940 to 2,000</td>
</tr>
<tr>
<td>Number of Storeys</td>
<td>2.5</td>
<td>2</td>
<td>2.5</td>
<td>2</td>
<td>2.5</td>
<td>2.5</td>
</tr>
<tr>
<td>Estimated Floor Area Ratio</td>
<td>1.1</td>
<td>0.9</td>
<td>1.2</td>
<td>1.0</td>
<td>1.3</td>
<td>1.75</td>
</tr>
</tbody>
</table>

**Table 1 :** The above assessment was conducted using aerial photos and GIS software. Red indicates the measure is Higher than Sirocco, Green that the measure is lower than Sirocco, White indicates the measure is the same.

The Sirocco development includes 31 float homes (27 residential homes and 4 commercial units) and a floating accessory building. The float homes will have a footprint of 700 sq.ft. and be limited to two storeys. The float homes and dock will be constructed in a 1.74ha private water lot (Figure 2) held by SBPD. The proposed site coverage for the float homes, accessory building and the docks is 14% over the entire private water lot and 50% within the application area. The following analysis (Table 1) demonstrates that the Sirocco float home proposal is in the ‘middle of the road’ when compared with other float home developments measured by percent coverage, number of units and floor area ratio. The size of the individual float homes proposed for the Sirocco development are smaller and more compact when compared to the majority of developments included in this study.
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mithun.com—