

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

April 1, 2025
5:00 p.m. - 7:00 p.m.
515 Silver Street
North Richmond, CA 94801

MINUTES

Meetings are conducted at the Corrine Sain Senior/Family Community Center, 515 Silver Street
N. Richmond, CA 94801. The meeting is also available on ZOOM.

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:10 p.m. Board members present were: Annie King-Meridith.

Absent were: Donald Gilmore, Dulce Galicia, Beverly Scott, Princess Robinson, and Glory Lopez.

APPROVAL OF AGENDA/MINUTES

A quorum was absent, and the agenda and the minutes could not be approved.

PUBLIC COMMENTS

Kalu Dennis, Community Service Coordinator/CHDC-Mitigation Fee Funded: CHDC Youth Entrepreneurship/The Young Boss Network Youth Program will begin soon. The age group is 14 - 22.

This is an eight-week program. Go to the CHDC website for more information.

The Growing Wiser Group will be hosting its annual Easter Breakfast and Fashion Show. The location is Corrine Sain Senior/Family Community Center, 515 Silver Street. N. Richmond.

The event will be held on April 12, 2025.

CHDC will be participating in Earth Day events, on April 19, 2025. There will be a cleanup of the creeks, starting at nine in the morning. Please meet at Lucky A's Ball Field. Urban Tilth Farm and The Watershed will host this event.

Later in the day activities will resume at Shield's/Reid Park. There will be display tables, a petting zoo, face painting, live music, pony rides, and food. Go to CDC's and Supervisor John Gioia's website for more info.

Latifah comes as an N. R. resident, she has a flyer that residents may have received in the mail.

DTSC is offering residents an opportunity to comment on the Chevron Environmental Management Draft Permit.

NRMAC MINUTES/APRIL 1, 2025

(2)

PUBLIC COMMENT CONTINUED

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farms: The farm continues to produce and build on the three acres. Verde School Harvest Day is tomorrow. Spring Break at the farm is April 7th - 11th. This is for grades 6 - 8. There will be an after-school program at RHS.

CSA Packing Day at the farm. The farm will be participating in Earth Day Events.

LAW ENFORCEMENT AGENCY REPORT

Deputy Officer Sakai/CCC Sheriff's Department: Reporting for the month of March 2025.

Officers did a walk-through near Wildcat Creek. It appears that the homeless people have cleared out on the County side of the creek.

Officers have been checking cars for registrations. Fifteen cars were towed out of N. R., mainly for expired registrations. There were two vandalisms and two domestic violence incidents

An illegal dumper was identified. This person was dumping their trash on Second Street, between Silver and Market Streets. It was a resident who lived across the street. He was contacted and cited. A report on the incident is being written up.

Latifah asked about the situation of the missing seven-year-old girl, that ran away from home,

Officer Sakai says that they should have been notified. He received nothing, if this was so the offices would have conducted a search party.

Annie says two weeks ago, a transient person was trying to remove wood from her windows at her house on Verde Street. He wanted the wood to burn. The suspect was identified, he was new to the area, he is from El Salvador. He was told to leave the N. Richmond area.

PRESENTATIONS

Dillon Harp, Community Engagement Manager/RichmondLand: Dillon presents an orientation on RichmondLand. The organization is fully staffed now. Executive Director - Princess Robinson,

Just Transition - James Huynh, Real Estate - Amy Young, Community Engagement - Dillon Harp, and Operations - Danielle Sumler.

He points out that Richmond is composed of distinct districts, each with unique histories, challenges, and strengths. North Richmond, Central Richmond, and South Richmond. There is a need for community land trusts to preserve affordable housing and prevent further displacement.

NRMAC MINUTES/APRIL 1, 2025

(3)

PRESENTATIONS CONTINUED

A Community Land Trust (CLT) is a community-driven model of land ownership where land is held in trust for the long-term benefit of marginalized communities rather than for individual profit. This could

be in the form of multi-housing projects, community gardens etc. They are hoping to bring affordable and collective housing that removes property from the speculative market. Removing property from the profit market and instead, holding it for community benefit.

Who is RichmondLand? A community land trust based in Richmond CA. The mission is to build grassroots power for community-controlled land use through community organizing, land acquisition development and stewardship of land and affordable housing for lasting community benefit.

The core process is self-determination and capacity building. Some of RichmondLand History:

In 2018, the founding board of Richmond community-owned development enterprise (Richmond CDS) was formed, Richmond CDS was built upon lessons learned from residents' effort to win a community benefits agreement during the Berkeley Global Campus Initiative.

In 2019, Richmond CDS changed its name to RichmondLand and began creating and implementing the vision for community-controlled land and housing. Richmond residents came together to research and design community development and housing project concepts that serve low-income residents of color. These projects became the first development efforts pursued by RichmondLand.

In 2020, They officially received their nonprofit status & began shaping their community land trust model to realize their vision of resident-led development and rooted stewardship.

Presently: They successfully acquired two properties, and are organizing to develop a shared equity housing program. The S. 24th St. property was acquired to ensure stable ownership for current residents and the Giaramita St. property will be the site of the N. Richmond ECO Village.

Points of Unity: All RichmondLand members believe in the following: Land is essential to liberation. Bipoc carries a history of land theft and dispossession, thus requiring land control and stewardship to thrive. Residents should co-create and determine the future of our neighborhoods. Conventional economic and community development systems do not adequately serve us. Affordable and secure housing is our right. The production of new development is for the people.

NRMAC MINUTES/APRIL 1, 2025
(4)

PRESENTATIONS CONTINUED

Organizing Efforts: RichmondLand is rooted in organizing communities to advance housing justice and the community land trust model in Richmond and West CCC. The organization believes they must engage in all facets of work that shape the future of our homes through land use, planning, development, and housing. By doing this they strengthen an ecosystem of actors who are aligned in values.

Resident members play a vital role in the organizational framework and are encouraged to set policies related to housing and ground lease agreements as well as the broad function of the community land trust.

Real Estate Projects: New construction of 16-22 tiny homes in N. Richmond. A garden, and community space. Preservation of a three-unit apartment,

Tap in and get involved. Become a member, get active, and dream big.

Questions and answers: Latecia Chavez asks is there any cost for membership. The answer is no.

She is also concerned about parking at the site. Answer: Parking is being taken into consideration.

There will be an onsite parking lot with solar panels included.

David Alvarado asks do you have to be an N. Richmond resident to join. The answer is membership is welcome to all Richmond residents.

Emerald George a relative of former director of NHNR, Mrs. Lucy Brown. Emerald would like to invest in property in N. Richmond. Dillon would like to meet with her, to explain the difference between a land trust and buying property for investment.

Tania explains about the HACCC properties and the assistance that's being offered to aid potential buyers in acquiring such properties.

Annie says in order for everyone to understand the distinction between a land trust and the developers. She says with land trust you are looking for families that want to be a part of a land trust.

It's not like you are jumping into affordable housing. The land trust has its own characteristics and affordable housing has its own characteristics.

NRMAC MINUTES/APRIL 1, 2025

(5)

PRESENTATIONS CONTINUED

Annie says looking at the sites that are already in RL's portfolio - not only (N. Richmond, but the Iron Triangle, and S. Richmond). Speaking about the unit apartments - the one with the three units. She asks about the square footage of the property.

She asks about the ECO Village construction phase and the size of the Eco cottages. Dillon says that they are in the process of designing the layout of the cottages, and would love community input. The Las Deltas scattered sites on the properties will be demolished. She also asked if RL was involved in the tiny homes that are being built on 24th Street, in Richmond. (no).

PROGRAM AND OTHER AGENCY REPORTS

Bair Malunov, Project Manager, Joanna Griffith, Assistant Director of Real Estate Development,

Carol Corr, Project Manager/CHDC - Legacy Court Affordable Housing Development:
Legacy Court will be providing affordable housing to low-income families. The project is located at three sites, 1243, 1300, & 1329 Fred Jackson Way, N. Richmond, CA.

Total units: 43 (42) affordable 1-2-&3-Bedroom units + On-site manager unit. The construction start date was November 2024. The target population is 42 low-income households earning 30-60% of the area median income (AMI). Thirteen units will support residents at risk of, or experiencing homelessness, &/or in need of mental health services.

The general contractor (GC): is James E. Roberts-Obayashi Corporation, the architect: Kodama Diseno Architects, and the developers: are Community Housing Development Corporation (CHDC) & Eden Housing. The property management company is Eden Housing Management.

Building amenities for residents: Community room for activities and gatherings. Community kitchen, a shared kitchen space for cooking and engaging. Service office, dedicated space for on-site resident services. This will include Eden Housing Resident Services, inc. and CC Behavioral Health Services. There will be a computer lab, equipped with high-speed internet and access to educational resources & technology. Outdoor spaces, and landscaped areas, including a play area. Parking for 48 off-street parking spaces. Laundry facilities on-site, and bicycle storage.

If you are a local resident interested in employment opportunities in the construction industry. Please obtain an employment application from CHDC or the Resource Center, complete the application form with your information, and return it to CHDC - Bair Malunov.

NRMAC MINUTES/APRIL 1, 2025

(6)

PROGRAM AND OTHER AGENCY REPORTS CONTINUED

Please join them at their job fair scheduled for April 8, 2025, at 12 p.m. The event will be set up in front of one of the construction sites. Look for signs that will guide you to the exact location.

If you are interested in living at Legacy Court, you are invited to join the interest list. Please use the following link to register your interest:
www.edenhousing.org/properties/legacy-court/ You will be provided with more details as the project nears completion.

***Annie says actually this was a presentation

Questions and answers: Latecia asks about the parking. This was explained to her that there would be forty-eight dedicated parking spaces. Latifah has a question about the waitlist. Annie says thank you and welcome aboard to CHDC. She also thanks the rest of the staff members. Annie acknowledges that she is a member of the CHDC Board of Directors. She wants to know if staff could give her a date as to when the project would be completed. Answer: Working to finish all the sites by the end of November of this year. She asks who will collect the information from people who are interested in the housing. She has one more question, as far as making sure that people understand that this is for low-income households. There will be no market-rate housing. They will be receiving (25) PBV's from HACCC.

Joanna clarified that the project is all in one phase, but it is being built on three separate properties.

They are three months ahead of the projected completion date. Names on the interest list will be submitted to the HACCC. They will open up a separate waitlist for the housing.

Tony Ucciferri, Deputy Executive Director/HACCC: HACCC will be opening up a site-based waitlist for the Legacy Court Properties. HACCC has (25) Project Based Vouchers for Legacy Court.

HACCC reports on the N. Richmond Properties: So far seventeen different properties have been sold and bought below market rate. RichmondLand (5), Richmond Community Foundation (4), CHDC (4), and Richmond Neighborhood Services (4).

RCF is currently remodeling the four sites that they bought. They will be marketing them soon.

The first priority goes to N. Richmond residents who were relocated out of public housing property.

If not interested or qualified to purchase these units, housing will continue to work with them to get them qualified for future opportunities.

NRMAC MINUTES/APRIL 1, 2025
(7)

PROGRAM AND OTHER AGENCY/REPORTS CONTINUED

HACCC is in the middle of doing an evaluation of the proposals that were submitted for the

Las Deltas main campus. There are two proposals that are being reviewed. Both proposals have ownership and rental properties included in their proposals. HACCC has already reviewed the paper proposals and had interviews with the proposers last

Friday. Hopefully, a decision will be made before the next NRMAC meeting. Then HACCC will be taking the recommendations to the Board of Commissioners for approval. The next step would be to send it to HUD for their approval.

Tania Pulido, District Coordinator/Supervisor John Gioia's Office: Announces that there are two seats open on the NRMAC board of directors. It is important that these seats be filled. The NRMAC board plays an important role in the N.R. community.

Chevron Chemical has changed its name to Chevron Environmental Management Plant. They are looking to renew their permit. Community response, input, and feedback are needed. The last time they asked for community input - they received zero comments.

Tania talked to representatives from the BAAQMD office, about the awful smell in N.R. They will be coming out to the NRMAC in June or July to provide information on how to address such issues.

Laticia says that she called the CCC Environmental Health Department, and was not able to reach anyone, to discuss the issue of the bad smell. Latifah called BAAQMD, they told her that they were not responsible for the problem.

Kalu Dennis, Community Service Coordinator/CHDC - Mitigation Fee funded: The North Richmond Green letter is out circulating in the community. CHDC will be hosting the Clean Slate Program in the near future. The date is to be announced. The program is being hosted by Phi Beta Sigma Fraternity and CHDc. Will be held at the resource center. Earth Day, April 19, 2025 - Shield's/Reid Park.

Cheryll Lopez, Community Engagement Manager/Urban Tilth Farm: There is a job opening at the farm, the position is for a Free Farm Stand Coordinator. Will be collaborating with organizations on Earth Day. There will be a clean-up of the Wildcat Creek, then activities at Shields/Reid and Unity Parks.

The meeting adjourned at 6:41 p.m.

NEXT MEETING
May 6, 2025
5:00 - 7:00 p.m.
515 Silver Street