

NORTH RICHMOND MUNICIPAL ADVISORY COUNCIL

June 2, 2026

Corrine Sain/Senior and Family Community Center

515 Silver Street

North Richmond, CA 94801

Meetings are being conducted at the Corrine Sain/Senior and Family Community Center, 515 Silver Street, N. Richmond, CA 94801. The meetings are accessible on ZOOM.

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:02 p.m. Board members present were:

Annie King-Meredith, Donald Gilmore, Latifah Abdullah, Beatriz Dominguez, and Princess Robinson on ZOOM.

APPROVAL OF AGENDA/MINUTES

Upon reviewing the agenda and the minutes, Annie makes a motion to accept the agenda and minutes from April 2026, and Latifah seconds. All are in favor.

PUBLIC COMMENT

Ryan Lau, External Affairs Representative/A C Transit: On Wednesday, June 10th at 5:00 p.m., the AC Transit Board of Directors will be considering reducing service due to significant budget shortfalls. The meeting location will be at 1600 Franklin, or you can go to the website and participate online. Prior to the meeting, there will be an open house, so people can walk through some of the changes with a service planner. The state did issue a loan that is helping to stabilize this year's budget. In the next four years, the company will be suffering a \$200 million deficit, beginning in fiscal year 2027-28. Without sustainable revenue, the company will be facing the possibility of a reduction of service of 16%, and job loss of 300 personnel. Transit's been preparing for the worst-case scenario. If no new funding is secured, service reductions will begin as early as June 2027. There are no decisions that have been made about any specific routes. Every bus line in the district is currently under review. The priority is obviously to preserve the current service levels. Just want to be transparent about the challenges that they do face. Will be sharing additional details as they move forward through this process.

PUBLIC COMMENT CONTINUES

Tania welcomes the NRMAC Board's new member, Beatrice Dominguez. Tania highlights that Beatrice grew up in North Richmond and went to Richmond High. Beatrice says that she is honored to be here. She says that her background is in marketing. She received her BA at San Francisco State, and has a hospitality background, not just in restaurants, but in hotels, event planning, and different alternatives in culinary. The NRMAC welcomes Andrea Baily of Chevron Refinery, glad to have her at the meeting this evening.

ITEMS FOR DISCUSSION and/or ACTION

Cynthia Jordan.Secretary-NRMAC/Increase in Stipend: Cynthia has been with the NRMAC for a long time. For many years (20+), her stipend for taking the minutes has always been the same. The budget was looked at, and it is \$3,000 annually. The budget is \$100 per meeting, for the secretary, plus funds/rent for use of the senior center. Supervisor Gioia said, looks like we have enough in the budget to increase Cynthia's stipend by \$50 a month. He suggested that we get approval from the NRMAC board. Annie suggested that Cynthia's stipend be raised by \$100 a month. Don said that there was not enough money in the budget to do that. Annie motions to increase the stipend by \$50 per meeting. Latifah seconds. All are in favor.

LAW ENFORCEMENT/AGENCY REPORTS

Lieutenant Brian Fitzgerald/CCC Sheriff's Department: Reporting for the month of May.

There were 455 calls for service, which generated a total of 38 reports. There were domestic violence, assault with a deadly weapon, and criminal threats. Three stolen vehicles were recovered. Regarding the street lighting, deputies assigned to North Richmond went around at night to identify the locations that had flickering or low lighting. The deputies made notes of the lights that had issues. This will be discussed with Public Works to get increased voltage at certain locations and get lights replaced. As far as the street sweeping, that is something that's being worked on. Part of the 38 reports that were generated for the month of May, 21 of those were actually tows. A lot of vehicles were towed that were outside of compliance for various reasons. The department kind of cleaned up some of the junk cars that were on the streets, parked illegally. Hopefully, the community can benefit from the street sweeping, and the sweepers are not just driving down the middle of the street.

Officer Debbi, one of the North Richmond Deputies. In the month of May, they coordinated an impact team, which is like a traffic suppression unit. They came out and

basically did traffic suppression in North Richmond. A lot of citizens have been complaining about people running stop signs and just kind of speeding through the neighborhood, especially on Fred Jackson Way.

A task force was organized, and problems were identified. That event was very successful. Approximately 75 citations were issued for stop sign violations.

Lieutenant Ernest Lucas/Richmond Police Department: Reporting for the month of May.

Responded to 499 calls for service. Out of those calls, there were 41 incident reports that were generated. There were 17 arrests, and nine citations were issued. Some of the top calls for service in the area were for 911 disconnects. Responded to 65 calls, where someone dialed 911 and hung up immediately. There were 60 traffic stops made for various reasons. Responded to 33 disturbance calls. Parking enforcement officers responded to 30 parking violation calls and issued 23 citations and towed 25 abandoned vehicles. Officers looked into 16 suspicious vehicle alerts. For the top incident reports, there were four auto burglary reports, basically where someone broke into someone's vehicle and took items out of the vehicle. There were also four stolen vehicles that were reported as well for the last 30 days. Two assaults with a deadly weapon, two batteries, and two calls where someone was in crisis with mental health. Those two calls were handled by either A3 or the new team ROC organization. ROC reaches out with compassion and kindness. Officers will show up and determine if the calls are better suited for non-emergency personnel. Have received a number of complaints in regard to the encampment that has kind of re-established itself at Castro and Hensley off the parkway. Have sent folks out to off-services, the individuals who were there. Received a letter today stating that the encampment is going to be abated by the end of this week. The individuals will be offered temporary to permanent housing as well. There has also been an agreement made where the county will go out, and the city will go out on a routine basis to just check that area and offer services to anyone who's still remaining in and around that particular area. There was a soft opening of the park, which took place last weekend. The Richmond Police Department has entered into an agreement where they will be conducting basically routine traffic patrols through the park. It's going to be foot patrols as well as driving around twice a day, once in the afternoon and once in the evening after the sun goes down. To ensure that there's no vandalism or people hanging out in the park and misusing it until we have the grand opening in July.

Questions: Chair, Donald Gilmore asks what area this report covers. The area goes from right below Market to right between Chesley Avenue, as far as 7th Street. And then from the parkway up to the tracks, which would be right at 23rd Street. So it takes in part of the Iron Triangle.

Bea Coleman, Fellow/Partnership for the Bays Future - Las Deltas Updates -

Spring 2026: Eligibility to Buy Las Deltas Property: A local preference policy applies to sales of the redeveloped Las Deltas homes. Buyers will be prioritized according to this preference: 1. People who lived in Las Deltas and were relocated at the time it closed. 2. People who currently live or work in North Richmond or used to live there. 3. General public. Make sure you're ready for homeownership with services available from CHDC, Spark Point, and RNHS. Improve your credit, apply for down payment assistance, and access resources for first-time homebuyers. Below Market Value (\$1) Sales: Developers will have 3 years (until mid 2028) to begin their renovations and then sell them as affordable homeownership opportunities. Entity MUST give priority to former public housing residents of Las Deltas, then current and former N. Richmond residents, and lastly, the general public. Only households making below 80% of the Area Median Income can purchase the homes. This restriction will last 20 years, which means the homeowners must only sell it to income-eligible families if they choose to sell within 20 years. Market Rate Sales: The second phase of Las Deltas sales offered a selection of the scattered sites (18 parcels/25 structures) for sale at the fair market values. A priority offer period was opened from June 10th to October 10th, 2025, where offers were only accepted from relocated Las Deltas residents and the North Richmond community. Units are sold in as-is condition, needing significant repair to be inhabitable. Qualified offers were received and accepted on all 17 parcels, with all buyers qualifying for the local preference policy. None of the market-rate parcels were sold to external or foreign interests. As of June 2026, 8 sales have closed, with the remaining 9 in escrow. Main Campus Update: The developer for the 11+ acre Main Campus was chosen by a selection panel in March and approved by the Board of Commissioners in June 2025. To date, HACCC and the elected developers, CHDC and Eden Housing, continue to conduct Exclusive Negotiating Agreement discussions. It is anticipated that ENA will be complete by summer 2026. The approved project includes 240 total units and amenities such as a park, fitness center, basketball court, and daycare facility. Fifty-eight planned 2-bedroom homes for sale, 67 planned 3-bedroom homes for sale, 115 senior affordable rentals, and over 400 off-street parking spaces. The project will be completed in 5 phases. The first phase is projected to begin at the end of 2027 with the construction of the senior rentals and 26 of the for-sale homes. The entire project is projected to be completed by early 2034.

RCF Connects:

Property Address for sale: 1740 Fred Jackson Way - 4 bdr, 1.5 bath, 1744 Fourth Street - 4bdr, 1.5 bath, 1710 Giaramita Street - 4bdr, 1.5 bath, Duplex: 423 Silver Avenue & 1709 5th Street - each - 3bdr, 1 bath. Special CRA Financing: Example from California Bank and Trust: Up to 97% loan to value, No mortgage insurance to borrower - Bank pays for it. Reduced lender fees; two (2) months of house payments are required in reserves. Example from Mechanics Bank: Mechanics Bank has partnered with RCF Connect to help people in local communities achieve the goal of homeownership. Through this partnership, applicants can: Get a mortgage with as low as 3% down. Qualify for a WISH Grant for a maximum amount of \$32,000 to go towards your down payment. Speak to dedicated Lending Advisors throughout the home-buying process. Site Designs are all Advanced Energy Homes: Induction stove, smart thermostat, solar panels, and electric vehicle charger. Contact alee@richmondrcf.org Ph# 510-234-1200

Question: What year was Las Deltas built? Answer 1964. Questions were asked about parking and a garage. There will be off-street parking. Question: Any offers on the duplexes? Annie asks what the amount of rent would be for a duplex and how much a duplex costs. Answer: Rent is about \$3,000 a month, purchase price \$690,000.

Richmond Neighborhood Housing Services - Restoring Neighborhoods/Las Deltas:

RNHS is committed to restoring neighborhoods and creating vibrant communities. The Las Deltas Redevelopment Project Overview: The objective is to renovate and subdivide existing duplexes into affordable, below-market-rate homes available for purchase. The scope is renovation and conversion of (4) residential duplexes into (8) affordable homes for sale in North Richmond. The target audience is low-to-moderate income homebuyers currently or formerly in N. Richmond, relocated Las Deltas residents. Sustainability will incorporate green building practices, energy-efficient solutions, and strategies that support generational wealth by reducing long-term living costs and building equity. Partnership: A collaboration with community development financial institutions, community organizations, & emerging developers. The Las Deltas Redevelopment Project (18) Month Tentative Timeline: Months 1-8, planning & approvals, months 8-12, renovation, months 13-14, finalization & sales. Property Acquisition - May 2025, permit & entitlement package submitted - July 2025, and financing secured - April 2026. A three-bedroom rental will cost you about \$3,432 per month. CCC Fair Market Rent. A mortgage will run about \$3,049 per month, excluding taxes & insurance. RNHS will be doing a Las Deltas Info Session on August 19th. Please contact the office for more information.

Tim, Senior Project Manager, and Katrina /CHDC - N. Richmond Las Deltas Rehabilitation of (4) Duplexes: CHDC has a Community Housing Development Corporation Team, which consists of office staff. Tim gives a history of CHDC. Their mission is to create and sustain vibrant communities for low to moderate-income individuals, seniors, and families by providing high-quality, affordable housing, economic development, and supportive services. Las Deltas Single Family Home Details & Development Update: Four properties were awarded to CHDC through a competitive RFP by HACCC. The properties will be rehabilitated for homeownership sale. There is a tentative timeline for each property to be rehabilitated. Homeownership Center & Asset Building offers different programs: There is the First Time Homebuyer Program, Home Buying Education, Las Deltas Homebuyer Club, and The Black Wealth Initiative. Visit the CHDC website or email/call to access available resources. <https://communityhdc.org/community-wealth-building/admin@communityhdc.org> Ph# (510) 412-9290. Annie says these programs are the best, and CHDC is very notable for its help and assistance in getting first-time home buyers into houses.

Richmond Land presents North Richmond Eco Village Timeline: In 2023, RL was awarded two sites from the HACCC Las Deltas RFP. Sites should be fully acquired in 2026. Projected project completion & ribbon cutting is 2029. The site plan for the ECO Village: Phase 1: 8 duplexes, 3BR/1BA (1200 sqft) Phase 2: 4-5 cottage homes, 1BR/1BA (400-600 sq ft). Currently: 12-13 homes range, bicycle parking, car parking, community spaces, outdoor living amenities, community gardens, demonstration rain garden, solar canopy, and traffic calming mural. Richmond Land's priority is to engage all former, native, and current residents and workers of North Richmond. They have hired four full-time professional staff members and engaged a robust pro-bono technical assistance team of consultants and engineers. They have been working diligently to secure a development partnership with CHDC for Phase 1 of NREV. They are updating their site design and applying for financial resources to support the project. Once their partnership is official and they have closed escrow, they will begin securing a development team to move NREV forward. They are deeply committed to this work.

PROGRAM AND OTHER AGENCY REPORTS

Tania Pulido, District Coordinator/Supervisor John Gioia's Office:

A County Grant was submitted for 15 million dollars. When the money is granted, it will be used throughout the community. For projects such as retrofitting homes, programs for the community, including improvements to the infrastructure, and the community center at Urban Tilth Farm. The county did get the Active Transportation Grant. There have been some improvements to the sidewalks on Market Street. The county has recently received funding to do a longer stretch on Market Street. Funds were also

received to do improvements at the railroad crossings. The Community Impact Fund, for one million dollars, received over 200 applications. Hoping to announce soon who will be receiving funding. Weekly Thrive Thursdays is back, an event featuring health-based activities and resources.

Questions: _Annie talks about the Contra Costa Resilient Shoreline Plan. She says the meeting has been cancelled until July. They are recruiting participants for phase three of the plan. Annie asks: What is the mileage of the shoreline? The answer is that Contra Costa County has 90 miles of shoreline. North Richmond's shoreline plan will incorporate a living levee to protect against sea level rise.

Questions about the air monitoring system in the community. Where are they located?

Funding has been requested for an employee to work with BAAQMD, pertaining to air monitoring systems in the community. Tania did a tour of the West County Waste Water Management facility. It was really informative, with all the new technology in place at the facility. *Don says we must ask that the meeting be extended by 15 minutes. Annie makes the motion to extend the meeting by 15 minutes, Latifah seconds, and all are in favor.

Janine Shaheed, Community Engagement Manager/CHDC: Next week, there will be a Red Cross Blood Drive at the senior center. The date is June 11th, from 9:00 a.m. to 3:00 p.m. The Red Cross is in shortage of blood types O, B & A. Blood donors will receive a \$20 Amazon gift card and an additional \$15 gift card. Donors will be able to walk in or go online to register.

Kalu Dennis, Community Service Coordinator/CHDC - Mitigation Fee Funded:

The Willie Spears Cleanup last Saturday went really well. Had over 600 participants. Had 22 dumpsters and two metal bins. The next cleanup will be held on 10/10/2026. The June newsletter is coming out in two weeks. Community Awareness Day will be held on 6/3/2026. The event will feature electric cars that you can test drive.

Princess Robinson, Executive Director/Richmond Land: RL was able to save the property, located on the South Side. It was secured with permanent funding. Plans are in place to purchase ECO Village by the fall of 2026. Have been in conversation with Katrina from CHDC. The plan is to implement their COT classes. Hoping to host another Buy Back The Jet event. Working on a film production with Donte Clark. The film will be about the Las Deltas Projects, and the people who lived there and were relocated.

Latifah Abdullah, Community Engagement Manager/Urban Tilth Farm:

A few updates: Had a visitor from Tuskegee University. Grace Fellowship Baptist Church came out to the farm and brought their Seed & Feed Ministry. The farm is open for tours every 4th Saturday. The public is welcome to come out and volunteer. The location is 323 Brookside Drive, N. Richmond, CA. After school at the farm is every Wednesday from 3:00 - 5:30 p.m. To take a look at everything that's going on, you may go to the internet at urbantilth.org/events. Urban Tilth Farm will be attending the Community Awareness Day and the North Richmond 15th Annual Music Festival. Several organizations participated in the workshops: Not 4 Us - Without Us. There is a disconnect with the residents who submitted applications for funds.

DeShawn: Will be hosting the Shock The World Workshop. Will be on Jun 15th, from 1 - 2:30 p.m. Location will be at 1540 Fred Jackson Way, N. Richmond, CA.

Update on the Veolia Grant: Seven people to be on the board. Now it's up to the City of Richmond to follow through. Will have the City come and present to the NRMAC.

The meeting adjourned at 7:10 p.m.

NEXT MEETING

July 7, 2026

5:00 p.m. - 7:00 p.m.

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