

City of Richmond Community Benefits Policy Development

Notes from Community Input Sessions

Summary

On Wednesday, October 13th and Thursday, October 14th, the City of Richmond held public meetings to update community members on the process to develop a new citywide community benefits policy and give them an opportunity to help shape what is included. At each meeting, City staff presented background information on community benefits, including how Community Benefits Agreement differ from a citywide community benefits policy. The presentation provided an overview of the three categories of community benefits and what the City currently has on the books with each category. Participants were then invited to add comments on a virtual white board outlining what requirements they would like to see added or strengthened in a new citywide policy. Participants also asked questions of city staff and members of the consultant team who were present. The virtual white board notes are below. Note: In addition to contributing their own input, participants had the option of adding “check” marks to others’ input they supported. Those check marks are reflected as “+” marks in green below.

Meeting 1: October 13, 2021, at 6:00 pm

Category 1: Community benefits provided by developers of large public/private projects

1. We should seek to expand the CBA surrounding local employment to include set asides for workforce development programs and not just prioritize local hire because there may be skills gaps between the newly created jobs and available talent in Richmond.
2. Youth training can be emphasized for local employment opportunities and supplementing NPOs to hire youth, year-around and provide youth with a living wage.
3. I think that if we use existing structures like our neighborhood councils, the community engagement timeline could be 30 to 45 days. If not, it should be 60 to 90 days.
4. It would be great, while difficult to go beyond the Neighborhood Councils which don't fully represent the constituent base. And so a longer engagement process may be needed, i.e., a minimum of 60 days.
5. I think the \$100,000 threshold is too low. The community benefit from a project with this budget, along with the time and cost to administer this by the city, might make this unfeasible.

Category 2: Community benefits required as terms of City procurement contracts

1. Consider subcontracting with local Richmond businesses.

2. Assist in tenant improvements.
3. Entrepreneurship to help folks with costs such as building out spaces in Richmond. These costs can be very expensive.
4. is it possible to strengthen this CBA by establishing a similar requirement for private companies that do business here? Maybe at a lower percentage than the 25% requirement but more than just good faith in soliciting partnerships with local biz.
5. Relatedly, the CBA could include set asides for Business Development funds to increase local capacity.
6. While environmental products are more expensive, it is necessary for the sake of our greater community, and I would encourage a high percentage of materials etc. to be "green."
7. Goal: At least > 50%.

Category 3: Community benefits delivered through City's land use and housing regulation

1. The one issue i have is that the set aside is never enough to build housing so I would increase the amount of the paying into the linkage fees or have people actually build affordable housing. Both for commercial and residential projects.
2. Can community benefits go towards resources to support littering and trash abatement?
 - a. if the City establishes a community benefits fund, with \$\$ from various sources, funds can be used for a range of community needs, including trash
 - b. San Diego has done this as an approach to maintaining their parks with funds from various sources. - Balboa Trust
3. Raise funds for grants and loans for Cannabis Equity ordinance. +1
4. Add local employment to category 3 in addition to category 1

Meeting 2: October 14, 2021 at 12:00 pm

Category 1: Community benefits provided by developers of large public/private projects

1. Minimum Wage should be raised to \$20/hr. +2
2. Ensure and improve community engagement when developers come to Richmond. +1
3. train youth and hire youth year-round
4. Similar to other cities, when a new person comes on board there should be a training program.
5. working with the workforce development board on local hiring.
6. It would be great, while difficult to go beyond the Neighborhood Councils which don't fully represent the constituent base. And so a longer engagement process may be needed, ie, a minimum of 60 days. +1
7. Hire local residents/priority to BIPOC.

8. City identifies community residents throughout neighborhoods (those who are within 30 miles of the project/developments) to inform and identify community benefits they want. Then those community benefits are included and integrated into the RFP.
9. Once the developer is chosen, the residents (specific to that neighborhood) should be part of the oversight to ensure the recommendations are actually coming into fruition.
10. If a redevelopment project happens where existing residents need to be relocated, there needs to be a transparent community process that ensures that
1) they are not displaced from Richmond 2) have the ability to 'right to return.' +1
11. Including residents in the RFP process.

Category 2: Community benefits required as terms of City procurement contracts

1. Obstacle: Consultants require background checks.
2. Creating a potential interactive realtime dashboard for updates.
3. My concern is that there should be community engagement when developers come to Richmond.
4. Funds to support parks & landscaping maintenance.

Category 3: Community benefits delivered through City's land use and housing regulation

1. Recommend community engagement when developers come to Richmond.
2. Having amenities such as reviving local business (community center, laundromat, grocery store, scooters/Rich City Rides stations, service (cleanup) for example at developments such as Nystrom/North Richmond. +1