

# NYSTROM UNITED REVITALIZATION EFFORT (NURVE)

Friday, July 26, 2024

2:00pm – 3:30pm

---

To create "a safe, diverse and thriving place, where kids walk to quality schools, people of all ages use the parks and community facilities, and a variety of housing options meet the needs of local residents."

# AGENDA

## I. Welcome, Introductions and NURVE Overview

## II. Project/Program Updates

- a. Richmond Rising - Transformative Climate Communities (TCC) Project Update – Matias Eusterbrock, TCC Project Analyst
- b. Wellness Trail and Complete Streets Update – Josef Muniz, Capital Projects Manager, Public Works
- c. Nystrom Village Development Project – Gabino Arredondo, Interim Director of the Richmond Housing Authority
- d. Housing Renovation Program and Social Impact Bond Program – Jim Becker, RCF Connects
- e. No Cost Solar Workshop for Low-income Homeowners – Valerie Li and Mary Kathryn Rueff, Economic Development - Environmental Initiatives
- f. Martin Luther King, Jr. Center Update - All
  - Community Process
  - Schematic Design
  - Fundraising Plan

## III. Partner Updates – All

## IV. Adjourn

**Next Meeting: September 27, 2024, from 2:30pm – 4:00pm**

# NURVE Overview

- NURVE was co-founded in 2002 by the East Bay Community Foundation and the Richmond Children's Foundation (now RCFCConnects)
- Goal to revitalize the area surrounding the Nystrom Elementary School through significant capital improvement projects, programming and community partnerships, and greater connections between stakeholders.
- The partners involved in NURVE strongly believe that community needs can be addressed through meaningful collaboration and local, neighborhood-based revitalization that can help transform the community into one that is healthy and vibrant.

# PARTNERS

NURVE is a collaborative effort between various stakeholders which include:

- Coronado, Santa Fe and Iron Triangle Neighborhood Councils
- City of Richmond
- RCF Connects
- Contra Costa County
- National Park Service
- Rosie the Riveter Trust
- West Contra Costa Unified School District
- Community Based and Non-Profit Organizations
- Community Residents

# NURVE Projects



## Upgrades Completed:

- ✓ Martin Luther King, Jr Park
- ✓ Sidewalk and Streetscape Improvements
- ✓ Maritime Center
- ✓ Nystrom Elementary School

## Pending

- Nystrom Village
- Martin Luther King, Jr. Community Center



Martin Luther King, Jr. Park



Street Improvements – Wellness Trail



Nystrom Elementary School



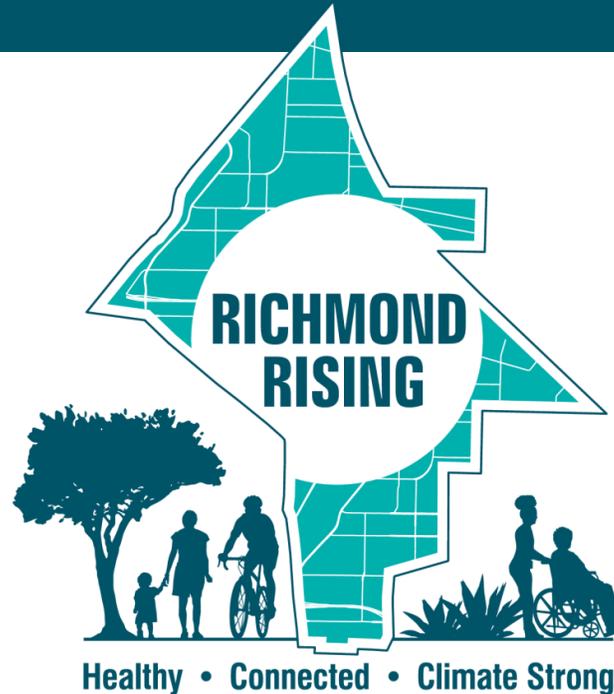
Maritime Center

# Richmond Rising

## Transformative Climate Communities (TCC) Program

---

Nystrom United Revitalization Effort (NURVE) Meeting  
July 26, 2024



# Richmond Rising

- The City partnered with 6 local orgs to receive \$35M from the California Strategic Growth Council's Transformative Climate Communities (TCC) Program over 5 years, beginning Fall 2023
  - Local program titled Richmond Rising
- Health, economic, and environmental benefits to **Iron Triangle**, **Santa Fe**, and **Coronado** neighborhoods



# Transformative Climate Communities (TCC) Grant

Richmond Rising protects and empowers the city and its residents following the following strategies:

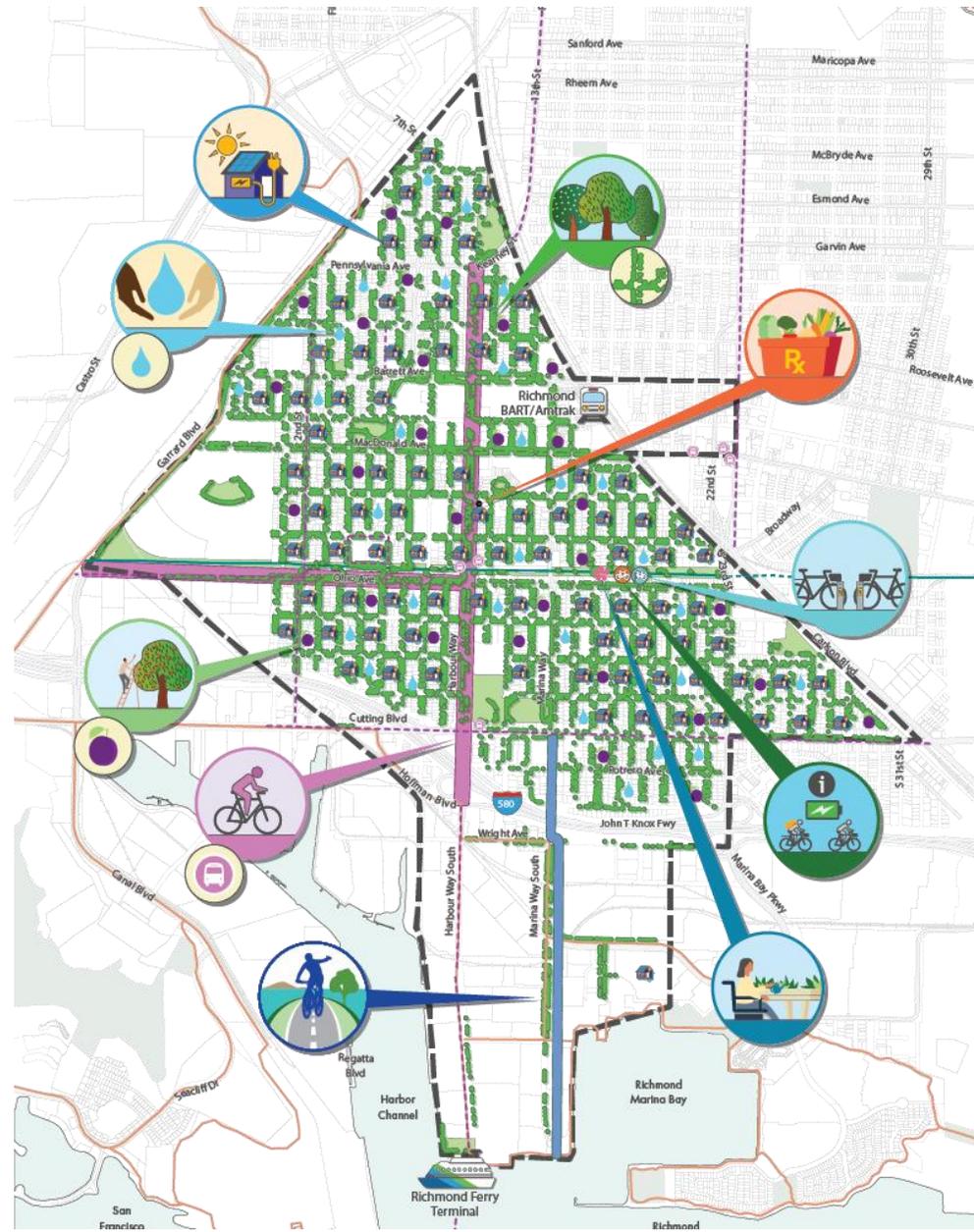
- Transit access and mobility
- Solar installation, energy efficiency, appliance electrification
- Water efficiency
- Urban greening and green infrastructure
- Health and well-being through parks and healthy food



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.



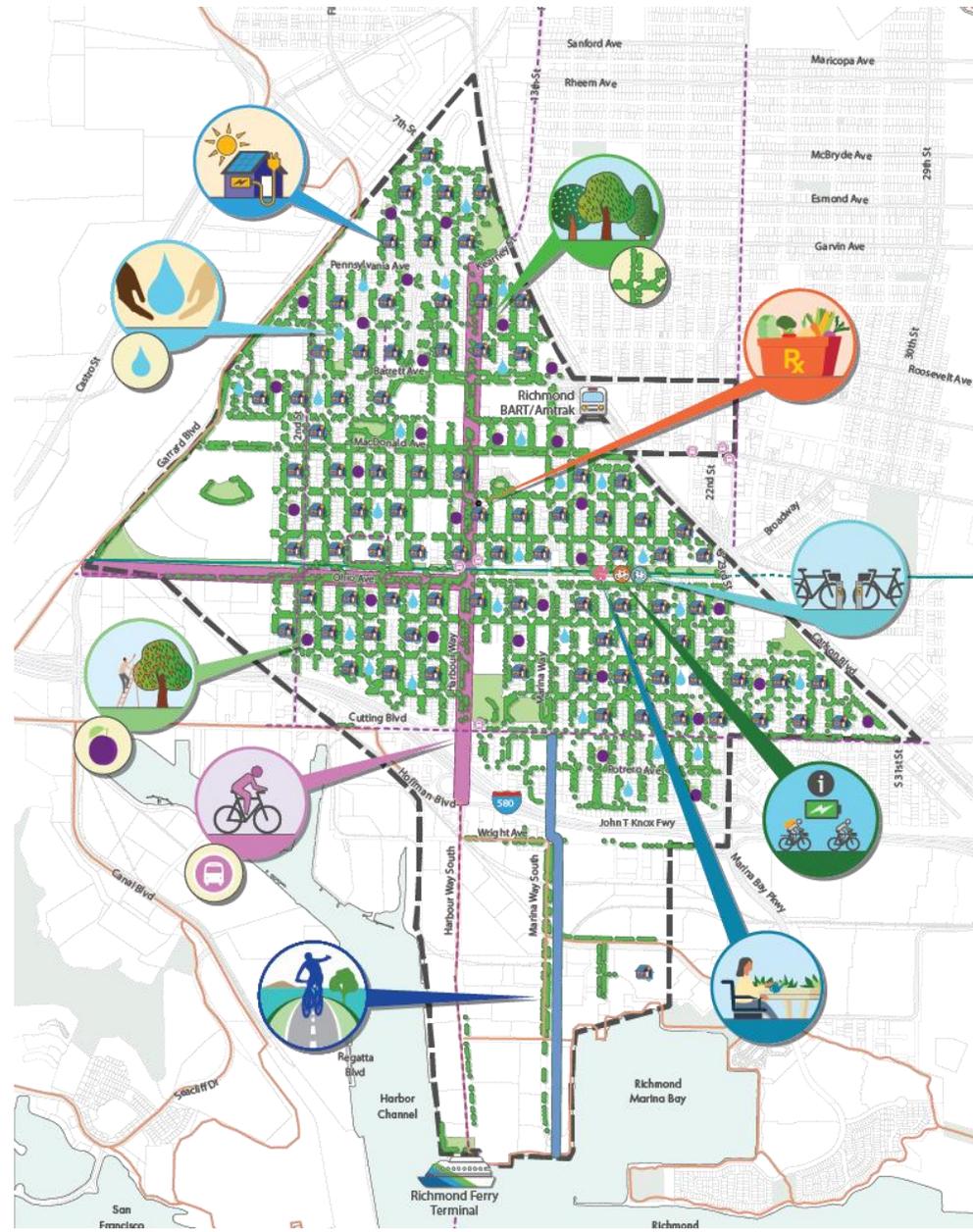
# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.





# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

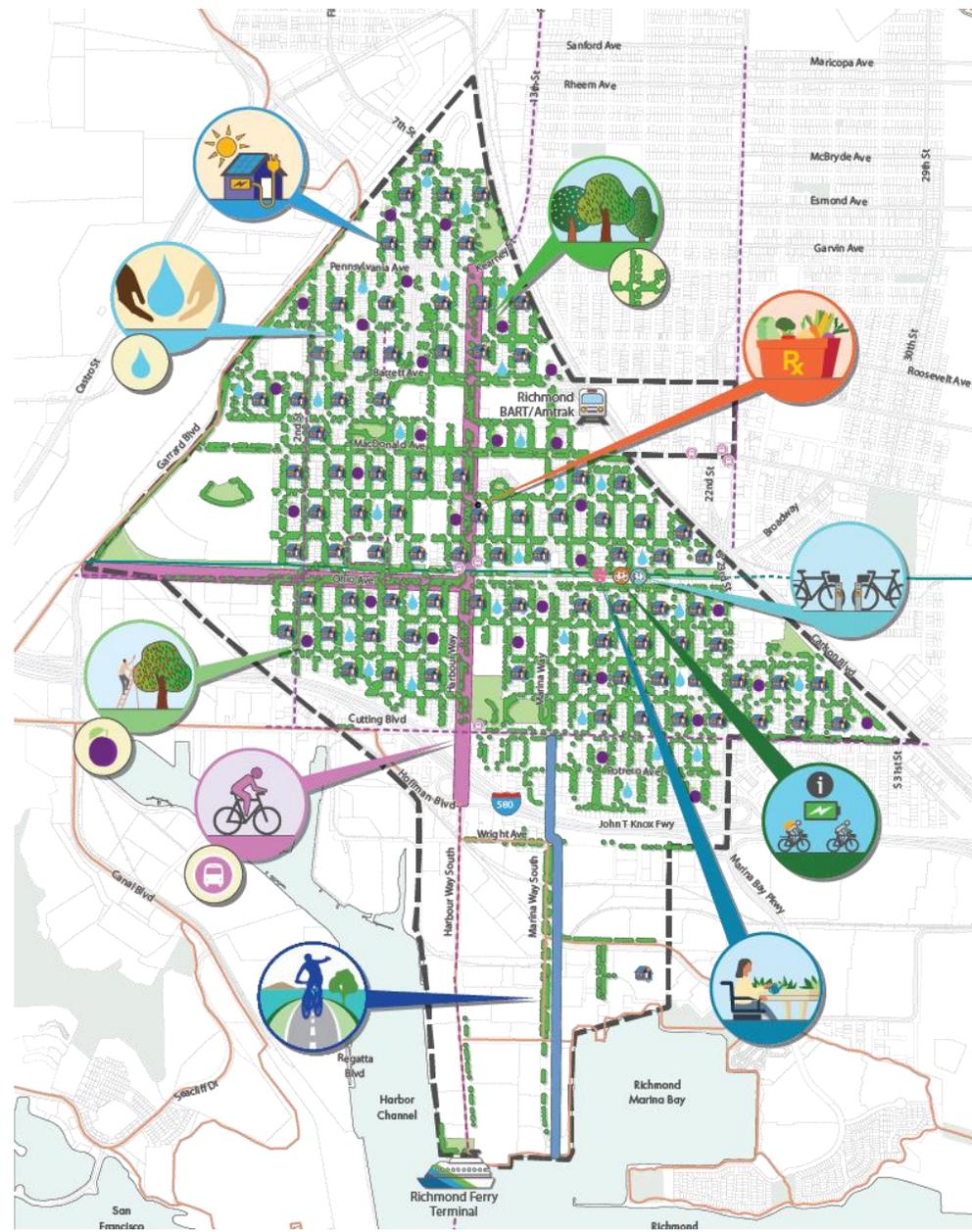
will install greywater systems and offer green career training.

## Orchard for All

will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

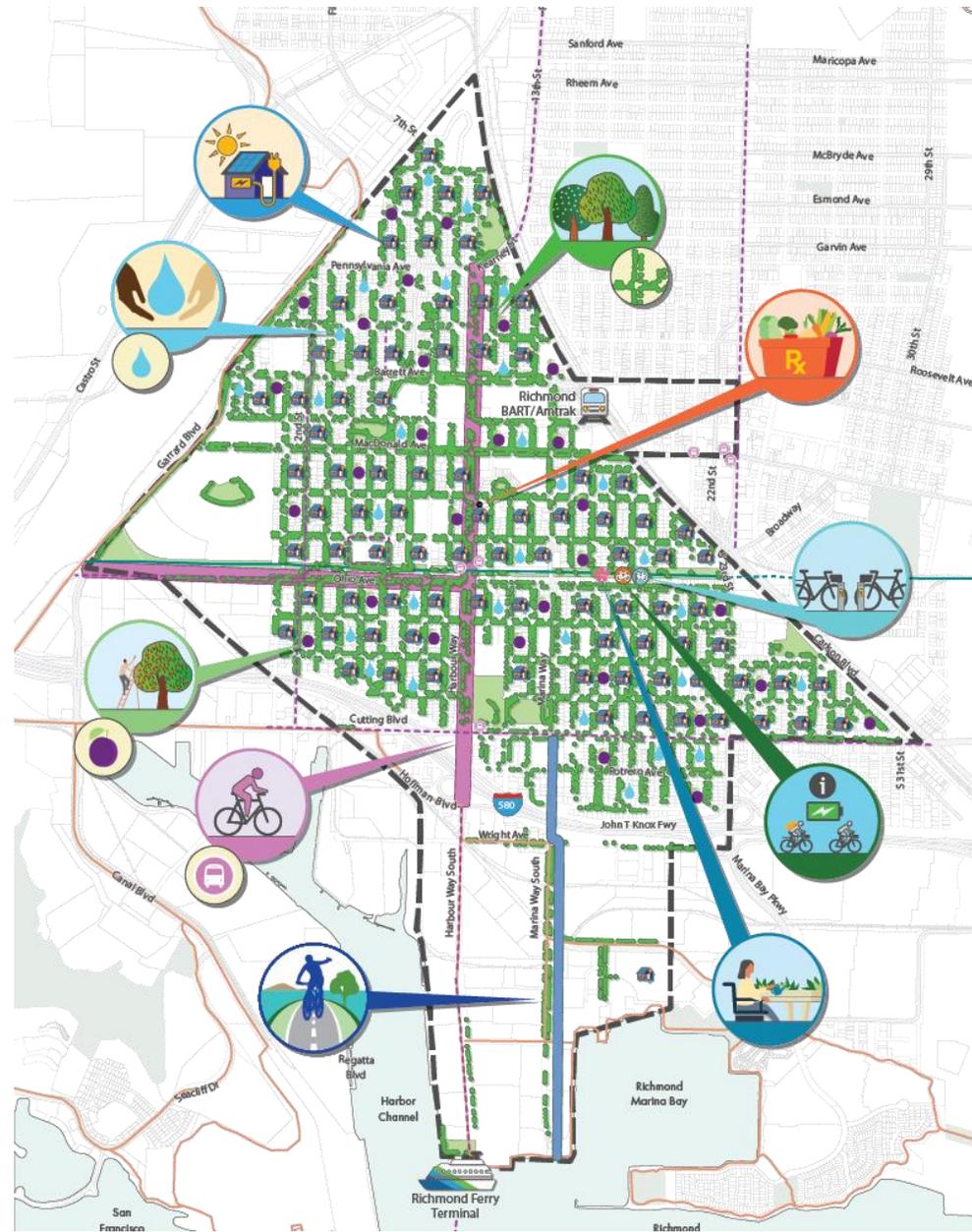
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

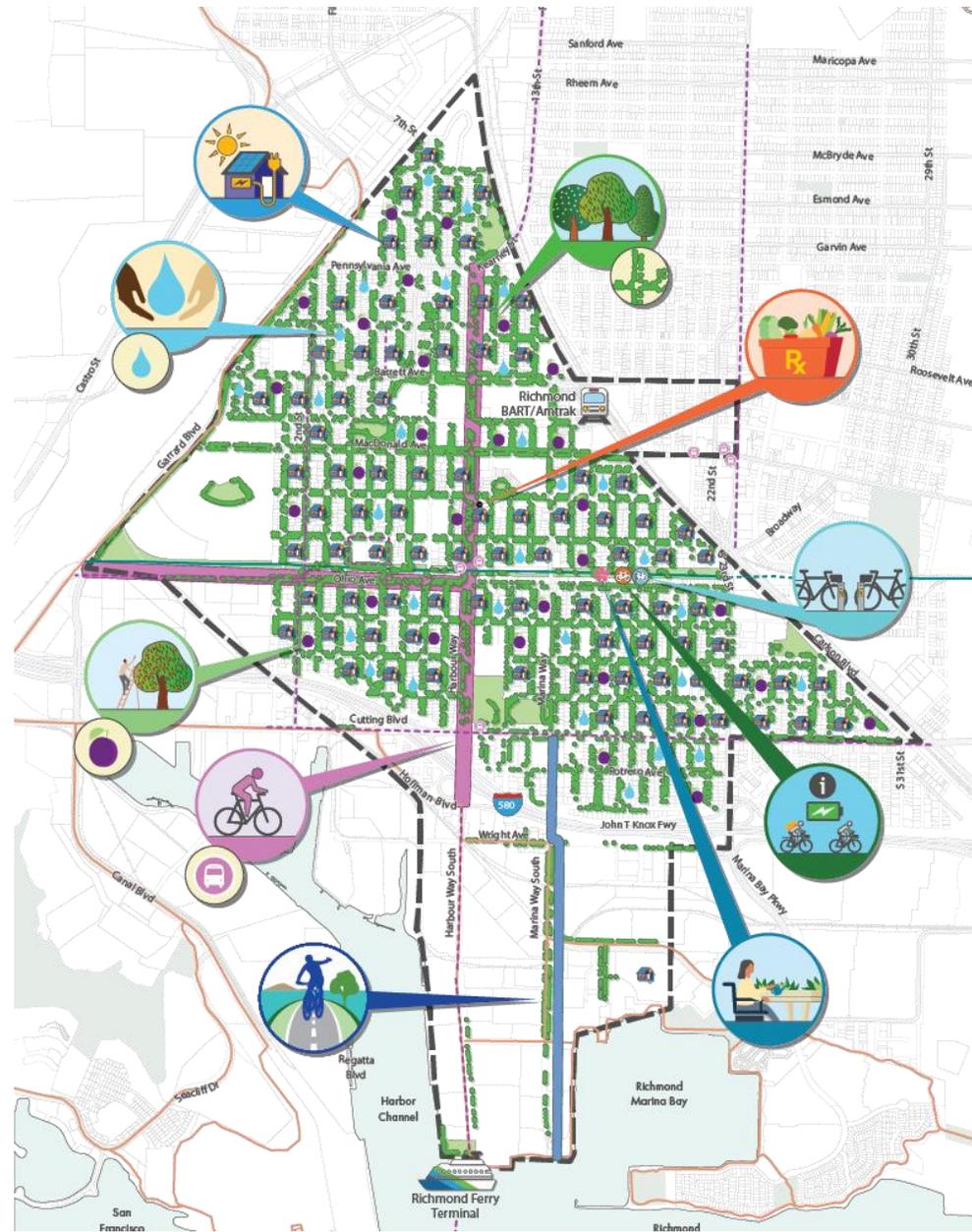
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



## Bosque del Barrio

will plant 1,000 new trees on streets and at homes in the project area.



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

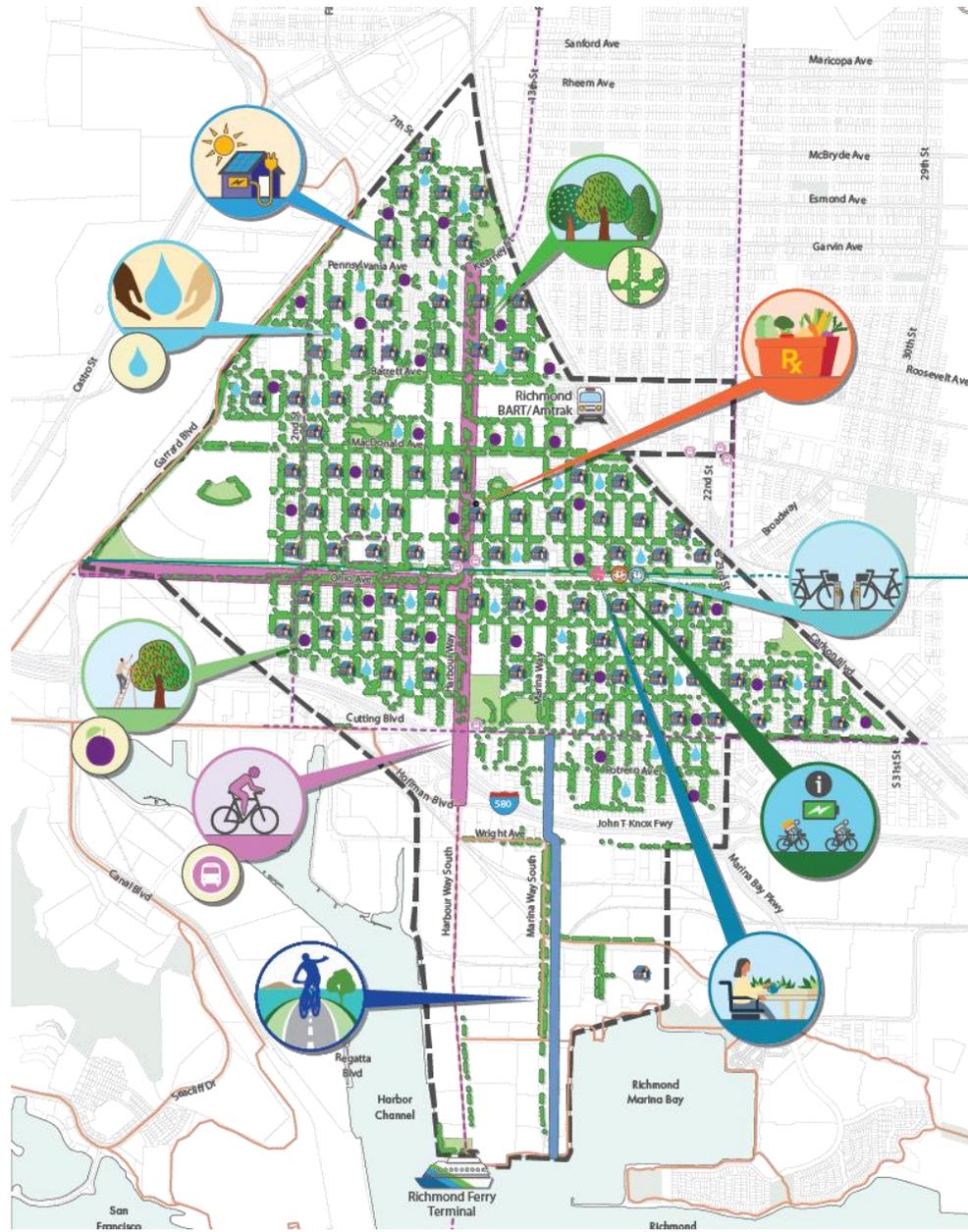
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



## Bosque del Barrio

will plant 1,000 new trees on streets and at homes in the project area.

## Veggie Rx

will prescribe fresh produce, offer healthy eating classes, and host community health conversations and education



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

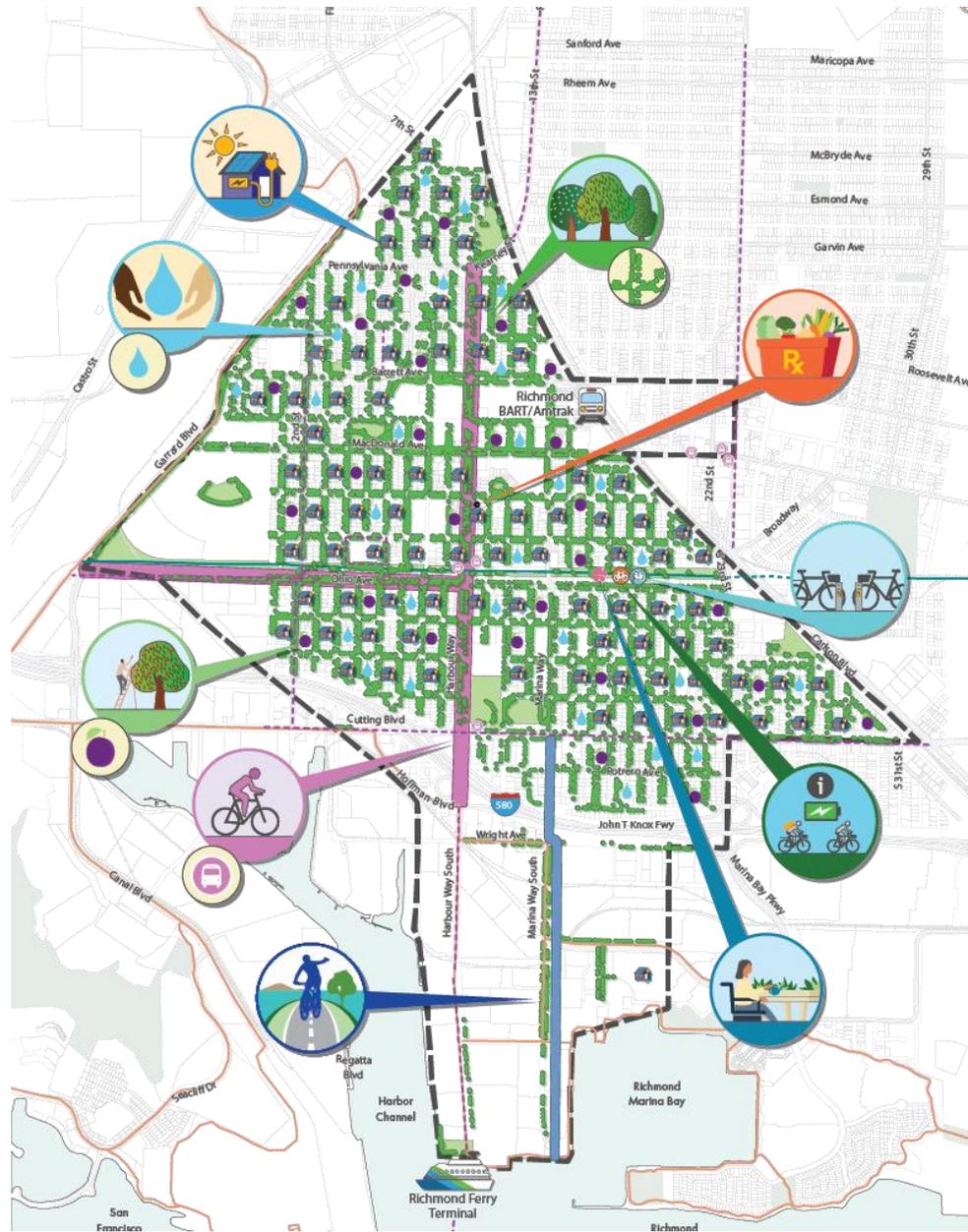
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



## Bosque del Barrio

will plant 1,000 new trees on streets and at homes in the project area.

## Veggie Rx

will prescribe fresh produce, offer healthy eating classes, and host community health conversations and education

## E-Bike Share

will expand Richmond's e-bike share program, adding 70 bikes across 5 access points and offering free memberships.



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

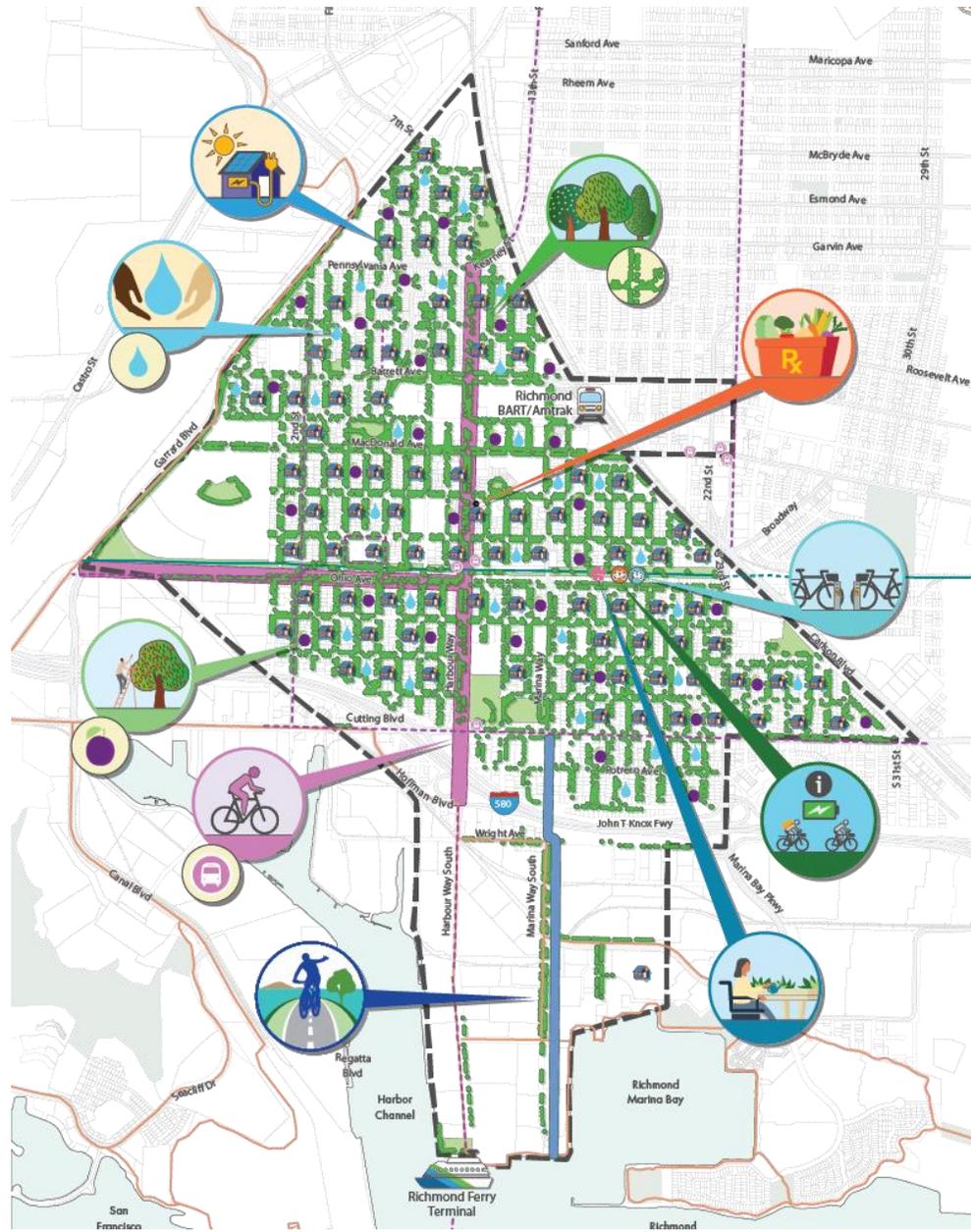
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



## Bosque del Barrio

will plant 1,000 new trees on streets and at homes in the project area.

## Veggie Rx

will prescribe fresh produce, offer healthy eating classes, and host community health conversations and education

## E-Bike Share

will expand Richmond's e-bike share program, adding 70 bikes across 5 access points and offering free memberships.

## E-Bike Lending Library

will provide more bikes, provide trainings, and offer a free road to ownership program.



# Project Area Map

## Resilient Homes

will install solar panels and efficient appliances in homes, creating cost savings and improving health outcomes.

## Basins of Relations

will install greywater systems and offer green career training.

## Orchard for All

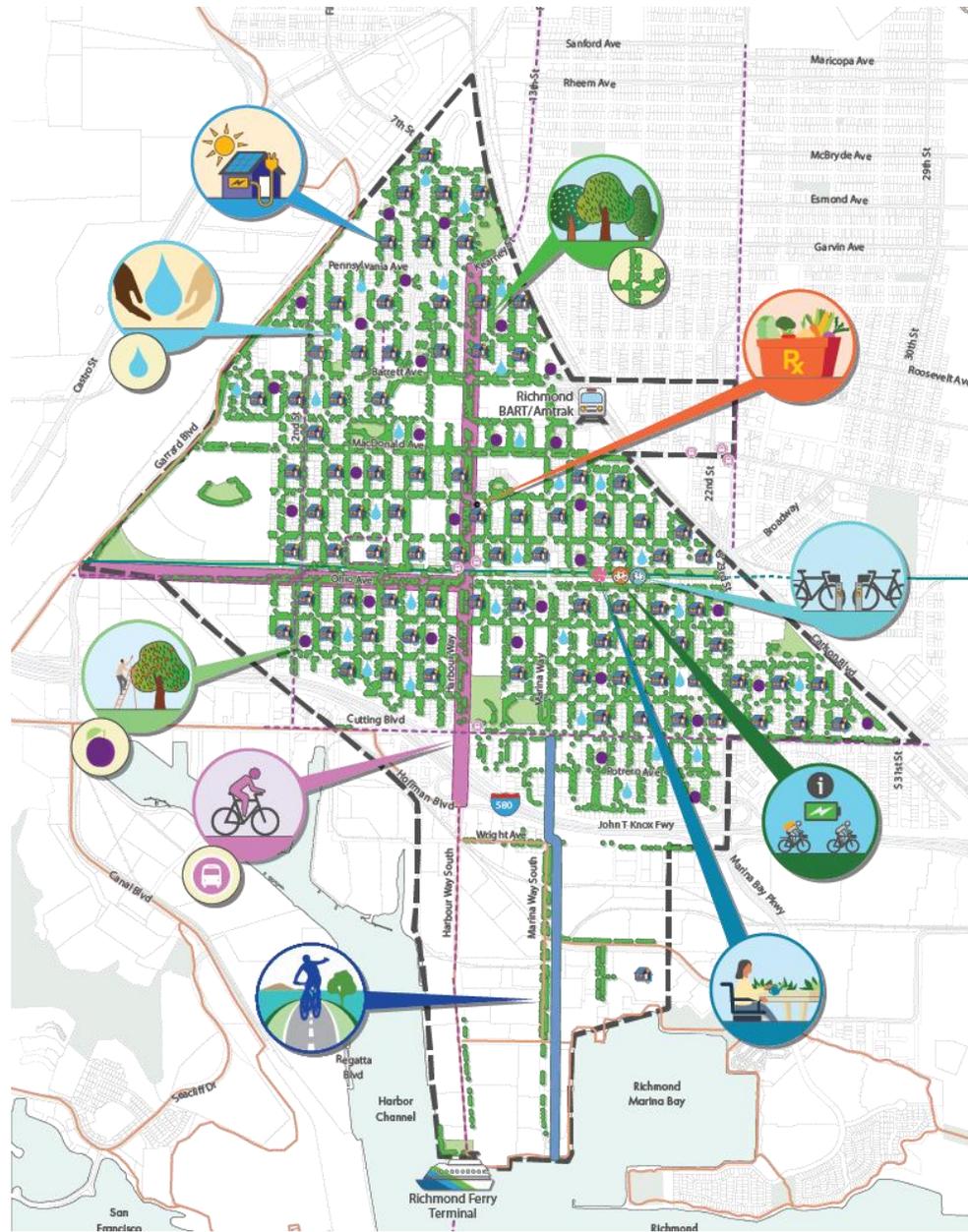
will plant more fruit trees and provide jobs and free, healthy food.

## Neighborhood Complete Streets

will create new bike lanes, pedestrian pathways, and strategies to slow car traffic

## Richmond Wellness Trail

will create a route from the BART/Amtrak station to the new Ferry terminal.



## Bosque del Barrio

will plant 1,000 new trees on streets and at homes in the project area.

## Veggie Rx

will prescribe fresh produce, offer healthy eating classes, and host community health conversations and education

## E-Bike Share

will expand Richmond's e-bike share program, adding 70 bikes across 5 access points and offering free memberships.

## E-Bike Lending Library

will provide more bikes, provide trainings, and offer a free road to ownership program.

## ADA Accessible Garden

will design and build a garden to increase access to healthy foods for all users, including seniors and individuals with mobility challenges.



# Transformative Plans



## Community Engagement Plan (CEP)

A 15-person Youth Fellows Program will help facilitate resident participation. A Collaborative Stakeholder Committee (CSC) will meet monthly.



## Displacement Avoidance Plan (DAP)

New policies and more City services will ensure residents and business owners can stay in Richmond.



## Workforce Development and Economic Opportunity Plan (WDEOP)

Residents will have access to training and support programs for emerging careers like clean energy.



## Indicator Tracking Plan (ITP)

The process and outcomes of the Richmond Rising initiative will be evaluated by the Center for Global Healthy Cities at UC Berkeley to measure our impact



## Grantee

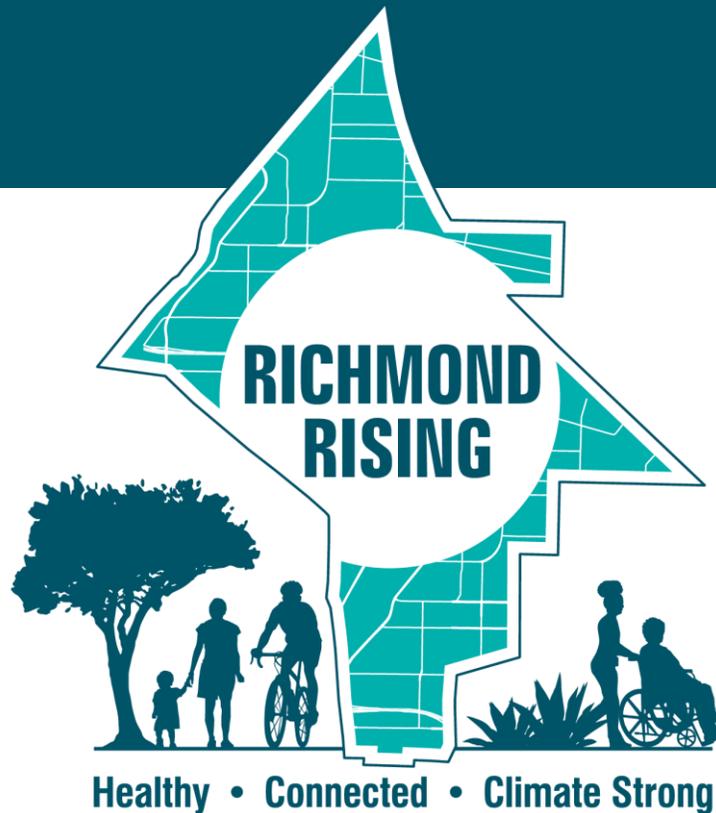
The City of Richmond will hire two limited term positions to support the implementation of the Transformative Climate Communities (TCC) Grant.

# Collaborative Stakeholder Committee (CSC)

- CSC makes recommendations, provides input, and assists Project Leads in implementing project activities with community accountability
  - Does not have final decision-making authority
- 3-6 community members will be nominated to the CSC
  - Nominations can be made online or in-person by any member of the public
  - CSC requests community members serve at least one year, though are invited to stay longer if interested
  - Stipend for monthly participation
- Meetings held 1<sup>st</sup> Wednesday, 6pm at Nevin CC
  - Next meeting August 7<sup>th</sup>!



# Thank You!



**Questions? Comments?**

Please reach out at  
[tcc@ci.richmond.ca.us](mailto:tcc@ci.richmond.ca.us)

or visit us online at  
[richmondrisingca.gov](http://richmondrisingca.gov)

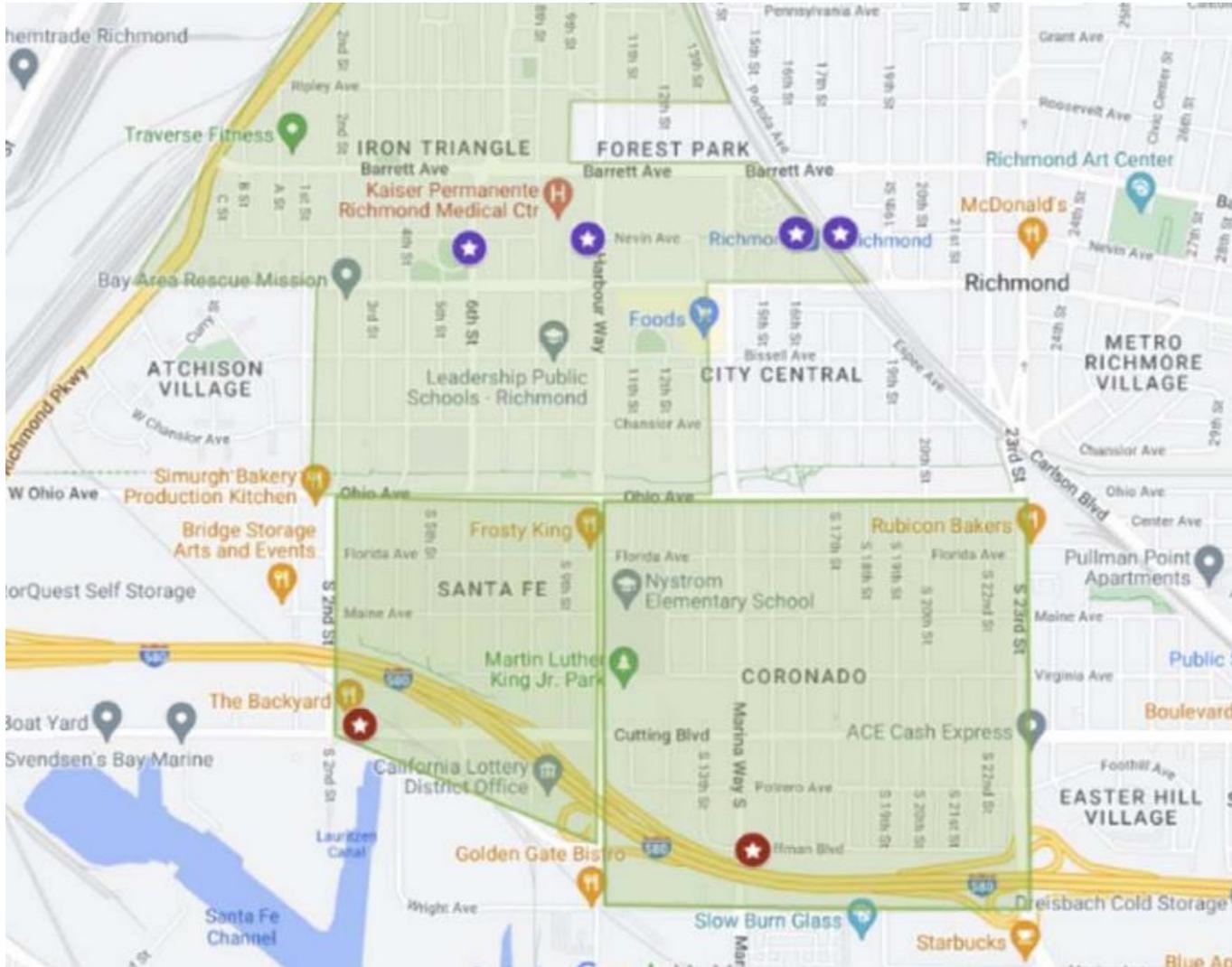
# E-Bike Library Design



# Universally Accessible Garden Design



# E-Bike Hub Locations in Project Area



# RICHMOND HOUSING RENOVATION PROGRAM



# HISTORY AND BACKGROUND

## THE CHALLENGE

- Richmond had a number of blighted or abandoned properties
- Average annual cost of \$12,000 per house to manage
- Depressed property values; Unpaid property taxes and bonds
- Health and safety violations

## PROGRAM GOALS

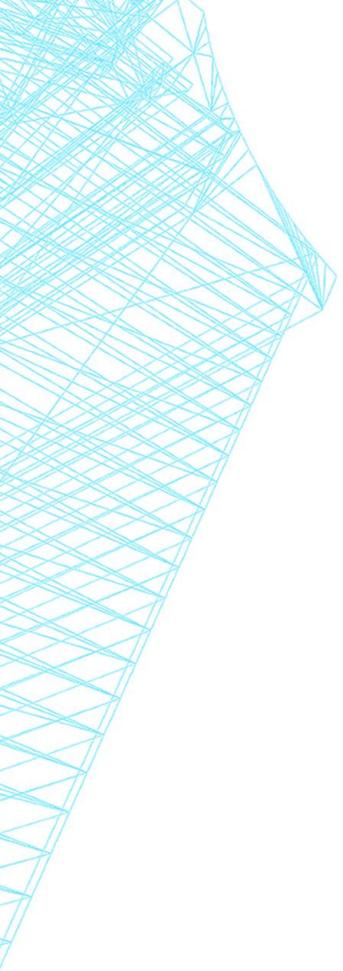
- Reduce the incidence of vacant and blighted single-family houses in Richmond.
- Promote homeownership for local first-time homebuyers
- Finance the program using social impact bonds (SIBs), a Financing Model that recycles funding to maximize number of housing units in the program



# WHY DO THESE PROPERTIES REMAIN ABANDONED?

- Little profit in it for the private market.
- Acquisition challenges make it difficult to cluster properties together.
- There has been a disconnect between the probate process and the tax sale process.





# PROGRAM OBJECTIVES

- Identify, acquire, rehabilitate and sell dilapidated, abandoned housing stock
  - Create clean, safe and decent housing – appropriate to neighborhood
  - Provide opportunities for First Time Home Buyers through SparkPoint
  - Stabilize neighborhoods
  
- Create Social Impact Bond Financing Model to recycle funding to maximize number of housing units in the program

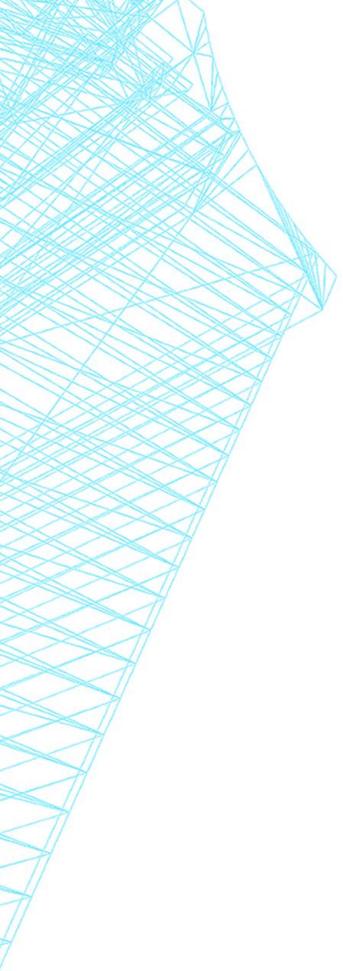
# ACQUISITION PRIORITIES

<b>Proximity to Schools</b>	1 – within a mile of a school	2 – within half mile of a school	3 – within a quarter mile of a school	4- within 1,000 feet of a school	5 – Adjacent to a school
<b>Proximity to Parks</b>	1 – within a mile of a park	2 – within half mile of a park	3 – within a quarter mile of a park	4- within 1,000 feet of a park	5 – Adjacent to a park
<b>Proximity to Properties Already Acquired by Program</b>	1 – within a mile of a property	2 – within half mile of a property	3 – within a quarter mile of a property	4- Within the same neighborhood of a property	5 – Within 1,000 feet of a property
<b>Number of Years Vacant</b>	1 – one year vacant	2 – two to three years vacant	3 – four to five years vacant	4 – five to ten years vacant	5 – more than ten years vacant
<b>Code Violations</b>	1 – one violation	2 – two violations	3 – three violations	4 – four violations	5 – five or more violations
<b>Ease of Acquisition</b>	1 – no clear acquisition strategy/ no owner identified	2 – acquisition strategy unclear but owner identified	3 – tax sale or negotiated sale	4 - probate	5 – chapter 8 sale

# THE BOND

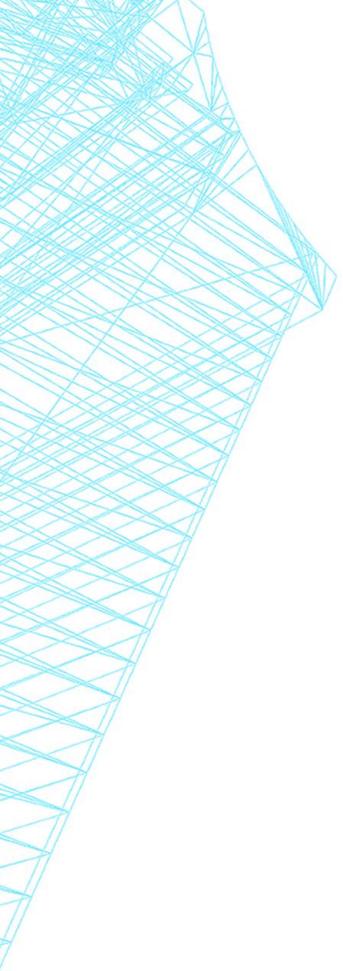
Finance the program uses **social impact bonds** (SIBs) as a funding source to purchase and renovate these blighted homes.





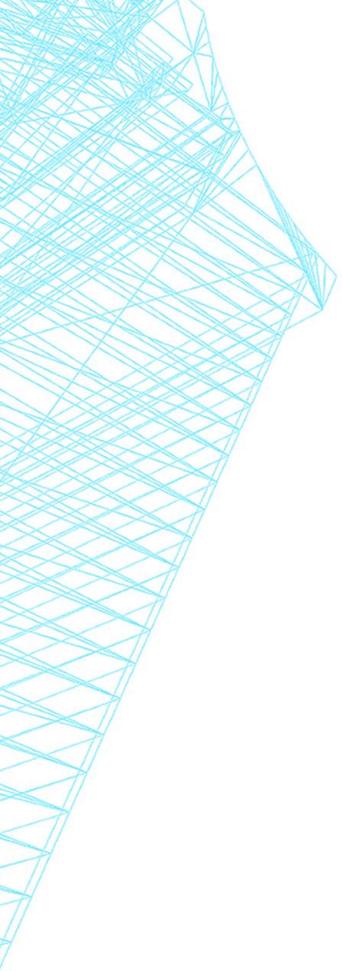
# FINANCING THE PROJECT

- City of Richmond is the conduit issuer of the investment bond or can authorize another entity to issue the bond on the City's behalf. City has no obligation to repay the bond.
- RCF Connects serves as the borrower, and the program operator.
- Bond is secured by cash and properties in the program.
- EPA Brownfields funding is used to evaluate and remediate properties so that issues of illegal dumping or other health items have been addressed.
- Bond is repaid at end of 5 years from sales to local first-time homebuyers



# RICHMOND BOND PROSPECTUS

- RCF Connects identified \$3,000,000 in investments for City of Richmond
- 5 year note payable from program revenues
- 0% interest rate with a 50/50 split if any profit is generated



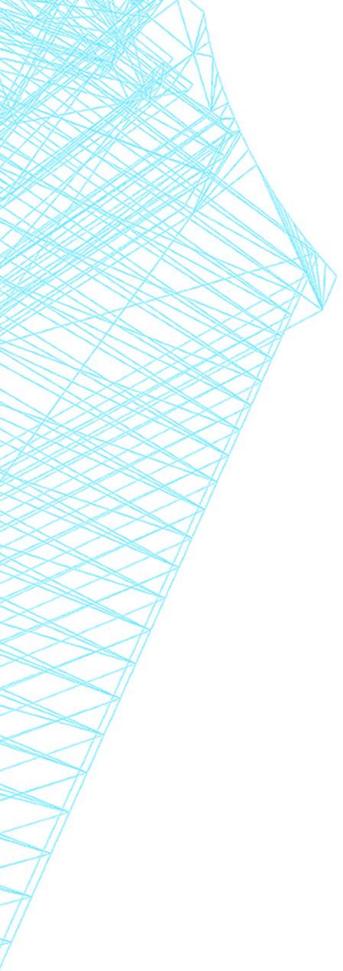
# AFFORDABLE TO PURCHASE AND MAINTAIN

## **CONSTRUCTION**

- ZERO NET EMISSION BUILDING DESIGN
- LOW WATER USAGE
- LOW EMBODIED CARBON CONSTRUCTION
- INDOOR ENVIRONMENTAL QUALITY

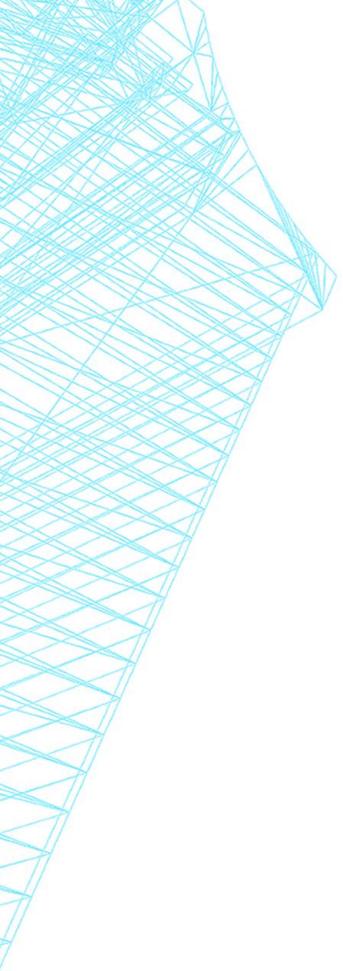
## **ZNE FEATURES**

- SOLAR PANELS
- BATTERY STORAGE
- EV CHARGING
- APPLIANCES
- SMART FEATURES



# RICHMOND PILOT MISSION IMPACT

- **29 Properties Restored**
  - **First Time Homebuyers**
  - **Local Hiring and Contracting**
  - **Increased Neighborhood Investments**
  - **Significant Reduction in Property Crimes**
- 



# RICHMOND PILOT FINANCIAL IMPACT

- 
- \$9.4 million in local spending
  - \$1,110,000 repaid in code enforcement liens and property taxes
  - \$725,000 reduction in Code Enforcement costs

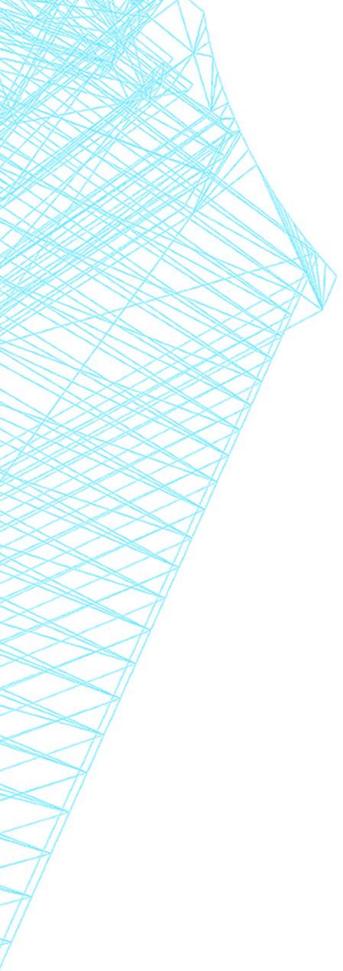
**Total Impact: \$11,235,000.00**



# ADDITIONAL PILOT IMPACTS

- \$187,000 in yearly property tax revenue (CCC Treasurer)
- New Homeowners bring \$1,192,219 per year to City of Richmond economy
  - \$41,000 per household (NAHB)

**Total Annual Impact: \$1,379,219.00**



# CITIES WORKING TO REPLICATE

- Hayward, CA
- Pinole, CA
- Oakland, CA
- Vallejo, CA
- St. Louis, MO
- Fresno, CA

---

# MLK, JR. COMMUNITY CENTER

# MLK, Jr. Community Center Concept Design (2016)





# City Council Direction – 1/23/2024



City Council

## AGENDA REPORT

<b>DATE:</b>	January 23, 2024
<b>TO:</b>	Mayor Martinez and Members of the City Council
<b>FROM:</b>	Councilmember Robinson and Vice Mayor Jimenez
<b>Subject:</b>	Request for Update on MLK Community Center Development
<b>FINANCIAL IMPACT:</b>	To be assessed by staff. There is no fiscal impact to requesting this report.
<b>PREVIOUS COUNCIL ACTION:</b>	Will need to be researched.
<b>STATEMENT OF THE ISSUE:</b>	Request that staff draft and present a plan to use the remaining allocation of funds in the amount of \$268,000 for MLK Community Center, account string 20136031-400733-01015 to engage a consultant /architect team to work with community groups to complete this plan update and create a fundraising plan so this project can move forward in the next 5 years.
<b>RECOMMENDED ACTION:</b>	DIRECT staff to present a plan to use the remaining allocation of funds in the amount of \$268,000 to engage a consultant /architect team to work with NURVE and other community groups to complete a schematic update and create a fundraising plan so this project can move forward in the next 5 years - Councilmember Doria Robinson (510-620-6568) and Vice Mayor Claudia Jimenez (510-620-6565).

- Needed a community process to update the previous site schematic design
- Potential to have MLK Center serve as a resiliency center and sports complex
- Direction to staff to present a plan to use the remaining allocation of MLK Center funds in the amount of **\$268,000** to engage a consultant or an architect team to **work with NURVE and other community groups** to complete this **schematic update** and create a **fundraising plan** so this project can move forward in the next 3-5 years.

# Next Steps – Discussed at 7/26 Meeting

1. Host community meetings at Nystrom Elementary School to begin thinking about this project
2. Schedule initial meeting with Stantec, consulting firm that can support this work through an EPA Brownfield grant, to understand if site is contaminated and , discuss plans for refreshing the MLK Center plans and outreach
3. After initial review and outreach/engagement, the City can use insurance funds to hire an architect to help with concept plans and high-level project budget (on-call list or put this project out to bid)
4. Fundraising plan can be developed with help of RCFCConnects and NURVE

# GENERAL PARTNER UPDATES

**QUESTIONS  
&  
THANK YOU**