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# 1

## EXECUTIVE SUMMARY

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### **PLANNING PROCESS**

The City of Richmond General Plan Community Health and Wellness Element (HWE) targets the social, economic, physical, and environmental causes of health inequities. Through funding by The California Endowment, the next phase of this effort involves implementation, focusing on continued collaboration to support health planning over the long term.

The City of Richmond is working in partnership with Contra Costa County Health Services, PolicyLink, and MIG, Inc. to develop this neighborhood action plan and to implement the HWE.

City staff conducted two community workshops in the Iron Triangle neighborhood to solicit input from community members to enhance the neighborhood's health. The two community workshops resulted in this neighborhood action plan for the Iron Triangle neighborhood. Staff also developed an analysis of existing conditions in the neighborhood to inform and expand solutions identified.

### **NEIGHBORHOOD CONTEXT**

The Iron Triangle neighborhood is located within the city of Richmond, California. The

neighborhood is bounded by three major railroad tracks: the Union Pacific Railroad/BART tracks that run beside Carlson Boulevard, Espee Avenue, Portola Avenue, and 13th Street; the Burlington Northern Santa Fe Railway tracks that parallel Richmond Parkway/Garrard Boulevard; and the Richmond Greenway. The area of focus for this action plan was bounded at the southern end by Barrett Avenue. Today, over 4,800 people live in the Iron Triangle neighborhood.

### **COMMUNITY HEALTH VISION AND GOALS**

The HWE includes the community's vision and health and wellness goals for the future.

### **NEIGHBORHOOD HEALTH ISSUES AND CONCERNS**

Based on input received from comment cards as well as discussions at the workshop, the following key themes emerged regarding potential improvement projects:

#### **Air Quality**

- Asthma in the neighborhood.
- Poor air quality impacts from the refinery.

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### Economic Development

- Lack of job and career opportunities in Richmond.
- Local businesses need WIC certification support.
- Many residents are not adequately trained to compete for high-skill jobs in the region.
- A range of daily goods and services are not located within walking distance of most residents' homes.

### Food and Nutrition

- Healthy food is scarce; stores do not carry fresh fruits and vegetables.
- Stores are not WIC-certified.
- Lacks adequate healthy food outlets and full-service grocery stores to provide food security.

### Health Services

- Seniors and youth do not have access to essential medical services.
- Youth with learning disabilities need eye glasses and services.
- Mobility and transportation options to access health services are lacking.
- Need for outreach and education regarding available health services.

### Parks and Recreation

- Parks are not safe and secure.

- Parks lack clean and permanent amenities, such as restrooms and trash cans.
- Park quality and maintenance should be improved.
- Need for additional park and recreation space.

### Public Safety

- Loitering in the neighborhood, particularly outside liquor stores.
- Graffiti and vandalism in the neighborhood.
- Lack of safe places and activities for youth.
- Need for Neighborhood Watch Programs and security cameras.
- Schools grounds are perceived as unsafe.
- Streets, sidewalks, and alleys are dimly lit.
- Pedestrians, bicyclists and transit riders require improved safety and quality of service and amenities.
- High incidence of violent crimes in Richmond, especially in low-income neighborhoods.

### Quality Housing

- Some neighborhood housing is blighted and abandoned.
- Building codes are not adhered to.
- Housing is unaffordable for some residents.
- Existing housing stock needs maintenance and safety upgrades.

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### Streets and Sidewalks

- Traffic and speeding on streets and intersections.
- Street crossings are unsafe and minimal.
- Trash builds up on streets and sidewalks.
- Cars park illegally on sidewalks and in school pick-up areas.
- Streets and sidewalks need maintenance and regular cleaning.

## NEIGHBORHOOD ACTION STEPS

### Air Quality

- AQ 1 Diesel Emissions Reduction Program
- AQ 2 Advocacy to Regional Agencies
- AQ 3 Tree Canopy Coverage Ordinance
- AQ 4 Second-Hand Smoke Ordinance

### Economic Development

- ED 1 Jobs and Training Program
- ED 2 Green Building Training Program
- ED 3 RichmondBUILD Green Careers Training Academy
- ED 4 Job Placement at RichmondBUILD
- ED 5 Local Business Assistance
- ED 6 Paid Internship Program for Youth
- ED 7 Broadband Initiative
- ED 8 Broadband at Triangle Court

### Food and Nutrition

- FN 1 Community Garden Project
- FN 2 Urban Agriculture Assessment
- FN 3 Tobacco Retail License Fee
- FN 4 Tobacco Advertisement Ordinance
- FN 5 WIC Store Conversion Program
- FN 6 Food Stamp Program
- FN 7 Staple Foods Ordinance
- FN 8 Foodware Ordinance
- FN 9 Farm 2 Table Program
- FN 10 Summer Lunch Program

### Health Services

- HS 1 Annual Senior Health and Information Fair
- HS 2 Mental Health Services at Hacienda
- HS 3 Dental Clinic
- HS 4 Clean Water Program Outreach
- HS 5 Citizen's Resource Guide

### Parks and Recreation

- PR 1 Lucas Park Renovation Project
- PR 2 Elm Park Renovation Project
- PR 3 Joint Use Agreement with School District
- PR 4 Tree Planting and Greening Project
- PR 5 City of Richmond Parks Master Plan

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### Public Safety

- PS 1 Neighborhood Clean-up Event
- PS 2 Gang Resistance Program
- PS 3 Neighborhood Watch Program
- PS 4 Code Enforcement Information and Training
- PS 5 Installation of CCTV and Shot Spotter
- PS 6 Street Lighting Fixture Replacement and Upgrade Program
- PS 7 City Prison Inmate Re-Entry Project
- PS 8 Countywide Prison Re-Entry Planning Initiative
- PS 9 LifeSkills Training Program
- PS 10 Mentorship Program
- PS 11 Public Safety Design Guidelines and Ordinance
- PS 12 One Block at a Time (OBAT) Program

### Quality Housing

- QH 1 Neighborhood Stabilization Program
- QH 2 Section 8 Homeownership Program
- QH 3 Housing Choice Voucher Program
- QH 4 Energy Efficient Home Retrofit Program
- QH 5 Targeted Code Enforcement
- QH 6 Vacant Lot and Property Ordinance
- QH 7 Lead Abatement Program
- QH 8 Senior Housing Guidelines

### Streets and Sidewalks

- SS 1 Pennsylvania Avenue Streetscape Improvement Project
- SS 2 Lucas Avenue Streetscape Improvement Project
- SS 3 Barrett Avenue Bike Lane Improvement Project
- SS 4 Safe Routes to School Project
- SS 5 Yellow Brick Road Project
- SS 6 Parking and Crosswalk Enforcement Pilot Program
- SS 7 City of Richmond Pedestrian Master Plan
- SS 8 City of Richmond Bicycle Master Plan
- SS 9 City of Richmond Bicycle Parking Ordinance
- SS 10 City of Richmond ADA Study
- SS 11 Traffic Safety Study

### **IMPLEMENTATION AND FUNDING**

Identifying and obtaining funding for each action step will be a key element of success for the Iron Triangle Neighborhood Action Plan. A number of resources are available at the city, county, state, and federal levels, and many grant-making organizations in the Bay Area also fund the types of projects proposed in this plan. Still other projects can be pursued with the time and resources of volunteers and organizations offering in-kind donations. However, finding initial and ongoing funding for each project is nonetheless a significant obstacle to implementing the action plan.

## 2 PLANNING PROCESS

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This section summarizes the community planning process that created the Iron Triangle Neighborhood Action Plan, and the key players who were involved in the project.

### **PROJECT BACKGROUND**

The City of Richmond General Plan Community Health and Wellness Element (HWE) targets the social, economic, physical, and environmental causes of health inequities. The updated general plan envisions the City as a healthy, vibrant, and sustainable community that promotes infill development, transit-oriented development, open space protection, and long-term environmental protection and economic vitality.

Through funding by The California Endowment, the next phase of this effort involves implementation, focusing on continued collaboration to support health planning over the long term. The Iron Triangle Neighborhood Action Plan includes effective and sustainable practices and policy tools to begin implementation of the HWE and to continue the comprehensive development of healthy communities well into the future.

### **PROJECT TEAM**

The City of Richmond worked in partnership with Contra Costa County Health Services, PolicyLink, and MIG to develop this neighborhood action plan and to implement the Health and Wellness Element of the General Plan.

### **OUTREACH**

To identify key concerns and develop potential solutions to address health challenges in the neighborhood, City staff conducted two community workshops in the Iron Triangle to solicit input from community members. City staff conducted extensive outreach in the community leading up to the two community workshops. A postcard was mailed to every household in the project area and flyers were distributed at the Peres Elementary School and in the neighborhood to residents and local businesses prior to both workshops. Leading up to Community Workshop #1, a press release was distributed to news media, elected officials and community and faith-based organizations. City staff also attended a number of events in the neighborhoods to provide information about the project and the workshop. Leading up to the workshop, City staff met with the Iron Triangle



*A residential street in the Iron Triangle Neighborhood*

Neighborhood Council (ITNC), public agencies, parent groups, community organizations and individuals in the neighborhood.

Leading up to Community Workshop #2, City staff announced the workshop twice at the bi-weekly Building Blocks for Kids (BBK) Dinner Dialogue meeting. Meeting information was posted on the City's community calendar and an email was distributed to residents, collaborative partners, and community organizations. City staff also attended ITNC meetings and a number of events in the neighborhoods to provide information about the project and the workshop.

## **COMMUNITY WORKSHOPS**

On Wednesday, October 7, 2009 and on Thursday, May 13, 2010, the City of Richmond and Contra Costa Health Services hosted a community workshop at Peres Elementary School in Richmond's Iron Triangle neighborhood. The purpose of the workshops was to provide information to the community about the Healthy Neighborhoods project and to get input on potential improvement projects, programs and services that would address health outcomes in the neighborhood.

Approximately 50 people from the community attended the workshop in October, 2009 and approximately 30 attended in May, 2010. Participants included residents, public health representatives, and community-based organization representatives. The Contra Costa-Solano County Food Bank, the City of Richmond Police Department, and the Contra Costa Nutrition Program set up information tables at the meeting.

Workshop participants were asked to provide input on key community assets, major issue areas that must be addressed to improve health outcomes, and potential improvement projects to achieve those objectives.

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Workshop participants identified the following key assets in the community:

- New parks and recent street improvements;
- Proximity to a hospital, grocery store and BART station; and
- People and history.

Based on input received from comments cards, the following three issue areas emerged as the highest priority for the Iron Triangle neighborhood, in order of importance:

- Public safety;
- Health services; and
- Parks and recreation.

### **WORKSHOP OUTCOMES**

The two community workshops resulted in this neighborhood action plan for the Iron Triangle neighborhood. Staff also developed an analysis of existing conditions in the neighborhood to inform and expand solutions identified. The plan outlines responsible entities and resources needed to address each concern and provides strategies and recommendations to help the City identify available funding and best practices for implementation.



*The Richmond Museum*

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## 3 NEIGHBORHOOD CONTEXT

The following section presents a demographic profile of the Iron Triangle neighborhood and outlines the existing conditions within the neighborhood.

### LOCATION

The Iron Triangle neighborhood is located within the city of Richmond, California. The neighborhood is bounded by three major railroad tracks: the Union Pacific Railroad/BART tracks that run beside Carlson Boulevard, Espee Avenue, Portola Avenue, and 13th Street; the Burlington Northern Santa Fe Railway tracks that parallel Richmond Parkway/Garrard Boulevard; and the Richmond Greenway. The area of focus for this action plan was bounded at the southern end by Barrett Avenue.

### NEIGHBORHOOD DEMOGRAPHICS

Today, over 4,800 people live in the Iron Triangle neighborhood. The majority of residents are Black or Latino, and children and youth make up over 40 percent of the population. Few residents have completed associate's, bachelor's, or more advanced degrees, although many have completed high school and some college.

#### Household Income

The majority of households in the Iron Triangle

neighborhood have incomes below area median income (AMI), which is was \$90,300 for a family of four in Contra Costa County in 2010. Significant numbers of households were below the low (\$64,400) and very low (\$45,150) and extremely low (\$27,100) income levels as well.

Historically, poverty rates in the Iron Triangle have been significantly higher than rates for the City and the County overall. In 1999, nearly a quarter of all households in the neighborhood were below the Federal poverty level.

### SCHOOLS AND EDUCATION

#### Schools

The Iron Triangle is served by the West Contra Costa Unified School District. Children and youth in the Iron Triangle neighborhood are zoned to Peres, Lincoln, or Nystrom Elementary Schools; DeJean or Helms Middle School; and Richmond or Kennedy High Schools. In addition, there are several private or charter elementary and secondary schools located within the neighborhood boundaries. A number of private or family-run preschools and day cares are located within the Iron Triangle, as well.

| <b>Households by Income</b> |              |
|-----------------------------|--------------|
| Less than \$10,000          | 442          |
| \$10,000 to \$14,999        | 139          |
| \$15,000 to \$24,999        | 251          |
| \$25,000 to \$34,999        | 315          |
| \$35,000 to \$49,999        | 245          |
| \$50,000 to \$74,999        | 176          |
| \$75,000 to \$99,999        | 121          |
| \$100,000 to \$149,999      | 44           |
| \$150,000 to \$199,999      | 6            |
| \$200,000 or more           | 18           |
| <b>Total:</b>               | <b>1,757</b> |

Source: American Community Survey 2005-2009

#### Graduation Rate

At Richmond High, the four-year dropout rate was 17.7 percent in 2007-2008, while at Kennedy High, it was 20.1 percent. The overall four-year dropout rate for West Contra Costa Unified School District was 21.3 percent during that period. At the County level, the four-year dropout rate was 16.0 percent, while the State dropout rate was 18.9 percent for that period.

| <b>Racial Composition</b>   |              |
|-----------------------------|--------------|
| White                       | 124          |
| Black or African American   | 2,357        |
| American Indian and Alaskan | 10           |
| Asian                       | 379          |
| Native Hawaiian and other   | 56           |
| Some other race             | 16           |
| Two or more races           | 98           |
| Hispanic or Latino          | 1,795        |
| <b>Total</b>                | <b>4,835</b> |

Source: American Community Survey 2005-2009

| <b>Age Distribution</b> |     |              |              |
|-------------------------|-----|--------------|--------------|
| Under 5                 | 483 | 45 to 54     | 454          |
| 5 to 9                  | 540 | 55 to 59     | 165          |
| 10 to 14                | 485 | 60 to 64     | 114          |
| 15 to 19                | 411 | 65 to 74     | 232          |
| 20 to 24                | 364 | 75 to 84     | 145          |
| 25 to 34                | 776 | 85 and over  | 43           |
| 35 to 44                | 623 | <b>Total</b> | <b>4,835</b> |

Source: American Community Survey 2005-2009



*Iron Triangle residents live within a quarter mile of a number of parks.*

## **PARKS AND RECREATION**

The following parks and community centers are located inside the neighborhood or within a quarter mile (walking distance) of the Iron Triangle.

### **Atchison Village Park**

- 4.3 acre neighborhood park at Bissell and Curry
- ADA-compliant play structure, baseball/soccer field, basketball courts

### **Belding-Garcia Park**

- 2.0 acre neighborhood park at 18th and Coalinga
- Play structure, sand box, open field, concrete play area, baseball field, basketball courts, tennis courts

### **Elm Playlot**

- 0.5 acre neighborhood park at 8th and Elm
- Lawn, play structure, sand box, concrete play area

### **Lucas Park**

- 7.2 acre community park at 10th and Pennsylvania
- Lawn, play structure, sand box, open field, concrete play area, softball field, football goal posts, basketball courts, tennis courts, walking and bicycling path

### **Nevin Park**

- 4.4 acre community park at Nevin and 6th
- Lawn, parking, restrooms, community center, public art, play lot, basketball courts

### **Stewart Playground**

- 0.8 neighborhood park at 5th and Barrett
- Lawn, lay structure, open field, baseball field, basketball courts, seesaw

### **Wendell Park**

- 2.2 acre neighborhood park at Wendell and 24th
- Lawn, sand box, open field, concrete play area, softball field, soccer goals, basketball courts

### **Community and Senior Centers**

Nevin Community Center is the nearest recreation facility to the Iron Triangle neighborhood. The

Richmond Senior Center, which is located on East Macdonald Avenue, also serves the Iron Triangle.

Nevin offers computer classes, afterschool and summer programs for children and youth, teen activities, and other programming for both youth and adults. The Senior Center offers a range of programs and services for older residents including a lunch program, activities and classes, counseling, and community meeting resources.

The Nevin Community Center and Richmond Senior Center are compliant with the American Disabilities Act (ADA), providing services and resources for people of all abilities. Both centers are well-maintained and safe for residents.

### **TREE CANOPY COVERAGE**

The Iron Triangle neighborhood has moderate to partial tree canopy coverage. Approximately one third of the neighborhood has moderate tree canopy coverage (25 percent to 50 percent).

Only about 10 percent of Richmond has tree canopy (more than 25 percent tree coverage), compared to 42 percent in Portland and 21 percent in the nation. While some sections of creeks and shoreline areas in Richmond are restored, being restored, or plan to be restored, there are many other sections that still need improvements.



### **WALKING, BICYCLING AND PUBLIC TRANSIT**

#### **Pedestrian and Bicycle Collisions**

Between January 2002 and July 2005, four pedestrian collisions were reported in the Iron Triangle neighborhood. All four incidents occurred south of Ripley Avenue. Half of the total incidents occurred along Harbor Way near Barrett Avenue. The Pedestrian Collisions map indicates the location of reported collisions.

Between January 2002 and July 2005, 10 bicycle collisions were reported in the Iron Triangle neighborhood. Several collisions occurred on one section of 7th Street between Lucas Avenue and Ripley Avenue. The street segment of Barrett Avenue

*A playground in the Iron Triangle neighborhood.*



*An Iron Triangle community space*

between Mathieu Court and 8th Street is unsafe for bicycles. The Bicycle Collisions map indicates the location of reported collisions.

#### Bicycle Lanes and Bus Routes

Several major pedestrian and bicycle routes extend north-south and east-west through the Iron Triangle neighborhood. The Major Pedestrian, Bicycle and Transit Routes map on the opposite page illustrates these routes.

Portions of the neighborhood have access to Golden Gate bus routes. Iron Triangle residents are served by

AC Transit bus routes along 7th/6th Street, Harbor Way, and Macdonald Avenue.

#### Condition of Streets, Sidewalks and Other Pedestrian Amenities

Most of the city does not have pedestrian scale lighting in streets, parks and public places. Pedestrian-scale lighting made a significant contribution towards improved safety in the nearby Filbert Street/3rd Street area of North Richmond, but is still lacking in the Iron Triangle.

### CRIME AND SAFETY

#### Liquor Stores

Stand-alone liquor stores are distributed throughout the Iron Triangle neighborhood, with most stores located along neighborhood arterials.

#### Incidents of Crime and Violence

During 2010, a number of incidents of crimes and violence were reported in the Iron Triangle. There were five homicides and approximately 32 assaults with a violent weapon in the neighborhood that year. The map of Violent Crimes indicates the location of each violent crime.

#### Illegal Dumping

During 2006, there were nine incidents of illegal dumping in the Iron Triangle. Three of these sites

are located along Barrett Avenue. The map of illegal dumping indicates problematic dumping sites in the neighborhood.

### Blight and Graffiti

Between January 2010 and November 2010, there were approximately 140 reported incidents of property damage and vandalism in the Iron Triangle neighborhood.

### Police Call Response Times

In December 2010, the Richmond Police Department responded to calls reporting life-threatening circumstances (Priority) within five minutes and nine seconds, on average. During the same period, the Department responded to calls reporting a felony (Priority 2) within nine minutes and thirty seconds, on average.

## HOUSING

### Foreclosed Homes and Properties

The Iron Triangle includes a number of Richmond's foreclosed homes and properties. There were over 100 Stage 2 and 3 foreclosures in the Iron Triangle in 2006. Stage 2 foreclosed homes are up for auction and Stage 3 foreclosures are real estate owned. The Foreclosures map illustrates the location of Stage 2 and 3 foreclosures in the neighborhood.



## PHYSICAL HEALTH AND HEALTH CARE

### Obesity Rates

The adult obesity rate in Richmond (22.2 percent) is higher than it is in California (21.3 percent). The low-income preschool obesity rate is 16.8 percent in Contra Costa County, compared to 17.9 percent in the State. Obesity rates for the Iron Triangle neighborhood specifically were not available.

### Health Services

A primary medical care facility, the Kaiser Permanente Richmond Medical Center, is located at 901 Nevin Avenue, less than a block away from the Iron Triangle Neighborhood. A dental office is located on 16th Avenue near Macdonald Avenue. Residents in the

*There are some problematic dumping sites in the neighborhood.*



*A number of Iron Triangle residents live in single-family homes.*

southeastern portion of the neighborhood have access to these medical facilities.

Kaiser's Richmond Medical Center is open weekdays between 8:30 AM and 5:00 PM. The Urgent Care Center is open weekdays between 8:30 AM to 7:30 PM and weekends 10:00 AM to 7:30 PM. The Center also has a 24-hour Emergency Room. The Contra Costa County Health Clinic is located north of the neighborhood on 3rd Street and Chelsea Avenue. The Richmond Dental Building is located across the street from the Richmond BART station at 265 16th Street.

## **LOCAL-SERVING RETAIL**

### **Food Markets and Grocery Stores**

There are three markets in the neighborhood: the Family Market at the corner of Pennsylvania Avenue and 7th Avenue; First Stop Market and Mi Pueblo Market on Harbor Way near Roosevelt. Nearly half of the Iron Triangle households are served by a chain grocery store FoodsCo, which is located outside of the neighborhood on Macdonald Avenue at the corner of Marina Way.

### **Community Gardens, Food Stalls and Farmer's Markets**

A community garden is located southeast of the Macdonald and Harbor Avenue intersection. A farmer's market also services the neighborhood and is located at the Macdonald and Harbor Avenue intersection. Nearly half of the neighborhood's households have access to these two services.

### **Retail Areas Near the Iron Triangle**

There are retail areas within the neighborhood along Harbour Avenue and Barrett Avenue. Retail areas within a half mile for Iron Triangle residents are located on the southern side of the neighborhood. Residents have access to the retail areas that extend along Barrett Avenue, Nevin Avenue, and Macdonald Avenue. This retail area includes restaurants, a post office, and auto services.

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### Quality of Retail Amenities

Retail amenities in proximity to and in the Iron Triangle neighborhood do not include a full spectrum of daily goods and services. Every day public services could include, but are not limited to public school, community park or playground, library, community center, medical facilities and transit stops. Retail goods and services could include: bank, produce market, convenience store, pharmacies, full-service grocery stores, hardware store, cleaner, restaurant, farmer's market, and transit stops.

Most residents in Richmond do not have adequate access to essential retail amenities; more than 95 percent of residents in Richmond have poor physical proximity to daily goods and services. Two intersections in the city that provide good physical proximity to daily goods and services include Macdonald Avenue at 23rd Street and Cutting Boulevard at Garrard Street. Portions of the Iron Triangle neighborhood are located in proximity to these areas.



*Iron Triangle residents do not have access to a full spectrum of daily goods and services.*

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## 4 COMMUNITY HEALTH VISION AND GOALS

### COMMUNITY VISION

The following vision was developed for the City of Richmond as part of the Richmond General Plan Update Health and Wellness Element, and was referenced throughout the neighborhood health planning process to provide overall direction to efforts to improve health in the Iron Triangle.

*The Richmond community has earned recognition as a healthy, environmentally sustainable and livable place. The City actively pursues strategies to improve and sustain air and water quality, control environmental contaminants and reduce energy demand and consumption.*

*Residents are equal partners and stewards in caring for their local community and the greater environment.*

*The City's commitment to preventative health measures is evident in the overall decrease in the occurrence of diabetes, asthma, heart disease, cancer and other physical and emotional ailments.*

*Pedestrian-friendly neighborhoods encourage safe access to an array of nearby neighborhood services, schools, medical facilities and recreational destinations that can be comfortably reached by walking, bicycling or public transit. The community enjoys a broad*

*spectrum of healthy food choices provided by nearby produce markets, full-service grocery stores, urban produce stands and farmers' markets. High-quality, clean and well-utilized parks and community facilities support residents' active lifestyles and provide safe places for social interaction.*

*The number of residents pursuing higher education is growing and expanded local employment opportunities increasingly exceed living wage rates. Richmond offers a wide range of affordable housing options, both in rental units and for-sale markets, raising the quality of life for community members. Overall, residents enjoy healthy and fulfilling lifestyles and are committed to teaching their children how to make healthy choices in order to sustain happiness and longevity in future generations.*

### COMMUNITY GOALS

The HWE includes the community's health and wellness goals for the future, which include:

- Improve Access to Parks, Recreation, and Open Space (Goal HW1)
- Expand Healthy Food and Nutrition Choices (Goal HW2)
- Improve Access to Medical Services (Goal HW3)

- 
- Provide Safe and Convenient Public Transit and Active Circulation Options (Goal HW4)
  - Provide a Range of Quality and Affordable Housing (Goal HW5)
  - Expand Economic Opportunity (Goal HW6)
  - Develop Complete Neighborhoods (Goal HW7)
  - Create Safe Neighborhoods and Public Spaces (Goal HW8)
  - Improve Environmental Quality (Goal HW9)
  - Promote Green and Sustainable Development and Practices (Goal HW10)
  - Become a Leader in Building Healthy Communities (Goal HW11)

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# 5 NEIGHBORHOOD HEALTH ISSUES AND CONCERNS

At the community workshops held in October 2009 and May 2010, Iron Triangle residents gathered to identify key community concerns. Based on input received from comment cards as well as discussions at the workshop, the following key themes emerged regarding community issues and potential improvement projects.

## **AIR QUALITY**

### Top Issues

- Asthma in the neighborhood.
- Poor air quality impacts from the refinery.

### Potential Solutions

- Develop and implement the Diesel Emissions Reduction Program.
- Develop and implement the Second-Hand Smoke Ordinance.
- Advocate to regional agencies for air quality policies and programs.

## **ECONOMIC DEVELOPMENT**

### Top Issues

- Lack of job and career opportunities in Richmond.
- Local businesses need WIC certification support.

- Many residents are not adequately trained to compete for high-skill jobs in the region.
- A range of daily goods and services are not located within walking distance of most residents' homes.

### Potential Solutions

- Provide a paid internship program for youth.
- Develop and conduct a Green Building Training Program.
- Provide job placement at RichmondBuild.
- Develop and implement a Jobs and Training Program.
- Assist local businesses.
- Develop a Broadband Initiative and provide broadband at Triangle Court.

## **FOOD AND NUTRITION**

### Top Issues

- Healthy food is scarce; stores do not carry fresh fruits and vegetables.
- Stores are not WIC-certified.
- Lacks adequate healthy food outlets and full-service grocery stores to provide food security.

### Potential Solutions

- Provide a Summer Lunch Program.

- Develop and implement a Farm 2 Table Program.
- Build the Community Garden Project within the neighborhood.
- Assess the city's urban agriculture potential.
- Work with local businesses to undertake a WIC Store Conversion Program.
- Charge a Tobacco Retail License Fee.
- Develop and implement a Foodware Ordinance and Tobacco Advertisement Ordinance.
- Enhance and expand the Food Stamp Program.
- Develop and implement a Staple Foods Ordinance.

## **HEALTH SERVICES**

### Top Issues

- Seniors and youth do not have access to essential medical services.
- Youth with learning disabilities need eye glasses and services.
- Mobility and transportation options to access health services are lacking.
- Need for outreach and education regarding available health services.

### Potential Solutions

- Open a Dental Clinic in the neighborhood.
- Provide Mental Health Services in Hacienda.

- Host an annual Senior Health and Information Fair.
- Undertake a clean water program outreach campaign.
- Create a Citizen's Resource Guide for health services.

## **PARKS AND RECREATION**

### Top Issues

- Parks are not safe and secure.
- Parks lack clean and permanent amenities, such as restrooms and trash cans.
- Park quality and maintenance should be improved.
- Need for additional park and recreation space.

### Potential Solutions

- Renovate Lucas Park and Elm Park.
- Develop and implement the City of Richmond Parks Master Plan.
- Plant trees and increase greenery throughout the neighborhood.
- Develop and follow a Joint Use Agreement with School District.

## **PUBLIC SAFETY**

### Top Issues

- Loitering in the neighborhood, particularly outside liquor stores.

- Graffiti and vandalism in the neighborhood.
- Lack of safe places and activities for youth.
- Need for Neighborhood Watch Programs and security cameras.
- Schools grounds are perceived as unsafe.
- Streets, sidewalks, and alleys are dimly lit.
- Pedestrians, bicyclists and transit riders require improved safety and quality of service and amenities.
- High incidence of violent crimes in Richmond, especially in low-income neighborhoods.

#### Potential Solutions

- Develop and implement the One Block at a Time (OBAT) Program and Neighborhood Watch Program.
- Develop and implement a Gang Resistance Program.
- Provide a LifeSkills Training Program.
- Initiate a City Prison Inmate Re-Entry Project and Countywide Prison Re-entry Planning Initiative.
- Initiate regular Neighborhood Clean-up Events.
- Install CCTV and Shot Spotter Installation.
- Develop and provide a Mentorship Program.
- Provide code enforcement information and conduct training.

- Develop and implement Public Safety Design Guidelines and Ordinance.

## QUALITY HOUSING

#### Top Issues

- Some neighborhood housing is blighted and abandoned.
- Building codes are not adhered to.
- Housing is unaffordable for some residents.
- Existing housing stock needs maintenance and safety upgrades.

#### Potential Solutions

- Develop and implement a Neighborhood Stabilization Program, Section 8 Homeownership Program, and Housing Choice Voucher Program.
- Enhance and expand the Lead Abatement Program.
- Enforce Targeted Codes.
- Develop and put into effect Senior Housing Guidelines.
- Develop and monitor a Vacant Lot and Property Ordinance.
- Develop and implement an Energy Efficient Home Retrofit Program.

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## **STREETS AND SIDEWALKS**

### Top Issues

- Traffic and speeding on streets and intersections.
- Street crossings are unsafe and minimal.
- Trash builds up on streets and sidewalks.
- Cars park illegally on sidewalks and in school pick-up areas.
- Streets and sidewalks need maintenance and regular cleaning.

### Potential Solutions

- Improve Pennsylvania Avenue and Lucas Avenue streetscapes.
- Enhance and develop Safe Routes to School Project and Yellow Brick Road Project.

- Undertake a Traffic Safety Study of the neighborhood.
- Improve Barrett Avenue's bike lane.
- Develop and implement the City of Richmond Bicycle Master Plan and Bicycle Parking Ordinance.
- Develop and implement the City of Richmond Pedestrian Master Plan.
- Conduct an ADA Study in the City.
- Undertake a parking and crosswalk enforcement pilot program.

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## 6 NEIGHBORHOOD ACTION STEPS

The following table identifies a series of strategies to achieve the neighborhood vision and address each of the key issues and concerns. Lead agencies are identified for each strategy, as are major obstacles to implementation. Where appropriate, two agencies may be identified as joint leads for a given strategy; in these cases, the partner agencies may determine who will take the lead on implementing that strategy.

Each agency will develop an action plan that outlines immediate steps to implement the strategies for which they are responsible. These action plans will be updated annually, and will be used as rubrics to measure progress year by year. A sample annual action plan appears in the appendix to this plan.

| Iron Triangle Health Action Steps |  |                                |  |  |  |   |
|-----------------------------------|--|--------------------------------|--|--|--|---|
| Improvement Project               | Responsible Agency   | Partner Agency                 | Timeframe  | Potential Funding Source                                     | Opportunities for Community Involvement                      |   |
| <i>Air Quality</i>                |  |                                |  |  |  |   |
| AQ 1                              | <b>Diesel Emissions Reduction Program.</b> Enforce diesel truck engine idling limits and truck route restrictions. Encourage the Port of Richmond to establish a rigorous emissions reduction plan.      | County Health Services         | BAAQMD<br>Port of Richmond                         | <b>Years 1 &amp; 2:</b><br>Develop and implement the program |  | Receive updates on outcomes             |
| AQ 2                              | <b>Advocacy to Regional Agencies.</b> Advocate to the Bay Area Air Quality Management District (BAAQMD) to update regional air quality standards to protect health of residents in the City of Richmond. | City Manager's Office          | BAAQMD   | <b>Years 1 &amp; 2:</b><br>Develop and adopt the ordinance   | Prop 84  | Receive updates on outcomes             |
| AQ 3                              | <b>Tree Canopy Coverage Ordinance.</b> Develop an ordinance to increase tree canopy at public facilities and private development in the City.  | Planning and Building Services | Parks & Landscaping, Recreation                    | <b>Years 1 &amp; 2:</b><br>Develop and adopt the ordinance   |  | Provide input on the ordinance          |
| AQ 4                              | <b>Second-Hand Smoke Ordinance.</b> Enforce and implement the second-hand smoke ordinance in public places and multi-unit housing.   | City Manager's Office          | Housing Authority, American Lung Association (ALA) | <b>Ongoing</b>   | County tobacco, ALA grant to work on Richmond housing issues | Receive information about the ordinance |

| Iron Triangle Health Action Steps   |                         |                                |  |                          |   |
|---|-------------------------|--------------------------------|--|--------------------------|---|
| Improvement Project   | Responsible Agency      | Partner Agency                 | Timeframe  | Potential Funding Source | Opportunities for Community Involvement   |
| ED 1 <b>Jobs and Training Program.</b> Connect City residents to employment programs and provide information on education opportunities at community colleges and adult schools in the region.                        | Employment and Training | CC College, Adult School, LEAP | <b>Ongoing</b>   |                          | Receive information about the program and recruit from Iron Triangle Neighborhood Council         |
| ED 2 <b>Green Building Training Program.</b> Collaborate with Contra Costa Community College to offer classes to train local residents for green building jobs.   | Employment and Training | CC College, LEAP               | <b>Ongoing</b>   |                          | Receive updates on outcomes and recruit from Iron Triangle Neighborhood Council                   |
| ED 3 <b>RichmondBUILD Green Careers Training Academy.</b> Provide training to youth to be docents at Richmond BUILD Green Visitor Center.   | Employment and Training | LEAP                           | <b>Years 1 &amp; 2:</b><br>Train youth for docent jobs   |                          | Receive information about the Academy program and recruit from Iron Triangle Neighborhood Council |
| ED 4 <b>Job Placement at Richmond BUILD.</b> Prioritize the placement of qualifying Hacienda Public Housing residents for jobs at Richmond BUILD. Prioritize placement referrals for residents who are ready to work. | Employment and Training | Housing Authority              | <b>Years 1 &amp; 2:</b><br>Prioritize placement of Hacienda residents for jobs at Richmond BUILD | Prop 84                  | Receive information about the program   |

| Iron Triangle Health Action Steps  |                                    |                                    |  |                          |   |
|--|------------------------------------|------------------------------------|--|--------------------------|---|
| Improvement Project  | Responsible Agency                 | Partner Agency                     | Timeframe  | Potential Funding Source | Opportunities for Community Involvement     |
| ED 5 <b>Local Business Assistance.</b> Expand the façade improvement program. Expand the small business support program.   | Redevelopment Agency               |                                    | <b>Years 3 to 5:</b><br>Expand assistance programs for local businesses  |                          | Receive updates on the program              |
| ED 6 <b>Paid Internship Program for Youth.</b> Establish a paid 10-week internship program for Richmond high school youth to gain work experience working at a City office.  | Mayor's Office                     | Employment and Training            | <b>Ongoing</b>   |                          | Receive updates on the program              |
| ED 7 <b>Broadband Initiative.</b> Implement an initiative to provide high-speed internet access to residents at key community facilities.  | Iron Triangle Neighborhood Council | RHA                                | <b>Years 1 &amp; 2:</b><br>Provide internet access to residents          | Dept. of Commerce grant  | Receive updates on status of the initiative |
| ED 8 <b>Broadband at Triangle Court.</b> Collaborate with Building Blocks for Kids and Richmond Children's Foundation to expand broadband internet at Triangle Court Public Housing. Provide computer training for Triangle Court residents. | Regional Housing Authority         | Iron Triangle Neighborhood Council | <b>Years 1 &amp; 2:</b><br>Expand broadband internet and train residents |                          | Receive information about trainings         |

| Iron Triangle Health Action Steps   |   |  |  |                              |  |
|---|---|--|--|------------------------------|--|
| Improvement Project   | Responsible Agency                                      | Partner Agency                                 | Timeframe  | Potential Funding Source     | Opportunities for Community Involvement                              |
| <i>Food and Nutrition</i>   |   |  |  |                              |  |
| FN 1<br><b>Community Garden Project.</b><br>Build one community garden in the neighborhood to grow healthy food locally.  | Parks and Landscaping                                   | Parks; Groundwork Richmond (NGO); CCISCO (NGO) | <b>Years 1 &amp; 2:</b><br>Build the community garden  |                              | Volunteer to build the garden  |
| FN 2<br><b>Urban Agriculture Assessment.</b><br>Conduct an assessment to identify opportunities for growing healthy food locally by the community for the community on vacant lots or on unused public land. Assess the feasibility of allowing healthy food carts at City parks and schools. | Planning and Building Services<br>City Manager's Office | Parks; Groundwork Richmond (NGO); CCISCO (NGO) | <b>Years 1 &amp; 2:</b><br>Conduct assessment          |                              | Provide input on sites that are appropriate for growing food locally |
| FN 3<br><b>Tobacco Retail License Fee.</b><br>Increase the tobacco retail license fee to fund enforcement of existing laws that prevent tobacco sales to minors.  | Police Department                                       | County Finance Department                      | <b>Ongoing</b>   | County tobacco, License fees | Provide information on stores that sell tobacco to minors            |
| FN 4<br><b>Tobacco Advertisement Ordinance.</b> Develop guidelines to restrict the amount of tobacco advertisement in neighborhood store windows.   | Planning and Building Services                          |  | <b>Years 1 &amp; 2:</b><br>Develop and adopt ordinance |                              | Provide input on guidelines  |

| Iron Triangle Health Action Steps |  |                                      |                                   |                          |   |   |  |
|-----------------------------------|--|--------------------------------------|-----------------------------------|--------------------------|---|---|--|
| Improvement Project               | Responsible Agency   | Partner Agency                       | Timeframe                         | Potential Funding Source | Opportunities for Community Involvement |   |  |
| FN 5                              | <b>WIC Store Conversion Program.</b> Encourage area stores to carry a wider range of healthy food options to get WIC certification. Support stores in the application process. | County Health Services               |                                   |                          |   | Ongoing   | Provide input on what stores may qualify for the program         |
| FN 6                              | <b>Food Stamp Program.</b> Expand enrollment in the food stamp program for families who are eligible but not enrolled in the program to receive food stamps.                   | Food Bank of Contra Costa and Solano | County Food and Nutrition Program |                          |   | Ongoing   | Dept. of Commerce grant<br>Receive information on how to sign up |
| FN 7                              | <b>Staple Foods Ordinance.</b> Develop minimum standards for what foods need to be available at a store to qualify as a grocery store.   | Planning and Building Services       | County Food and Nutrition Program |                          |   | Years 1 & 2:<br>Develop and adopt the ordinance | Provide input on what foods a grocery store should carry         |
| FN 8                              | <b>Foodware Ordinance.</b> Restrict the use of plastic for to-go boxes, cups, plates, bowls, trays and cutlery at restaurants and food providers.                              | City Manager's Office                |                                   |                          |   | Completed                                       | Receive information on the ordinance                             |
| FN 9                              | <b>Farm 2 Table Program.</b> Expand program to provide subsidized produce to low-income Richmond households. Add a pickup location at Peres School. Enroll additional donors.  | City Manager's Office                |                                   |                          |   | Ongoing   | Receive information about the program                            |

| Iron Triangle Health Action Steps   |  |                             |  |                          |  |
|---|--|-----------------------------|--|--------------------------|--|
| Improvement Project   | Responsible Agency                         | Partner Agency              | Timeframe  | Potential Funding Source | Opportunities for Community Involvement                  |
| FN 10 <b>Summer Lunch Program.</b> Provide nutritious lunch in the summer months at Triangle Court Housing and Lucas Park to area children.   | Housing Authority<br>City Manager's Office | Contra Costa Unified School | <b>Ongoing</b>                                     |                          | Receive information about the program                    |
| <i>Health Services</i>  |  |                             |  |                          |  |
| HS 1 <b>Annual Senior Health and Information Fair.</b> Continue to organize Annual Senior Health and Information Day, which includes resource tables featuring health screenings, entertainment and a low-cost healthy lunch to promote the health and wellness of seniors. | Recreation                                 | County Health Department    | <b>Ongoing</b>                                     |                          | Seniors can participate in the fair                      |
| HS 2 <b>Mental Health Services at Hacienda.</b> Continue to provide services such as case management, life skills training, and benefits receipt on-site to residents.  | Housing Authority                          | County Mental Health        | <b>Completed</b>                                   |                          | Receive updates on available services                    |
| HS 3 <b>Dental Clinic.</b> Staff the dental clinic at Peres School after school or during summer programs and encourage local area dentists to volunteer at the clinic.   | School District                            | County City                 | <b>Years 1 &amp; 2:</b><br>Staff the dental clinic |                          | Encourage local area dentists to volunteer at the clinic |

| Iron Triangle Health Action Steps   |   |                              |   |                             |  |
|---|---|------------------------------|---|-----------------------------|--|
| Improvement Project   | Responsible Agency                                      | Partner Agency               | Timeframe   | Potential Funding Source    | Opportunities for Community Involvement                  |
| HS 4<br><b>Clean Water Program Outreach.</b><br>Provide information to local area residents about flushing prescription medication, oils and grease. Install signs regarding dumping of pollutants in storm drains.                                     | Engineering   | Stormwater, Parks Department | <b>Years 1 &amp; 2:</b><br>Conduct outreach and install signage   |                             | Provide input on what foods a grocery store should carry |
| HS 5<br><b>Citizen's Resource Guide.</b> Create and distribute a resource guide with contact information for key departments, programs and services.  | Planning and Building Services<br>City Manager's Office | County Health Department     | <b>Years 1 &amp; 2:</b><br>Develop the resource guide   |                             | Receive information on the ordinance                     |
| Parks and Recreation  |   |                              |   |                             |  |
| PR 1<br><b>Lucas Park Renovation Project.</b><br>Redesign and reprogram the park to serve community need. Rehabilitate or replace existing play equipment. Install lighting, welcome signs, trash cans and recycling bins, benches and other amenities. | Parks and Landscapes                                    | Public Works                 | <b>Years 1 &amp; 2:</b><br>Install signs and trash cans<br><b>Years 3 to 5:</b><br>Rehabilitate or replace play equipment<br><b>Beyond Year 5:</b><br>Redesign and reprogram; install lighting; upgrade landscaping | Prop 84, Measure WW, KaBoom | Participate in the redesign and reprogramming process    |

| Iron Triangle Health Action Steps   |                             |  |  |   |   |
|---|-----------------------------|--|--|---|---|
| Improvement Project   | Responsible Agency          | Partner Agency                               | Timeframe  | Potential Funding Source                | Opportunities for Community Involvement               |
| PR 2<br><b>Elm Park Renovation Project.</b><br>Collaborate with Pogo Park, a community-based organization, to redesign, reprogram and rehabilitate the park to serve community need.  | Parks and Public Facilities | Recreation<br>Pogo Park                      | <b>Years 1 &amp; 2:</b><br>Redesign and reprogram<br><br><b>Years 3 to 5:</b><br>Rehabilitate the park | Redevelopment, Prop 84                  | Participate in the redesign and reprogramming process |
| PR 3<br><b>Joint Use Agreement with School District.</b> Establish an agreement to jointly use and maintain play fields and facilities at the Peres Elementary School to expand recreational opportunities for residents and students.                    | City Manager's Office       | Recreation,<br>Parks, City Attorney's Office | <b>Years 1 &amp; 2:</b><br>Establish joint use agreement   |   | Provide input on joint-use activities                 |
| PR 4<br><b>Tree Planting and Greening Project.</b> Plant trees and install landscaping along major streets such as Lucas Ave and Pennsylvania Ave.  | Parks and Landscaping       | City Manager's Office                        | <b>Years 3 to 5:</b><br>Plant trees; install landscaping   | Existing Budget,<br>GroundWork Richmond | Volunteer to plant and water trees                    |
| PR 5<br><b>City of Richmond Parks Master Plan.</b> Develop a master plan for all park facilities and programs in the City. Conduct an assessment of existing facilities and programs. Update standards and identify improvements. Develop cost estimates. | Parks                       | Planning, City Attorney's Office             | <b>Years 3 to 5:</b><br>Adopt Master Plan  |   | Participate in the plan development process           |

| Iron Triangle Health Action Steps |   |                       |   |  |   |
|-----------------------------------|---|-----------------------|---|--|---|
| Improvement Project               | Responsible Agency  | Partner Agency        | Timeframe                                 | Potential Funding Source                     | Opportunities for Community Involvement                   |
| <i>Public Safety</i>              |   |                       |   |  |   |
| PS 1                              | <b>Neighborhood Clean-Up Event.</b><br>Schedule a clean-up event in the neighborhood to remove trash and garbage from parks, streets and sidewalks.   | City Manager's Office | Code Enforcement                          | <b>Completed</b>                             | Participate in the volunteer event                        |
| PS 2                              | <b>Gang Resistance Program.</b><br>Implement an education and awareness campaign through gang resistance program (GREAT) to discourage youth from joining gangs.                                | Police Department     | West Contra Costa Unified School District | <b>Years 1 &amp; 2:</b><br>Implement program | Participate in the program                                |
| PS 3                              | <b>Neighborhood Watch Program.</b><br>Expand the neighborhood watch program. Add neighborhood watch patrols. Provide training to residents. Conduct safety assessments in residential areas.    | Police Department     | County (violence as a health issue)       | <b>Ongoing</b>                               | Participate in trainings.                                 |
| PS 4                              | <b>Code Enforcement Information and Training.</b> Conduct training for students at Peres School on code enforcement issues in the neighborhood, and provide information on available resources. | Code Enforcement      | West Contra Costa Unified School District | <b>Years 1 &amp; 2:</b><br>Conduct training  | Encourage students to participate in the training program |

| Iron Triangle Health Action Steps   |                               |                             |  |                          |  |
|---|-------------------------------|-----------------------------|--|--------------------------|--|
| Improvement Project   | Responsible Agency            | Partner Agency              | Timeframe  | Potential Funding Source | Opportunities for Community Involvement                              |
| PS 5<br><b>Installation of CCTV and Shot Spotter.</b> Install new technology in high-crime areas to deter and track serious crimes.   | Police Department             | IT                          | <b>Ongoing</b>   |                          | Provide input on high-crime areas                                    |
| PS 6<br><b>Street Lighting Fixture Replacement and Upgrade Program.</b> Conduct an assessment of existing street lighting fixtures in the City. Identify a phased program to replace or upgrade the lighting fixtures so they consume less energy and are easier to maintain. | Engineering                   | PW<br>City Manager's Office | <b>Years 1 &amp; 2:</b><br>Develop and program           |                          | Receive updates on the project for improvements in your neighborhood |
| PS 7<br><b>City Prison Inmate Re-Entry Project.</b> Develop a program to support prison inmate re-entry in the City of Richmond.  | Office of Neighborhood Safety | Police Department           | <b>Years 1 &amp; 2:</b><br>Develop and program           |                          | Receive updates on the program                                       |
| PS 8<br><b>Countywide Prison Re-Entry Planning Initiative.</b> Participate in a countywide planning initiative on prison re-entry.  | Office of Neighborhood Safety | TCE<br>Healthy Richmond     | <b>Years 1 &amp; 2:</b><br>Participate in the initiative | The California Endowment | Receive updates on the initiative                                    |

| Iron Triangle Health Action Steps   |                                |   |   |                          |   |
|---|--------------------------------|---|---|--------------------------|---|
| Improvement Project   | Responsible Agency             | Partner Agency  | Timeframe   | Potential Funding Source | Opportunities for Community Involvement                           |
| PS 9<br><b>LifeSkills Training Program.</b> Conduct a 46-week life skills training program at Nevin Center for youth between the ages of 16 and 24 who have been affected by gun violence.  | Office of Neighborhood Safety  |   | <b>Years 1 &amp; 2:</b><br>Conduct training                           |                          | Encourage at-risk students to participate in the training program |
| PS 10<br><b>Mentorship Program.</b> Implement mentorship programs for at-risk students at Kennedy and Richmond High Schools.  | Office of Neighborhood Safety  | CCISCO<br>West Contra Costa Unified School District           | <b>Ongoing</b>  |                          | Encourage at-risk students to participate in the training program |
| PS 11<br><b>Public Safety Design Guidelines and Ordinance.</b> Develop safety design guidelines based on Crime Prevention Through Environmental Design principles. Adopt an ordinance that requires all major projects in the City to incorporate these guidelines. | Planning and Building Services | Police Department   | <b>Years 1 &amp; 2:</b><br>Develop and adopt guidelines and ordinance |                          | Provide input on guidelines                                       |
| PS 12<br><b>One Block at a Time (OBAT) Program.</b> Continue to conduct the blight abatement program in the Iron Triangle neighborhood.   | Code Enforcement               | Public Works, Planning, Building, Fire, City Manager's Office | <b>Ongoing</b>  |                          | Participate in the OBAT program on May 22                         |

| Iron Triangle Health Action Steps   |                       |   |  |                          |   |
|---|-----------------------|---|--|--------------------------|---|
| Improvement Project   | Responsible Agency    | Partner Agency                            | Timeframe                                    | Potential Funding Source | Opportunities for Community Involvement |
| <i>Quality Housing</i>  |                       |   |  |                          |   |
| QH 1 <b>Neighborhood Stabilization Program.</b> Purchase and upgrade foreclosed homes in affected neighborhoods. Rent or sell upgraded homes as affordable housing.   | Redevelopment Agency  | Environmental                             | <b>Years 1 &amp; 2:</b><br>Implement program |                          | Receive information about the program   |
| QH 2 <b>Section 8 Homeownership Program.</b> Support Section 8 households in becoming home owners. Pay mortgage for qualifying households.  | Housing Authority     |   | <b>Ongoing</b>                               |                          | Receive information about the program   |
| QH 3 <b>Housing Choice Voucher Program.</b> Implement the voucher program for low-income families in need to access Section 8 units. Complete annual quality standard assessment on all Section 8 units.  | Housing Authority     |   | <b>Ongoing</b>                               |                          | Receive information about the program   |
| QH 4 <b>Energy Efficient Home Retrofit Program.</b> Implement the program to improve energy efficiency in residential units. Conduct 600 home energy audits. Perform 26 income-restricted home retrofits. Provide income-restricted rebates for solar installation. | City Manager's Office | Employment and Training<br>Richmond Build | <b>Years 1 &amp; 2:</b><br>Implement program |                          | Receive information about the program   |

| Iron Triangle Health Action Steps  |                    |  |   |                          |   |
|--|--------------------|--|---|--------------------------|---|
| Improvement Project  | Responsible Agency | Partner Agency   | Timeframe   | Potential Funding Source | Opportunities for Community Involvement   |
| QH 5 <b>Targeted Code Enforcement.</b><br>Conduct targeted enforcement to identify code violations and blighted conditions. Require absentee landlords to maintain property.                                       | Code Enforcement   | Contra Costa Health Services - Lead Poisoning Prevention Program | <b>Years 1 &amp; 2:</b><br>Conduct code enforcement in targeted areas |                          | Provide input on target areas             |
| QH 6 <b>Vacant Lot and Property Ordinance.</b> Strengthen the existing ordinance to address blighted and boarded-up properties in the neighborhood. Strengthen enforcement.  | Code Enforcement   |  | <b>Years 1 &amp; 2:</b><br>Update and adopt ordinance                 |                          | Provide input on modifying the ordinance  |
| QH 7 <b>Lead Abatement Program.</b><br>Implement Project REAL (Richmond's Effort to Abate Lead). Rebuild porches and roofs in affected homes that qualify (income restrictions). Test residents in affected homes. | Housing Authority  | Contra Costa Health Services - Lead Poisoning Prevention Program | <b>Years 1 &amp; 2:</b><br>Implement program                          |                          | Receive information about the program     |
| QH 8 <b>Senior Housing Guidelines.</b><br>Develop standards for senior housing in the City.  | Housing Authority  | Planning   | <b>Years 1 &amp; 2:</b><br>Develop and adopt program                  |                          | Provide input on developing the ordinance |

| Iron Triangle Health Action Steps |  |                         |                             |   |   |  |
|-----------------------------------|--|-------------------------|-----------------------------|---|---|--|
| Improvement Project               | Responsible Agency   | Partner Agency          | Timeframe                   | Potential Funding Source  | Opportunities for Community Involvement   |  |
| <i>Streets and Sidewalks</i>      |  |                         |                             |   |   |  |
| SS 1                              | <b>Pennsylvania Avenue Streetscape Improvement Project.</b> Redesign the street to improve pedestrian and bicycle safety and access that may include wider sidewalks, mid-block crossings, bicycle lanes, improved lighting, landscaping and greenery, signage, ADA ramps, walk signals, narrower road widths, and other improvements. | Engineering<br>Planning | Public Works<br><br>CCHS    | <b>Years 1 &amp; 2:</b><br>Redesign and visioning<br><br><b>Beyond Year 5:</b><br>Construct improvements          | CIP; Local Government Commission Caltrans Ped Plan, Safe Routes to School (construction grants) | Participate in the redesign process                  |
| SS 2                              | <b>Lucas Avenue Streetscape Improvement Project.</b> Design traffic calming strategies at intersection with 7th Street. Install ADA ramps at intersections of 5th and 7th streets.   | Engineering<br>Planning | Public Works                | <b>Years 3 to 5:</b><br>Develop traffic calming strategies<br><br><b>Beyond Year 5:</b><br>Construct improvements | CIP   | Participate in developing traffic calming strategies |
| SS 3                              | <b>Barrett Avenue Bike Lane Improvement.</b> Build a bicycle lane along Barrett Avenue.  | Planning                | Public Works<br>Engineering | <b>Years 1 &amp; 2:</b><br>Build the bicycle lane   | CIP   | Receive updates on the project                       |

| Iron Triangle Health Action Steps  |                      |                |   |   |   |
|--|----------------------|----------------|---|---|---|
| Improvement Project  | Responsible Agency   | Partner Agency | Timeframe   | Potential Funding Source                        | Opportunities for Community Involvement   |
| SS 4<br><b>Safe Routes to School Project.</b><br>Develop a safe routes to school project. Provide infrastructure improvements such as new bicycle parking and lockers at parks and schools, and bicycle facilities along Pennsylvania, Lucas, 7th and Harbour Way, and repavement of Bay Trail at Peres School (remove loose gravel). Provide programs such as bicycle safety training and “walking school bus.” | Engineering Planning | County         | <b>Years 1 &amp; 2:</b><br>Complete the assessment  | BAAQMD  | Provide input on infrastructure improvements  |
| SS 5<br><b>Yellow Brick Road Project.</b> Create safe pedestrian and bicycle connections between schools and parks in the Iron Triangle neighborhood.  | Engineering Planning | County         | <b>Years 1 &amp; 2:</b><br>Design improvements<br><br><b>Years 3 to 5:</b><br>Install safety and traffic calming improvements | Safe Routes to School (non-construction grants) | Participate in design and fund-raising efforts in collaboration with community groups (Urban Ecology, Pogo Park and Opportunity West) |

## Iron Triangle Health Action Steps

| Improvement Project  | Responsible Agency             | Partner Agency   | Timeframe   | Potential Funding Source | Opportunities for Community Involvement |
|--|--------------------------------|------------------|---|--------------------------|---|
| <p>SS 6 <b>Parking and Crosswalk Enforcement Pilot Program.</b> Implement a pilot program to enforce parking and crosswalk regulations and improve pedestrian and bicycle safety. Provide information to residents on existing regulations. Cite violations, issuing a courtesy notice at first.</p> | Police Department              | Code Enforcement | <b>Years 1 &amp; 2:</b> Implement the pilot program |                          | Receive information on the program      |
| <p>SS 7 <b>City of Richmond Pedestrian Master Plan.</b> Develop a citywide plan for improving pedestrian safety and facilities. Identify needed improvements. Develop standards for pedestrian facilities and amenities.</p>   | Engineering Planning           | County           | <b>Years 1 &amp; 2:</b> Complete the master plan    |                          | Provide input on the master plan        |
| <p>SS 8 <b>City of Richmond Bicycle Master Plan.</b> Develop a citywide plan for improving the bicycle network and safety. Identify needed improvements. Develop standards for bicycle facilities and amenities.</p>   | Planning and Building Services | County           | <b>Years 1 &amp; 2:</b> Complete the master plan    |                          | Provide input on the master plan        |

| Iron Triangle Health Action Steps |   |                                |              |  |  |
|-----------------------------------|---|--------------------------------|--------------|--|--|
| Improvement Project               | Responsible Agency  | Partner Agency                 | Timeframe    | Potential Funding Source                                   | Opportunities for Community Involvement          |
| SS 9                              | <b>City of Richmond Bicycle Parking Ordinance.</b> Develop an ordinance to set minimum requirements for providing bicycle parking throughout the City.                            | Planning and Building Services | Engineering  | <b>Years 1 &amp; 2:</b><br>Develop and adopt the ordinance | Receive updates on the ordinance                 |
| SS 10                             | <b>City of Richmond ADA Study.</b> Conduct an assessment of City streets and facilities to evaluate compliance with Americans for Disabilities Act. Identify needed improvements. | Engineering                    |              | <b>Years 1 &amp; 2:</b><br>Complete the assessment         | Provide input on the assessment                  |
| SS 11                             | <b>Traffic Safety Study.</b> Conduct an assessment of traffic safety throughout the City. Identify streets and intersections that are unsafe and need improvements.               | Engineering                    | Public Works | <b>Years 1 &amp; 2:</b><br>Complete the assessment         | Receive information on the findings of the study |

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## 7 IMPLEMENTATION AND FUNDING

Identifying and obtaining funding for each action step will be a key element of success for the Iron Triangle Neighborhood Action Plan. A number of resources are available at the city, county, state, and federal levels, and many grant-making organizations in the Bay Area also fund the types of projects proposed in this plan. Still other projects can be pursued with the time and resources of volunteers and organizations offering in-kind donations. However, finding initial and ongoing funding for each project is nonetheless a significant obstacle to implementing the action plan.

### **SECURING GRANTS & PUBLIC FUNDING**

Ideally, the City of Richmond will retain a lead grant writer with experience researching and successfully obtaining public and private grants for similar projects. While City staff might also serve in this capacity, the grant process is likely to be extensive and time-consuming, and a staff member or consultant dedicated to the project would likely be most successful. It will also be essential that fundraising efforts be coordinated to ensure that projects under different department nonetheless run in tandem and make use of common resources.

### **FUNDING RECOMMENDATIONS**

#### **Development Fees**

An alternative strategy for funding capital and ongoing costs for many of the proposed projects is to create an in-lieu fee program that would assess fees as a cost of development of commercial or residential property in Iron Triangle. These funds could then be earmarked for specific programs within the community.

#### **Parking Fees**

In addition to development fees, the City could choose to assess parking fees or fines in the Iron Triangle to fund road-related or other needed improvements.

#### **Foundation Support**

Several Bay Area foundations, including The California Endowment, San Francisco Foundation, the William and Flora Hewlett Foundation, and the Richard and Rhoda Goldman Fund, have missions that involve addressing challenges such as those faced by the Iron Triangle neighborhood, and a comprehensive application to one or more of these foundations might garner support for creating programs in the Iron Triangle, particularly as some of

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these foundations have histories of supporting work in Richmond and in the Iron Triangle neighborhood in particular.

#### Creation of a Special District

The City of Richmond may wish to explore establishing an Iron Triangle special district. A special district would have the power to provide services in Iron Triangle beyond what the City currently provides, and could be tailored to Iron Triangle's needs. An Iron Triangle special district could be fee-based or could rely on tax revenues, depending on its purpose.

The City might also explore the possibility of creating a Mello-Roos district to increase tax revenue and fund a special district. Possible functions for a special district could include enhanced police service, additional road and sewer improvements, parks maintenance, and other needed services. Creation of a special district requires a majority vote among registered voters within the district's boundary, and may or may not be appropriate if the neighborhood continues to be included within an active Enterprise Zone or Redevelopment Area.

#### Continued Use of Enterprise Zone

The Iron Triangle neighborhood is already included within the City of Richmond's Enterprise Zone, which allows businesses within the zone to reduce their total State income tax liability by the total

equivalent of any or all of five significant California Enterprise Zone tax incentives:

- **Business Expense Deduction** for the costs of certain tangible, depreciable property up to a range between \$20,000 and \$40,000 in the first year placed in service;
- **Hiring Credit** for 50 percent of first-year wages paid to qualified new employees; over a five-year period, this credit can exceed \$26,000 per new hire;
- **Net Interest Deduction for Lenders** making loans in the zone; lenders can deduct net interest income made on loans to trade or business located in the enterprise zone including business loans, mortgages and loans from non commercial sources;
- **Net Operating Loss Carryover** to future tax years to reduce the amount of taxable zone income; and
- **Sales and Use Tax Credit** for sales and use tax paid on qualified equipment purchased for use within the zone of up to a \$1 million of machinery cost on individual claims; up to \$20 million a year on corporate claims.

The City can continue to leverage these benefits to attract businesses that will advance the goals identified in this Action Plan to the Iron Triangle neighborhood.

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#### Continued Use of Redevelopment District

The majority of the Iron Triangle neighborhood is part of the Central Richmond Redevelopment Area. The Richmond Community Redevelopment Agency can continue to use this designation as a tool to prioritize redevelopment in the Iron Triangle neighborhood. This designation allows the Redevelopment Agency to receive tax increment revenue based on any increase on the assessed value of properties within the agency's boundaries, and provides a means of raising funds without using general fund resources or raising taxes.

#### Volunteers & In-Kind Donations

A key part of bringing the activities in this plan to fruition will be the active and continued involvement of the community. While the City can strive to provide additional monetary and staff resources, support from residents and business owners will nonetheless be crucial in ensuring the success of these efforts. The City of Richmond will need to take the lead on many of the projects, and should strive to fill all seats and increase attendance at meetings to support this. The City should consider asking for volunteer labor or in-kind donations of goods or services wherever possible to keep costs low.