Development Without Displacement -- The Future of Downtown Richmond, CA

Presented by Ernst Valery, SAA | EVI

- Gentrification Problem
- Examples
- Richmond Project
- Tools to Develop Without Displacement
- Metro Walk II
- Conclusion

Thank You!
Definitions

What if we could capture existing residents when developing neighborhoods and cities?

Can we be intentional about creating inclusive communities?
How it Happens:

Existing economically depressed neighborhood with large minority population

Enter the 'Urban Pioneers', young, educated, empty nesters, artistically minded

Neighborhood acquires perceived positive reputation and, thus, the attention of investors and higher income workers

Higher income white-collar workers move in as demand increases additional supply does not keep up

Rents and property taxes increase without any additional supply - effectively displacing the original lower-income minority community.

FACTORS ENCOURAGING Gentrification

POSITIVE
- Employment opportunities
- Diversity of populations
- Accessibility (public, private, transportation, cultural accessibility)
- Walkability
- Innovation, exchange of ideas, and modern amenities
- Flexibility that enables the city to adapt to changing needs
- A sense of community
- Supportive of entrepreneurial culture
- Skills (non-production-based economy)

NEGATIVE
- Crime rates, traffic congestion
- Cost of living
- Empty homes, no longer need to live
- Generational attachment and culture not supported by suburbs
- Stigmatized architecture, urban decline
- Lack of diversity

Younger people without children and empty nest baby boomers are most likely to leave for suburbs or urban areas.
In May 2017, EVI completed the redevelopment of the former Public School 59 site located in Erie County at 766 Best Street, Buffalo, NY 14211 into Parkview Apartments.

The Parkview Apartments redevelopment consists of a 50-unit affordable housing multi-family property targeted towards tenants earning at or below 60% of the Area Median Income (AMI). With six (6) of the units set-aside for tenants earning at or below 30% AMI, while the remaining twenty (20) serve tenants at or below 60% AMI.

METRO WALK II
RICHMOND, CA

RICHMOND BUSINESS HUB
RICHMOND, CA

PARKVIEW
APARTMENTS
BUFFALO, NY

STATION NORTH
BALTIMORE, MD

The Chesapeake Building was purchased from the City of Baltimore through the Baltimore Development Corporation in 2010 by Station North Development Partners and renovated by SA¥A Development, both Ernst Valery partnerships. Funding assistance was provided through Ernst Valery Investments, The Reinvestment Fund and Strafford Capital.
Tools to Develop Without Displacement

**BRONXCHANGE**

The BronXchange is an online marketplace that connects Bronx institutions and nonprofit organizations with high-road, local businesses in order to meet their local purchasing goals and support a more sustainable, equitable, and democratic local economy. Visit the site at BronXchange.com

**REDI**

The Real Estate Developer Index (REDI) is a values-based platform that evaluates real estate developers and furthers their community contributions. REDI designs an eco-system and rating process organized around three principal areas:

- Transparency & Accountability
- Sustainability & Design
- Community Engagement & Empowerment

**PATHWAY TO STAY.COM**

PathwayToStay.com™ guides immigrants through the process of gaining U.S. citizenship or permanent residency. It’s the first-of-its-kind solution for potential U.S. citizens and their families.

**potential**

Potential.com’s Online Learning Platform provides innovative learning content and platform, acquiring the skills and qualifications to succeed. They provide access to a discounted library of short online courses to develop business skills through practical learning paths.
Betty Reid Soskin Project (remains under consideration by Ms. Soskin) Richmond, CA
CONCEPTUAL MASTER PLAN
Revitalization that ensures fairness and inclusion is Richmond’s future.

Together we will continue to build a healthy vibrant community that values all of its people and welcomes all who are prepared to contribute to making Richmond one of the greatest cities in America.