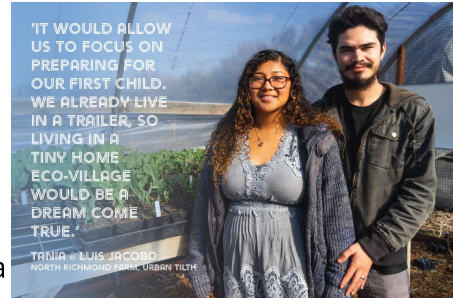


North Richmond Eco Village (NREV)



Request for General Plan Amendment Feasibility Study

This is a request for Contra Costa County to initiate a feasibility study of a potential General Plan Amendment that would permit a change of zoning of two parcels in North Richmond to allow density consistent with a contemplated redevelopment of two vacant sites proposed by Richmond LAND (the "Applicant"), which are currently owned by the Contra Costa County Housing Authority: (1) 1927 Giaramita Street and (2) 1932 Giaramita Street (the proposed redevelopment hereafter referred to as the "Project").

The Contra Costa County Housing Authority is planning the disposition of 1927 and 1932 Giaramita Street through an RFQ process. Richmond LAND is requesting the initiation of the feasibility study to assess the viability of the path to Project entitlement it intends to propose and pursue through the RFQ process. Richmond LAND understands that Housing Authority authorization will be required prior to the formal commencement of environmental evaluation of the Project under CEQA or submission of development applications and that the County's decision to initiate a general plan amendment study does not in any way bind the Housing Authority to pursue or County to approve the Project.

The non-conjoining properties are across Wildcat Creek from Verde Elementary. The buildings were constructed in the late 1950s and contain a total of 5 duplexes between the two parcels. Currently known as the North Richmond Eco-village, the Project would develop the two properties with affordable cottages for low-income homeownership for households under 60% AMI levels under the community land trust model where residents would own their homes under a 99-year renewable ground leases, with Richmond LAND retaining land ownership to ensure the long-term affordability and owner-occupancy of the



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cottages. The project would consist of approximately 22 detached, single family units, approximately 360 square feet in size.

The current zoning applicable to the two properties is single-family, high-density residential (SH 5-7.2) which allows for up to 7.2 units per acre. Combined, the project is approximately .83 acres and allows a maximum of 5.9 units.

As the Department of Conservation and Development's Advanced Planning is aware, the General Plan update currently contemplates rezoning the two properties to allow density between 17-33 units per acre. For the two properties this would mean permitting a range of density between 14 units and 24.9 units. As such, the Project's proposed density of approximately 22 units across the two sites would not be allowed under current zoning, but would be allowed under the zoning changes currently being studied for the General Plan update.

Should it be selected to develop the two properties through the Housing Authority's RFQ process, Richmond LAND would seek to amend the General Plan in advance of the adoption of the General Plan update. Richmond LAND respectfully submits that such an amendment would be appropriate to streamline a community-based organization's delivery of much needed new affordable housing in North Richmond.

Organizational Overview & Project Details

If selected through the RFQ process, Richmond LAND would be the sponsor, developer and land owner of the North Richmond Eco-Village Project (also referred to as the "Village"). As a non-profit 501(C)3 community-based organization, Richmond LAND is focused on creating and implementing a vision for community-controlled land and housing initiatives in Richmond and the surrounding West Contra Costa County area. By adopting the community land trust model for land acquisition and community development projects, Richmond LAND ensures that its power-building and visionary development efforts are rooted in perpetual affordability and long-term stewardship. Over the course of two years local residents, neighborhood leaders, and community stewards participated in Richmond LAND's Building Power Fellowship programs and events where the Project was co-created through resident-driven participatory design and decision-making.

The Project is located at 1927 & 1932 Giaramita Street, two former public housing scattered sites that are part of Contra Costa County Housing Authority's ("HACCC") Las Deltas housing portfolio. Richmond LAND intends to transform the two parcels currently consisting of five vacant and dilapidated duplexes into approximately 22 high-quality,



sustainably-constructed, cottage units that will serve up to approximately 40 residents, and benefit low and very-low income households. The Village homes will be approximately 360 square feet, with shared amenities and communal features, ecological enhancements in consideration of the site’s adjacency to Wildcat Creek, community art, and gardens that can be enjoyed by the surrounding neighborhood, as well as the parents, staff, and students at Verde Elementary School.

The Village addresses neighborhood concerns, creates new permanently affordable housing units as a solution for displacement and overcrowding, and aligns with local community revitalization initiatives to bring together positive environmental and social outcomes. Through the Village, we are creating a scalable cornerstone project that connects North Richmond’s past and present to an equitable, healthy, and thriving future.

Quick Facts

Characteristic	Parcel 1 (Smaller)	Parcel 2 (Larger)
Address	1927 Giaramita St	1932 Giaramita St
APN	409-272-009-5	409-292-001-8
Lot Size	10,208 SF (.23 acres)	26,529 SF (.61 acres)
Zoning Existing	Single Family, high-density 7.2 DU/acre	
Density Existing	1 Duplex (2-3 BR - 2,310 SF) ~ 6 Bedrooms ● Serviced 2 families	4 Duplexes (2-3 BR - 7,480 SF) ~ 12 Bedrooms ● Serviced 4 families
Density Target	~ 8 Units (360 SF each)	~ 14 Units (360 SF each)
Target Household Incomes	Under 60% AMI	

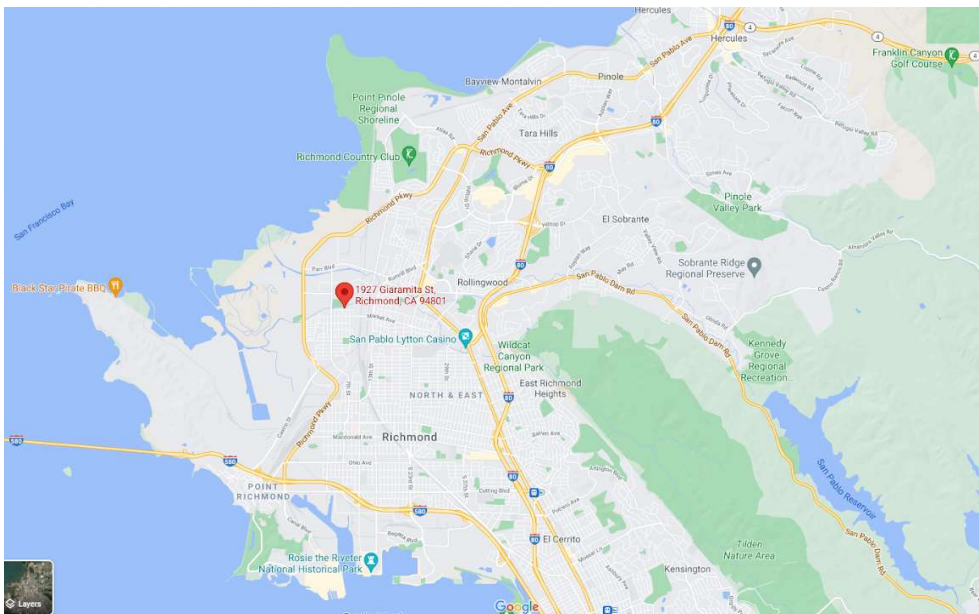
- Project concept was developed by local residents and is responsive to community needs.



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- Located in unincorporated North Richmond, the project will redevelop vacant parcels south of Verde Elementary School and Wildcat Creek.
- Currently owned by the Contra Costa County Housing Authority and slated for disposition in Fall of 2021.
- Proposed construction of approximately 22 cottage units (approximately 360 square feet each) for first-time homeownership targeted at households of 50%-60% AMI. Further exploration is being done to evaluate whether project financing could support a lower household AMI for residents on a fixed income as a part of an intentional ownership conversion and rent to own program.
- Project is a catalyst for future infill housing development in the community and will contribute towards easing the local and regional housing shortage while supporting neighborhood stabilization.





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Site with existing structures.



Conceptual Site Layout



Targeted Questions for Feasibility Study

Richmond LAND respectfully requests, to the extent feasible, Department of Conservation and Development clarification on the following questions as it assesses the requests and forms a recommendation to the Board of Supervisors:

- What level of environmental review under CEQA would the Department anticipate completing for the proposed General Plan Amendment and corollary approvals for the Project?
- Relatedly, would the Department anticipate completing CEQA analysis of the proposed General Plan Amendment and Project itself or would it anticipate the need to hire any environmental consultant?
- If authorized by the Housing Authority to submit formal development applications for the Project, is there additional Project information typically required after rather than at the time of development applications that Richmond LAND can provide to streamline to the greatest extent possible the Department's environmental and zoning review of the Project?