



What makes a development project equitable?

Who benefits, **how** they benefit, and by **how much** are key questions of any development. Without strong community vision and voice, developers generally seek to maximize their profit. This means less money and resources return to benefit Richmond. ***Strong voice and a clear vision can change this.***

<p>Jobs Who is employed to build the development, how much are they paid?</p>	<p>Housing How much, if any, is affordable? What does affordable mean?</p>	<p>Education How does the tax base of the development support the school system? Are educational opportunities built into the site?</p>	<p>Ownership Who owns the land? Is it held in a trust (i.e. it can't be sold again and benefits are shared by the community) or by a private entity?</p>
<p>Business opportunities What businesses are prioritized and will be able to access contracting and other opportunities? Are new businesses supported?</p>	<p>Public Goods Are more public resources enjoyed by all created through the development?</p>	<p>Cultural Opportunities Are the cultural amenities reflective and supportive of the current community? Do the recreational facilities serve the community?</p>	<p>Environmental impact How does the development impact the health of current and future residents? How does it affect the natural environment and climate?</p>

What could this look like at Point Molate?

Ultimately, the answer should be decided by the residents of Richmond. Point Molate is the largest city controlled development site in the Bay Area, which is one of the hottest real estate markets in the world so it will have intense interest by developers. A development plan will very likely be over \$1 billion and profits would exceed that. So what could a strong community benefit agreement with a socially conscious development team yield for the entire community? Here are some questions and context that we've heard so far:

Housing

What does affordable housing mean for Richmond? "Affordability" levels are calculated on a county-wide level, they are not Richmond specific. So in Richmond, a family of four who earns \$89,600 or less qualifies for low-income affordable housing (80% Area Median Income, or AMI). Families of four earning \$58,100 or less qualify for very low income (50% AMI), and families of four earning \$34,850 or less qualify for extremely low income (30% AMI).

What level of affordability would make Point Molate truly affordable for your community and family?

There is no guarantee right now that any affordable housing will be built at Point Molate. The city has an inclusionary zoning ordinance that requires that 15% of units on a development of this size would be "affordable" (80% Area Median Income) or the developer pays an "in-lieu fee". At the first site tour, the City Planning Director commented that it is unlikely that a market rate developer would opt to build the units over paying the fee. Some claim that maximizing market rate-units benefits all of Richmond because it increases the tax base.

Should Point Molate only be market-rate housing units?

Some developments make housing available first to a specific segment of the population - local teachers, single mothers, previously displaced residents of a place, the elderly.

Who could this development support in a way that would benefit the city as a whole in the long-term?

Jobs

The development plan will likely create over \$1 billion in construction costs, with about half of this (\$500,000,000) going to payroll. While Richmond has a law requiring that 20% of new construction hires are residents on city contracts, this law does not apply to private developments (unless they are subsidized by the city). While Richmond's overall employment rate is low, it remains in the double digits for African American and Latino residents, and is especially high for young men of color.

What would an equitable hiring policy for construction, building maintenance and upkeep, and staffing of future businesses look like? Can it prioritize people of color, low-income people, formerly incarcerated...?

Education

According to estimates, tax revenue for the site could exceed \$40,000,000 annually. 60% of this, or \$24,000,000 annually would be available for schools. This could be a huge boost for the students and educators of WCCUSD. Additionally, a developer could include other educational sites that reflect the specific context (STEM/STEAM Labs, bioresource interpretation, bayfront, etc) and priorities of the community (youth maker-spaces, etc).

What types of education resources does Richmond need that could happen here?

Environmental Impact

What are the health impacts of living so close to Chevron? How does a development plan address the rare and sensitive ecosystem that exists in parts of Point Molate? How will traffic impact the area?

Increasing Public Goods

How can residents come to use and enjoy the resources of Point Molate? Should there be a bike park? Public access to the water? Camping? Parks?

Business Opportunities

Due to its previous history, some have called for a reopening of Winehaven as a winery and regional hub for wine. Others have called for an artisan village featuring local residents.

Should a percentage of any potential businesses be locally owned? Owned by women? By people of color? Can development funds support the incubation of new businesses?

Cultural Opportunities

The site is bordering a major Ohlone shellmound. It was an important Chinese shrimpers camp. African American migrants from the South used it as an escape from the city. Some have suggested a nationally recognized art center or regional concert/event center. Others have called for soccer fields or a velodrome.

How do potential cultural amenities and uses reflect the cultural mix of Richmond in a way that encourages resident belonging and the site history?

Ownership

The land at Point Molate is currently owned by the city of Richmond. Because of the legal settlement, it must be sold to a developer in the next few years. The developer could be owned by a nonprofit, a land trust, or other entity that uses its ownership of the land to serve the broader community. There are different models of how this land could be owned that haven't been explored so far in the public engagement process and that aren't profit driven.

Who should own this land? How would they finance it?

Facebook: www.facebook.com/groups/equitablepointmolate/
Contact: Valerie Jameson at equitablepointmolate@gmail.com