

# Equitable Community Revitalization Grant

DTSC and OBI

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The Othering & Belonging Institute (OBI) is a center for scholarship, research, community partnerships & strategy at the University of California, Berkeley.

OBI takes a multidisciplinary approach to advancing research, policy, & ideas that examine & remediate the processes of exclusion, marginalization, & structural inequality—what we call othering—in order to build a world based on inclusion, fairness, justice, & care for the earth—what we call belonging.

# Areas of Work



Housing



Explore More...



Food Systems



Health



LGBTQ



Narrative Power



Arts and Cultural Strategy



Bridging & Belonging



Climate Justice



Policing



Race



Technology & Belonging



Democracy



Disability



Economic Inequality

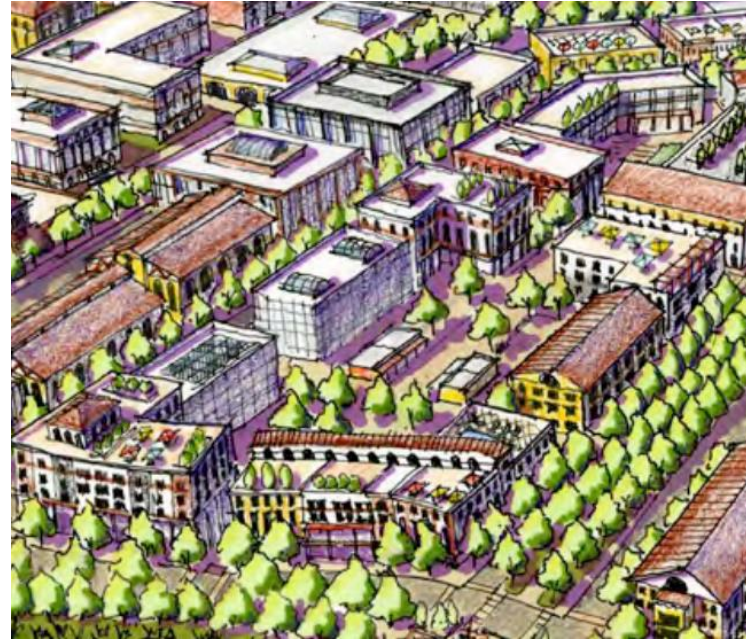


Targeted Universalism

# Richmond Equitable Development Policy

City-wide Community Benefits Policy requiring a minimum set of community benefits of all major projects:

- Local hire (25%)
- Living wages
- Fair chance hiring of people with criminal records
- Local business contracting
- Contributions to community benefits fund



# Richmond LAND

- Community-owned, mission-driven nonprofit development entity and community land trust
  - Internalizes equitable development values and goals
  - Partner to other developers
  - Partner to the city for disposition of public land and project implementation
  - Permanent process for community visioning and early stage project development



**RichmondLAND**

LOCAL ACTION IN NEIGHBORHOOD DEVELOPMENT

# Bay Area Housing Finance Authority Equity Framework

## Goals:

High level, universal societal conditions that BAHFA's work should be striving toward. The 'north star' for transformation of the region's housing system.

## Objectives:

Specific outcomes that BAHFA's actions will bring about, moving the region closer to achieving the social equity Goals. The 'destination' BAHFA plans to reach.

## Metrics:

Specific method by which BAHFA will design and evaluate potential program strategies. The 'yardsticks' to measure progress.



# Brownfields Revitalization and Displacement

# History of Segregation

## ARTICLE 34.

A Realtor should never be instrumental in introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood.

An excerpt from the Realtor Code of Ethics adopted by the National Association of Real Estate Boards in 1924



In 1962 a Berkeley teacher, Miss Frances Fletcher, presents statistics gathered by the National Real Estate Research Corporation on racial discrimination in San Francisco's rental housing market, which show that two-thirds of landlords refused to rent to African American tenants.

# Revitalization and Displacement

- Clean up increases land value in neighborhood
- Housing costs increase for tenants
- Racial inequities in ownership mean people of color are hit hardest
- High costs force displacement
- Many residents who deserve the benefits are displaced instead



Source: [www.ejintheironbound.com/brownfield-sites](http://www.ejintheironbound.com/brownfield-sites)

# Community Benefits and Place-keeping

- Investment in historically marginalized neighborhoods.
- Equitable distribution of community benefits that respond to community-identified needs and visions.
- Protection of low income tenants and other residents vulnerable to displacement by rising costs.





# Equitable Community Revitalization Grant

# ECRG

- **Created as a pilot** to support brownfield cleanup and redevelopment efforts in disadvantaged California
- **ECRG's mission** to encourage beneficial reuse of land through reassessment, investigation, and cleanup while advancing environmental justice goals

**Round 1** (2022): the guidelines lacked sufficient guardrails to ensure that all projects would serve community needs and protect public health.

**Round 2** (2024): developed in response to community feedback after Round 1; OBI was brought on to better refine the guidelines

# ECRG - Program Design

## **Overview:**

### ***Provides funding to three entities***

- *Public entities (e.g. cities and counties)*
- *Nonprofit organizations*
- *Tribes (regardless of federal recognition)*

### ***Funding for three projects:***

- *Community-wide Assessments Grant*
- *Site-specific investigation grant*
- *Site-specific Cleanup Grant*

# ECRG - Program Requirements

1. Projects are **prioritized** if they are in a neighborhood **heavily burdened by environmental pollution** and heightened social vulnerability, as measured by the state's index (CES) for measuring cumulative environmental impact.
1. Cleanup on any site with a **sensitive future use (such as a health clinic, housing, or school)** must be done to a level that will not require deed restrictions on future use of the property.
1. No projects can include a future use that increases pollution in the area, such as a warehouse or heavy industry.

4. Projects must make **community benefits commitments with specific strategies and outcomes**, such as increased local ownership, access to contracting and hiring, access to green infrastructure and open space, community-serving programs and services, and enhanced mobility options.

5. Projects must meet specific standards for accountable community engagement, using the Spectrum of Public Participation and **requiring a minimum level of engagement** at the "Involve" level for investigations and cleanup projects

# ECRG - Spatial criteria

- *ECRG adopted eligibility requirements that used the state's CES tool and ensured that funded projects would be in the areas overburdened by environmental factors.*
- *ECRG uses CES to target funding to communities most in need by **prioritizing projects located in the state's top 25% most environmentally burdened census tracts** (with a CES score of 75 or higher) and tracts with more than 50% of the population in poverty (a CES poverty indicator score of 50 or higher)*

# ECRG - Community Engagement

**FIGURE 1**

**Public Participation Spectrum<sup>31</sup>**

|                                          | Inform                                                                                                     | Consult<br>Minimum level for<br>Community-wide<br>Assessments          | Involve<br>Minimum level<br>for Site-specific<br>Investigations and<br>Cleanups                              | Collaborate                                                                                                                                      | Participatory<br>Governance                                |
|------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Public<br/>Participation<br/>Goal</b> | To provide the public with balanced and objective information to assist them in understanding the problem. | To obtain public feedback on analysis, alternatives, and/or decisions. | To work directly with the public, to ensure that public concerns are consistently understood and considered. | To partner with the public in aspects of the decision, including the development of alternatives and the identification of a preferred solution. | To place final decision-making in the hands of the public. |
| <b>Promise to the<br/>Public</b>         | We will keep you informed.                                                                                 | We will provide feedback on how public input influenced the decision.  | We will work with you to ensure that your concerns are reflected in the outcome.                             | We will look to you for advice on solutions and incorporate your advice.                                                                         | We will implement what you decide.                         |

# ECRG - Cleanup and eligible types of reuse

*To avoid funding projects that perpetuate environmental exposures and injustice, the ECRG Round 2 guidelines **require higher levels of cleanup for applicants proposing sensitive uses** and prohibit future uses that create new sources of pollution. The updated reuse guidelines seek to ensure that cleaned up sites are used for **purposes that do not contribute to or exacerbate already existing environmental contamination** and, furthermore, reflect what residents want and need in their communities.*

Confirm that the applicant's proposed reuse is not one of the following:

- warehouse or distribution center
- use that has the potential to cause pollution or contamination and negatively impact the neighborhood
- 100% market-rate housing
- mixed-income housing that does not meet the Low-Income Housing Tax Credit requirement, where 40% of the units are at or below 60% of AMI and may have units up to 80% of AMI, if the average is at or below 60% of AMI

# Equitable Development **Outcomes**

- Local Ownership
- Local and Living Wage Hiring
- Financial Contributions to Expand Community Benefits
- Promotion of Local Enterprises Through Contracting Practices
- Access to Green Infrastructure
- Access to Green Spaces
- Community-Serving Programs and Services
- Environmental Justice
- Community Benefits Agreements
- Safe and Accessible Mobility Options

# Increasing Local Ownership

**Definition:** *partial or full ownership of a property held by local community-serving nonprofit or Community Land Trust*

## **Strategies:**

- *Ownership after clean-up will be held by a community-serving nonprofit organization.*
- *Land will be owned by a Community Land Trust that ensures permanent affordability.*
- *Ownership equity shares are distributed at reduced or free cost to disadvantaged community members.*

## **Metrics:**

- *Deed or other legal proof of ownership of part or all of the property.*
- *Contract committing to transfer ownership to a Community Land Trust, local community-serving non-profit, or real estate cooperative with local members.*

# Increasing Local and Living Wage Hiring

**Definition:** hiring process includes carve-outs or otherwise prioritizes workers who are local residents and/or disadvantaged workers

## **Strategies:**

- Minimum percentage of work hours will be worked by people qualifying as local workers.
- Minimum percentage of work hours will be worked by people qualifying as “disadvantaged workers.”
- Formal partnership with a workforce development program that will be treated as a First Source for recruiting employees during construction and/or ongoing operations.

## **Metrics:**

- Number and percent of local residents/disadvantaged workers hired in permanent staff positions.
- Number and percent of project hours worked by local residents/disadvantaged workers.
- Number and percent of local residents/disadvantaged workers employed earning a living wage or represented by a union.
- Partnership agreement between lead agency and a local workforce development program, setting specific goals and practices to hire local and disadvantaged workers.

# Providing **Financial Contributions** to Expand Community Benefits

**Definition:** *financial contributions to an affordable housing trust fund, local community-serving nonprofit, or other public service such as a free local transit pass program or job training program*

## **Strategies:**

- *Voluntary financial contribution to the city or other public agency's affordable housing trust fund.*
- *Set amount or percentage of revenue committed to be donated to a local, community-serving nonprofit organization.*
- *Financial contribution made to offset the cost of a service that will be available for free to disadvantaged community members, such as free transit passes.*

## **Metrics:**

- *Dollar amount or percentage of project budget that will be contributed to a public fund for affordable housing, transportation service, or other local public service.*
- *Dollar amount or percentage of project budget that will be contributed to an independent non-profit serving the project area.*

# Promoting Local Enterprises Through Contracting Practices

**Definition:** contracting prioritizes micro enterprises in surrounding neighborhood, and minority and/or women-owned businesses

## **Strategies:**

- Development of partnerships with firms owned by, employing, and based in the local disadvantaged community.
- Requests for Proposals that have eligibility requirements and/or scoring matrices that prioritize firms owned by, employing, and based in the local disadvantaged community.
- Minimum percentage of contract dollars that will go to micro enterprises in the surrounding neighborhood, and minority and/or women-owned businesses.

## **Metrics:**

- Percentage of budget and number of dollars to be spent in contracts with firms or organizations owned by and based in the local disadvantaged community.

# Building and/or Providing **Access to Green Infrastructure**

**Definition:** *installing or building infrastructure that promotes climate resilience, reduces carbon emissions, and/or advances the use of renewable energy sources and/or practices*

## **Strategies:**

- *Construction of green infrastructure such as rain gardens and urban gardens.*
- *Construction of buildings that meets standards for green building practices.*
- *Urban reforestation to increase tree canopy in disadvantaged neighborhoods.*

## **Metrics:**

- *Dollars invested as part of the project into green infrastructure, reforestation on public land, or other public facilities.*
- *Score/level of green building construction that will be achieved using green building standards.*

# Building or Increasing **Access to Green Spaces**

**Definition:** *expanding, building or allowing access to open space or recreational uses that promote wellness and the quality of life for residents*

## **Strategies:**

- *Construction or renovation of public open space or park that is accessible to vulnerable populations.*

## **Metrics:**

- *Square feet of space to be permanently dedicated as publicly accessible open space or public facilities.*

# Offering **Community-Serving Programs and Services**

**Definition:** *providing services with a free or sliding scale benefit needed by low-income residents such as a community center, health clinic, transportation/mobility improvements, grocery store, social services, etc.*

## **Strategies:**

- *Provide public or nonprofit services at the future site.*
- *An essential community service or products identified through a community planning process, such as a grocery store in a neighborhood with a needs assessment that documented lack of access to healthy foods.*

## **Metrics:**

- *Number of clients who will be served on average monthly basis by future community-serving organization on the site.*
- *Percentage of budget and dollar amount invested in public transportation infrastructure.*
- *Number of residents using the new or expanded transportation infrastructure.*

# Promoting Environmental Justice

**Definition:** *using practices that protect vulnerable populations, engage local residents in the decision making process, and promote public health*

## **Strategies:**

- *Clean-up of contaminants to a standard higher than required for the designated re-use.*
- *Residential design that enhances environmental health conditions, such as built-in air and water filters.*
- *Buffer zone to protect residential occupants from nearby environmental hazards, such as a 500 feet buffer between housing units and a nearby source of air pollutants.*

## **Metrics:**

- *Dollar amount spent on additional cleanup required to achieve a higher standard than required.*
- *Square feet of area that will be cleaned up using bioremediation as the primary means.*
- *Dollar amount spent on technologies and design elements that enhance environmental health conditions for residents.*

# Community Benefits Agreements

**Definition:** *developing a legally binding agreement through a collaborative process with local organizations and leaders accountable to the broader community, specifying the equitable development commitments of a project*

## **Strategies:**

- *A collaborative process with organizations and leaders accountable to disadvantaged local communities, leading to a legally binding agreement on defined community benefits.*
- *A Development Agreement with a public agency that commits the project to specific equitable development strategies included in this table.*

## **Metrics:**

- *Written partnership agreement with local leaders of disadvantaged communities committing to collaborate on developing a community benefits agreement.*
- *Copy of a Development Agreement or Community Benefits Agreement the legally commits the project partners to specific community benefits actions and outcomes.*

# Safe and Accessible Mobility Options

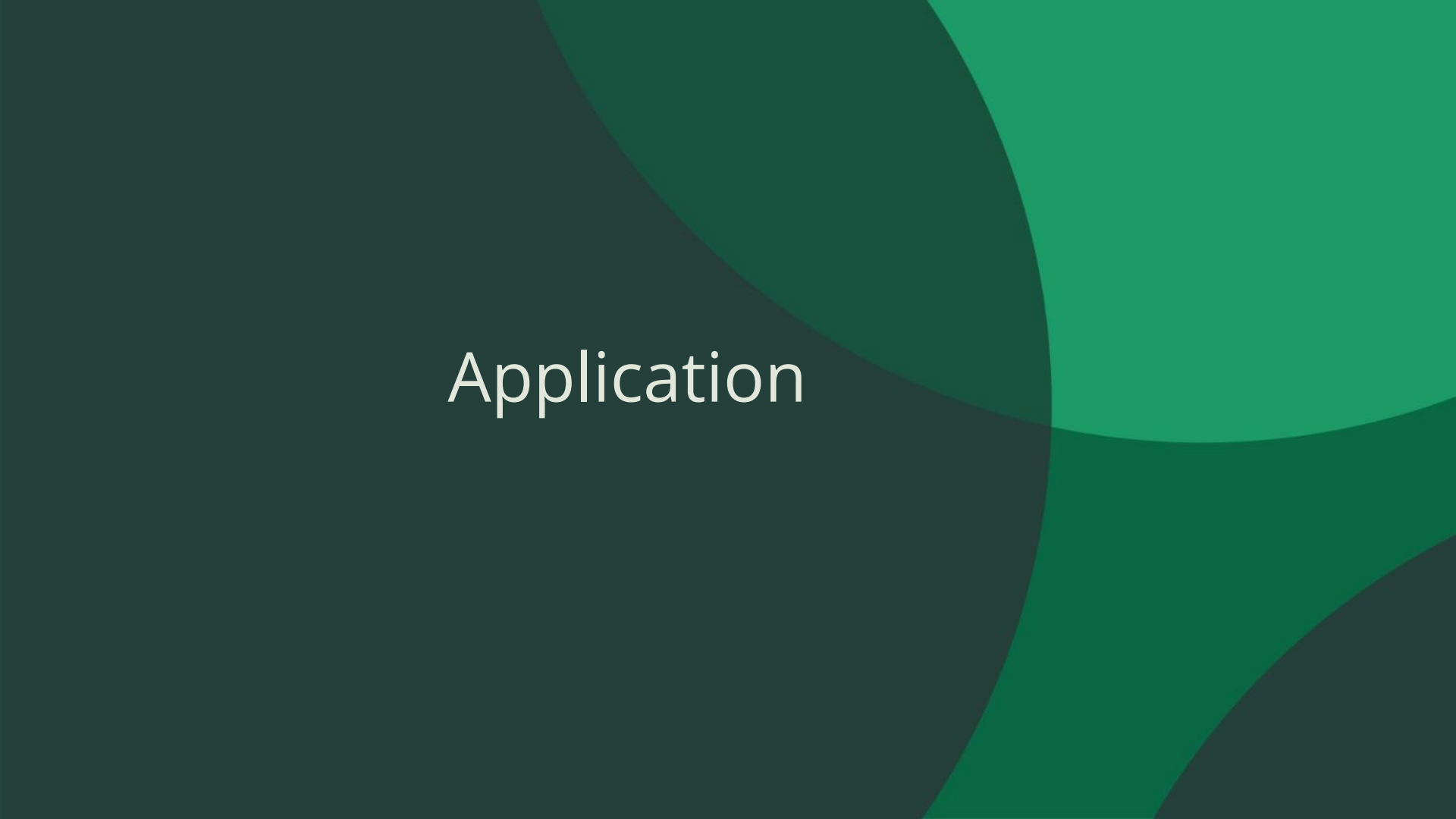
**Definition:** access to reliable, affordable, and efficient transportation and walkable routes that provide access to services and improve quality of life, and that provide needed access to vulnerable populations

## **Strategies:**

- Infrastructure for walking and biking, such as a bike lane.
- Traffic calming infrastructure, such as curb extensions.
- Subsidized transit passes for residents.

## **Metrics:**

- Linear feet of sidewalks/bike lanes installed in disadvantaged neighborhoods.
- Number of curb extensions installed in disadvantaged neighborhoods.
- Number of local residents given subsidized transit passes.



Application

**FIGURE 5****ECRG and non-ECRG projects by type of grantee**

| Type of Entity       | ECRG Projects |            | Non-ECRG Voluntary Agreement Projects |            |
|----------------------|---------------|------------|---------------------------------------|------------|
|                      | Number        | Percentage | Number                                | Percentage |
| <b>Public entity</b> | 45            | 50%        | 23                                    | 21%        |
| <b>Non-profit</b>    | 44            | 49%        | 25                                    | 23%        |
| <b>Tribe</b>         | 1             | 1%         | 1                                     | 1%         |
| <b>For-profit*</b>   | -             | -          | 60                                    | 55%        |

\* Includes private companies, limited liability companies, limited partnerships.

**FIGURE 6****Comparison of location of ECRG and non-ECRG voluntary agreement projects**

| CalEnviroScreen Score                  | ECRG Projects |            | Non-ECRG Voluntary Agreement Projects* |            |
|----------------------------------------|---------------|------------|----------------------------------------|------------|
|                                        | Number        | Percentage | Number                                 | Percentage |
| <b>At or above the 75th percentile</b> | 95            | 62%        | 54                                     | 50%        |
| <b>50–74th percentile</b>              | 37            | 24%        | 29                                     | 27%        |
| <b>25–49th percentile</b>              | 22            | 14%        | 17                                     | 16%        |
| <b>Below the 25th percentile</b>       | -             | -          | 8                                      | 7%         |

\* Non-ECRG projects may contain more than one site.

# Conclusions

- More projects led by nonprofits and public agencies
- More meaningful community engagement plans with more transparency and meaningful details
- More equitable distribution of funding that generated increased funding in environmental justice communities
- More equitable development practices built into project plans
- Types of reuse that are better aligned with the needs of low-income residents in surrounding communities
- Stronger community accountability ECRG program design and evaluation.

# Opportunities for Growth

- Build out and support the capacity of local agencies, nonprofits, and tribes to carry out equitable development projects.
- Strengthen outreach to tribes and wider pool of nonprofits and local agencies
- Balance the need for affordable housing and building on contaminated land
- Clarify criteria and guidelines for what qualifies as a community-serving business
- Create a sustainable dedicated source of funding for ECRG