

Richmond Community News

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EDICIÓN ESPAÑOL PAGINAS 8-11

Richmond Schools Stay Shut

On-Line Classes: County Urges Wear Mask, Distancing, Wash Hands

By MARGARET BROWNE, former Biology, Physics and Chemistry teacher at Kennedy High School

As the COVID-19 pandemic surges on, West County Supervisor John Gioia urges everyone to wear



a mask, to maintain social distance and to wash hands.

The West Contra Costa

Unified School District is keeping schools shut until they are safe to reopen.

As reported in the *Washington Post* (Aug. 10, 2020), more than 97,000 U.S. children tested positive for the coronavirus in the last two weeks of July, according to data from the American Academy of Pediatrics and the Children's Hospital

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Photo by Jack Scheinman

Racial and Climate Justice for Point Molate

In the midst of the COVID-19 pandemic and economic collapse, the ongoing virus of American racism, and the climate emergency, many people are looking at land development choices in a new light.

The fight to Save the East Bay's Point Molate and keep this 413-acre public headland in public hands is,

By COURTNEY CUMMINGS, Richmond resident, Native American Activist and steering committee member of the Point Molate Alliance, and DAVID HELVARG, Director of Blue Frontier, an Ocean Conservation group, and steering committee member of the Point Molate Alliance

like many land use decisions, also about institutional racism and environmental justice.

When it comes to racial equity, no one can seriously doubt that if Richmond California, a poor community

of color, were a wealthy white community this last unprotected natural headland on San Francisco Bay would have long ago been set aside as a regional park and visitor destination.

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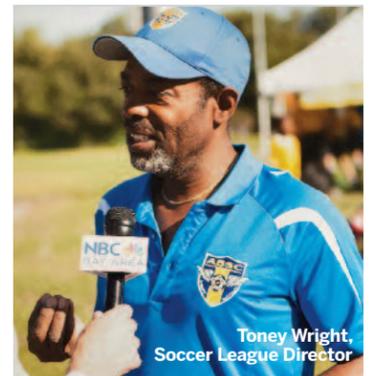
Richmond Coaches Plead for Playing Fields for Richmond Youth

By CAROL TELTSCHICK, former Richmond Planning Commissioner

Two successful Richmond Coaches have been pleading with the City to provide more playing fields. They say Richmond kids deserve playing fields and access to parks and open space.

Thirty-one year Richmond resident Toney Wright believes this and has made it his life's work.

(CONTINUED ON PAGE 5)



Toney Wright, Soccer League Director

Major Fire Danger Haunts Housing Plan for Point Molate, Richmond

By CHARLES SMITH, a founding member of Point Molate Friends, and ROBERT CHEASTY, Executive Director of Citizens for East Shore Parks

Planning a major high-end housing development in a Very High Fire Severity Zone is a bad idea. For Point Molate it is worse - much worse.

Not only will there be repeated fires, but they will be joined by the repeated poisonous gas releases, the fitful explosions and the regular pollution accompanying a major oil

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Richmond Mayor Pushes High Priced Housing Enclave for Point Molate

Critics Object The Enclave Will Be a Financial Disaster, Forcing Richmond Residents to Subsidize Housing for the Rich

By JIM HANSON

Richmond risks bankruptcy if it continues to pursue its plan for a subsidized luxury housing enclave at Point Molate.

This will be a financial disaster for Richmond, bleeding the city's General Fund - as much as \$40 million at ten years into the project and perhaps \$100 million dollars over the long haul, according to former Richmond Planning Commissioner Jeff Kilbreth.

Kilbreth is joined in this concern by housing advocates like Richmond City Councilmembers Melvin Willis and Eduardo Martinez.

This is on top of the City's already ongoing fiscal crisis. The East Bay Times has been reporting on the crisis stating that Richmond, facing a \$27 million budget shortfall, made temporary fixes to avoid massive cuts and layoffs. The City is financially vulnerable.

Ignoring these potentially crippling budget deficits,

Mayor Tom Butt continues to pursue his high-end housing enclave for Point Molate, despite repeated warnings it could bring further financial damage for Richmond.

"According to former Commissioner Jeff Kilbreth, the fiscal outcome for the City looks bleak if the City goes forward with this development."

According to former Commissioner Jeff Kilbreth, the fiscal outcome for the City looks bleak if the City goes forward with this development.

Kilbreth is not the only person warning the City. Richmond's former Planning Commissioner Carol Teltschick did a review of the project and the inadequate financial projections by the mayor and his developer. Teltschick

(CONTINUED ON PAGE 2)

City Hires Worst Developer for Point Molate

By SALLY TOBIN, ROBERT CHEASTY and DAVID HELVARG

A simple Google search would have warned the City of Richmond about SunCal. This southern California based developer has a reputation for littering the landscape with lawsuits, projects left unfinished, chapter 11 bankruptcies and disregard for public safety.

Nobody expected the city to pick SunCal as the prime developer at Point Molate.

Of all the developers making presentations to the City, SunCal's was the worst according to observers, amounting to a shrug and the assertion they could build whatever the City wanted.

SunCal seemed unfamiliar with Point Molate. They fumbled for answers when they were questioned during their presentation. Despite all that, the city chose SunCal.

SunCal has a History According to the *Wall Street*

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Save Our Point Molate
Richmond, CA
www.ptmolate.org



Photo by David Helvarg

More Affordable Housing Needed in Downtown Richmond

By MICHAEL GLIKSOHN, former RPA Housing Action Team Chair, and MELVIN WILLIS, Richmond City Councilmember and ACCE Outreach Staff member

Richmond is in sore need of more housing and downtown is where our Planning staff should be focusing its housing development efforts.

The debate over the mixed-use development at Pt. Molate and the 1400+ units of housing that are proposed for that far-flung, inaccessible corner of the City, has highlighted the lack of progress on building more housing where it is needed, especially affordable

network (BART and AC Transit, and close access to two freeways) downtown Richmond is already seeing the kind of projects we want to encourage. Currently under construction at Nevin between 21st and 23rd is Nevin Homes with close to 300 units. In pre-development is a proposal for 300-400 units at 12th and Macdonald, with 20-30% of them affordable.

Much more needs to be done, and Planning and Housing staff should be taking the lead.

Unfortunately, there is currently very little capacity and even less commitment of time and money to make that happen. These shortcomings have been brought to the attention of the Mayor and the City Council but no action has been taken.

On April 24, 2018, the Housing Action Team (HAT) of the Richmond Progressive Alliance (RPA) conducted a Study Session at a regularly scheduled City Council meeting. It was entitled, "Thinking Big About



Melvin Willis, Richmond City Councilmember

Willis: "There is a lack of progress on building more housing where it is needed, especially affordable housing."

Richmond's Housing Goals." The presenters, who included two local affordable housing executives, spoke about best practices employed by Bay Area cities with the most success in building affordable housing. They talked about Richmond's potential and its openness to affordable housing, something not all cities welcome.

Richmond has a good amount of vacant land and

abandoned or underutilized properties with low market values - creating a significant cost advantage on site assembly. And Richmond's zoning regulations & permitting processes are ready to go except for finalizing our inclusionary housing regulations and fees.

The Study Session challenged the City Council and the Mayor to think big, and left them with Eight Asks that would light a fire under Richmond's affordable housing efforts and demonstrate their commitment. Unfortunately, these Asks were never answered and Richmond's affordable housing production remains anemic. □

"Richmond is in sore need of more housing... downtown."

housing. Other Richmond neighborhoods already have the required infrastructure for this housing and that is where it should be built.

The Macdonald Avenue corridor from Harbor Way to the Civic Center is the perfect place for intensive housing development. With its extensive transportation

Richmond Mayor Pushes Pricy Housing

(CONTINUED FROM PAGE 1)

concluded the project was very risky for the City - one that would cost Richmond taxpayers who would have to subsidize the project and possibly bail the project out when it failed.

According to Commissioner Teltschick, "the developer, SunCal, will not pay the price for this bad decision. The City of Richmond, through the City's approval, will be liable, and the families and residents of Richmond will be on the hook to pay for the bad outcomes of this wrong decision."

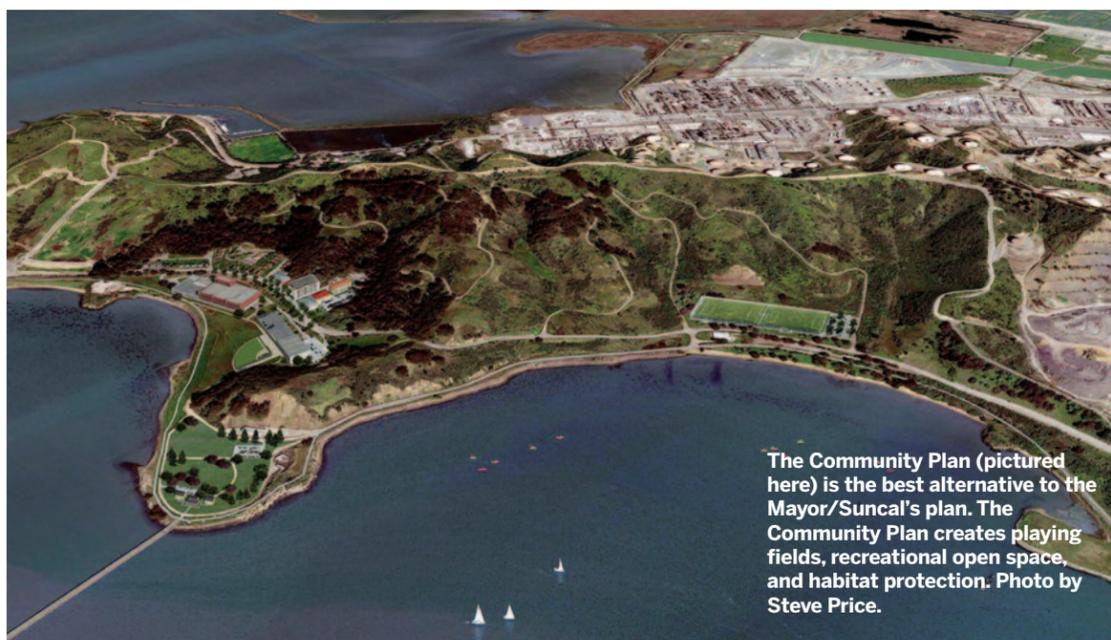
The HATCH Report

Early on, when the City refused to release any financial study of the project, a group of residents and organizations took up the cause and hired a world class economics team. A financial report was finally done by the well-respected economists at HATCH, an international firm that does cost analyses of large developments.

The HATCH Report found that the project would likely lose the city from \$3 million to \$5 million per year once the housing development was built.

The HATCH findings were based on what it would cost

(CONTINUED ON PAGE 3)



The Community Plan (pictured here) is the best alternative to the Mayor/SunCal's plan. The Community Plan creates playing fields, recreational open space, and habitat protection. Photo by Steve Price.

Worst Developer Hired by City of Richmond

(CONTINUED FROM PAGE 1)

Journal, in 2008, during the last economic crisis, SunCal declared bankruptcy on 22 of its home building projects, most of them backed by the failed Lehman Brothers bank.

According to the *Orange Country Register*, seven years later a jury ordered SunCal CEO Bruce Elieff to

pay a former business partner over \$20 million dollars after failing to pay an earlier court settlement for \$50 million.

Elieff, once worth an estimated \$300 million, filed for bankruptcy last year.

According to the *Albuquerque Journal* (2010), SunCal, a four billion dollar corporation, configures its operations nationally so that each project is run by a separate limited liability

company — in New Mexico, this was Westland Development Co., which later became Westland DevCo. The LLCs can file for bankruptcy or default on

Wall Street Journal: "SunCal declared bankruptcy on 22 of its home building projects."

their obligations without legally affecting the parent company. With the current pandemic-linked economic crisis, and an uncertain real estate market, this SunCal strategy may become relevant to Richmond, where a subsidiary of SunCal, Winehaven Legacy LLC, is the official applicant to develop Point Molate.

SunCal had a more spectacular flop closer to home. SunCal was granted exclusive rights to negotiate for the development of the closed Naval Air Base at Alameda Point in the City of Alameda. Sound familiar? Richmond has granted SunCal the exclusive right to negotiate for development of the closed Naval Fuel Station at Point Molate.

When it became clear that SunCal would not deliver on its promises, Alameda let SunCal go. SunCal sued Alameda. The judge in that case ruled for the City of Alameda, and found SunCal's claims of lost profits were speculative, not provable.

The *San Francisco*

Business Times ran a story on the Alameda fiasco. It reported that SunCal intentionally omitted from their presentations the very limited nature of SunCal's commitment to complete any of the public benefits SunCal promised. The *Times* reported that the independent consultants

"The San Francisco Business Times ran a story on the Alameda fiasco. It reported that SunCal intentionally omitted from their presentations the very limited nature of SunCal's commitment to complete any of the public benefits SunCal promised."

who looked at the SunCal presentations thought SunCal's presentations were misleading. It seems that SunCal never had any

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RICHMOND MAYOR PUSHES PRICEY HOUSING (CONTINUED FROM PAGE 2)

the city once the project was completed and the projections were based upon selling the condominiums at a price range from \$700,000 to \$900,000 per unit. Because of the extremely high fire danger, the remoteness of the location, and the city's estimated costs of putting in infrastructure like sewer lines (\$300 million to \$500 million) HATCH concluded that the city would not see a profit and in fact would see a steady drain on its general fund each year.

The City Finally Releases an Incomplete Financial Report

When the City and developer finally did release a financial report, around the same time as the City's recent Draft Environmental Report to the City Council, the financials were incomplete according to numerous sources.

It drew a stern response from former Planning Commissioner Kilbreth: "Amazingly, there still isn't

"HATCH concluded that the city would not see a profit and in fact would see a steady drain on its general fund each year."



Mayor's development increases traffic snarls

a 50 year cash flow analysis that shows how SunCal's proposed project would impact our General Fund or make the infrastructure bond payments. And there isn't a real estate market analysis that supports the developer's proposed prices or unit sales goals."

The City's costs for the project were even worse than feared. Based upon the City's financial report, people concluded that the HATCH Report was very mild in estimating the losses to the City.

City's Financial Projections Are Unreliable

The City used unrealistic assumptions in its financial report, stating that these condos would sell at around \$1,250,000 each, according to multiple sources.

The City failed to provide any market analysis, a basic tool used for any large

"The City failed to provide any market analysis, a basic tool used for any large development."

development. And the City refused to release exactly how the millions in infrastructure costs would be paid for.

According to the HATCH report, adding the infrastructure cost to the selling price, so buyers pay for it, will increase the price of the housing to beyond market range for Richmond.

At \$1.25 million per condo, plus adding the infrastructure share, a buyer would likely need about \$250,000/year income to qualify for a mortgage.

That can cause the entire project to fail and force the losses to be paid for by

Richmond residents.

These objections to the City's assumptions and conclusions come from numerous sources. According to Realtors around Richmond the project is unrealistic.

Toni Hanna, a Realtor with extensive experience selling homes around Richmond, does not think the houses or condos would even sell at those prices. She observed: "There's never been a development on that scale at those price points anywhere in the East Bay, much less in Richmond, much less next to a refinery."

Hanna took issue with the optimistic forecasts about how many units could be sold a year, how high the prices could be, and how much the city might have to pay to subsidize the project. She also appeared before the

"There's never been a development on that scale at those price points anywhere in the East Bay, much less in Richmond, much less next to a refinery."

City Council and raised the issue of the difficulty in getting fire insurance in such a high fire zone with housing built right next to the refinery.

Former Commissioner Kilbreth was shocked at the lack of study about the risks. From his point of view the Planning Commission should not proceed to review this project without the realistic studies.

According to the former chair of the city's Point Molate Advisory Committee, Pam Stello, the Richmond

"Former Commissioner Kilbreth was shocked at the lack of study about the risks."

residents will likely end up subsidizing this luxury enclave.

Stello objected: "The City should not be in the business of taking money from the poor to subsidize the rich. Nothing about this project adds up. Today's residents of Richmond, with average incomes of \$55,000 to \$65,000/year, would end up subsidizing thousands of residents in this new luxury housing enclave who have incomes over \$250,000."

Build Housing Downtown

The obvious conclusion to Richmond City Councilmembers Melvin Willis, Eduardo Martinez and to Kilbreth, Stello, Teltschick and others is for the City to focus the housing development downtown. According to Councilmember Willis, a staunch affordable income and mixed income housing advocate:

The Macdonald Avenue corridor from Harbor Way to the Civic Center is the perfect place for intensive housing development. With its extensive transportation network (BART and AC Transit, and close access to two freeways) downtown Richmond is already seeing the kind of projects we want to encourage.

Or as former Commissioner Carol Teltschick put it: "Richmond needs housing and it needs to be built downtown where transit and infrastructure already exist and where affordable housing can be built." □

WORST DEVELOPER (CONTINUED FROM PAGE 2)

intention to provide detailed commitments at Alameda Point.

If the Alameda story sounds familiar, it is almost identical to the claims that the last Point Molate developer made against the City of Richmond. The last developer was the casino developer Upstream. Upstream sued the city when the city turned down the casino project. Upstream also claimed lost profits, a claim that a federal judge found unreasonable and speculative (for the story on the lawsuits against Richmond see companion article).

That case ended up on appeal. Eventually, the City of Richmond, led by Mayor Butt, entered into a secret settlement with the casino developer to take the Point Molate land from the public, develop the site and to split the profits. Then the City Council approved the secret settlement behind

closed doors, out of public scrutiny, in violation of state law (the Brown Act). Based on that settlement, the mayor and his supporters want to deed away the public land of Point Molate to SunCal for luxury housing. Critics accuse the mayor of wanting to

replace working Richmond residents with wealthy outsiders.

The likelihood that Richmond will end up in court against SunCal seems high if the past is a predictor. Critics and activists say the City should keep SunCal out of Point Molate. □

Endorsed by Richmond and East Bay Leaders

Sierra Club

Gayle McLaughlin, Former Mayor of Richmond
Eduardo Martinez, Richmond City Councilmember

Melvin Willis, Richmond City Councilmember

Jovanka Beckles, Former Richmond City Councilmember

Jesse Arreguin, Mayor of Berkeley

Tom Bates, Former Mayor of Berkeley and Former State Assemblymember

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Cheryl Davila, Berkeley City Councilmember

Sophie Hahn, Berkeley City Councilmember

Kate Harrison, Berkeley City Councilmember

Nick Pilch, Mayor of Albany

Greg Lyman, Mayor of El Cerrito

Current City Council and 7 Former Mayors of El Cerrito

Green Party of Contra Costa County

(partial list)

Paid for by Norman La Force for EB Regional Park Board 2020 • FPPC #1426240



Norman La Force: Over 30 years of fighting for our parks.

Led the effort to create the McLaughlin Eastshore State Park and double the size of Point Isabel Dog Park

Working to build more playing fields in Richmond so our youth have safe places to play

Helped secure funding for the Dotson Family Marsh 238-acre expansion of Point Pinole Regional Park

Leading the fight to create an East Bay Regional Park as part of the Community Plan for Point Molate



Norman La Force and his wife, Mingli Wang

Join the campaign: www.LaForceOfCourse.org

Racial and Climate Justice

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Instead, it was almost sold off for a casino complex until the people voted overwhelmingly against that. Now it's part of a wider plan to privatize the city's shoreline for high-end luxury housing while leaving the city center and other areas with existing infrastructure and transportation little new housing for today's citizens.

With the costs of infrastructure for the isolated and undeveloped land between a bridge and an oil refinery, new homebuyers at Point Molate would require incomes of around \$250,000 to buy into the planned development of up to 2050 units according to the city's own fiscal analysis.

Richmond's average income is \$64,000. This huge disparity reflects a national wealth gap between white families and families of color including a history of economic discrimination in home loans and banking that's targeted African-Americans.

Historically Point Molate's beach served as a place where Black residents could escape segregation. Today, Point Molate Beach Park continues to be used primarily by families of color and more recently parents with children looking for a safe and natural setting to take their kids during the COVID-19 lockdown.

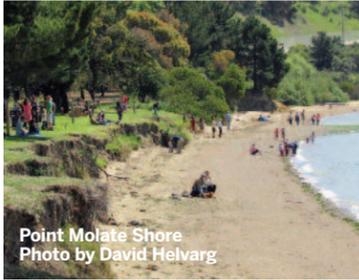


Courtney Cummings

But SunCal, the southern California developer looking to buy Point Molate, has released plans to locate a sewage pumping station where the beach parking lot is now located!

Fishing on the headland is another tradition for a multi-generational community of Black and Latinx fishermen and their families, but scientists warn the SunCal development will ruin the near shore eelgrass habitat.

Point Molate is also home to multiple sacred sites of the Ohlone people. But today's Ohlone were not consulted in the Draft



Point Molate Shore
Photo by David Helvarg

“Scientists warn the SunCal development will ruin the Point Molate near shore eelgrass habitat.”

Environmental Impact Report put out by the developer. Still, the city has approved \$900,000 for a Sacramento-based corporate law firm to defend the widely challenged impact report. Point Molate is also the site of a historic 19th century Chinese fish camp, partly exposed by coastal erosion linked to sea level rise.

When it comes to the climate emergency, bad local land use decisions are a major driver of the problem. Point Molate is home to rare California native plants and animals including a California grassland watershed to be bulldozed by SunCal. It has one of the two highest concentrations of nesting Ospreys in the Bay Area, also the bay's most pristine eelgrass beds, home to herring and striped bass, leopard sharks, bat rays, sea hares, Dungeness crab, and more.

There are over 600 identified species of plants and animals at Point Molate that play a vital role in both reducing carbon dioxide in the atmosphere and contributing to human health. Protecting nature, science has shown, is one of the surest ways to address climate change as well as prevent pandemics.

The people of Richmond have overwhelmingly expressed their support for a public park at Point Molate through hearings, testimony, protest, survey and petition. A planned ballot measure was derailed by the pandemic lockdown.

Despite the rush to ink an agreement to sell off Point Molate before November's election, Richmond citizens deserve a chance to speak out against racism and environmental destruction and for a better future, by electing new city council members including candidates committed to Saving Point Molate and keeping our public lands in our well-washed hands. □

LEGAL BATTLE OVER MAYOR'S SECRET DEAL FOR POINT MOLATE

Richmond Mayor Tom Butt made a secret deal with the Casino Developers over the future of Point Molate. Renowned environmental lawyer Norman La Force has taken on the Mayor in court to stop what some community activists describe as the theft of public lands at Point Molate.

In 2010 Richmond had turned down the proposed casino development and the casino developer sued the City in response. In 2018 Mayor Butt pushed through a settlement of that lawsuit in secret. The settlement provided, basically, the City would guarantee approval of a large development at Point Molate, and then the City would sell off the public lands at Point Molate once these development rights were approved. The casino developers and the City would split the profit.

The secret deal caused an uproar.

When members of the public found out about the mayor's secret deal they turned out in force at the City Council. Some members of the public accused the City of backroom deals, shady negotiations, corruption as usual, and mayoral self-dealing.

The City Council was in turmoil. City Councilmembers Eduardo Martinez and Melvin Willis, appalled at the secret deal, insisted the votes be in public but the mayor held the votes in secret anyway.

La Force urged the City Council against approving the deal: “Entering into this secret deal deprives Richmond residents of their public property at Point Molate and is illegal. You cannot approve this deal and you cannot take this vote in secret.”

After the closed-door approval La Force filed suit on behalf of the outraged community members and groups that had been working to create a park and playing fields at Point Molate.

“The City Council was in turmoil. City Councilmembers Eduardo Martinez and Melvin Willis, appalled at the secret deal, insisted the votes be in public.”

La Force outlined the many negative effects of the mayor's development plan: it robs Richmond residents of the park and the playing fields that have long been planned for the site; it destroys the best eelgrass and fish habitat in San Francisco Bay; it destroys the last watershed and headlands in the East Bay.

Furthermore, it will create a traffic nightmare, and because it will be built right next to a refinery in a very high fire zone, the condos will not sell easily and the project will lose money every year for the city.

The lawsuit charges that the City violated the open meetings law (Brown Act) and violated the Planning and Zoning requirements under California law. The City has continued with getting approvals but has put restrictions on public input, refusing to consider public input that contradicts the mayor's plans to install large-scale housing at Point Molate.

In recent developments, the Court declined to issue a Restraining Order to stop the City from conducting planning until after the lawsuit is resolved. La Force believes the Court overlooked important California planning law and should have paused the planning process until the case has been tried.

La Force says California planning and zoning law cannot be bypassed - even if the City wants to use a settlement of a lawsuit as the excuse to allow improper development. The trial on the Brown Act violations is currently delayed while a technical appeal is being resolved over tribal jurisdiction.

La Force has a long history of public service. Since his graduation from Georgetown Law School he has devotedly fought for public parks, for playing fields and recreation for kids, for protection of habitat so kids and adults can enjoy nature close to home. His wife, Mingli Wang (a financial analyst at U.C. Berkeley), says Norman is always trying to do good in the world, and has taught their two daughters to be courageous advocates for the public good. In addition to his legal work La Force has served as Mayor of El Cerrito and is currently running to represent Richmond on the East Bay Regional Park District Board. □



Photo by David Helvarg



La Force at Point Isabel Dog Park

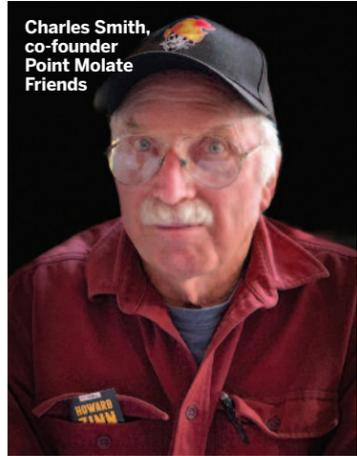
Fire Danger in Housing Plan

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refinery next door.

That would be bad, very bad - but that is not the worst of it. The site for the planned high-end housing has only a narrow road in and out. Of course that is bad. But even that is not the worst of it.

This narrow road that people will try to use to escape an oil refinery fire and explosion squeezes right by the refinery itself.



Charles Smith, co-founder Point Molate Friends

And wait, that is still not the worst problem. The road that people have to take to escape has only one choice to exit the area. It empties onto the 580 Freeway. Yes, that same 580 freeway that Richmond residents frequently find completely backed up with stop and go traffic.

“This narrow road that people will try to use to escape an oil refinery fire and explosion squeezes right by the refinery itself.”

Thousands of cars will all be trying to get onto the clogged freeway entrances to escape a fire - a fire at the very refinery that is next to the freeway.

The likelihood is high that traffic trying to escape the fire will be backed up and stuck on this narrow road while the freeway is jammed.

So these few thousand residents facing the fire danger will rush into their two or three thousand cars, squeeze onto a narrow road, head toward the refinery that is burning, get stalled in traffic because the road is too narrow and the entrances to the freeway are backed up.

All the while cars are inching their way toward the refinery, toward the fire,

as they see the drivers in front of them scorched or abandoning their cars. Sound familiar?

People living in Paradise, California knew there was a narrow road in and out.

“The City and the developer were forced to admit there was a serious fire danger.”

They tried to escape the fire and many got stuck in traffic. Many people burned. (Fires at oil refineries can burn at 640 degrees Fahrenheit. California Dept. of Industrial Relations.)

Does the developer know about this? Is the southern California developer that the City hired aware of this?

Actually, yes. The City and the developer had to do a study, called an Environmental Impact Study, and despite doing a very poor job on the study, the City and the developer were forced to admit that there was a serious fire danger. More important,



the City and the developer had to admit there was really nothing they intended or could do to cure the problem. They just figured they could close their eyes, click their heels three times, and the problem might go away.

One other thing. The asthma rate for people living next to Chevron refinery is in the 99th percentile. (Cal EPA; PI's Media Digest: Investigating the top-20 carbon polluters, and former Surgeon General Vivek Murthy on loneliness as a public health epidemic).

A second other thing: This is not a problem of the past. The fire, explosion and gas emissions are an ongoing risk of refining oil today. U.S. Dept. of Energy, Energy Assurance Daily 2013. That is why Chevron does not want a housing development built next to its refinery. □



Richmond Sol soccer players

Playing Fields for Richmond Youth

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Toney runs a soccer league that he helped transform from a relatively small parent-run soccer club to a formidable soccer league, drawing players from all over the East Bay. Toney actively recruits Richmond youth to play, to learn to be coaches, and to train for management level positions. He promotes them and their talents.

Diego Garcia believes in this, too. He has devoted the best hours of his life to Richmond SOL, a soccer organization he founded for Richmond kids.

Toney and Diego would do more for more Richmond kids, but there are not enough fields for the kids to play on. Toney is a mega force - spreading hope and optimism about Richmond. Diego volunteers much of

his time to the kids and the community of Richmond. Both want kids and adults to get off the couch and go out and play.

“We must invest in our younger generation to let them know that we care, and to teach them to become adults who will in turn care for others and be active in their community,” Toney wrote recently to the City of Richmond.

“Toney and Diego would do more for more Richmond kids, but there are not enough fields for the kids to play on.”

Toney says he stayed in Richmond through the period “when it was the poster child for violence” and he knows that by investing in our kids we engage them, and prevent

them from becoming cynical and turned off to participating.

He says that we must include our youth in the planning process, to attract them to the process, to let them know we are thinking of them and care for them.

He also has a vision for Richmond. He describes it as the last affordable place in the greater Bay Area, a place that can give hope to young families that they can have a home here and raise their families here. Part of that vision is to have places where kids can play and experience nature.

In his letter to the City, Toney urged the City to support the Community Plan for Point Molate because it “protects the watershed as a regional park with a beautiful recreational area and sports fields for our residents.”

Diego has also come out in favor of the Community Plan, urging the City to keep the public lands for the public, and to create a sports complex at Point Molate and playing fields and spaces for Richmond youth to play - at Point Molate and elsewhere in Richmond.

Richmond SOL has a mission - to teach kids to sacrifice and work hard for their dreams; and Richmond SOL provides a safe and supportive place for them to do that. SOL works to develop leadership skills and teaches a commitment to community service. All they need is playing fields - like the ones in the Community Plan for Point Molate.

Diego and Toney both run busy athletic organizations, and they have something else in common - you can find them any Saturday out on the field coaching kids on the fields. □



Opinions & Editorial

Editorial Board: Margaret Browne, Paul Carman, Robert Cheasty, Courtney Cummings, David Helvarg, Andres Soto, Pam Stello, Carol Teltschick, Sally Tobin, Toney Wright, Roberta Wyn Published by Save Our Point Molate and friends

MAYOR'S PLANS FOR DEVELOPING POINT MOLATE RISK ENVIRONMENTAL, TRAFFIC AND FIRE DISASTERS



Photo by Pam Stello

As former Planning Commissioners, members of the General Plan Advisory Committee, Members and Chairs of the Point Molate Advisory Committee and concerned residents of Richmond we are deeply concerned about the findings of the Final Subsequent Environmental Impact Report for Point Molate (FSEIR). There is so much that worries us, including non-compliance with Richmond's General Plan, especially the Health Element of which we were once so rightly proud.

Making the health and wellbeing of our community an integral requirement for all development plans was a great step forward when we last updated our General Plan and Richmond was one of the first Bay Area cities to take this step. Other cities followed our lead.

Now, instead of being leaders in protecting and fostering healthy communities and families, we are looking at amending our General Plan to accommodate a Southern California developer with no interest in the well-being of our city, and thereby incurring high financial risk and legal liability for our community.

In approving the SunCal project, Richmond will be giving the green light to three significant impacts that cannot be mitigated, and another that cannot be mitigated without the cooperation of Chevron.

- **Significant fire danger cannot be mitigated**
- **Significant traffic impacts cannot be mitigated**
- **Significant greenhouse gas increases cannot be mitigated**
- **Waste water mitigation depends upon a cooperative agreement with Chevron (MM 4.4.3 Chevron Cooperative Agreement)**

These four conditions alone are enough to disqualify the proposed project. If you cannot mitigate risk, you are inviting legal liability and all of the financial risk that this entails.

SunCal will not pay the price for this bad decision. The City of Richmond, through the City's approval, will be liable, and the families and residents of Richmond will be on the hook to pay for the bad outcomes of this wrong decision.

It is not a question of IF something will go wrong, but WHEN.

Our City leaders know that traffic congestion is already out of control and will only worsen, yet they will vote to allow 2000 - 3000 vehicles no egress in the event of an emergency?

They know that the entire Point Molate site has been categorized a High Fire Risk Zone by our Fire Marshall. They know what happened in Paradise, California, last year, and that a High Fire Risk Zone means that a dry-season fire is extremely likely, especially if 3000 or more people live on the site. Yet they will vote to approve more than 2000 dwellings with no emergency egress?

The battle to stop the climate crisis is being waged not only at a national level but by local land use decisions all over America. Richmond needs to help in this battle by smart housing planning downtown, not worsen things by adding sprawl development like the one the City is promoting for Point Molate. Building where the infrastructure and transit exist is the direction Richmond should be taking.

The traffic, fire and greenhouse risks CANNOT BE MITIGATED.

Planning Commissions and CEQA laws exist to avoid dangerous and irresponsible mistakes like this. Ethics and responsibility come before all other considerations and concerns.

The job of City leaders is to serve the public, not a developer or political alliances. The safety and wellbeing of our communities and our families are on the line.

Alternative D — the Community Plan alternative—which calls for a regional park with recreational and educational opportunities, and limited development in the historic Winehaven district is the right plan. The Community Plan is:

- What the communities and families of Richmond want
- What is called for by our General Plan

City leaders know that. In the long run, a regional park will increase Richmond's financial stability and desirability. The promise of short-term gains is a false promise, fraught with loss and liability. Supporting the Community Plan (Alternative D in the FSEIR) is the right decision for Richmond to make.

A better future for Richmond is possible – but only if City leaders choose to make it possible. □

City Fiscal Analysis of Point Molate Project Finally Delivered - Inadequate and Proves Risk of Bankruptcy Real

By JEFF KILBRETH, former Richmond Planning Commissioner

We've been waiting two years for the City to answer some basic questions about how a large scale development at Point Molate would work financially. Amazingly, there still isn't a 50 year cash flow analysis that shows how SunCal's proposed project would impact our General Fund or make the infrastructure bond payments. And there isn't a real estate market analysis that supports the developer's proposed prices or unit sales goals.

But the costs of operating a new fire and police station and the property tax and sales tax assumptions show that people have been right to be worried. We have to hope the City Council will look carefully at the risks.

Fire stations are generally supported by the taxes on 5,000 homes plus commercial properties. The only way you can afford a new fire and police station for 2,040 high-end homes is if you can sell them for \$1.25 million. Maybe the big single family homes



will go for that, but what makes anyone think a 1,500 sq ft condo in a location with traffic & safety problems, 30% higher taxes, and no stores will go for \$1.2 million?

Another issue is timing. Selling all of

those homes over 30 years assumes a development at Point Molate would sell 4 times as many units per year as the high-end Waterline project in Point Richmond next to Seacliff! This also seems unlikely.

There will be around \$50 million in one-time fees that can be used to cover the General Fund's operating losses during the first ten years of sales; when we would operate a police and fire station with fewer than half the homes paying property taxes. But even in the best of scenarios, it will take twenty years for significant benefits to hit our General Fund.

What if SunCal is Overly Optimistic?

But the biggest risk is the project failing to meet SunCal's rosey expectations. If demand and prices are disappointing and they end up building twenty percent fewer units spread out over 45 years, the forty year losses could exceed \$100 million. And this doesn't include the possibility that the City might be liable for missed bond payments.

It turns out that affordable and middle-class housing in our Planned Development Areas is a far better deal for our General Fund than a high-end development in a remote and dangerous place that requires a new fire and police station.

We think the residents of Richmond would benefit more from the development of our Downtown, Hilltop and South Shore. Development in these areas will help our General Fund from Day One, and provide housing options our people can afford. Upper middle class housing is fine - but subsidizing it is ridiculous! Let's say No to the Mayor's plan to build a new "Mini Tiburon" at Point Molate!

Living in the Shadows of a Refinery

By BK WILLIAMS, FILM MAKER, COMMUNITY ACTIVIST

Richmond has a majority of people of color living in the shadows of a refinery.

We live or die in the middle of a pandemic that has shut down major economies around the globe



resulting in millions losing their jobs. And people on the front lines, the elderly, Black and brown people, poor people, continue to feel the weight of the virus more severely than others.

With everything we experience, racism propped up by systemic governmental support throughout this country, continues to create a burden so heavy on its targets, that people have taken to the streets, battling once again for the right to “be” under the strain of an unjust society that is as deadly as any virus.

We can see the efforts of those protesting in the streets saying “no more.” None of us are free until we all are free.

So why isn’t the design of our city being thought out and why doesn’t it reflect the needs of the 21st century? Why is Richmond perpetuating the walls that divide?

Cities can support the health of their residents in this time and times to come. Public space is critical in this effort. Places like Central Park in New York and Golden Gate Park in San Francisco come to mind as intentional and accessible public spaces that support public need. The mayor of London showed the right leadership with his bold “London Streetspace” plan, Paris put forth its “15-Minute City” overhaul, and in April Oakland launched their “Slow Streets” plan. In Reykjavik, planners insist on public housing being built right alongside mansions so kids all go to school together in all of their districts, and public education dollars equally benefit all. All of these leaders have one thing in common: focusing their planning to meet the health needs of their residents.

Forward thinking cities and those with justice in mind look to include public spaces in their design and infrastructure. While many cities have to create open space, Richmond already has a perfectly beautiful location at our fingertips. If Richmond leaders want to enhance and build community through the enjoyment of public space, all they need to do is protect and restore Point Molate for all. Point Molate is 422 acres of beautiful public land that could benefit the masses—instead of catering to those who can afford highly developed housing with a wall around their community that will be paid for by the taxes of those living beyond its reach.

We can do better. And to thrive, we must do better.

Point Molate is a Racial Justice Issue!

By ANDRES SOTO, Richmond Community Organizer, Communities for a Better Environment

Our battle to save Pt. Molate for the people of Richmond is one of the most public examples of racial justice facing Richmond today. Pt. Molate is public land for the public good. It is time to end the European colonizer attitude towards Pt. Molate.

Pt. Molate is sacred land to the local Ohlone people. Its history includes Mexican, Chinese, African American and World War II stories that are virtually unknown to Richmond’s current population.

Richmond is 80% people of color, primarily



Latino. Mayor Tom Butt is working with developer Jim Levine, and Orange County developer SunCal, to privatize and steal this land from the People of Richmond for their own profits. They are ALL EuroAmericans/white people! Sadly, this land theft is being facilitated by the Mayor’s servants on the City Council, Demnlus Johnson, Nat Bates, Ben Choi and Jael Myrick – all men of color!

Worse yet, Mayor Butt wants people of color who live here now to pay upfront for the infrastructure for a mega-housing development that only wealthy EuroAmericans will be able to afford. Mayor Butt wants to make Pt. Molate Marin County West! This is planned racism at its worst.

Butt’s mega-development will destroy Pt. Molate as a potential location for a public park to serve ALL the people of Richmond. Currently Miller-Knox Park, Pt. Pinole Park and other regional parks are heavily used, especially by Latino families from Richmond’s urban core.

The Richmond Parks Master Plan indicates that Richmond is short of municipal park space. East Bay Regional Park District helps augment this shortage with shoreline parks and spaces. The Richmond Community Plan for Pt. Molate would not only preserve Pt. Molate for park space, it would also provide opportunities for historic preservation and non-destructive economic development.

Richmond has a long legacy of racist exploitation and manipulation. Let us work together to end this structural racism and save Pt. Molate for ALL the people of Richmond. Let us support the Community Plan and send Mayor Butt’s racist exploitation to the dustbin of Richmond’s history.

Why We Need to Save Point Molate

By GAYLE McLAUGHLIN, former Mayor of Richmond

Point Molate whispers its history in every corner of the site. This treasured site with its rare ecology, scenic grandeur, distinctive wildlife and essential habitat gives us countless reasons to reflect on

how important it is to Save Our Point Molate for our community and for generations to come.

When visiting the site, we can envision in our mind’s eye Point Molate’s first inhabitants, the Native American Ohlone tribe, with their loving, respectful relationship to nature living harmoniously on the site - fishing, playing, and creating burial mounds on this land that remains so sacred to the tribe.

Later, the site had many other uses including a Chinese shrimp camp, a winery, and during World War II it was used as a Naval Fuel Depot.

Fast forward to 2004, when a major Las Vegas-style casino was proposed by the City Council at the time.

Over the course of the 12 years I was in office as Mayor and as a Councilmember (2005-2017), I was the key Council advocate for rejecting this casino. Thanks to years of community pressure and an Advisory Ballot Measure in 2010, we finally stopped this really bad idea that would have harmed our community and the environment. The community rallied big-time saying NO to a casino at Point Molate. The



advisory ballot measure resulted in 58% of the electorate voting against the casino.

In 2011, the City Council voted to reject the casino, in accordance with the advice of the voters. That was an amazing victory for us all! A second important victory for us all was when we were able to successfully (after much community pressure) reopen Point Molate Beach Park.

Today, however, we have some new challenges. The current mayor, Tom Butt, historically a proponent of the casino, made another bad deal with the former casino developer. This deal led to a new development proposal that will build over a thousand \$1.3 million homes at Point Molate. Should this project materialize, it will destroy Point Molate’s ecosystem and be unsafe for future residents given major traffic problems in and out of the site, and with Chevron right over the ridge.

We need to unite and mobilize against this bad project, and instead support the Community Plan (ptmolatealliance.org) which will create a world-class public park and keep development confined to the Winehaven District of the site.

Let’s save this treasured Richmond site! And be sure to come out to visit Point Molate. Experience it for yourselves and when you are there, listen closely: the history of the site whispers encouragement to all who are willing to listen and play a role in the creation of a new visionary future—one that is worthy of all our past and continued struggles! □



Photo by Tony Brake

Point Molate shoreline
Photo by Jack Scheinman

La ciudad contrata al peor empresario para Point Molate

por SALLY TOBIN, ROBERT CHEASTY y DAVID HELVARG

Una simple búsqueda en Google habría advertido a la ciudad de Richmond sobre SunCal, una empresa con sede en el sur de California con reputación llena de demandas, proyectos sin terminar, bancarrotas del capítulo 11 y desprecio por la seguridad pública.

Nadie esperaba que la ciudad eligiera a SunCal como la empresa principal para desarrollar Point Molate. Según testigos, de todas las empresas que hicieron presentaciones al

“En el 2008, durante la última crisis económica, SunCal se declaró en quiebra en 22 de sus proyectos de construcción de viviendas.”

Ayuntamiento, la de SunCal fue la peor, y cuya presentación podría resumirse en un encogerse de hombros y asegurar que podían construir lo que quisiera la Ciudad. SunCal parecía no estar familiarizado con Point Molate, y buscaron a tuestas las respuestas cuando fueron interrogados durante su presentación. A pesar de todo eso, la ciudad se fue con SunCal.

SunCal tiene una historia

Según el *Wall Street Journal*, en el 2008, durante la última crisis económica, SunCal se declaró en quiebra en 22 de sus proyectos de construcción de viviendas, la mayoría de ellos respaldados por el fallido banco Lehman Brothers.

Según el periódico *Orange Country Register*, siete años después de no pagar un acuerdo judicial anterior por 50 millones de dólares un tribunal ordenó al director ejecutivo de SunCal, Bruce Elieff, que pagara a un ex socio comercial más de 20 millones de dólares.

Elieff, que alguna vez tuvo capital estimado en \$ 300 millones, se declaró en bancarota el año pasado.

Según el *Albuquerque Journal* (2010), SunCal, una corporación de cuatro mil millones de dólares, arma sus operaciones a nivel nacional para que cada proyecto sea administrado por una compañía de responsabilidad limitada separada (LLC); en Nuevo México, esta era Westland Development Co., que luego se convirtió en Westland DevCo. Las LLC pueden declararse en quiebra o incumplir sus obligaciones sin afectar legalmente a la empresa matriz. Con la actual crisis económica vinculada a la pandemia y un mercado inmobiliario incierto, esta estrategia de

SunCal puede volverse relevante para Richmond, donde una subsidiaria de SunCal, Winehaven Legacy LLC, es el solicitante oficial para desarrollar Point Molate.

Mayor's Development Plan
Will Increase Traffic Snarls

SunCal tuvo el fracaso más espectacular cerca de casa. SunCal recibió los derechos exclusivos para negociar el desarrollo de la Base Aérea Naval cerrada en Alameda Point en la Ciudad de Alameda. ¿Suena familiar? Richmond ha otorgado a SunCal el derecho exclusivo de negociar el desarrollo de la estación de combustible naval cerrada en Point Molate.

Pero el proyecto Alameda terminó con SunCal demandando a Alameda cuando SunCal fue despedido. El juez de la corte federal falló a favor de la ciudad de Alameda y encontró que los reclamos

de pérdida de ganancias de SunCal eran especulativos y no demostrables.

El *San Francisco Business Times* publicó una historia sobre el fiasco de la Alameda. Informó que SunCal omitió intencionalmente de sus presentaciones la naturaleza muy limitada del compromiso de SunCal de completar cualquiera de los beneficios públicos que SunCal prometió. El *Times* informó que los consultores

Alameda Point. Si la historia de Alameda suena familiar, es casi idéntica a las afirmaciones que hizo el último empresario de Point Molate contra la ciudad de Richmond. El último empresario fue el empresario de casinos Upstream. Upstream demandó a la ciudad cuando la ciudad rechazó el proyecto del casino. Upstream también reclamó lucro cesante, un reclamo que un juez federal consideró irrazonable y especulativo (para la historia sobre las demandas contra Richmond, vea el artículo adjunto). Ese caso terminó en apelación. Finalmente, la ciudad de Richmond, dirigida por el alcalde Butt, llegó a un acuerdo secreto con el desarrollador del casino para quitarle al público la tierra de Point Molate, desarrollar el sitio y dividir las ganancias.

Luego, el Concejo Municipal aprobó el acuerdo secreto a puertas cerradas, fuera del escrutinio público, en violación de la ley estatal (la Ley Brown). Sobre la base de ese acuerdo, el alcalde y sus partidarios quieren traspasar el terreno público de Point Molate a SunCal para viviendas de lujo. Los críticos acusan al alcalde de querer reemplazar a los a la clase trabajadora residente en Richmond por gentes de otras partes y mucho dinero. Si se tiene en cuenta la historia de SunCal hay alta probabilidad de que Richmond termine en la corte contra SunCal.

Los críticos y los activistas dicen que la Ciudad debería mantener a SunCal fuera de Point Molate. □

“Si se tiene en cuenta la historia de SunCal hay alta probabilidad de que Richmond termine en la corte contra SunCal. Los críticos y los activistas dicen que la Ciudad debería mantener a SunCal fuera de Point Molate.”

independientes que vieron las presentaciones de SunCal pensaban que las presentaciones de SunCal eran engañosas. Parece que SunCal nunca tuvo la intención de proporcionar compromisos detallados en

Los entrenadores de Richmond abogan por campos de juego para los jóvenes de Richmond

por CAROL TELTSCHICK, ex comisionada de planificación de Richmond

Dos exitosos entrenadores de Richmond han estado suplicando a la ciudad que proporcione más campos de juego. Dicen que los niños de Richmond merecen campos de juego y acceso a parques y espacios abiertos.

Toney Wright, quien reside en Richmond por veinteyun años, cree en esto y lo ha convertido en el trabajo de su vida. Toney dirige una liga de fútbol que ayudó a transformar un club de fútbol relativamente pequeño dirigido por padres en una formidable liga de fútbol, atrayendo a jugadores de todo el este de la Bahía. Toney recluta activamente a jóvenes de Richmond para que jueguen, aprendan a ser entrenadores y se capaciten para puestos de nivel gerencial. Los promueve a ellos y a sus talentos.

Diego García también cree en esto. Ha dedicado las mejores horas de su vida a Richmond SOL, una organización de fútbol que fundó para los niños de Richmond.

Toney y Diego harían más por más niños de Richmond, pero no hay suficientes campos para que los niños jueguen. Toney es una megafuerza que difunde esperanza y optimismo sobre Richmond. Diego ofrece gran parte de su tiempo como voluntario para los niños y la comunidad de Richmond.

Ambos quieren que los niños y los adultos se levanten del sofá y salgan a jugar.

“Debemos invertir en nuestra generación más joven para hacerles saber que nos preocupamos y enseñarles a convertirse en adultos que, a su vez, se preocuparán por los demás y estarán activos en su comunidad”, escribió Toney recientemente a la ciudad de Richmond. Toney dice que permaneció en Richmond durante el período “cuando (la ciudad) era símbolo de la violencia” y sabe que al invertir en nuestros niños, los involucramos y evitamos que se vuelvan cínicos y se



Richmond Sol soccer players

desvíen de la participación.

Dice que debemos incluir a nuestros jóvenes en el proceso de planificación, atraerlos al proceso, hacerles saber que estamos pensando en ellos y que los

cuidamos.

También tiene una visión para Richmond. Lo describe como el último lugar asequible en el Área de la Bahía, un lugar que puede dar esperanza a las familias jóvenes de que pueden tener un hogar aquí y criar a sus familias aquí. Parte de esa visión es tener lugares donde los niños puedan jugar y experimentar la naturaleza.

En su carta a la Ciudad, Toney instó a la Ciudad a

Diego también se ha pronunciado a favor del Plan Comunitario, instando a la Ciudad a mantener las tierras públicas para el público y a crear un complejo deportivo en Point Molate y campos de juego y espacios para que jueguen los jóvenes de Richmond, en Point Molate y en otros lugares de Richmond.

Richmond SOL tiene una misión: enseñar a los niños a sacrificarse y trabajar duro por sus sueños; y Richmond SOL les proporciona un lugar seguro y de apoyo para que lo hagan.

SOL trabaja para desarrollar habilidades de liderazgo y enseña un compromiso con el servicio comunitario. Todo lo que necesitan son campos de juego, como los del Plan Comunitario de Point Molate.

Diego y Toney dirigen organizaciones atléticas con mucha actividad y tienen algo más en común: puedes encontrarlos cualquier sábado en el campo entrenando a los niños. □



“Toney y Diego harían más por más niños de Richmond, pero no hay suficientes campos para que los niños jueguen.”

apoyar el Plan Comunitario para Point Molate porque “protege la cuenca como un parque regional con una hermosa área recreativa y campos deportivos para nuestros residentes”.

Schools Shut: Masks Required

(CONTINUED FROM PAGE 1)

Association.

That number represents more than a quarter of the number of children diagnosed nationwide since March 2020.

The jump in cases comes as children are entering close quarters for the first time in months as some schools reopen their doors to students. Many districts are operating remotely to start the school year, with some others using a hybrid plan that has students come in a few days a week to prevent crowding.

The West Contra Costa Unified School District is alarmed and is taking precautions to protect students, teachers, staff and families. The District, which includes Richmond schools, remains closed for live classes this fall.

The School District issued the following statement:

The 2020-2021 school year begins Monday, August 17 in a virtual format. Due to the COVID-19 pandemic, all students will begin the year learning online from their home or residence. For more information and for updates go to the district website, <https://www.wccusd.net/> Black, Hispanic and

Asian students comprise the majority of Richmond students. The Centers for Disease Control (CDC) states:

Hispanic children are approximately eight times more likely and Black children five times more likely to be hospitalized with COVID-19 than their white peers.

According to the CDC, while COVID-19 does not generally strike children as hard as adults, its effects have hurt the populations of the poorer communities the highest. School officials are aware of the disproportionate effects on poorer communities and

are making their decisions based upon the best science and medicine. They will revise their decisions based upon the best medical advice as this pandemic proceeds.

In a related story, the Washington Post reported that the number of coronavirus cases reported in the United States topped 5,000,000 and is climbing. The tally has doubled since late June and now accounts for approximately a quarter of all cases reported worldwide.

For COVID-19 updates, check the West Contra Costa Unified School District site and the Centers for Disease

Control and Prevention website <https://www.cdc.gov/coronavirus/2019-ncov/community/index.html> For the latest numbers on the COVID-19 outbreak, check the Contra Costa County website, “Coronavirus (COVID-19) Updates and Resources,” <https://www.wccusd.net/coronavirus>.

For testing, if you are experiencing symptoms, call 1-844-421-0804 to set up an appointment for a confidential screening by a health professional; or schedule online by going to the website, [coronavirus.cchealth.org](https://www.cchealth.org), and select “Get Tested.” □

Opinión y Editorial

Consejo Editorial: Margaret Browne, Paul Carman, Robert Cheasty, Courtney Cummings, David Helvarg, Andres Soto, Pam Stello, Carol Teltschick, Sally Tobin, Toney Wright, Roberta Wyn Published by Save Our Point Molate and friends

Finalmente fue entregado el análisis fiscal de la ciudad del proyecto Point Molate – Es inadecuado y demuestra un riesgo real de quiebra

por JEFF KILBRETH, ex Comisionado de Planificación, Ciudad de Richmond

Hemos estado esperando dos años para que la Ciudad responda algunas preguntas básicas sobre cómo funcionaría financieramente un desarrollo a gran escala en Point Molate. Sorprendentemente, todavía no hay aún un análisis del flujo de efectivo de 50 años que muestre cómo el proyecto propuesto de SunCal afectará el Fondo General de la ciudad o cómo se harían los pagos de los bonos de infraestructura.

Y no existe un análisis del mercado inmobiliario que respalde los precios propuestos por el empresario o los objetivos de ventas de las unidades de vivienda.

Pero los supuestos de costos e ingresos son lo suficientemente claros como para que podamos verificar que las personas que han estado preocupadas han tenido razón al estar preocupadas.

Resulta que la única forma en que puede pagar una nueva estación de policía y bomberos para 2,040 casas de clase media alta es si puede venderlas todas en 30 años, por un precio promedio de \$ 1,25 millones, un precio que la mayoría de los agentes inmobiliarios encuentran muy poco probable. ¿Qué hace que alguien piense que un condominio de 1,500 pies cuadrados en un gran edificio de mediana altura en un lugar con problemas de tráfico y seguridad valdría \$ 1.2 millones?

Y vender todas esas casas supone que un desarrollo en Point Molate vendería 4 veces más unidades por año que el proyecto Waterline en Point Richmond junto a Seacliff, ¡durante 30 años consecutivos! Esto también parece muy poco probable.

Y todavía tiene que encontrar una manera de cubrir los \$ 20 millones en pérdidas del Fondo General durante los primeros diez años de desarrollo cuando operaríamos una estación de policía y bomberos con solo unos pocos cientos de casas pagando impuestos a la propiedad. En el mejor de los escenarios, se necesitarían más de veinte años para que los beneficios significativos lleguen al Fondo General.

¿Qué pasa si SunCal es demasiado optimista?

Si se necesitaran 45 años para vender todas las unidades planificadas y los precios fueran inferiores a \$ 1.25 millones en una tercera parte de ellas, el Fondo General de la Ciudad perdería \$ 60 millones durante los primeros treinta años. Y si la demanda es menor en un veinte por ciento durante 45 años, las pérdidas de treinta años superarían los \$ 100 millones. Y esto no incluye la posibilidad de que la Ciudad tenga que cubrir los pagos de los bonos atrasados.

Entonces resulta que las viviendas asequibles en el centro de la ciudad son un mejor negocio

para nuestro Fondo General que un desarrollo de clase media alta en un lugar remoto y peligroso que requiere una nueva estación de policía y bomberos.

Creemos que los residentes actuales de Richmond se beneficiarían mucho más del desarrollo de nuestras áreas de desarrollo planificadas existentes en el centro de la ciudad, en Hilltop y el South Shore. El desarrollo en estas áreas ayudará a nuestro Fondo General y brindará opciones de vivienda que nuestra gente pueda pagar. La vivienda de clase media alta está bien, ¡pero subsidiarla es ridículo! ¡Digamos no al plan del alcalde de construir un nuevo Tiburon en Point Molate!



¡Pt. Molate es una cuestión de justicia racial!

por ANDRES SOTO, organizador comunitario de Richmond, Comunidades para un mejor medio ambiente

Nuestra batalla para salvar a Pt. Molate para la gente de Richmond es uno de los ejemplos más públicos de justicia racial que enfrenta Richmond en la actualidad. Pt. Molate es tierra pública para el bien público. Es hora de poner fin a la actitud colonizadora europea hacia Pt. Molate.

Pt. Molate es tierra sagrada para la gente local de origen Ohlone. Su historia incluye historias mexicanas, chinas, afroamericanas y de la Segunda Guerra Mundial que son prácticamente desconocidas para la población actual de Richmond.

Richmond está compuesto en 80% de personas de color, principalmente latinos. El alcalde Tom Butt está trabajando con el empresario Jim Levine y la empresa SunCal ubicada en del condado de Orange, para privatizar y robar esta tierra de la gente de Richmond para sus propias ganancias. ¡Todos ellos son gente Blanca/euroamericanos! Lamentablemente, este robo de tierras está siendo facilitado por los servidores del alcalde en el Ayuntamiento, Demnlus Johnson, Nat Bates, Ben Choi y Jael Myrick, ¡todos hombres de color!

Peor aún, el alcalde Butt quiere que las personas de color que viven aquí ahora paguen por adelantado por la infraestructura de un mega desarrollo de viviendas que sólo los euroamericanos ricos podrán pagar. El alcalde Butt quiere que Pt. Molate sea una versión local del condado Marin! Este es el planeamiento racista del peor calibre.

El megadesarrollo de Butt destruirá a Pt. Molate como lugar potencial para un parque público para servir a TODA la gente de

Richmond. Actualmente Miller-Knox Park, Pt. Pinole Park y otros parques regionales son muy utilizados, especialmente por familias latinas del núcleo urbano de Richmond.

El Plan Maestro de Parques de Richmond indica que Richmond tiene poco espacio para parques municipales. El Distrito de Parques Regionales del Este de la Bahía ayuda a contrarrestar esta escasez con parques y espacios costeros. El plan comunitario de Richmond para Pt. Molate no sólo preservaría Pt. Molate para el espacio del parque, también brindaría oportunidades para la preservación histórica y un desarrollo económico no destructivo.

Richmond tiene un largo legado de explotación y manipulación racista. Trabajemos juntos para acabar con este racismo estructural y salvar a Pt. Molate para TODO el pueblo de Richmond. Apoyemos el Plan Comunitario y enviemos la explotación racista del alcalde Butt al basurero de la historia de Richmond.

Por qué necesitamos salvar a Point Molate

por GAYLE McLAUGHLIN, Ex Alcaldesa de Richmond

Point Molate susurra su historia en cada rincón del lugar. Este sitio precioso con su ecología rara, grandeza escénica, vida silvestre distintiva y hábitat esencial nos da innumerables razones para reflexionar sobre lo importante que es Salvar Nuestro Point Molate para nuestra comunidad y para las generaciones venideras.

Al visitar el lugar, podemos visualizar en nuestra mente a los primeros habitantes de Point Molate, la tribu nativa americana Ohlone, con su relación amorosa y respetuosa con la naturaleza, viviendo armoniosamente en el lugar: pescando, jugando y creando montículos funerarios en esta tierra que sigue siendo muy sagrada para la tribu.

Más tarde, el lugar tuvo muchos otros usos, incluido un campamento camaronero Chino, una bodega, y durante la Segunda Guerra Mundial se usó como depósito de combustible naval.

Nos trasladamos rápido hasta el año 2004, cuando el Ayuntamiento propuso un casino al estilo de Las Vegas.

En el transcurso de los 12 años que estuve en el cargo de alcaldesa y de concejal (2005-2017), fui la principal defensora en el consejo para rechazar este casino. Gracias a años de presión comunitaria

y a una medida electoral de votación consultiva en el 2010, finalmente paramos esta realmente mala idea que habría perjudicado a nuestra comunidad y al medio ambiente. La comunidad se unió a lo grande diciendo NO

a un casino en Point Molate. El voto de consulta popular resultó en un 58% del electorado votando en contra del casino.

En 2011, el Ayuntamiento siguiendo la recomendación de los votantes, votó a favor de rechazar el casino. ¡Fue una victoria increíble para todos nosotros!

Una segunda victoria importante para todos nosotros fue también cuando pudimos reabrir con éxito (después de mucha presión de la comunidad) el parque de la playa de Point Molate.

Hoy, sin embargo, tenemos nuevos desafíos. El actual alcalde, Tom Butt, históricamente un defensor del casino, hizo una negociación mala con el antiguo empresario de casinos. Este acuerdo llevó a una nueva propuesta de desarrollo que construiría en Pt. Molate más de mil casas que se venderían por unos \$ 1.3 millones cada una. Si este proyecto se materializa, destruirá el ecosistema de Point Molate y será inseguro para los futuros residentes debido a los importantes problemas de tráfico dentro y fuera del lugar,



dado que Chevron está justo al otro lado de la cresta.

Necesitamos unirnos y movilizarnos contra este mal proyecto y, en cambio, apoyar el Plan Comunitario (ptmolatealliance.org) que creará un parque público de clase mundial y mantendrá el desarrollo a una parte confinada, el Distrito Winehaven.

¡Salvemos este precioso lugar de Richmond!

Y asegúrese usted de visitar Point Molate. Experimentelo por sí mismo y cuando esté allí, escuche atentamente como la historia del lugar susurra esperanzas a todos los que están dispuestos a escuchar y jugar un papel en la creación de un nuevo futuro visionario, uno que sea digno de todas nuestras luchas pasadas y presentes!

Viviendo en las Sombras de una Refinería

por BK WILLIAMS, Cineasta, Activista Comunitaria
Richmond tiene una mayoría de personas de color viviendo a la sombra de una refinería.



Vivimos o morimos en medio de una pandemia que ha cerrado grandes economías en todo el mundo, lo que hace que millones pierdan sus trabajos. Y gente en primera línea, los ancianos, los Afroamericanos, la gente de color y los pobres, continúan sintiendo el peso del

virus más severamente que otros.

Con todo lo que experimentamos, el racismo sostenido por el apoyo gubernamental sistémico en todo este país, continúa creando una carga tan pesada sobre sus objetivos, que la gente ha salido a las calles, luchando una vez más por el derecho a “ser” bajo la presión de una sociedad injusta que es tan mortal como cualquier virus.

Podemos ver los esfuerzos de quienes protestan en las calles diciendo “no más”. Ninguno de nosotros es libre hasta que todos seamos libres.

Entonces, ¿por qué no se está pensando en el diseño de nuestra ciudad y por qué no refleja las necesidades del siglo XXI? ¿Por qué Richmond perpetúa los muros que dividen? Las ciudades pueden apoyar la salud de sus residentes en este momento y en los tiempos venideros. El espacio público es fundamental en este esfuerzo.

Lugares como Central Park en Nueva York y Golden Gate Park en San Francisco viene a la mente como intencional y accesible espacios públicos que apoyan las necesidades públicas. El alcalde de Londres mostró el liderazgo correcto con su audaz plan “Espacio Urbano de Londres”, París presentó su revisión de “Ciudad de 15 Minutos”, y en abril Oakland lanzó su plan de “Calle Lenta”. En Reikiavik, los planificadores insisten en que se construyan viviendas públicas junto a mansiones para que todos los niños vayan a la escuela juntos en todos sus distritos, y los dólares para la educación benefician a todos por igual. Todos estos líderes tienen una cosa en común: enfocar su planificación para satisfacer las necesidades de salud de sus residentes.

Las ciudades con visión de futuro y aquellas que piensan en la justicia buscan incluir espacios en su diseño e infraestructura. Si bien muchas ciudades tienen que crear espacio, Richmond ya tiene una ubicación perfectamente hermosa a nuestro alcance. Si los líderes de Richmond quieren mejorar y construir comunidad a través del disfrute del espacio público, todo lo que necesitan hacer es proteger y restaurar Point Mólate para todos. Point Mólate tiene 422 acres de hermosos terrenos públicos que podrían beneficiar a las masas, en lugar de atender a aquellos que pueden pagar una vivienda altamente desarrollada con un muro alrededor de su comunidad que será pagado con los impuestos de aquellos viviendo más allá de su alcance.

Podemos hacerlo mejor. Y para prosperar, debemos hacerlo mejor. □



Se necesitan viviendas más asequibles en el centro de Richmond

por MICHAEL GLIKSOHN, ex presidente del equipo de acción de vivienda de RPA, y MELVIN WILLIS, concejal de la ciudad de Richmond y miembro del personal de extensión de ACCE

Richmond tiene una gran necesidad de más viviendas y el centro de la ciudad es donde nuestro personal de planificación debe concentrar sus esfuerzos de desarrollo de estas viviendas.

El debate sobre el desarrollo de uso mixto en Pt. Molate y las más de 1400 unidades de vivienda que se proponen para ese rincón remoto e inaccesible de la ciudad, han destacado la falta de progreso en la construcción de más viviendas donde se necesitan, especialmente viviendas asequibles.

Otros barrios de Richmond ya cuentan con la infraestructura necesaria para estas viviendas y es allí donde deberían construirse.

El corredor de Macdonald Avenue desde Harbor Way hasta el Civic Center es el lugar perfecto para el desarrollo intensivo de viviendas. Con su extensa red de transporte (BART y Transito AC, y acceso cercano a dos autopistas), el centro de Richmond ya está viendo el tipo de proyectos que queremos fomentar. El proyecto *Nevin Homes* con cerca de 300 unidades se encuentra actualmente en construcción en la calle Nevin entre las calles 21 y 23. En pre-desarrollo hay una propuesta para 300-400 unidades en la calle 12th y Macdonald, con un 20-30% de ellas asequibles. Se necesita hacer mucho más, y el personal de planificación de viviendas debería tomar la iniciativa.

Desafortunadamente, hoy muy poca capacidad e

incluso poco inversión de tiempo y dinero para lograrlo. Estas deficiencias se le han señalado al alcalde y al Ayuntamiento, pero no han tomado ninguna medida.

El 24 de abril de 2018, el

Área de la Bahía con mayor éxito en la construcción de viviendas asequibles. Hablaron sobre el potencial de Richmond y su apertura a viviendas asequibles, algo que no todas las ciudades desean.

Richmond tiene una buena cantidad de terrenos baldíos y propiedades abandonadas o



Melvin Willis, Richmond City Councilmember

“Richmond tiene una gran necesidad de más viviendas y el centro de la ciudad es donde nuestro personal de planificación debe concentrar sus esfuerzos de desarrollo de estas viviendas.”

Equipo de Acción de Vivienda (HAT) de la Alianza Progresista de Richmond (RPA) llevó a cabo una Sesión de Estudio en una reunión del Concejo Municipal programada regularmente. Se titulaba “Pensar en grande sobre los objetivos de vivienda de Richmond”. Los presentadores, que incluían a dos ejecutivos locales de viviendas asequibles, hablaron sobre las mejores prácticas empleadas por las ciudades del

subutilizadas con bajos valores de mercado, lo que crea una ventaja de costos significativa en el montaje del sitio. Y las regulaciones de zonificación y los procesos de permisos de Richmond están listos para funcionar, con la excepción de nuestras reglas y tarifas para viviendas inclusivas.

La Sesión de Estudio desafió al Concejo Municipal y al Alcalde a pensar a lo grande, y les dejó con ocho preguntas que le darían impulso y fuerza a los esfuerzos de viviendas asequibles de Richmond y demostrarían su decisión de comprometerse a lograrlo.

Desafortunadamente, estas preguntas nunca fueron respondidas y la producción de viviendas asequibles de Richmond sigue siendo anémica. □

Save Point Molate

For *all* of Richmond.

Keep Public Lands in Public Hands.

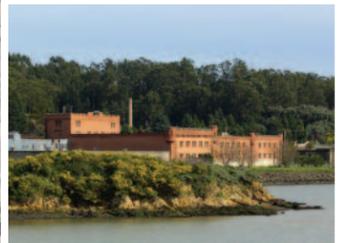
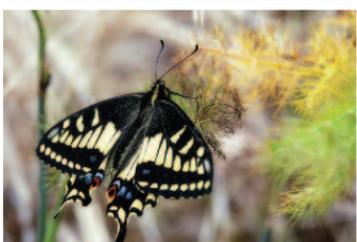
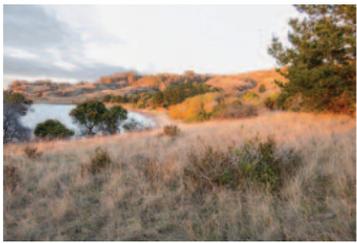


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**Email the City Council at cityclerkdept@ci.richmond.ca.us.
Tell them you want them to pick THE COMMUNITY PLAN.**

Please copy info@ptmolatealliance.org on your email to the City Council.

THE CITY PLAN:

- Subsidizes a high-income housing development.
- Takes public land from the public and deeds it to a private developer.
- Exposes taxpayers to projected \$5-mill./year losses.
- Fiscally unsound — requires hundreds of millions of dollars in new infrastructure
- Causes massive traffic jams and increases greenhouse gas emissions by building in a remote location far from transit and services.
- Destroys a vital watershed supporting the Bay's best eelgrass beds, critical to water quality, aquatic life, and the fight against global warming.
- High fire/explosion danger from a large development next to the oil refinery.

THE COMMUNITY PLAN:

- Creates a magnificent public waterfront park.
- Creates playing fields/recreation for Richmond youth.
- Preserves sacred sites on Ohlone ancestral land.
- Restores historic Winehaven Village as a commercial, educational, and cultural destination with a hotel and conference center providing jobs and small business opportunities for Richmond residents and net revenue for the city.
- Directs housing to downtown where transit exists.
- Acknowledges historic Chinese Shrimp Camp.
- Environmentally superior according to the city's own study.
- Economically far better for Richmond.

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