



AGENDA REPORT

Community Development

DATE:	September 12, 2023
TO:	Mayor Martinez and Members of the City Council
FROM:	Lina Velasco, Director of Community Development Jesus Morales, Housing Manager Kaitlyn Quackenbush, Housing Fellow
Subject:	Sole-Source Contract with Just Cities, LLC
FINANCIAL IMPACT:	The \$150,000 contract amount is allocated in the fiscal year 2023-24 Planning Division budget (account string: 15061219-400201)
PREVIOUS COUNCIL ACTION:	Click or tap here to enter text.
STATEMENT OF THE ISSUE:	In 2022, Just Cities, LLC was a subcontractor to Lisa Wise Consulting, lead consultant for the 6th Cycle Housing Element update. Specifically, Just Cities, LLC prepared the Affirmatively Furthering Fair Housing (AFFH) appendix, with an accompanied list of specific Meaningful Actions included in the Housing Element. Just Cities, LLC will assist the City in the development of a Housing Equity Roadmap (HER). The HER will serve as an implementation plan for new policies, programs, or investments that can be realized in the short and long-term, including the AFFH Meaningful Actions, to ensure Richmond residents have affordable, stable, and dignified housing.

RECOMMENDED ACTION:	APPROVE a sole-source contract with Just Cities, LLC in the amount of \$150,000 for development of a Housing Equity Roadmap that builds upon the recently completed Affirmatively Furthering Fair Housing Analysis prepared in the 6th Cycle Housing Element, for a term beginning September 12, 2023, and ending December 31, 2025 – Community Development Department (Lina Velasco 510-620-6841/Jesus Morales 510-620-6649).
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DISCUSSION:

Background

In 2022, Just Cities, LLC was a subcontractor to Lisa Wise Consulting, lead consultant, for the 6th Cycle Housing Element update. Specifically, Just Cities, LLC prepared the Affirmatively Furthering Fair Housing (AFFH) appendix, with an accompanied list of specific Meaningful Actions included in the Housing Element. The AFFH analysis was a new State requirement for Housing Element Updates beginning in 2021. Just Cities, LLC supported the City in its first ever State required assessment of fair housing issues, contributing factors, and the development of meaningful actions to affirmatively further fair housing.

Due to their role in the development of the 6th Cycle Housing Element update and AFFH appendix, Just Cities, LLC is well positioned to continue this previous work with the development of a Housing Equity Roadmap. Therefore, staff is requesting authorization to enter into a sole source contract with Just Cities for the Housing Equity Road Map (see Attachment 1). Just Cities, LLC already has 1) a working familiarity with the housing and demographic landscape of Richmond; 2) existing relationships with community partners and organizations; 3) rapport with a diverse group of residents through a Resident Advisory Council (RAC) that was part of the Housing Element work; and, 4) knowledge of the housing programs and policies, identified in the AFFH, to be further examined in the HER. The HER will continue the AFFH work, Just Cities, LLC conducted by examining and proposing concrete implementation and funding plans for key policies that will address housing and neighborhood inequities within Richmond.

The HER will largely continue the AFFH work, Just Cities, LLC conducted for the Housing Element Update (HEU) by examining and proposing concrete implementation and policy assessment plans for key policies that will address housing issues within Richmond. Specifically, their work will support the city in implementing many of the programs identified under 6th Cycle Housing Element Goal 6: Promote fair housing access and opportunities for all persons (see attachment 3). As explained in the sole source (see Attachment 2) and above, it would be unavailing and redundant for another organization to recreate these relationships, reflecting months of rapport from HEU work. The HER will allow the City of Richmond and Just Cities, LLC to refine recently completed work.

Just Cities, LLC will assist in developing a Housing Equity Roadmap (HER) for the City of Richmond. The HER will serve as an implementation plan for new policies, programs, or investments that can be realized in short, mid- and long-term actions to ensure Richmond residents have affordable, stable, and dignified housing. The HER will address issues of racial segregation, fair housing, land use compatibility, housing production, housing habitability, equitable development, and include community feedback. The HER, once adopted, will provide policy priorities and implementation plans for the strategic use of the City resources.

Environmental Review:

Authorization of sole-source contract is not a project pursuant to the California Environmental Quality Act (CEQA). Any project constructed/awarded funds because of Housing Equity Roadmap policies and programs will be evaluated under CEQA, as applicable.

Conclusion:

City staff recommends that the City Council approve the sole-source contract with Just Cities, LLC to develop the City of Richmond's Housing Equity Roadmap.

DOCUMENTS ATTACHED:

- Attachment 1 – Draft Contract
- Attachment 2 – Sole-Source Form
- Attachment 3 – 6th Cycle Housing Element Goal 6