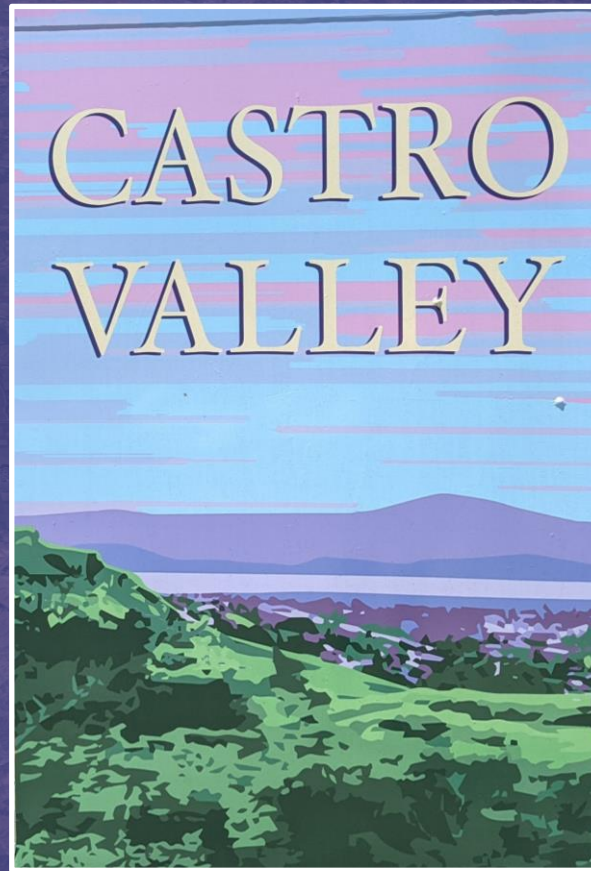


Alameda County EJ Element

ACHCC Meeting #5



May 19th, 2022

Agenda

- 1. Welcome and Introductions**
- 2. Purpose of Today's Meeting**
- 3. Introduction to Policy**
- 4. Best Practices/Policy for Two EJ Topics**
 - Pollution and Air Quality
 - a) Air Pollution
 - b) Soil Pollution
 - c) Water Pollution
 - Safe and Sanitary Homes
- 5. Policy Making Exercise**
- 6. Report on Strategy Ideas**
- 7. Next Steps**



Welcome and Introductions





Polling Question for Collaborative



Purpose of Today's Meeting

Meeting Purpose

Beginning of the policy development process for the EJ Element

- Pollution and Air Quality
- Safe and Sanitary Homes



Initial Brainstorming and Idea Sharing on these two topics



Continuing the policy development process for the remaining EJ topics in June and July

- Public Facilities
- Food Access
- Health and Physical Activity
- Civic Engagement



Introduction to Policy

3

Key Terms

- **Goals:** A goal is a direction-setter, an ideal future related to expressions of community values, and may be abstract in nature.
- **Policies:** A policy is a specific statement that guides decision-making as the County works to achieve a specific goal. Policies represent statements of County regulation and set the standards used by decision-makers when considering proposed development and actions.
- **Actions:** An action is a measure, procedure or technique that helps the County achieve a specific goal. An action is SMART (specific, measurable, actionable, realistic, and time-based).

Components of a Strong, Enforceable Policy

- ✓ **Reasonable.** Is it fair, sensible, and not excessively punitive or controlling?
- ✓ **Clear & Unambiguous.** Could all people interpret it the same way?
- ✓ **Relevant.** Does it relate to the goal it is trying to achieve?
- ✓ **Consistent.** Is it consistent with other federal, state and local statutes?



Polling Questions for Collaborative



Best Practices and Policy for Two EJ Topics

4



4a

Pollution and Air Quality

Pollution and Air Quality: Key Issue and Opportunity Areas

Diesel PM. The Eden Area scores worse than 75% of the state for Diesel PM pollution, with Ashland having the highest pollution, followed by San Lorenzo and Hayward Acres. Relationship of location near freeways, industrial uses, active crematoriums, and other polluting businesses.

PM 2.5. The Eden Area is worse than about one third of all California census tracts, and **poses a significant health threat.**

Asthma Rates. Over one third of hospital patients in Alameda County suffering from asthma are from the Eden Area.

Traffic Pollution. Heavy on E. 14th St and Mission, and south of 238 freeway)

Industrial land use pollution (active crematoriums, industrial use pollution, wood smoke from wood burning chimney)

Poor multi-modal connectivity between communities

Air Pollution: Best Practices and Policy Ideas

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



GOAL EJ-2

Protect Sensitive Land Use Compatibility. Support and expand land use development, transportation patterns, pollution mitigation, and other techniques to ensure compatibility that protects sensitive land uses (e.g. schools, housing, health facilities, childcare facilities, senior centers, parks, etc.) from increased pollution exposure in EJ Communities. (San Diego County EJ Element)



Policy EJ-2.7

New Sensitive Land Uses (all unincorporated areas). Consistent with the Land Use Element, avoid locating new homes, schools, childcare and eldercare facilities, parks and recreation, and health care facilities within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. (San Diego County EJ Element)

Soil Pollution : Best Practices and Policy Ideas



Goal EJ-1: Reduce pollution exposure and improve community health. (City of Moreno Valley Environmental Justice Element)

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



EJ.1-13: Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants. (City of Moreno Valley Environmental Justice Element)

Soil/Water Pollution : Best Practices and Policy Ideas



Goal HW9 Improved Environmental Quality (City of Richmond General Plan 2030)

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



Policy HW9.2 Work with property owners and regional agencies to prevent, reduce or eliminate soil and water contamination from industrial operations, the Port and other activities that use, produce or dispose of hazardous or toxic substances. Implement appropriate mitigation measures and clean-up of sites that are known to contain toxic materials as a condition of reuse. Support the remediation and reuse of large, disturbed sites, such as the Winehaven complex at Point Molate and the Terminal 4 site at Point San Pablo, into mixed-use centers that provide the maximum benefit to the community without compromising the integrity of the surrounding natural areas (City of Richmond General Plan 2030)

Water Pollution : Best Practices and Policy Ideas



Goal EJ-1: Reduce pollution exposure and improve community health. (City of Moreno Valley Environmental Justice Element)

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



Policy EJ.1-12: Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website. (City of Moreno Valley Environmental Justice Element)



4b

Safety and Sanitary Homes

Safe and Sanitary Homes: Key Issue and Opportunity Areas

Lead and Mold Risks.
Need for education, reporting, and mitigation

Need for Healthy Indoor Air Quality

Unemployment and Housing Cost Burden

Deferred Maintenance Issues

Need for tenant protection policies.
Mediation and preventing landlord retaliation and a rental protection program

Implementation of a smoke free multi unit housing ordinance

Need for cross-agency collaboration within County on sharing resources (front line staff training)

Overcrowding housing in Ashland and Cherryland

One one re-entry house in Hayward

Safe and Sanitary Homes : Best Practices and Policy Ideas



Goal – Healthy and Affordable Housing

A City with safe and sanitary housing conditions and affordable housing options. **(City of Inglewood EJ Element 2020)**

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



Policy E.J 5.3 Identify funding for education and remediation of lead and other housing hazards. **(City of Inglewood EJ Element 2020)**

Safe and Sanitary Homes : Best Practices and Policy Ideas



GOAL EJ - Affordability Measures. Ensure all residents have access to affordable housing options to reduce the prevalence of cost-burdened households, particularly for owners and renters in EJ Communities. (San Diego County EJ Element)

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



EJ-7.5 - Regional Coordination (all unincorporated areas). Coordinate with the San Diego Housing Commission, affordable housing developers, and other regional partners to identify vacant land in EJ Communities to explore the feasibility of developing affordable housing for all income levels.

Safe and Sanitary Homes : Best Practices and Policy/Action Ideas



Goal SC-4. Access to safe and sanitary homes in Impacted communities (DRAFT Contra Costa County General Plan 2040, Stronger Communities Element).

- ✓ Reasonable
- ✓ Clear/Unambiguous
- ✓ Relevant
- ✓ Consistent



Policy SC-P4.2 Coordinate with residents of Impacted Communities, community land trusts, the Housing Authority of Contra Costa County, affordable housing developers, and other organizations to transition vacant, unentitled land in Impacted Communities into affordable and transitional housing and shared equity models, which could include many types of innovative housing products. This should include homeownership opportunities to help residents build intergenerational wealth. (DRAFT Contra Costa County General Plan 2040, Stronger Communities Element).



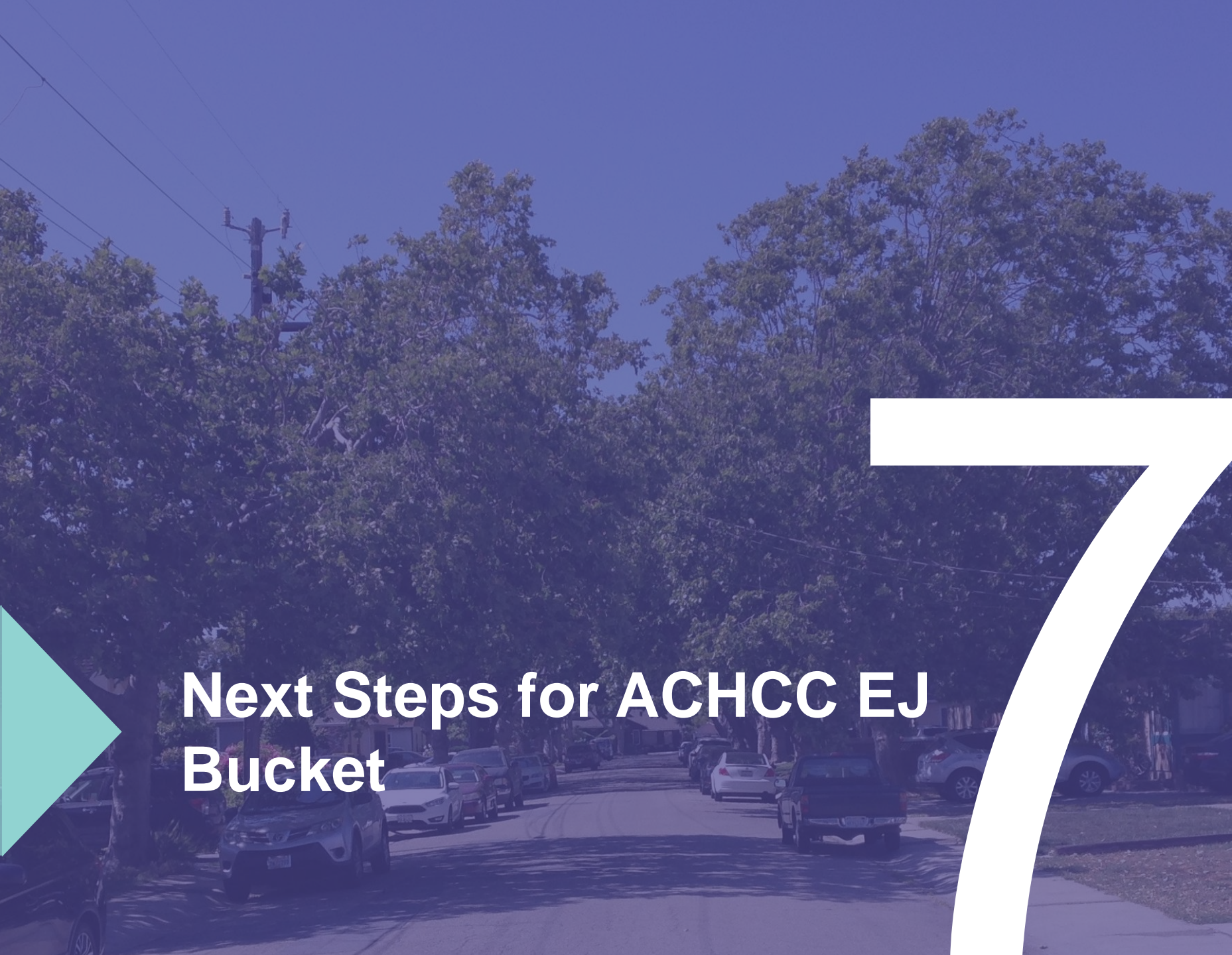
Policy Making Exercise

5



Report on Ideas





Next Steps for ACHCC EJ Bucket



Next Steps for ACHCC EJ Bucket

1. Workshop #1 tonight via Zoom – 6:00-7:30
2. Continue brainstorming policy ideas with ACHCC – June & July 2022
3. Prepare EJ Element – July-Sept 2022
4. Present Plan to ACHCC for review and feedback – Sept-Oct 2022
5. Finalize Plan – Nov-Dec 2022

