Bay Area Air District

Bay REPAIR

Local Community Benefits Fund

Round 1 Applications



Bay Area Air District
CLEAN AIR FOR ALL

Benicia Catalyst

City of Benicia Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

General Instructions:

- The "Overall Narrative" is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community's civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to "Partnership Structure" (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The "Overall Narrative" for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant	City of Benicia
Application Location	City of Benicia, CA
Overall Funding Request	$40,000,000
Grant Term Request	5 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

Benicia has played a key role in the Bay Area's history compared to most cities its size: a state capital, then an Army arsenal, then a working waterfront that helped supply a growing West. That same waterfront attracted the Valero Refinery in 1968, and the community has lived with its consequences ever

since — 4,000 pounds of hydrocarbons released daily, cancer-causing air contaminants at concentrations hundreds of times over legal limits, in neighborhoods that had no practical recourse. But the refinery was also an economic anchor for Benicia, providing well-paying jobs and contributing to municipal revenues. The refinery's closure in 2026 marks the end of that era. Benicia Forward is the City's game plan to make what comes next worthy of what this community has already endured.

The City is requesting **$40,000,000** over five years, organized into four mutually reinforcing projects that together form a strategy that is forward-looking. These projects respond directly to the Air District's grant objectives while delivering environmental, public health, climate resilience, just economic transition, and long-term fiscal stability for Benicia.

The **Clean Energy Initiative (Project 1)** starts with the City's own operations: electrifying and modernizing the public facilities that Benicia's residents use every day, reducing the City's direct fossil fuel combustion while improving indoor air quality and energy resilience. The **Clean Mobility Project (Project 2)** extends that logic to the streets: expanding EV infrastructure, improving bikeways, sidewalks, curb ramps, and crossings to shift trips away from fossil-fuel vehicles and make the City safer for the people who walk and cycle through it. The **Just Economic Transition (Project 3)** project addresses the harder question of what replaces the refinery economy: fully updating the General Plan including new Decarbonization and Environmental Justice elements, coordinating the industrial site transition, strengthening the Industrial Safety Ordinance, and actively recruiting clean industries and jobs. The **Promoting Community Health Project (Project 4)** runs in parallel throughout the grant period — reducing wildfire fuel loads, deploying portable air monitors, expanding fire prevention and emergency response, and building a community alert system that will give residents real-time information during hazardous events.

The four projects reinforce each other in ways that matter for implementation. Project 1's investment in the Civic Center campus — reliable HVAC, backup power, and solar — creates the physical infrastructure to support community health in Project 4 for example by investing in community resilience centers for emergency shelter. Project 2's EV infrastructure and active transportation improvements make it safer to reach those facilities without a car, and coordinate directly with Project 1's EV charging capacity upgrades at the Police Station. Project 3's General Plan update provides the land use and zoning framework that makes clean industry attraction viable and ensures the investments in the other three projects are protected from incompatible future development. Each project is designed to deliver on its own; together, they form a strategy.

Across the five-year grant term, Benicia Forward will: replace 38 HVAC units across four civic buildings and eliminate on-site gas combustion at the Civic Center campus; complete $480,000 in solar repairs across 10 installations and consolidate two aging generators into one 200KW unit; install 2 EV charging stations with 2 charging ports each, and 2 EV admin vehicles; improve 0.8 miles of First Street bikeway and install a pedestrian scramble crossing serving 1,405 Benicia High School students; update the Capital Improvement Plan and complete a formal Bikeway Plan; update the General Plan with new Decarbonization and Environmental Justice elements by Q1 2031; attract, retain, or expand at least 15 clean-sector businesses and create or retain at least 200 jobs; inventory and maintain 4,500+ trees and plant a minimum of 200 new native trees in priority neighborhoods; maintain 211 acres of developed parks, 577 acres at Lake Herman Regional Park, and 68 open space areas; and deploy a multi-channel emergency notification system reaching all 27,000 Benicia residents.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Who Lives in Benicia

Benicia is a small city of approximately 27,100 residents and 11,050 households located on the Carquinez Strait in southern Solano County, at the convergence of San Pablo and Suisun Bays. More than one in eight residents is foreign-born; 17% speak a language other than English at home. Hispanic and Latino residents make up 15.5% of the population, Asian residents 11%, Black residents 4.3%, and residents identifying as two or more races an additional 4%. Benicia's households include long-time homeowners and renters, families with school-age children, retirees, immigrant families, refinery and industrial workers, public employees, small-business owners, and artists.

Taken together, Benicia's demographics describe a community with both the workforce assets and the vulnerabilities that make this grant necessary. The working-age population is racially and economically diverse, multilingual, and — given the city's deep roots in manufacturing, military logistics, and industrial trades — carries practical skills directly relevant to the clean industries and technology sectors the Just Economic Transition project is working to attract. The 1,342 veterans living in Benicia are part of that picture: military service, particularly in an Arsenal community with a century of technical and industrial operations, produces exactly the mechanical, electrical, and logistics expertise that clean manufacturing employers need. These are workers the transition should be reaching directly.

At the same time, children and youth (20.5%) and older adults (23.7%) together make up nearly half the city's population — the two groups most vulnerable to the air quality failures the refinery has produced for decades, and the groups most dependent on the public facilities, parks, and emergency services that Projects 1 and 4 are investing in. The 7.8% of residents under 65 living with a disability adds to that picture. Benicia Forward is designed to move on both fronts simultaneously: building the workforce and economic conditions that give working-age residents a path forward, while protecting the health and safety of the community members least able to absorb the consequences when the City's infrastructure falls short.

The Public Health Burden of the Refinery

Benicia's geography — a deep-water waterfront served by direct highway and rail infrastructure — made it attractive to heavy industry since the 19th century, and especially the Valero Benicia Refinery (est. 1968). That presence has come at a significant and well-documented public health cost. Air District enforcement actions and community air monitoring have confirmed chronic releases of benzene, toluene, ethylbenzene, xylene, hydrogen sulfide, sulfur dioxide, nitrogen oxides, and precursor organic compounds. City reports documented hydrocarbon releases of approximately 4,000 pounds per day, and an Air District abatement order confirmed that cumulative toxic releases at concentrations of cancer-causing compounds exceeded legal limits by hundreds of times. As recently as March 2026, visible black smoke was emitted from the South Flare Stack at Valero, blanketing surrounding neighborhoods, due to refinery operations and idling.

CalEnviroScreen data makes the cumulative public health burden concrete. Census tract 6095252102, which contains 3,900 residents and sits adjacent to the refinery, ranks worse than 83% of all California census tracts for toxic releases and worse than 95% for cleanup site contamination. The adjacent tract 6095252107, with 3,739 residents, ranks worse than 82% of tracts for toxic releases and worse than 93% for hazardous waste. Tract 6095252000, home to 4,739 people, ranks at the 75th percentile for toxic releases and at the 77th percentile for cleanup sites. Groundwater threats in tract 6095252102 rank 72%

higher than other census tracts statewide, directly affecting those same 3,900 residents. Prolonged exposure to this mix of pollutants is associated with elevated rates of cardiovascular disease, respiratory illness, and cancer — health outcomes that accumulate over years and that disproportionately harm seniors, children, and residents with existing health vulnerabilities.

How Benicia Became What It Is Today

Benicia was founded in 1847 on the ancestral homelands of Patwin-speaking peoples and was incorporated in 1851. It served briefly as California's third state capital in 1853 — the historic Capitol building on West G Street remains standing today — before the Legislature moved to Sacramento in 1854. The Benicia Arsenal, established in 1851 and operational for more than a century, made the City a center of military logistics and manufacturing, attracting waves of workers whose descendants remain in the community. When the Arsenal closed in 1964, some of its industrial buildings were repurposed as artist studios, anchoring the arts identity that now defines First Street and the Arsenal Historic District. The same deep-water waterfront that served shipbuilding, canneries, and military supply eventually attracted the Valero refinery, which brought economic stability and toxic environmental exposure in equal measure. The refinery's closure marks the end of that industrial era and the beginning of a transition that Benicia Forward is designed to manage.

Who Benicia Forward Is Built to Serve

Benicia Forward is designed to benefit the whole city while prioritizing the people most exposed to pollution and most dependent on public systems. Residents in the census tracts surrounding the refinery — approximately 16,000 people across four tracts — bear the greatest cumulative environmental burden and stand to gain the most from reduced emissions, improved air monitoring, and hazardous site remediation. Refinery and industrial workers and their families face the most immediate economic disruption and need the clearest pathways into the clean economy. Seniors and children biologically most vulnerable to particulate matter and toxic air contaminants. will see the greatest public health benefit from cleaner facilities, reduced wildfire smoke, and expanded emergency response. Residents with disabilities — approximately 2,100 people under 65 — depend on safe, accessible sidewalks, curb ramps, and public facilities. Small businesses facing economic uncertainty from the refinery closure need the economic development and business attraction investment in Project 3: Just Economic Transition and Project 4: Promoting Public Health, which will provide Benicia's emergency responders with the updated equipment, air monitoring, and fleet capacity necessary to best serve people who live, work, and visit Benicia.

Why Benicia, and Why Now

The Bay REPAIR program was designed for communities that have absorbed more than their share of the Bay Area's industrial pollution and now face the disruption of economic transition. Benicia fits that description about as completely as any city in the region. The refinery is set for closure, which is already creating opportunity to reshape the future of the industrial waterfront in tangible ways including potential significant economic and environmental changes. The decisions made in the next two to five years about land use, zoning, and what businesses replace the refinery will have staying power. Benicia Forward is positioned to act in that window: the projects are scoped, the staff is in place, the City Council and the community have been engaged, and the community is galvanized and has been demanding action. The Air District's investment in Benicia and with the City of Benicia will land in an organization that is ready to move with full community support.

PARTNERSHIP STRUCTURE (20 points) – **Not Required**

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Benicia's capacity to implement Benicia Forward rests on the City as an established full-service public agency. The City is organized under a council-manager form of government and provides public safety, library, recreation, parks, public works, planning, building and code enforcement, water and wastewater utilities, economic development, finance, and information technology services. This breadth of municipal operations provides the organizational infrastructure needed to deliver a sizable multi-project Catalyst grant proposal: public works project delivery, engineering and construction management, building and energy-code enforcement, fleet and facilities management, fiscal controls, procurement, contract administration, emergency response, economic development, and community-facing communications.

The City has the financial scale and management foundation to oversee a $40 million, five-year grant. In FY 2023–24, the City's General Fund recorded revenues of approximately $60.5 million and expenditures of $57.6 million. The City's governmental capital assets net of accumulated depreciation were approximately $121.9 million as of June 30, 2024, with an additional $76.7 million in net business-type capital assets — reflecting an organization that routinely plans, finances, constructs, and maintains significant public infrastructure. The City publishes an Annual Comprehensive Financial Report and received an unmodified audit opinion for FY 2023–24, demonstrating the financial reporting standards expected of a public agency managing grant funds.

Benicia Forward will be managed through a cross-department implementation structure coordinated by the City Manager's Office. Each of the four projects will be assigned a designated Project Lead from the department with primary operational responsibility for that work. The Deputy City Manager will serve as Grant Administrator — the City's primary point of contact with the Air District — responsible for compliance monitoring, reporting schedules, reimbursement processing, and cross-project coordination. The Director of Public Works and City Engineer will oversee capital infrastructure delivery across Projects1 and 2. The Assistant City Manager / Development Services Director will lead planning, land use, and economic transition work in Project 3. The Fire Chief and Fire Department Senior Management Analyst will oversee Project 4 programs. The City Attorney will provide legal review of grant agreements, contracts, and regulatory compliance matters throughout the grant term. The Finance Director will manage grant fund accounting and fiscal reporting.

The City anticipates dedicating 3.0 FTE, in addition to support from over a dozen staff members, across multiple departments for grant implementation over the five-year term, supplemented by consultant and contractor support procured through competitive RFP processes. Consultant services may include engineering, architecture, environmental review, air quality, economic transition, workforce development, planning and policy writing, public engagement, and grant compliance support.

To ensure efficiency, accountability, and creativity, the City will establish an **Internal Cross-Departmental Implementation Team**. This group will meet monthly and be chaired by the Grant Manager and/or Deputy City Manger and include the four project leads and any other staff critical to implementation. This group will coordinate and collaborate on engagement activities, procurement, public communications, grant reporting, and identify synergistic collaboration opportunities across the various streams of work.

The City will leverage the expertise of multiple commissions, comprised of subject matter experts who serve in advisory role to the City Council.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The City of Benicia will manage Bay REPAIR funds through the same formal public-agency framework it applies to every public dollar it receives: City Council-approved budgets and appropriations, fund-level accounting controls, annual independent audit, competitive public procurement, invoice review, contract administration, and public meeting transparency. These are not new procedures the City will create for this grant — they are already in place and core to how the City operates.

City Council Oversight
The City Council provides the first and most visible layer of accountability. The Council adopts the biennial budget, approves appropriations and amendments, authorizes major contracts consistent with Benicia Municipal Code, and receives public staff reports on significant projects and programs. Any appropriation of Bay REPAIR funds, approval of contracts above the City Manager's signing authority, and material changes to project scope must come before the Council at a publicly noticed meeting — ensuring that this investment remains transparent and accountable to the community it serves throughout the grant term.

Commissions and Task Force Oversight
Planning Commission: The Planning Commission leads the public hearing process for the General Plan and Industrial Zoning update, CEQA review, and any discretionary land use actions from the transition planning work. It will conduct formal public hearings on General Plan elements, zoning amendments, and the EIR. Refinery-adjacent residents will receive specific advance notice of hearings affecting their neighborhoods.

Community Services Commission: The Commission provides community oversight for Project 4's park and open space investments, receives quarterly updates, advises on equity-based maintenance prioritization, and serves as the standing forum for senior and family input on park programming and capital improvements.

Industrial Safety Citizen Oversight Commission: The Commission provides community oversight of industrial safety inspections and compliance actions during decommissioning. It is the primary forum for Project 3's industrial safety work and the vehicle through which refinery-adjacent residents receive structured updates on site conditions, cleanup timelines, and air quality events.
Economic Development Board: The Board oversees Project 3's clean industry recruitment work and receives the Annual Economic Development Report. It provides a standing forum for business community input on the industrial park transition and coordinates with the Chamber and BIPA on site readiness and business attraction.

Community Sustainability Commission: The commission will provide oversight for Project 1 investments, receive quarterly updates, and help the City develop an equity-based transition from diesel generators.
Existing Task Forces: The City Council's councilmember-led task forces — covering economic impact, community funding, Industrial Park collaboration, and land redevelopment will continue throughout the grant term as needed for specific streams of work.

Internal Financial Controls
The Finance Department uses an existing project coding structure to track grant expenditures in coordination with a grant policy issued by the City Manager in the form of an administrative instruction. The City will establish a unique grant project code(s) for Benicia Forward so that expenditures can be tracked by project, budget category, eligible activity, vendor, invoice, and reimbursement request. This structure provides end-to-end traceability and makes it straightforward to demonstrate that funds were spent on approved, eligible activities. Existing internal controls, as validated by annual independent audits, include separation of duties between staff who authorize expenditures and staff who process payments; Finance review and approval of all reimbursement requests before submission to the Air District; and City Attorney review of contracts and agreements for compliance with grant terms.

Project Delivery Controls
Capital and infrastructure components will be managed through the City's established Capital Improvement Program practices: competitive procurement, contract award, construction management, inspection, change-order controls requiring management authorization and Council approval above defined thresholds, payment review, retention, and project closeout. Programmatic components will be managed through written scopes of work, performance milestones, deliverable documentation, and quarterly budget-to-actual review. The Grant Administrator will maintain a master implementation schedule and budget tracker across all four projects and will report progress to the Air District on the required schedule.

Track Record of Fiscal Discipline
The City's recent financial performance reflects budget discipline at the scale this grant requires. In FY 2023–24, actual General Fund revenues of $60.5 million exceeded the final adopted budget of $57.0 million, while actual expenditures of $57.6 million remained well within the final budget authority. The City has consistently delivered capital projects — pavement rehabilitation, pedestrian infrastructure, bridge replacement, water and wastewater improvements, and marine construction — through its established CIP controls. It has also successfully administered federal grant programs, including $6.75 million in ARPA funds, meeting federal compliance, reporting, and audit requirements. That same discipline and those same systems will govern Benicia Forward.

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	Clean Energy Initiative	This project prioritizes Clean Energy, Resilient Facilities &	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	**$7,182,513**		0.0%	$ 7,182,513	**$7,182,513**
2	Clean Mobility Initiative	This project prioritizes Clean Mobility & Active Transportation	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	**$5,886,443**		0.0%	$ 5,886,443	**$5,886,443**
3	Just Economic Transition	This project prioritizes Just Economic Transition, Land Use &	Both	City of Benicia	0.0%	**$11,430,925**		0.0%	$ 11,430,925	**$11,430,925**
4	Promoting Community Health	This project prioritizes Community Air Quality, Wildfire Smoke	Reduce Air Pollution and Improve Health	City of Benicia	0.0%	**$15,500,121**		0.0%	$ 15,500,121	**$15,500,121**
5					0.0%			0.0%	$ -	
6					0.0%			0.0%	$ -	
7					0.0%			0.0%	$ -	
8					0.0%			0.0%	$ -	
9					0.0%			0.0%	$ -	
10					0.0%			0.0%	$ -	
				TOTALS	**0.0%**	**$ 40,000,000**	**$ -**	0.0%	**$ 40,000,000**	**$ 40,000,000**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Energy Initiative
Project Lead	City of Benicia
Project Location	City of Benicia, CA
Project Funding Request	$7,182,512.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 1, Benicia's Clean Energy Initiative, modernizes city-owned facilities through three investments that reinforce one another: upgrading the City's civic core as a community resilience hub, bringing structure and a long-term transition plan to aging energy-generation equipment across 36 city sites, and strengthening green building code enforcement citywide. The centerpiece is the Benicia Civic Center Clean Energy District — a designation that formally recognizes the cluster of City Hall, the Police Department, the Public Library, and the nearby Community Center as a unified zone of energy modernization and resilience investment. All four buildings sit along East L Street and are open to the public. They already serve, or are positioned to serve, as cooling centers and emergency shelters during heat events, power outages, and air quality emergencies driven by the region's existing industrial footprint. The City Center Community Resilience Campus (Phase 1) brings HVAC electrification, solar system modernization, and consolidated backup power to this district. It is the first phase of a deliberate, longer-term strategy to build the Community Center and Library into fully equipped resilience centers for Benicia residents.

Citywide, the Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan addresses the City's 36 other generator-equipped facilities with the same long-term thinking: immediate maintenance reduces emissions from degraded equipment now, while a parallel planning effort maps a phased path to renewable backup power across all sites. The Green Building Codes and Energy Efficiency Code Compliance program closes the loop by updating and enforcing CALGreen and efficiency standards for new construction and significant renovations, so that future buildings don't undo the progress made here.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The project aligns with both REPAIR strategies. On air quality and public health: electrifying HVAC systems, maximizing solar output at water and emergency facilities, and tightening maintenance on aging generators all reduce PM2.5, NOx, and CO from city operations — protecting residents who already bear an outsized pollution burden from the Valero refinery. Improved climate control in publicly accessible buildings matters especially for seniors, young children, and people with respiratory conditions, who rely on these facilities for daily services and emergency refuge. On just transition:

the Legacy Equipment program replaces the current pattern of reactive, crisis-driven repairs with a planned transition strategy. That shift reduces long-term costs, stabilizes facility operations, and gives the City a credible, grant-supportable roadmap toward renewable backup power rather than continued fossil-fuel dependence.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

<u>Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1</u>

- City Hall / Police Department — Backup Generator, HVAC, Smart Controllers, Solar: 250 East L Street, Benicia, CA 94510
- Public Library — HVAC, Smart Controllers: 150 E L Street, Benicia, CA 94510
- Community Center — HVAC, Solar: 370 E L Street, Benicia, CA 94510
- Solar Repairs and Maintenance — additional sites:
- City Hall – 250 East L Street
- Community Center- 370 East L St
  - Community Park: 540 Rose Drive, Benicia, CA 94510
  - Corporation Yard: 2400 East 2nd Street, Benicia, CA 94510
  - Fire Station #12: 601 Hastings Drive, Benicia, CA 94510
  - James Lemon Swim Center: 181 East J Street, Benicia, CA 94510
  - Water Treatment Plant: 100 Water Way, Benicia, CA 94510
  - Water Pump Station P-1: 2600 East 2nd Street, Benicia, CA 94510
  - Water Pump Station P-2: 2401 East 2nd Street, Benicia, CA 94510
  - Water Pump Station P-3: 3769 East 2nd Street, Benicia, CA 94510

<u>Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan</u>

- 36 city-owned facilities citywide (various addresses)
- Community Center (leased from Benicia Unified School District): 370 E L Street, Benicia, CA 94510

<u>Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance</u>

- All City facilities and new construction / significant renovation projects citywide

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The selection of the Civic Center cluster as the Sub-Project 1, Phase 1 focus reflects what residents have consistently said: these are the buildings they depend on most, and the buildings they expect to be there when conditions get difficult. Facility-by-facility risk assessments, conducted jointly by Public Works, the Fire Department, and the Building Division, drove the scope of both the solar repair program and the Legacy Equipment maintenance priorities.

Maintaining continuity of essential public services during extreme heat events and grid disruptions is of the utmost importance to residents. Through regular interaction with the community at public meetings, City Council meetings, and community programming, the City has consistently heard the importance of maintaining access to core services, safe gathering spaces, and reliable public safety operations.

The selected facilities reflect these identified priorities. City Hall serves as a central access point for residents to pay utility bills, access the Mayor's Office, attend City Council meetings, and engage with essential City staff. The Police Department facility supports critical public safety and dispatch operations, which are vital during emergency events. The Library and Community Center are heavily utilized community hubs that provide year-round programming and serve as designated cooling centers during extreme heat, offering safe and accessible refuge for vulnerable populations.

Additional project sites, including the Corporation Yard, Fire Department, and utility-related facilities, were identified through coordination with internal operational stakeholders to ensure continuity of essential services and emergency response capabilities. While some solar locations were initially selected based on site feasibility factors such as available space and infrastructure compatibility, these locations also align with community priorities by supporting high-impact services and critical energy demands. For example, the community pool is a key site for recreation, youth programming, and public health (physical activity, social interaction, and cooling during extreme heat days), serving a broad cross-section of residents.

Together, these engagement efforts ensured that the project reflects both community-identified priorities and operational realities, resulting in a targeted investment that maximizes public benefit, supports vulnerable populations, and strengthens community resilience.

Three specific partnerships shaped what ended up in this proposal. Benicia Community Air Monitoring Program (BCAMP) shared community air quality monitoring data identifying the Civic Center campus as the location where indoor air quality improvements would most directly benefit pollution-burdened residents, given its role as

a public refuge during emergencies. Senior services organizations confirmed through the former Parks, Recreation and Cemetery Commission testimony and public comment that unreliable HVAC had deterred seniors from using the Community Center as a cooling refuge during recent heat events — directly informing the requirement that smart thermostat upgrades enable remote pre-cooling for emergency use. The community provided operational feedback on backup power requirements, specifically the need for the shared generator to sustain 100% of dispatch operations for at least 24 hours, which is the basis for the 200KW capacity specification.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

<u>Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1 — Civic Center Clean Energy District</u>

City Hall, the Police Department (including emergency dispatch), the Public Library, and the Community Center occupy a stretch of East L Street that functions as Benicia's civic center. The Library draws approximately 161,000 visits a year; the Community Center hosts over 10,000. All four buildings are publicly accessible, which matters enormously when a heat event or air quality emergency displaces people from their homes. Seniors, young children, people with disabilities, and residents with asthma or cardiovascular conditions are the most frequent users of these facilities during emergencies, and they are the same populations most affected by the refinery's chronic pollution. Making these buildings reliable, well-ventilated, and resilient is not just a facilities upgrade; it is a public health investment.

The City is designating this cluster as the Benicia Civic Center Clean Energy District, creating a framework for phased, campus-level investment. Phase 1 addresses three interdependent systems. Once complete, subsequent phases will focus on building out the Community Center and the Library as formal community resilience centers, with expanded emergency capacity, programming, and backup systems to support residents through extended climate events or other natural disasters

Backup Power Consolidation: Two generators currently serve the City Hall campus: a 30KW gas-powered Gillette (installed September 2013) at City Hall, and a 50KW diesel Kohler (manufactured 1994) at the Police Department. Running them separately is less efficient, more costly, and produces more combined emissions than a single modern

unit. Both will be replaced by one shared 200KW diesel generator with the capacity to carry 100% of both facilities' loads for 24 hours, including dispatch, with no impact to the existing building electrical systems. A City Hall main switchgear upgrade is included to resolve current capacity constraints and enable future EV charger installations. The City views this as a first step, not a destination: the generator transition roadmap developed through Project 2 will chart the path from this consolidation toward renewable backup power across all city sites.

HVAC Electrification and Smart Controls: Equipment ages vary across the campus, but none of function adequately. The Library is operating systems that date to 1992 — 33 years old. The Police Department's HVAC is approximately 26 years old. The Community Center's is 20 years. City Hall has a mix: some equipment installed as recently as 2010, and other units over 30 years old. All will be replaced with electric heat pumps, eliminating on-site gas combustion across the campus and improving air quality inside buildings that serve as emergency shelters. California requires replacement of gas water heaters below 75 MBH with electric models beginning in 2027, and gas furnaces and packaged HVAC units with electric heat pumps beginning in 2029; this project completes those transitions proactively. The Community Center already uses Ecobee smart thermostats with remote access; City Hall, the Police Department, and the Library will be brought to the same standard, giving facilities staff the ability to manage temperatures remotely during heat emergencies without requiring anyone on-site.

Solar System Modernization: Benicia has made a sustained commitment to solar energy, installing arrays at facilities across the city over the past decade. This component is about protecting that investment. Deferred maintenance on solar systems leads to reduced output, shortened equipment life, and ultimately a waste of the original capital. Phase 1 funds ongoing maintenance across ten installations and covers initial repairs and upgrades, and ongoing inspections, panel maintenance and needed repairs. Solar reliability at the water pump stations and treatment plant is particularly critical — these systems support drinking water infrastructure, and outages carry direct public health consequences. Looking ahead, the City plans to pursue battery storage additions at key solar sites through available state funding programs, which would allow the Civic Center District and other community refuge facilities to operate independently of the grid during extended emergencies.

<u>Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan</u>

Benicia operates standby generators at 36 city-owned facilities. Most of these facilities are publicly accessible, and several serve or could serve as emergency resources for

residents during disasters. Many units are aging: corroded components, stressed fuel systems, and worn wiring increase the risk of failure precisely when these facilities are needed most. A degraded generator also produces more PM2.5, NOx, and CO than a well-maintained one — a meaningful air quality concern in neighborhoods that already carry the refinery's burden.

This program takes a step-by-step approach. In the near term, annual preventive maintenance across all 36 sites — engine servicing, fuel system checks, corrosion treatment, ventilation and filtration repairs, and building envelope maintenance — reduces emissions from degraded equipment and keeps facilities operational when communities need them. At the same time, the City is developing a comprehensive transition plan: a full inventory of each site's generator age, condition, and capacity that will produce a phased replacement and electrification roadmap. Sites nearest residential neighborhoods, schools, and sensitive receptors get priority. The roadmap becomes the basis for future grant applications, moving the City systematically from this maintenance investment toward renewable backup power city-wide.

Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance

Every city-owned building is publicly accessible, and building systems have a direct effect on indoor air quality — the air that staff and visitors breathe. This program keeps Benicia's permitting and inspection functions current with CALGreen mandates and state efficiency codes through targeted updates, so that new construction and major renovations don't lock in inefficient or polluting systems for decades. Plan reviews regulate VOC-emitting materials and require high-efficiency filtration. Field inspections check HVAC systems, duct integrity, and moisture barriers — the conditions that lead to mold and mildew, which disproportionately affects residents with asthma. Pre-solar readiness and EV infrastructure requirements are enforced for new and significantly renovated buildings. Catching these issues at the design phase is far less expensive than retrofitting them later, and the gains are protected for the life of the building.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects improves indoor air quality and climate comfort in the buildings Benicia residents depend on most, reduces emissions from city operations, and ensures that the Civic Center campus can serve as a reliable resilience hub — a safe place for residents during emergencies and a coordinated center for emergency operations.

Because Project 1 is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- SeeClickFix, which allows residents to flag infrastructure or facility-specific concerns from a mobile device, will be used to flag any issues with implementation.
- The Grants Manager will directly engage community stakeholders, especially through organizations serving seniors, people with disabilities, the school district, and residents with respiratory conditions. This ensures that the populations most reliant on these facilities as emergency resources have a direct channel to the project team.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

Construction at the Civic Center campus will directly affect Library and Community Center users. Advance notice of timelines and access disruptions will go to all City email subscribers, be posted at affected facilities. HVAC and thermostat upgrades will be coordinated with facility managers and senior programming staff who depend on the Community Center as a cooling resource during heat events.

Community Sustainability Commission will provide oversight for Project 1 investments, receive updates at key milestones, and advise the City on an equity-based approach to generator transition and enhancements that advance the Civic Center Campus to a true community resilience hub.

Utility Providers: PG&E, MCE (Marin Clean Energy), and the City's water and wastewater utilities — are engaged as technical partners whose infrastructure decisions directly affect Project 1 investments. PG&E permit applications for the City Hall switchgear upgrade will be submitted at grant execution.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Sub-Project 1: Benicia City Center Community Resilience Campus Phase 1 — $5,670,383.50

Phase 1 focuses investment in public buildings Benicia residents use most, establishing the Civic Center Clean Energy District as a low-emission, climate-ready campus and laying the groundwork for a formal community resilience center in future phases. In total, 38 HVAC units will be replaced across the four buildings — 13 at City Hall (10 split systems, 1 packaged A/C, 2 water heaters), 6 at the Police Department (5 split systems, 1 packaged A/C), 5 at the Library (4 packaged A/C units, 1 water heater), and 14 at the Community Center (1 split system, 13 packaged A/C units). One shared 200KW generator replaces two aging units with a combined rated capacity of only 80KW. Ten solar installations receive ongoing maintenance and $480,000 in targeted one-time repairs. Together, these investments serve facilities that collectively receive over 170,000 public visits per year and will be measurably more reliable, cleaner, and resilient by Year 2 of the grant term, setting the standards for future public investments.

Backup Power Consolidation: One shared 200KW diesel generator replaces two aging, separately operated units (a 30KW gas Gillette from 2013 at City Hall; a 50KW diesel Kohler from 1994 at the Police Department). The new unit covers 100% of both facilities' loads for 24 hours, requires no changes to existing building electrical systems, and includes a City Hall switchgear upgrade to support future EV charging. Consolidating two inefficient units into one modern generator reduces net emissions and operating costs. This is the City's first structured step toward renewable backup power: the Legacy Equipment transition plan (Project 2) will build from this baseline toward electrification at all 36 city sites.

HVAC Electrification and Smart Controls: The City Hall, Police Department, Library, and Community Center will receive new HVACs and water heaters. All replacements are electric heat pumps. Gas combustion is eliminated across the entire campus. The Community Center already operates Ecobee smart thermostats with remote access; the remaining three buildings will be upgraded to the same standard, giving City staff a unified platform to monitor and manage temperatures across all four facilities — essential during heat events when these buildings serve as public cooling centers.

Solar System Modernization: Ongoing maintenance across ten city solar installations protects the output and lifespan of existing arrays. One-time repairs totaling $480,000 address underperforming systems across multiple sites; the largest single repair ($257,000 at Water Pump Station 3) includes a meter upgrade, replacement of two inverters, and installation of updated monitoring equipment. Consistent solar performance at water infrastructure facilities — the treatment plant and pump stations

— is a public health investment, not just an energy efficiency upgrade. The City anticipates pursuing battery storage additions at Civic Center Districtfacilities through state programs in future phases, which would extend the usefulness of the solar investment during grid outages.

Sub-Project 2: Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan — $684,801.00

Annual preventive maintenance across 36 city-owned generator sites covers engine servicing, fuel system inspection, corrosion treatment, ventilation and filtration repairs, and building envelope maintenance. This work reduces emissions from degraded equipment each year and prevents the system failures that turn operational facilities into liabilities during emergencies. Running concurrently, a citywide generator inventory and transition plan will document the age, condition, and capacity of each unit, then produce a phased replacement and electrification roadmap prioritizing sites nearest residential areas, schools, and sensitive receptors. By the end of Year 1, all 36 sites will have been inventoried and prioritized. By Year 5, the City will have completed five full annual maintenance cycles and will present a funded, Council-approved generator replacement roadmap. The roadmap positions the City to pursue future state and federal grant funding for the next phase of generator replacement and, ultimately, for a full transition to renewable backup power.

Sub-Project 3: Green Building Codes and Energy Efficiency Code Compliance — $827,326.00

At $165,465.20 per year over five years, this investment funds one dedicated position in the Building Inspection Division for green building plan review, field compliance inspections, and permit coordination. The position focuses on new construction and significant renovations: energy efficiency and VOC compliance reviews, HVAC and duct inspections coordinated with third-party HERS raters where required, construction Waste Management Plan oversight, and enforcement of pre-solar readiness and EV infrastructure requirements. Identifying problems at the design stage is the most cost-effective point of intervention — and the only point at which those gains are truly locked in for the life of a building. This project will also assess existing building codes to identify targeted updates to further strengthen the City's commitment to a green and clean building sector.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: $7,182,512.50. Sub-Project 1 ($5,670,383.50) includes one-time capital costs for the generator consolidation, HVAC electrification, smart controller installations, and the targeted one-time solar repairs, plus ongoing solar maintenance over the five-year term. Sub-Project 2 ($684,801) is primarily programmatic — annual maintenance and inspection across 36 sites, plus development of the citywide transition roadmap. Sub-Project 3 ($827,326) runs at $165,465.20 per year. Capital assets from Project 1 are expected to remain in service well past the grant term; ongoing programmatic costs will be carried through the General Fund, applicable local measure funds, and future grant opportunities.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment. Relevant sections include the CAP's strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). The HVAC electrification, solar maintenance, and generator transition plan each operationalize CAP goals at the facility level, moving the City from stated commitments to funded, executable investments.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Benicia's position as a fence-line community adjacent to the Valero refinery makes this alignment especially relevant: reducing equipment-related emissions at city facilities, improving indoor filtration, and enforcing green building standards all support the City's commitment to protect residents who already face elevated exposure.

The project complements current and planned work in the City's Capital Improvement Plan and supports the county-wide MTC-funded electric fleet transition the City is pursuing with consultant NV5. A PG&E permit is required for the EV charging components included in this project and will be obtained within the grant term. All other permitting is handled in-house. Community support for these investments has been demonstrated through public outreach at local farmers' markets and community events. The Civic Center Clean Energy District investments in this project directly reinforce Project 4:

Promoting Community Health program, which designates the Community Center and Library as community resilience centers — facilities that can serve as emergency shelters only if their power, HVAC, and backup systems are reliable. The EV charging infrastructure enabled by the City Hall switchgear upgrade in this project also coordinates with Projects 2's EV fleet and charging investments, advancing a consistent citywide electrification strategy.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

This project will be led by [redacted], who has over 18 years of local government experience focused on utilities and public works. As [redacted], she oversees the design, bidding, and construction of capital projects for the City. [redacted] has managed major Capital Improvement Projects, including the 2024 and 2025 Citywide Pavement Rehabilitation and Bike and Pedestrian Safety Enhancement Projects, and has a track record of delivering complex projects on time and under budget while maintaining transparent communication with the community.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

[redacted] will provide overall project leadership and inter-departmental coordination across all three project components, overseeing consultant selection, budget management, and progress reporting throughout the grant term. [redacted], will lead engineering and construction management for the City Center Campus capital components. [redacted] brings over 30 years of experience in public works and municipal infrastructure, including the Pedestrian Bridge, roadway rehabilitation, sidewalk and curb ramp upgrades, and water and wastewater utility improvements, and manages consultant selection, competitive bidding, and permit compliance across all project phases. J[redacted], will oversee the solar, HVAC, and facilities components, in coordination with Engineering. [redacted] has over 27 years of local government experience spanning electrical systems, building trades, water distribution, sewer collections, and facilities maintenance, plus 20 years of military service with the U.S. Navy Seabees and Army Corps of Engineers, and is directly responsible for vendor and RFP management for specialized services. [redacted], will lead the Green Building Codes and Energy Efficiency Code

Compliance component. [redacted] has over 20 years of experience in local government building safety, including 11 years with the [redacted], and administers building permits and inspections, floodplain management, and code enforcement in direct coordination with state and regional permitting agencies. [redacted], will provide Fire Department coordination on generator and backup power components, drawing on over 28 years of experience with the [redacted].

Technical advisory services for the capital components will be procured through competitive RFP. All consultant selections will comply with applicable procurement requirements. Public Information and Engagement will involve both consultant support and City staff time to ensure that residents, employees, and visitors are informed and engaged throughout the grant term.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

A PG&E permit is required for the EV charging components included in this project. The City will submit this application promptly upon grant execution and expects to obtain it within the grant term. The generator replacement, HVAC work, and solar maintenance are all independent of this permit and can proceed on their own timelines. All other permits are standard municipal building permits issued in-house.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The project is anticipated to qualify for Categorical Exemptions under CEQA as it consists of minor improvements within existing developed facilities and public rights of

way including equipment installation, safety upgrades, and maintenance activities with no expansion of use. The City will complete project level review and file Notices of Exemption (NOEs) following award.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A. The City owns all project sites. The Community Center is covered under an existing lease with the Benicia Unified School District that permits City capital improvements and maintenance. No additional site control actions are required.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. Capital assets from Project 1 — the replacement generator, HVAC systems, smart controllers, and repaired solar installations — are expected to remain in service for many years past the grant term; post-grant O&M will be funded through the General Fund and applicable local measure funds.

The programmatic components are designed to become part of standard departmental operations. Preventive maintenance protocols developed under the Legacy Equipment program will be incorporated into Public Works procedures. The generator transition roadmap will also identify state, federal, and private grant opportunities to fund the next round of equipment replacement and electrification.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The main near-term risk is PG&E permit timing for the EV charging components. Submitting the application at grant execution gives the City maximum lead time, and the generator, HVAC, and solar work can all move forward independently in the meantime. For HVAC, bid specifications will allow for equivalent substitution on heat pump equipment to guard against supply chain delays that have affected similar municipal projects statewide. For Project 2, the challenge is scale: 36 sites is a large portfolio to manage. The team will sequence maintenance by equipment age, condition, and proximity to sensitive receptors — highest-risk sites first. These projects were selected from a much larger set of City priorities through close collaboration across departments,

public comment, and City Council approval. That process built the institutional buy-in needed to see them through.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 1: Clean Energy Initiative — Modernizes Civic Center buildings as a community resilience hub through backup power consolidation, HVAC electrification, and solar system maintenance; reduces emissions from aging generators at 36 city sites through structured maintenance and a transition roadmap; and enforces green building code standards for new construction citywide. Total Budget: $7,182,512.50 over 5 years.

Summary of Measurable Outcomes and Indicators

Sub-Project & Component	Measurable Outcome	Indicator(s)
SP-1a: Backup Power Consolidation	Replace two aging generators with one 200KW EPA Tier 4 Final diesel unit, reducing air impacts during emergency operation and providing full 24-hour backup for City Hall and Police Department.	• New 200KW generator installed; commissioning report on file • ATS transfer test passed; full-building backup verified • Aging units decommissioned (30KW Gillette, 50KW Kohler); as-built documentation updated • Pre/post emissions on file: legacy ~9.2 g/kWh NOx vs. new EPA-certified ≤0.4 g/kWh NOx • City Hall switchgear upgrade completed • Runtime and outage logs maintained when events occur
SP-1b: HVAC Electrification & Smart Controls	Improve indoor air quality in Civic Center buildings by replacing aging HVAC systems with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	• 38 HVAC units replaced across four buildings; all pass final inspection • MERV-13 filters installed and documented in all new units • Pre-installation IAQ walkthrough on file; post-installation check confirms improved conditions • Gas water heaters at City Hall and Library replaced with electric heat pump models • Contractor commissioning reports on file for all units
	Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	• All replacements use R-454B refrigerant (lower GWP than R-22/R-410A) • Ecobee smart thermostats operational at City Hall, PD, and Library • Remote pre-cooling capability verified before each heat season • Occupant IAQ complaints tracked through existing facility channels
SP-1c: Solar System Modernization	Protect solar energy production across 10 city installations through targeted one-time repairs and annual preventive maintenance, preserving renewable generation at water and community resilience facilities.	• Annual maintenance completed at all 10 sites; contractor service logs on file each year • One-time repairs ($480K) completed; solar contractor provides pre/post kWh production report • Solar uptime maintained at Water Treatment Plant and Pump Stations P-1, P-2, P-3

Sub-Project & Component	Measurable Outcome	Indicator(s)
		• Sites with >10% output degradation flagged and addressed
SP-2: Legacy Generator Maintenance & Transition	Reduce emissions from degraded generator equipment at 36 city sites through annual preventive maintenance and develop a phased electrification roadmap for City Council adoption.	• All 36 sites inventoried by end of Year 1; maintenance completed at all sites each year • Maintenance log per site on file; generator failure events tracked vs. pre-grant baseline • Transition roadmap adopted by City Council by Year 2; posted on Benicia Forward • ≥1 state or federal grant application submitted using roadmap
SP-3: Green Building Code Compliance	Enforce green building and energy efficiency code compliance for all new construction and major renovations citywide through dedicated plan review and field inspections.	• Dedicated Building Inspection position staffed throughout grant term • 100% of applicable permit applications reviewed for CALGreen and Title 24 compliance • Annual Green Building Compliance Report presented to City Council

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1a: Backup Power Consolidation

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Replace two aging generators with one 200KW EPA Tier 4 Final unit, reducing air impacts during emergency operation and providing full 24-hour backup for City Hall and Police Department.	A. Procurement, Permitting & Decommissioning	1. Confirm full-building backup scope; obtain manufacturer submittals (fuel curve + EPA Tier 4 Final emissions certification); finalize procurement package	Public Works	Fire Chief; Technical Advisory	Months 1–6
		2. Procure contractor via competitive bid; obtain building permits; submit PG&E interconnection notification for switchgear upgrade	Public Works / City Engineer	Building Safety; PG&E	Months 3–12
		3. Decommission and remove 30KW Gillette (City Hall, 2013) and 50KW Kohler (PD, 1994); document final	Public Works	Contractor	Months 12–18

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		condition for pre/post comparison package			
	B. Installation & Switchgear Upgrade	1. Install 200KW Cummins diesel generator (EPA Tier 4 Final) with ATS interfaces for full-building coverage of City Hall and Police Department	Public Works	Electrical Contractor	Months 12–24
		2. Complete City Hall main switchgear upgrade; confirm support for future EV charger installations (Project 2 coordination); obtain final inspection approval	Public Works / City Engineer	Electrical Contractor; PG&E	Months 12–24
		3. Update and file as-built documentation; train facilities staff on startup, shutdown, and manual transfer procedures	Public Works	Contractor; Facilities	Months 18–24
	C. Commissioning & Emissions Documentation	1. Perform ATS transfer test (simulate utility loss); verify full-building operation under generator power for City Hall and PD; archive signed commissioning checklist	Public Works	Technical Advisory; Police Dept.	Months 18–24
		2. Compile pre/post emissions package: legacy datasheets (~9.2 g/kWh NOx, ~0.54 g/kWh PM2.5) vs. new EPA Tier 4 Final certification (≤0.4 g/kWh NOx, ≤0.02 g/kWh PM2.5); include in Year 2 grant report	Public Works	Technical Advisory	Months 18–30
		3. Enable runtime/event logging on generator controller; capture outage events and fuel use when outages occur; include operational summary in annual grant report	Public Works / Facilities	N/A	Months 24–60 (annual)

Sub-Project 1b: HVAC Electrification & Smart Controls

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve indoor air quality in Civic Center buildings by replacing aging HVAC with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	A. IAQ Baseline Assessment & Equipment Specification	1. Conduct pre-installation IAQ walkthrough at all four buildings: document odors, moisture issues, airflow problems, and existing filter ratings; establish baseline condition record	Public Works / Facilities	Technical Advisory	Months 1–6
		2. Finalize equipment specs requiring MERV-13 filtration and R-454B refrigerant; confirm unit counts and locations — City Hall (13 units), PD (6 units), Library (5 units), Community Center (14 units)	Public Works	HVAC Contractor	Months 1–6
		3. Develop construction schedule minimizing disruption to Library and Community Center operations; coordinate with facility managers and senior programming staff	Public Works	Library Director; CC Manager	Months 3–9
	B. HVAC Replacement & Water Heater Upgrades	1. Replace all 38 HVAC units across four buildings with electric heat pumps equipped with MERV-13 filters; complete all replacements by Year 2	Public Works	HVAC Contractor; Building Safety	Months 9–24
		2. Replace gas water heaters at City Hall and Library with electric heat pump models (proactively meeting CA 2027 mandate); confirm all units use R-454B refrigerant	Public Works	HVAC Contractor	Months 12–24
		3. Obtain contractor commissioning reports for all units confirming performance to specification; verify final inspection approval from Building Safety	Public Works	Building Safety	Months 18–24
	C. Post-Installation Verification	1. Contractor conducts post-installation IAQ check at all four buildings: confirm improved ventilation and filter performance; document results for grant file	Public Works	Technical Advisory	Months 24–30

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Review occupant IAQ complaints via existing facility channels before and after installation; document any improvement in complaint frequency	Public Works / Facilities	Facility Managers	Months 24–36
Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	A. Smart Thermostat Installation & Training	1. Install Ecobee smart thermostats at City Hall, Police Department, and Library (Community Center already equipped); configure remote access and pre-cooling capability for all four buildings	Public Works / Facilities	HVAC Contractor; IT	Months 18–24
		2. Train facilities staff on unified remote management platform; document staff ability to activate pre-cooling for cooling center operations without being on-site	Public Works / Facilities	IT Department	Months 18–24
	B. Cooling Center Readiness Verification (Annual)	1. Before each heat season, test remote pre-cooling capability at all four buildings; confirm HVAC, smart controls, and backup generator are all operational; log results	Public Works / Facilities	Emergency Management	Annual (Months 24–60)
		2. Report cooling center readiness status to Community Sustainability Commission annually	Public Works	N/A	Annual (Months 24–60)

Sub-Project 1c: Solar System Modernization

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Protect solar energy production across 10 city installations through targeted one-time repairs and annual preventive maintenance, preserving renewable generation at water and community resilience facilities.	A. Year 1 Inspections & One-Time Repairs	1. Inspect all 10 solar installations: document current kWh output, inverter status, panel condition, and monitoring gaps; establish production baseline for each site (City Hall, Community Center, Community Park, Corp Yard, Fire Station 12, Swim Center, Water Treatment Plant, Pump Stations P-1, P-2, P-3)	Public Works / Facilities	Solar Contractor	Months 1–6
		2. Complete one-time repairs ($480K): Water Pump Station P-3 ($257K — meter upgrade, 2 inverter replacements, updated	Public Works	Solar Contractor; PG&E	Months 6–18

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		monitoring); remaining budget to other underperforming sites identified in inspection; prioritize water infrastructure sites			
		3. Obtain solar contractor pre/post kWh production report documenting output before and after repairs; archive for grant reporting	Public Works / Facilities	Solar Contractor	Months 18–24
	B. Annual Preventive Maintenance (All 10 Sites, Years 1–5)	1. Solar contractor completes annual maintenance at all 10 sites: panel cleaning, inverter servicing, monitoring verification, electrical checks; contractor submits service logs for each site	Public Works / Facilities	Solar Contractor ($400,800/yr)	Annual (Months 6–60)
		2. Review contractor's annual kWh production report for all 10 sites; flag any sites with >10% degradation for prompt repair; include solar performance summary in annual grant progress report	Public Works	N/A	Annual (Months 12–60)

Sub-Project 2: Legacy Generator Maintenance & Transition Plan

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Reduce emissions from degraded generator equipment at 36 city sites through annual preventive maintenance and develop a phased electrification roadmap for City Council adoption.	A. Site Inventory & Prioritization (Year 1)	1. Conduct condition assessment at all 36 generator sites: document make, model, age, capacity, condition (corrosion, fuel system, wiring, ventilation), and proximity to residential areas, schools, and sensitive receptors; complete by end of Year 1	Public Works	Technical Advisory; Facilities	Months 1–12
		2. Prioritize sites for maintenance scheduling: highest-risk sites (oldest equipment, most degraded, nearest sensitive receptors) serviced first; begin Year 1 maintenance at priority sites	Public Works	Fire Chief	Months 6–12

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
	B. Annual Preventive Maintenance (All 36 Sites, Years 1–5)	1. Complete annual maintenance at all 36 sites ($83,835/yr): engine servicing, fuel system inspection, corrosion treatment, load bank testing, ventilation and filtration repairs; maintenance log per site on file	Public Works / Corp Yard	Generator Service Contractors	Annual (Months 12–60)
		2. Track generator failure events per year vs. pre-grant baseline; report annual maintenance status and reliability trends to City Council	Public Works	N/A	Annual (Months 12–60)
	C. Transition Roadmap Development & Adoption	1. Develop phased generator replacement and electrification roadmap: tier all 36 sites by replacement priority, identify technology options (battery storage, solar+storage) for priority sites, and map applicable grant programs (SGIP, EPIC, IRA, FEMA BRIC); coordinate with MTC and Air District	Public Works	Technical Advisory; MTC; Air District	Months 12–24
		2. Present roadmap to Community Sustainability Commission and City Council for adoption (target: Year 2); post on Benicia Forward webpage; submit ≥1 state or federal grant application using roadmap as supporting documentation	Public Works	City Manager's Office	Months 22–30

Sub-Project 3: Green Building Code Compliance — $827,326 over 5 years ($165,465/yr)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Enforce green building and energy efficiency code compliance for all new construction and major renovations citywide through dedicated plan review and field inspections.	A. Program Establishment & Ongoing Plan Review	1. Staff dedicated Building Inspection Division position; develop standardized review checklist covering CALGreen, Title 24, MERV filtration specs, EV conduit, solar readiness, VOC compliance, and moisture barriers	Development Services / Building Safety	Building Official	Months 1–6
		2. Review 100% of applicable permit applications (new construction and significant renovations); issue correction notices for non-compliant submittals;	Building Safety	HERS Raters (as required)	Months 1–60 (ongoing)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		conduct field inspections confirming HVAC, duct, EV, and solar readiness as approved			
	B. Annual Reporting & Code Updates	1. Publish Annual Green Building Code Compliance Report: # permits reviewed, # corrections issued, # EV-ready and solar-ready installations confirmed; present to City Council; post on Benicia Forward webpage	Building Safety	City Manager's Office	Annual (Months 12–60)
		2. Assess emerging CALGreen and Title 24 developments annually; present targeted local code update recommendations to City Council by Year 2; provide annual technical briefing to Benicia contractors and architects	Building Safety	Building Official; Benicia Chamber	Annual (Months 12–60)

Project Name: Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	1.2. Legacy Energy Generation Equipment Repair, Maintenance, and Transition Plan	Benicia City staffing costs $83,835 each year for 5 years	$419,175.00
Personnel/Staff Costs	Direct	1.3. Green Building Codes and Energy Efficiency Compliance	Benicia City staffing costs, $112,340 each year for 5 years	$561,700.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	1.1.c. Benicia City Center Community Resilience Center Campus Phase 1—Solar System Modernization	Cost for a subcontractor $400,800 to perfrom maintenance each year for 5 years	$1,603,200.00
Construction	Direct	1.1.b. Benicia City Center Community Resilience Center Campus Phase 1—HVAC Electrification and Smart Controls	One time cost for a subcontracter to install HVAC & Smart Controller Improvements at City Hall, Library, Community Center	$2,071,428.00
Construction	Direct	1.1.a. Benicia City Center Community Resilience Center Campus Phase 1—New Backup Power Consolidation	One time cost for a subcontracter to install New Backup Generator at City Hall/PD	$1,730,129.00
Personnel/Staff Costs	Direct	Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	Community Outreach	Funding for staff time, planning, presentation materials.	$25,000.50

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	City of Benicia, CA
Overall Funding Request	$40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Mobility Project
Project Lead	City of Benicia
Project Location	City of Benicia (various locations)
Project Funding Request	$5,888,442.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 2, the Clean Mobility Project, advances two parallel goals: transitioning city-owned vehicles and infrastructure toward clean energy and making it safer and more practical for Benicia residents to get around without a car. The City is starting with its own fleet and facilities. Two EV charging stations at the Police Department deliver a visible, immediate signal about where the City is headed. Two new EV vehicles replace aging fossil fuel units at the Police Department. A Legacy Fleet Maintenance and Transition Plan — developed in coordination with MTC and the Air District — applies structured maintenance to the City's entire vehicle fleet now, while building a phased roadmap toward full electrification over time.

On the streets, the project invests in the infrastructure that makes active transportation a real option. First Street — Benicia's main pedestrian and cycling corridor from the waterfront into downtown — gets safety markings and bike lane improvements. The intersection outside Benicia High School gets a dedicated pedestrian scramble crossing. The City's pedestrian bridges, tunnels, and sidewalks get the maintenance and upgrades needed to keep them safe and accessible. An updated Capital Improvement Plan and active transportation planning program ensure that the work done during this grant term builds toward a larger, more connected network over the long term.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Every component of this project reduces transportation-related air pollution — Benicia's largest controllable source of PM2.5, NOx, and greenhouse gases. Fleet electrification and maintenance directly cut tailpipe emissions from city vehicles. Pedestrian and bicycle infrastructure investments make low- and zero-emission travel practical for more residents, shifting short trips away from single-occupancy vehicles. Better-maintained pedestrian bridges, tunnels, and sidewalks give people safe, contiguous routes to reach transit, schools, and services. The Legacy Fleet transition plan advances Just Transition by replacing reactive, crisis-driven repairs with a structured, grant-supportable roadmap that progressively lowers the City's operating costs and emissions profile as vehicles turn over.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: City Fleet Transition and Charging Infrastructure Installation

- EV Charging Stations (Police Department / IT Building parking lot): 150 East K Street, Benicia, CA 94510
- 2 EV Non-Patrol Admin Vehicles (Police Department): 200 E L Street, Benicia, CA 94510

Sub-Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements

- First Street Bikeway Improvements: First Street from Military East/West intersection to the waterfront, Benicia, CA 94510
- High School Pedestrian Crossing Upgrades: intersection of Military West / West 11th Street / Denfield Avenue, Benicia, CA 94510 (Benicia High School: 1101 Military West, Benicia, CA 94510)
- Pedestrian Bridge and Tunnel Improvements:
  - East 3rd Street Tunnel: underpass beneath I-780, Benicia, CA 94510
  - Military West Pedestrian Bridge: near Mary Farmar Elementary School, Benicia, CA 94510
  - Columbus Parkway Pedestrian/Bike Bridge: near 2036 Columbus Parkway, crosses I-780 to Benicia State Recreation Area, Benicia, CA 94510
- Curb Ramp Upgrades: various locations citywide, coordinated with annual Citywide Pavement Rehabilitation Projects, with a priority for streets adjacent to transit and along bike and pedestrian corridors.
- Sidewalk Repairs and Improvements: various locations citywide, with a priority in neighborhoods with the highest respiratory illnesses and those with high pedestrian accidents and fatalities.

Sub-Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization

- Citywide (N/A — planning and design work)

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

- All City fleet facilities and operations, Benicia, CA 94510

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community input for this project came through multiple channels. SeeClickFix, the City's mobile reporting platform available since 2022, generates location-specific, photo-documented reports from residents on street conditions, pedestrian hazards, and

infrastructure problems. Each submission is routed to the appropriate department for follow-up, and the accumulated data creates a georeferenced picture of where conditions are worst and where residents feel least safe. This data drove project location priorities. City Council discussions and public comment periods provided broader structured input.

Three partnerships directly shaped project scope. Benicia Unified School District administrators identified the Military West/West 11th Street/Denfield Avenue intersection as their highest-priority pedestrian safety concern — input that elevated the High School Pedestrian Scramble from a general improvement to a named, funded project component. The Chamber of Commerce relayed consistent feedback from First Street business owners that safety concerns were suppressing foot and cycling traffic on which their restaurants, galleries, and cafes depend, providing the economic rationale that reinforces the safety case for the bikeway improvements. The Solano Transportation Authority contributed regional active transportation context that shaped the scope and regional connectivity priorities of the existing Bikeway Plan, ensuring future phases will be competitive for state and federal gap-funding programs.

Each project component traces directly to this community and stakeholder input. First Street's inclusion reflects repeated feedback from residents, business owners, and cyclists about safety in the downtown corridor where accidents have been reported. The High School crossing upgrade responds to community concern about student safety near one of Benicia's most heavily trafficked intersections. Pedestrian bridge and tunnel maintenance addresses documented conditions — graffiti, lighting deficiencies, structural wear, and safety hazards — on routes used daily by schoolchildren, seniors, and residents with disabilities. Curb ramp and sidewalk priorities are driven by SeeClickFix data and ADA Transition Plan obligations, targeting locations where gaps in the pedestrian network most affect vulnerable users.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

<u>Sub-Project 1: City Fleet Transition and Charging Infrastructure Installation</u>

Benicia currently has no EV charging stations in the Police Department and I.T. parking lot at 150 East K Street. Two Level-2 dual-port charging stations will be installed there, made accessible to City owned EV Fleet — . Power-sharing technology will balance

electrical load across both ports, maximizing throughput without overloading the service. Two non-patrol EV vehicles (anticipated Electric Chevy Blazer or comparable EV) will replace fossil-fuel units in the Police Department's administrative fleet, reducing tailpipe emissions from daily operations and extending the City's EV investment beyond the charging infrastructure itself.

Benicia's 34 sworn officers and 20 non-sworn professional employees depend on reliable vehicles for community safety operations. Electrifying the admin fleet reduces fuel and maintenance costs while demonstrating that the transition to EVs is operationally viable to the public — a signal that matters as the City develops its broader fleet transition plan. Electric vehicles also eliminate brake dust containing asbestos through regenerative braking, a meaningful reduction in a city already managing cumulative pollutant exposure from the Valero refinery.

Sub-Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements

Benicia's pedestrian and cycling network serves a community where walkability and mobility access are public health issues, not just transportation ones. According to the 2020 Census, 7.8% of Benicia residents under 65 have a reported disability, 23.7% are over 65, and 20.5% are minors. These groups depend on safe, accessible sidewalks, ramps, and crossings for daily travel — and they are the most exposed to traffic hazards and air quality impacts when infrastructure is inadequate. More people walking and cycling also means fewer short car trips, which are among the most emissions-intensive trips.

First Street Pedestrian and Bikeway Improvements: First Street runs 0.8 miles from the Military East/West intersection to the Benicia waterfront — a route that connects the City's border to its downtown core, passing through a commercial and arts district anchored by galleries, cafes, and small businesses that depend on foot and bike traffic. Three children have been struck by vehicles in this corridor recently. Planned improvements include high-visibility crosswalk markings, bike lane striping, bulbouts with ADA-compliant curb ramps, and bike racks in AB 413-mandated no-parking zones near intersections,. The full street is scheduled for pavement rehabilitation in 2028, and this investment establishes the safety markings and infrastructure ahead of that work.

High School Pedestrian Crossing Upgrades: Benicia High School's 1,405 students navigate one of the city's most congested intersections daily, at Military West, West 11th Street, and Denfield Avenue — sandwiched between the campus and Interstate 780. The City will install a Pedestrian Scramble (also called an Exclusive Pedestrian Phase): a signal phase during which all vehicle movements stop and pedestrians may cross in any direction, including diagonally. All approaches display red lights with lighted

“No Right Turn” indications during the phase. This is the most effective intervention for high-volume school crossings with multi-directional pedestrian demand. The upgrade also includes enhanced striping and lighting to improve visibility during the late-evening hours when after-school athletics bring students back across this intersection.

Pedestrian Bridge and Tunnel Improvements: The City maintains three active pedestrian and bicycle structures, each with documented conditions requiring attention. The East 3rd Street Tunnel, an underpass beneath I-780, needs significant upgrades to address graffiti, inadequate lighting, and safety hazards near routes used by unaccompanied schoolchildren. The Military West Pedestrian Bridge serves commuters and families near Mary Farmar Elementary School. The Columbus Parkway Pedestrian/Bike Bridge connects the city to Benicia State Recreation Area across I-780 and sits within walking distance of both Benicia Middle School and Benicia High School. Maintenance and upgrades across all three structures — graffiti abatement, pathway repairs, lighting, drainage, and structural inspections — improve safety (perceived and actual) that will encourage more people to use them. The newly reopened Military West Pedestrian Bridge (reopened October 2025) requires additional repair and maintenance to protect the recent investment.

Curb Ramp Upgrades: Many of Benicia’s existing curb ramps predate current ADA standards, lacking compliant slopes, detectable warning surfaces, proper crosswalk alignment, or smooth transitions. These gaps turn routine travel into a safety hazard for residents with mobility devices, seniors, and parents with strollers. Curb ramp upgrades are coordinated with the City’s annual Pavement Rehabilitation Projects to maximize cost efficiency and limit construction-related emissions.

Sidewalk Repairs and Improvements: Uneven, cracked, and uplifted sidewalks create a trip hazard in corridors near schools, transit stops, and commercial areas. The program covers ADA-compliant grinding, repair, and replacement of public sidewalks citywide. Permitting and coordinated scheduling reduces redundant contractor trips and limit the duration of saw-cutting and demolition activities, keeping construction-related emissions low.

<u>Sub-Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization</u>

Benicia’s Capital Improvement Plan was last adopted in FY 2021–2022. An updated CIP is needed to reflect current infrastructure conditions, prioritize pedestrian and bicycle investments, and provide the planning pipeline that turns community input into fundable, construction-ready projects. The update will incorporate input from the community as well as all City departments to produce updated cost estimates and

project sequencing and establish a formal priority framework for bike and pedestrian investments across the City.

Transportation Planning, Design, and Improvements expands this work into a formal active transportation program: preliminary engineering, design, permitting, right-of-way coordination, public involvement, and construction administration for pedestrian and bicycle projects in the pipeline. This includes coordination with the Solano Transportation Authority on regional connections and the pursuit of state and federal gap-funding grants to extend the City's network beyond what this grant funds directly. A formal Bikeway Plan will identify corridors that minimize conflicts between vehicles and people walking or biking, address conflicts with industrial uses, establish design standards for future projects, and provide the documentation needed to compete for active transportation grant programs at the state and federal levels.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

The City operates a mixed fleet of heavy-duty and light-duty vehicles — fire trucks, dump trucks, service vehicles, and administrative units — many of which are aging and produce elevated emissions from degraded engines, exhaust systems, and emissions-control components. Poorly maintained vehicles are a measurable local air quality issue: worn parts, incomplete combustion, exhaust leaks, and failing diesel particulate filters generate PM2.5, NOx, CO, and VOCs in the neighborhoods where City crews work.

This program takes the same step-by-step approach as the City's Legacy Energy Equipment program in Program 1. Heavy-duty maintenance covers fabrication, welding, and regular service on fire trucks, dump trucks, and other large equipment. Light-duty maintenance covers oil changes, tire rotations, brake inspections, and emissions-control system checks across the administrative and service fleet. Running concurrently, the City — in coordination with MTC and the Air District and building on the ongoing NV5 electric fleet study — will develop a formal fleet transition plan: an inventory of each vehicle's age, emissions profile, and replacement timeline, producing a phased electrification roadmap that prioritizes the highest-emitting units for earliest replacement. This plan becomes the basis for future grant applications and positions Benicia to participate in regional fleet transition programs as they become available.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects improves the safety and accessibility of active transportation options, thus providing an option to single occupant vehicles. Sub-Projects near schools ensure students get to school comfortably, and downtown improvements encourage more pedestrian activity which will have made downtown a more attractive destination, supporting economic development in the City. All of these projects theoretically an influence mode shift from driving to walking.

Because Project 2 is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public sessions.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- Active transportation planning efforts will include public meetings with residents, business owners, and school community members to ensure the Bikeway Plan and CIP priorities reflect on-the-ground needs.
- During implementation, the project team will review SeeClickFix data and incorporate it into maintenance prioritization under the fleet and infrastructure programs.
- The Grants Manager will directly engage community stakeholders, especially seniors, people with disabilities, the school district/students, and downtown businesses and workers
- Updates on construction timelines, street closures, and pedestrian detours will also be communicated through the City's weekly email blast and social media channels, with particular attention to First Street — where businesses and frequent users will be directly affected by construction activity and will benefit most from early, clear communication.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Economic Develop Board* will receive bi-annual updates on and provide oversight for Project 2 investments, and provide input on topics such as sub-project design, a fleet electrification plan, and public noticing before construction.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

<u>Project 1: City Fleet Transition and Charging Infrastructure Installation — $1,999,220.50</u>

This project installs the City's first publicly accessible EV charging infrastructure at 150 East K Street — four charging ports across two Level 2 dual-port stations, where no public charging currently exists. Both stations are accessible to City staff and the public. Two non-patrol EV vehicles replace fossil-fuel units in the Police Department's administrative fleet, displacing an estimated 15,000–20,000 miles of fossil-fuel vehicle travel annually. Both investments are designed to remain in service well beyond the grant term and establish the operational foundation for the broader fleet electrification transition mapped out in Project 4.

Project 2: Pedestrian and Bicycle Infrastructure Repairs and Improvements — $2,101,965.00

Five subcomponents address the physical gaps in Benicia's pedestrian and cycling network. By Year 5, the project will have improved 0.8 miles of First Street with bike lanes, high-visibility crosswalks, and ADA-compliant curb treatments; installed a pedestrian scramble crossing that gives Benicia High School students a safe, dedicated crossing phase at the city's most hazardous school intersection; completed repairs and upgrades on all three bridge and tunnel structures (East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian Bridge); upgraded curb ramps at priority locations coordinated with annual pavement rehabilitation; and repaired sidewalks at the deficiency sites with the highest use and greatest safety risk, as identified through SeeClickFix data and ADA Transition Plan obligations.

Project 3: Active Transportation Planning, Design, and Capital Improvement Prioritization — $706,847.00

An updated Capital Improvement Plan will reflect current conditions across public infrastructure and facilities, with explicit prioritization criteria for pedestrian and bicycle investments. Transportation Planning, Design, and Improvements will advance projects through preliminary engineering, design, and permitting, building a pipeline of construction-ready projects for future grant cycles. A formal Bikeway Plan will identify and design priority corridors, apply for gap and last-mile funding at the state and federal level, and coordinate with the Solano Transportation Authority on regional connections. Together, these planning efforts reduce the timeline and cost between community-identified needs and funded construction.

Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan — $1,078,410

Annual maintenance and repair cover the City's full fleet: heavy-duty vehicles (fire trucks, dump trucks — including fabrication and welding as needed) and light-duty vehicles and equipment (oil changes, tire rotations, brake inspections, emissions-control system checks). This work reduces PM2.5, NOx, CO, and VOC emissions from degraded fleet equipment and prevents the high-emission failure modes — exhaust leaks, damaged after-treatment systems, and incomplete combustion that occur when maintenance is deferred. Concurrently, the City will develop a fleet transition plan in coordination with MTC and the Air District, building on the NV5 electric fleet study: a full inventory of vehicle ages, emissions profiles, and replacement timelines, producing a phased electrification roadmap that prioritizes the highest-emitting units. The roadmap positions the City to pursue state and federal fleet electrification grant programs and ensures the transition is planned and systematic rather than driven by emergency replacement.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: $5,888,442.50. Sub-Project 1 ($1,999,220.50) includes one-time capital costs for EV charging station installation and two EV vehicle purchases. Sub-Project 2 ($2,101,965) covers a mix of one-time capital improvements (First Street striping and markings, pedestrian scramble signal equipment, bridge and tunnel repairs) and programmatic maintenance (curb ramps, sidewalks). Sub-Project 3 ($706,847) is fully programmatic — planning, design, engineering, and grant administration over the five-year term. Sub-Project 4 ($1,078,410) is primarily programmatic — annual fleet maintenance plus transition plan development. Capital assets are expected to remain in service well past the grant term; ongoing programmatic costs will be sustained through the General Fund, local gas tax, Measure F funds, and future grant opportunities at the state, federal, and regional levels.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment — including its strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). Fleet electrification and active transportation investments operationalize the CAP's transportation emission reduction goals at the project level, moving the City from stated commitments toward funded, executable work.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Reducing vehicle emissions through fleet maintenance and electrification and reducing short car trips through pedestrian and bicycle infrastructure, directly support Benicia's AB 617-aligned commitments and investments in a community already carrying an elevated pollution burden from the Valero refinery.

The project complements the City's active Capital Improvement Plan and is designed to advance in parallel with the county-wide MTC-funded electric fleet transition the City is pursuing with consultant NV5. A PG&E permit is required for the EV charging components and will be obtained within the grant term. All other permits are standard municipal encroachment and construction permits issued in-house. Community support for these investments has been demonstrated through public outreach at local farmers' markets and community events. The EV charging infrastructure and fleet electrification work in this project coordinates directly with Project 1: Clean Energy Initiative, which is upgrading the City Hall switchgear to support EV charging capacity. The pedestrian and bicycle improvements that make the Civic Center cluster more accessible without a car reinforce Project 4: Promoting Community Health designation of the Community Center and Library as community resilience centers — facilities that serve the whole community better when people can reach them safely on foot or by bike.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

[redacted] will provide overall project leadership and manage delivery across all four project components, overseeing consultant selection, inter-departmental coordination, budget management, and progress reporting throughout the grant term. [redacted], will lead engineering, design, and construction management for the pedestrian and bicycle infrastructure and active transportation planning components. [redacted] brings over 30 years of experience in public works and municipal infrastructure, including the Pedestrian Bridge, roadway rehabilitation, sidewalk and curb ramp upgrades, and water and wastewater utility improvements. As [redacted], he manages consultant selection, competitive bidding, construction management, and permit compliance, ensuring all phases meet regulatory, technical, and budgetary requirements.

Technical Advisory Services for capital components will be procured through competitive RFP. All consultant selections will comply with applicable procurement requirements. Public Information and Engagement will involve both consultant support and City staff time to ensure that residents, employees, commuters, and visitors are informed and engaged throughout the grant term.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

A PG&E permit is required for the EV charging station installation at 150 East K Street. The City will submit this application promptly upon grant execution and expects to obtain it within the grant term. Street improvement work on First Street, curb ramp upgrades, and sidewalk repairs are conducted in the City's own right-of-way under

standard municipal encroachment permits issued in-house. Bridge and tunnel maintenance is on City-owned infrastructure and does not require external permits.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The project is anticipated to qualify for Categorical Exemptions under CEQA as it consists of minor improvements within existing developed facilities and public rights of way including equipment installation, safety upgrades, and maintenance activities with no expansion of use. The City will complete project level review and file Notices of Exemption (NOEs) following award.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A. The City owns or controls all project sites. EV charging stations are installed in the City's own parking facility. All street, bridge, tunnel, curb ramp, and sidewalk work is within the City's existing right-of-way. No property acquisition, easements, or third-party permissions are required.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. Capital assets from Projects 1 and 2 — EV charging stations, EV vehicles, street markings, signal equipment, and bridge and tunnel repairs — are expected to remain in service for years past the grant term. Post-grant O&M for these assets will be funded through the General Fund, local gas tax, and Measure F funds.

Programmatic components are designed to become part of standard departmental operations. Fleet maintenance protocols developed under Project 4 will be incorporated into standard Public Works fleet management procedures. The active transportation planning work under Project 3 is structured to produce a pipeline of projects fundable through future state, federal, and county grants — so the planning investment continues to generate capital investment after the grant term ends. The fleet transition roadmap

will identify and pursue MTC, Air District, and California Clean Vehicle Rebate programs to fund the next round of vehicle replacements.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary near-term risk is PG&E permit timing for the EV charging installation. Submitting the application at grant execution maximizes lead time, and fleet vehicle procurement and planning work can proceed independently in the meantime. For First Street improvements, coordination with businesses and property owners along the corridor will be essential — the City will engage the Chamber of Commerce and affected businesses early and communicate construction schedules well in advance to minimize commercial disruption. The Pedestrian Scramble at Benicia High School requires signal retiming and equipment installation; the City will coordinate with the school district on scheduling to avoid conflicts with the academic calendar and major school events. For fleet maintenance, the challenge is consistent execution across a mixed fleet with varying maintenance histories; the City will develop a standardized tracking system as part of the transition plan to ensure no vehicles fall outside the maintenance schedule. These projects were selected through close collaboration across departments, public comment input, and City Council approval, building the institutional commitment needed for successful delivery.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Project 2: Clean Mobility Project** — Reduces transportation-related air pollution and promotes multimodal mobility through four coordinated sub-projects: City Fleet Transition & Charging Infrastructure, Pedestrian & Bicycle Infrastructure Repairs and Improvements, Active Transportation Planning & Capital Improvement Prioritization, and Legacy Fleet Repair, Maintenance & Transition Plan. Total Budget: $5,886,442.50 over 5 years.

Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
SP-1: City Fleet Transition & Charging Infrastructure ($1,999,220.50)	Install the City's first EV charging infrastructure at the Police Department/IT Building and deploy 2 zero-emission administrative vehicles.	• 2 Level-2 dual-port EV charging stations (4 ports) installed and operational at 150 East K Street • PG&E utility permit obtained within grant term • 2 EV administrative vehicles purchased and in service at the Police Department • Annual charging utilization report on file
SP-2: Pedestrian & Bicycle Infrastructure ($2,101,965.00)	Improve pedestrian and bicycle safety and accessibility across Benicia through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks.	• 0.8 miles of First Street improved: bike lanes, high-visibility crosswalks, bulbouts, and ADA ramps • Pedestrian scramble installed at Military West/West 11th St/Denfield Ave • All 3 structures inspected and repaired: East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian/Bike Bridge • Curb ramps upgraded annually (≥$200,000/yr, coordinated with Pavement Rehabilitation) • Sidewalk repairs completed annually at SeeClickFix priority locations (≥$46,840/yr)
SP-3: Active Transportation Planning ($706,847.00)	Complete an updated Capital Improvement Plan and formal Bikeway Plan to build a prioritized pipeline of active transportation projects and position the City to compete for state and federal funding.	• Updated CIP adopted by City Council (target: Year 2) • Bikeway Plan completed with priority corridors and design standards (target: Year 3) • ≥1 state or federal active transportation grant application submitted (ATP, HSIP, or equivalent) • # projects advanced through preliminary engineering, design, or permitting by Year 5
SP-4: Legacy Fleet Maintenance & Transition ($1,078,410.00)	Maintain City fleet emissions compliance through structured annual preventive maintenance and develop a phased fleet electrification roadmap.	• Annual maintenance completed on all fleet vehicles; smog/emissions inspections passed • Maintenance logs on file; vehicle downtime tracked • Fleet electrification roadmap completed and presented to City Council (target: Year 2–3) • ≥1 clean fleet grant application submitted using roadmap

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: City Fleet Transition & Charging Infrastructure — $1,999,220.50

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Install the City's first EV charging infrastructure at the Police Department/IT Building and deploy 2 zero-emission administrative vehicles.	A. Permitting, Procurement & Installation	1. Submit PG&E utility permit application at grant execution; complete electrical capacity assessment at 150 East K Street; identify any switchgear or service upgrade needs (coordinates with Project 1 switchgear upgrade)	Public Works	PG&E; City Facilities	Months 1–6
		2. Procure installation contractor via competitive bid; install 2 Level-2 dual-port charging stations with power-sharing technology; ensure ADA compliance and public accessibility	Public Works	Contractor; IT	Months 6–18
		3. Identify appropriate EV model for Police Dept. admin fleet; procure 2 EV vehicles via State purchasing agreement or competitive bid; confirm charging compatibility with installed stations	Public Works / Police Dept.	Fleet Management	Months 1–18
	B. Commissioning & Annual Tracking	1. Commission charging stations; document # ports operational and access protocols; post station information on City website and EV charging directories	Public Works / IT	N/A	Months 18–24
		2. Brief drivers on EV operation and charging protocols; track annual miles driven on EV fleet, fuel cost savings, and charging utilization; include in annual grant report	Public Works / Police Dept.	Fleet Management	Months 24–60 (annual)

Sub-Project 2: Pedestrian & Bicycle Infrastructure — $2,101,965.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve pedestrian and bicycle safety and accessibility through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks.	A. First Street & High School Crossing (One-Time Capital)	1. Complete design for First Street corridor; notify businesses and Chamber ≥60 days before construction; obtain encroachment permits; install bike lane striping, high-visibility crosswalks, bulbout curb extensions, and ADA ramps	Public Works / City Engineer	Contractors; Benicia Chamber	Months 1–24
		2. Design Pedestrian Scramble signal at Military West/West 11th/Denfield; coordinate with Benicia Unified School District on school calendar timing; install signal controller updates, push-button stations, enhanced striping, and lighting	Public Works / City Engineer	School District; Signal Contractor	Months 1–24
		3. Conduct before/after pedestrian and cyclist counts on First Street; track accident rate at HS intersection; coordinate First Street markings protection with 2028 pavement rehabilitation	Public Works	Traffic Engineer	Months 24–60 (annual)
	B. Bridge/Tunnel Repairs & Annual Programs	1. Inspect all 3 structures; prioritize repairs by safety risk; complete repairs: graffiti abatement, lighting upgrades, pathway surface repairs, and drainage improvements at East 3rd Street Tunnel, Military West Pedestrian Bridge, and Columbus Parkway Bridge	Public Works / City Engineer	Contractors; Caltrans (coordination)	Months 1–36
		2. Upgrade curb ramps annually (target: ≥$200,000/yr) at ADA-deficient locations coordinated with Pavement Rehabilitation; ensure compliant slopes, detectable warning surfaces, and smooth transitions	Public Works	Contractors; ADA Coordinator	Annual (Months 12–60)
		3. Complete sidewalk repairs annually (target: ≥$46,840/yr) using SeeClickFix priority data and ADA Transition Plan; document # locations repaired and	Public Works	Contractors	Annual (Months 12–60)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		SeeClickFix pedestrian hazard reports resolved			

Sub-Project 3: Active Transportation Planning — $706,847.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Complete an updated Capital Improvement Plan and formal Bikeway Plan that build a prioritized pipeline of active transportation projects.	A. Capital Improvement Plan Update	1. Inventory infrastructure conditions; assess pedestrian and bicycle network gaps using SeeClickFix data, ADA Transition Plan, and accident records; develop prioritization criteria weighting safety, equity, and ADA compliance	Public Works / City Engineer	All Departments; Community Input	Months 1–12
		2. Develop updated CIP with prioritized investment schedule, cost estimates, and project sequencing; adopt by City Council (target: Year 2); update annually	Public Works	City Engineer; Finance	Months 6–24; annual update
	B. Bikeway Plan, Grant Applications & Project Pipeline	1. Award consultant; map existing bikeway network and gaps; coordinate with Solano Transportation Authority on regional connections; develop Bikeway Plan with priority corridors, design standards, and documentation meeting ATP/HSIP/RAISE grant requirements; conduct ≥2 public engagement sessions	Public Works / City Engineer	Consultant; STA; Benicia Chamber	Months 6–36
		2. Adopt Bikeway Plan by City Council (target: Year 3); submit ≥1 state or federal active transportation grant application; advance ≥2 priority corridor projects through preliminary engineering and/or design/permitting	Public Works	City Engineer; STA	Months 36–60
		3. Assign ongoing transportation planning capacity to advance projects from CIP and Bikeway Plan through preliminary engineering; track # projects	City Engineer / Public Works	Consultants	Annual (Months 1–60)

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		in planning, design, and permitting; include in annual grant report			

Sub-Project 4: Legacy Fleet Maintenance & Transition — $1,078,410.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain City fleet emissions compliance through structured annual preventive maintenance and develop a phased fleet electrification roadmap.	A. Annual Fleet Maintenance Program	1. Complete annual preventive maintenance on all City fleet vehicles (heavy-duty and light-duty): engine service, brake inspection, emissions-control system checks; ensure all applicable units pass required smog and emissions inspections	Public Works / Corp Yard	N/A	Annual (Months 1–60)
		2. Implement anti-idling policy citywide; track vehicle downtime and maintenance costs; report annual fleet emissions compliance status	Public Works	All Departments with Fleet	Annual (Months 1–60)
	B. Fleet Electrification Roadmap	1. Complete full fleet inventory: document vehicle ages, mileage, emissions profiles, and replacement timelines; identify applicable clean fleet programs (CARB, HVIP, IRA, DERA, MTC); align with NV5 electric fleet study	Public Works / Corp Yard	MTC; Air District; NV5	Months 6–18
		2. Develop phased fleet electrification roadmap with vehicle-level replacement timelines and technology recommendations; present to City Council (target: Year 2–3); post on Benicia Forward; submit ≥1 clean fleet grant application using roadmap	Public Works	City Manager's Office; MTC; Air District	Months 18–36

Project Name: Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	2.2.c. Pedestrian Bridge and Tunnel Improvements	Benicia City staffing costs $29,709 per year over a 5 year period	$148,545.00
Personnel/Staff Costs	Direct	2.4. Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan	Benicia City staffing costs $175,838 per year over a 5 year period	$879,190.00
Personnel/Staff Costs	Direct	2.3.b. Capital Improvement Prioritization	Benicia City staffing costs $345,842 per year over a 5 year period	$345,842.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	2.1.b. City Fleet Transition and Charging Infrastructure — Installation of EV Charging Stations	One time cost for a subcontrator to install EV Charging Stations and corresponding electrical work	$1,600,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	2.1.a. City Fleet Transition and Charging Infrastructure — Police Department Electric Vehicle Acquisition (2 Vehicles)	One time cost to acquire and outfit two electric vehicles (Ford Bronco or similar x $100k each)	$200,000.00
Construction	Direct	2.2.a. First Street Bikeway Improvements	One time cost for Benicia City staff to plan, design, and cosntruct	$220,000.00
Construction	Direct	2.2.e. Sidewalk Reapir and Improvements	$46,840 per year over a 5 year period for sidewalk improvements completed by Benicia City Staff	$234,200.00
Construction	Direct	2.2.b. Benicia High School Pedestrian Crossing Upgrades	One time cost for Benicia City staff to plan, design, and cosntruct	$300,000.00
Personnel/Staff Costs	Direct	2.3.a. Transportation Planning and Design (Bike Ped Plan)	Ongoing costs for internal transportation design and planning by city staff $32,357 per year over a 5 year period	$161,785.00
Construction	Direct	2.2.d. Curb Ramp Upgrades	Ongoing costs for internal design, planning and implementation by city staff $200,000 per year over a 5 year period	$1,000,000.00
Personnel/Staff Costs	Direct	2.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	2.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	2.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	2.0. Community Outreach	Planning and materials	$25,000.50
Only add lines above this line				
			TOTAL:	**$5,886,442.50**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$5,886,442.50
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$5,886,442.50
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

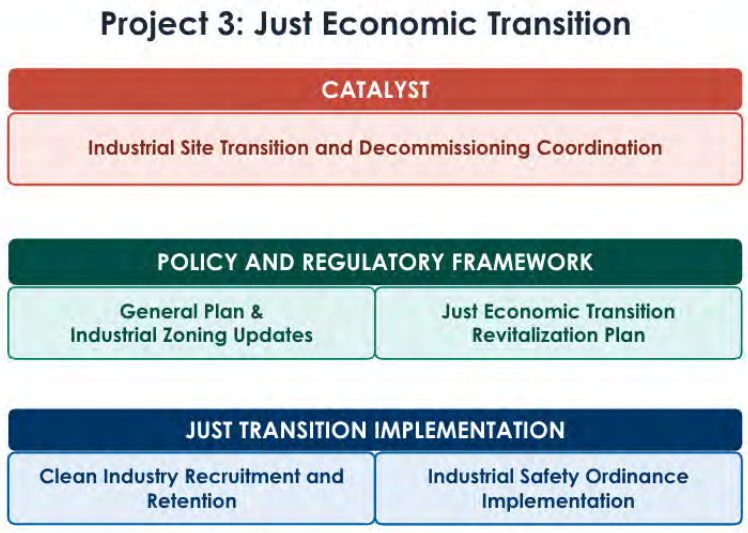
- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Just Economic Transition
Project Lead	City of Benicia
Project Location	City of Benicia, CA
Project Funding Request	$11,430,924.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 3 is the City of Benicia's Just Economic Transition. The Valero refinery closure is the single most consequential economic event Benicia has faced in a generation. It will eliminate well-paying industrial jobs, reshape the tax base, and leave behind a large, contaminated waterfront site whose future use will define the character of the Benicia Industrial Park for decades. The City's General Plan is from 1999, and its industrial zoning is from 1987 — neither was built for a transition of this scale, nor does it provide the tools to attract and re-regulate the type of residential, commercial, and industrial development aligned with the community's vision.



The **Just Economic Transition** Project is the City's structured response. It funds five lines of work that will run in parallel. Valero's closure is the catalyst event that necessitates Sub-Project 1 The catalyst event of Valero Industrial Site Transition and Decommissioning Coordination. Sub-Project 2: comprehensive General Plan and Industrial Zoning Updates and Sub-Project 3: Just Economic Transition Revitalization Plan together set the policy and regulatory framework for the City to realize a just transition. To implement the just transition, City Staff will work on Sub-Project 4: Clean Industry Recruitment and Retention and Sub-Project 5: Industrial Safety Ordinance Implementation initiative. While the General Plan will cover the entire city, the other projects cover the Port of Benicia, the Valero Refinery site, and the remaining Benicia Industrial Park — roughly 35 to 40 percent of the city's land area that requires transition planning, cleanup coordination, and modernized land use rules.

Given the unknown impacts of the refinery closure, timing and sequencing matter. The General Plan and Zoning update must happen early enough to shape what comes next, before reuse decisions are made, by enforcing new proactive policies and zoning. Decommissioning coordination must run in parallel because the regulatory agencies and the landowner will not wait for the City to catch up. Business attraction must start before vacancy accumulates, because empty industrial space is harder to fill the longer it sits. The Industrial Safety Ordinance (ISO) program runs throughout, because residents in the neighborhood closest to the refinery

are still being exposed to industrial hazards while all of this plays out. The $11,430,924.50 requested for Project 3 funds the staffing, planning, and technical capacity to run these tracks simultaneously.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The five sub-projects operate at different levels of the transition, but they all work toward both project strategies - "Reduce air pollution and improve health outcomes" and "Build economic resilience for a just transition". The ISO program is the most immediate: residents in the census tracts closest to the refinery are still being exposed to industrial hazards today, and that requires active enforcement and community notification regardless of where the longer-term transition stands. The ISO implementation is addressing current public health and air quality risks to residents and workers. The Clean industry recruitment works at the market level, proactively filling the pipeline with industries such as battery manufacturers, green energy businesses, and port-related logistics companies before vacated sites get back filled by toxic and high-emission legacy uses. These recruitment efforts will reduce air pollution, which will improve public health and improve the city's fiscal sustainability, and provide residents with opportunities to obtain high-road advanced manufacturing jobs that move away from the fossil-fuel-based economy. The decommissioning coordination keeps the City present and organized in a process that would otherwise move forward without community input on important factors that ensure clean-up agreements and processes will adequately protect public health during the remediation process and post-development. The Just Economic Transition Revitalization Plan gives the community an opportunity to envision a clean industrial future, which provides the city with a road map towards both strategies (cleaner air and economic resilience). The General Plan and Industrial Zoning updates set the policy foundation for the whole city that will seek to create a policy framework that protects and enhances improved air quality and public health equity, not only through cleaner industrial operations but also integrated throughout land use, transportation, open space, and building requirements.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: Industrial Site Transition and Decommissioning Coordination: Valero Benicia Refinery site and Benicia Industrial Park waterfront.

Sub-Project 2: General Plan and Industrial Zoning Update: Citywide policy work, with a primary focus on the Port of Benicia, Valero refinery site, Benicia Industrial Park, and neighborhoods affected by industrial emissions and land use decisions.

Sub-Project 3: Just Economic Transition Revitalization Plan: Port of Benicia, Valero Benicia Refinery site, and the remaining Benicia Industrial Park; citywide worker and community engagement at accessible City and community locations.

Sub-Project 4: Industrial Safety Ordinance Implementation: Active industrial facilities citywide, with a primary focus on the refinery site and industrial park.

Sub-Project 5: Clean Industry Recruitment and Retention: Port of Benicia, Valero Benicia Refinery site, and the rest of the Benicia Industrial Park.



4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The decisions being made through the General Plan update, the decommissioning pathway, and the revitalization plan will directly affect what Benicia's industrial waterfront becomes — what gets built there, who owns it, who works there, and what the air quality looks like for the neighborhoods that border it. Those are not technical planning questions with predetermined answers. They require sustained input from residents, workers, business owners, and the organizations that serve them.

The City has already begun this process.

- City Council and Commission Meetings—Since December 2025, the City Council has held two sessions to develop project concepts and prioritize the ones included in this grant application.

- Industrial Safety Citizen Oversight Commission—Established the framework in 2025 and has continued to meet quarterly since its adoption last summer. The Commission will continue to meet to oversee the ISO implementation program.
- Hearing from industrial ancillary businesses affected by the Valero closure at the monthly Benicia Industrial Park Association (BIPA) and regular coordination with the Benicia Chamber of Commerce
- City Council engagement related to the Valero closure and transition planning, including the formation of councilmember-led City Task Forces for economic impact, community funding, Benicia Industrial Park collaboration, and land redevelopment since May 2025
- Coordination with the Solano Workforce Development Board and Solano Economic Development Corporation to understand the impact of refinery closure on affected workers and ancillary businesses
- City-funded preliminary assessment and related outreach to Benicia stakeholders to better understand the impact of the refinery closure on Benicia and options for reuse and redevelopment in alignment with the council's sustainability goals. This assessment builds on the City's participation in the countywide Priority Production Area planning process, which is funded through the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

Public engagement to date has surfaced specific concerns: residents near the industrial corridor reported uncertainty about what the refinery closure means for their neighborhood, worry about the pace of site remediation, and questions about whether the jobs that replace refinery employment will be accessible to workers without four-year degrees. Business owners in and adjacent to the Industrial Park raised concerns about vacancy and access to infrastructure. These inputs directly shaped the scope of this project. While community members are happy about the air quality improvements expected after the closure, they are very concerned with the City's ability to sustain existing levels of city programs and services due to significant revenue loss. Benicia CBOs also received donations from Valero to sustain their operations, and those philanthropic contributions will now stop, causing concern that beloved CBOs in the community may also have to cut programs and services.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

<u>Sub-Project 1: Industrial Site Transition and Decommissioning Coordination</u>

The refinery site's decommissioning is a multi-agency, multi-year process involving DTSC, the Regional Water Board, BCDC, the Air District, and multiple landowners. If the City is not actively coordinating, that process moves forward without local community input on factors that directly affect employment, health and quality of life. The City's role is coordinator and community

advocate: building an interagency framework, executing coordination agreements with applicable state and federal agencies, conducting coordination meetings per year with documented action logs, supporting affected supplier and contractor businesses, and crafting a Transition Infrastructure Funding Strategy covering water, wastewater, broadband, clean energy, and clean goods movement needs by Q2 2028. Discussions at City Council and at public engagement sessions will keep residents informed of cleanup timelines and air quality conditions during decommissioning and provide opportunities for residents to collaboratively work with staff on the clean-up approach and process.

Sub-Project 2: General Plan and Industrial Zoning Update

Benicia's current General Plan dates to 1999; its industrial zoning code dates to 1987. Neither was written to manage a full refinery closure or guide the reuse of a contaminated waterfront site in a post-fossil-fuel economic landscape. They do not reflect this generation of the community's priorities for redevelopment of the legacy industrial parts of the City. The update funded through this project will replace both with a community-led framework for the Industrial Park, recognizing the impact new uses will have on surrounding neighborhoods. New Decarbonization and Environmental Justice Elements will establish binding policy goals — including a documented 2026 NOx/PM2.5 baseline and a numeric reduction target — for the land use decisions that will govern the Industrial Park for decades. Updated land use, economic development, circulation, noise, parks and open space, and safety elements will create the framework for attracting clean industries and ensuring new development supports community health equity. The process includes public engagement at five or more stages, existing conditions analysis, administrative and public review drafts, and full CEQA review, with adoption targeted for Q1 2031.

Sub-Project 3: Just Economic Transition Revitalization Plan

The revitalization plan is where the economic transition becomes concrete for workers and families. It will produce a City-adopted roadmap developed with impacted industrial workers, ancillary local businesses, and frontline community members, including at least six community engagement events, at least five economic transition strategies, an implementation-ready project list with at least one physical and one social infrastructure project, and at least three workforce pathway MOU with the Solano County Workforce Development Board, targeted for adoption by Q1 2029. The plan will also include an inventory documenting the social determinants of work such as childcare gaps, retraining capacity, income support needs, transportation barriers, broadband and technology access, and language access barriers for workers and families affected by refinery and legacy industry closures. This plan is most intended to serve people in refinery-adjacent neighborhoods who have lived with the pollution, and the workers who need real options in whatever comes next.

Sub-Project 4: Industrial Safety Ordinance (ISO) Program Implementation

Census tracts 6095252102 and 6095252107 — home to approximately 7,600 residents and immediately adjacent to the refinery — rank between the 85th and 95th percentile statewide for

hazardous waste and cleanup site contamination. The ISO program is the City's primary tool for requiring industrial facilities to prevent accidental releases, maintain safety plans, and report to the community in real time. This program will be maintained and strengthened throughout the closure period, including independent air monitoring during industrial events, public notification and shelter-in-place guidance, and support for the ISO Oversight Commission.

Sub-Project 5: Clean Industry Recruitment and Retention

The Industrial Park's future tenants could include businesses in battery manufacturing, shipbuilding, green energy manufacturing, transportation and warehousing, and port-related logistics. The Economic Development Manager will spend approximately 90% of her program time on Industrial Park transition — recruiting clean industries, supporting businesses affected by the closure, and building relationships with site owners, Port operators, and regional economic development partners, including Solano EDC, GO-Biz, and CAEATFA. By the end of the grant term, the City will attract, retain, or expand at least 15 clean-sector businesses and create or retain at least 200 jobs. City-assisted positions will be required to offer prevailing wages, with at least 40 percent of influenced jobs targeted to priority populations and at least 25 percent accessible to workers from fossil-fuel-dependent industries. The priority is getting the right tenants that provide quality jobs for residents, especially displaced workers.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The decisions being made through this project — what gets built on the refinery site, what the General Plan says about future industrial uses, which businesses the City actively recruits — will be easier to get right if the people most affected engage and partner with the City throughout the process. That means making a complicated regulatory and planning process legible to residents who are not specialists, and going to where people are rather than waiting for them to show up at City Hall.

Citywide information sharing: The City will establish and maintain a dedicated project webpage providing plain-language updates on General Plan milestones, decommissioning coordination status, ISO enforcement actions, and economic development progress, updated at least quarterly. The City will provide progress briefings to the City Council in open session at key project milestones.

Process engagement opportunities:

- Decommissioning: At least two decommissioning public engagement sessions per year; Targeted outreach to refinery workers and their families through partnerships with the Building Trades Council, the Solano County Workforce Development Board, and

community-based organizations. The City will also coordinate with Solano County and regional agencies — San Francisco Bay Conservation and Development Commission (BCDC), Department of Toxic Substances Control (DTSC), the Regional Water Board — whose decisions on site cleanup and permitting will shape the landscape for community engagement on reuse.

- General Plan and Industrial Zoning Updates: At least five General Plan and zoning engagement phases (scoping, existing conditions, draft elements, public review, and adoption). In addition to interactive community workshops, the General plan engagement will be robust to ensure we're reaching "hard to reach" populations by partnering with trusted CBOs and community leaders. Additional activities may include focus groups, stakeholder interviews, a General Plan Advisory Committee, pop up workshops/public event booths, mobile workshops, and capacity building / speaker series for both staff and residents. There may be additional targeted engagement with disadvantaged communities to inform the Environmental Justice and Decarbonization Elements.
- Just Transition Economic Revitalization Plan: At least six Just Transition workshops or events, with feedback collected from industrial workers and frontline community members at a minimum of three points during plan development. This sub-project will convene a Just Economic Transition Plan Advisory Group which may be comprised of industrial workers, Valero-adjacent residents, CBOs, the Benicia Industrial Park Association, Port of Benicia, and the Benicia Chamber of Commerce; County Public Health; County Environmental Health; STA; Solano WDB; Solano EDC; and other relevant community leaders and stakeholders as needed.
- Industrial Safety Ordinance Implementation. At least one ISO community safety confidence survey during the grant period; regular ISO Commission meetings; and an Annual Economic Development Report presented to City Council. Participation will be tracked by census tract or neighborhood and voluntary demographic categories. If outreach is not reaching affected workers, pollution-burdened neighborhoods, older adults, or multilingual households, the City will adjust its methods.

Feedback gathered through these processes will be documented and reported to the *Community Sustainability Commission, Planning Commission, Economic Development Board, Industrial Safety Ordinance Citizen Oversight Commission,* and *City Council*. Where community input shapes a decision — a land use policy, a priority in the work plan, a change to the engagement process itself — the City will say so publicly, in plain language.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Four outcomes define success for this project: the Industrial Park stays economically active during the transition; the City's land use policy is updated in time to shape what comes next; the refinery site's decommissioning follows a structured, public process; and the ISO program keeps protecting residents throughout. Below is a summary of each subproject's outcomes,

indicators, and key partners. Full milestone and task detail is in the companion Measurable Outcomes Plan.

Sub-Project 1: Industrial Site Decommissioning and Transition — $3,232,721.10
The City will build the regulatory, technical, and public information capacity needed to manage safe decommissioning and site transition. Key partners include Air District, Water Quality Control Board, DTSC, the Port of Benicia, affected property owners, Solano Economic Development Corporation (EDC), and the Benicia Chamber of Commerce.
By Q2 2028: Transition Infrastructure Funding Strategy completed, covering water, wastewater, broadband, clean energy, and clean goods movement needs.
By Q3 2028: At least four state and federal agency MOUs or coordination agreements executed; at least 10 interagency coordination meetings per year with documented action logs.
Ongoing: Semiannual public engagement sessions; annual public reports on decommissioning status and air quality.

Sub-Project 2: General Plan and Industrial Zoning Updates — $5,044,624.10
The City will replace outdated land use and industrial zoning policy with a planning framework built around the community's vision for the post-refinery era. Key partners include BAAQMD, community partners, consultants, the Planning Commission, and City Council.
By Q1 2031: City Council adopts updated General Plan including a voluntary Environmental Justice Element with at least five enforceable. Environmental Justice policies, and a Decarbonization standard with a documented 2026 NOx/PM2.5 baseline and numeric reduction target. Conforming Industrial Zoning Code adopted by ordinance.
Process milestones: Contract and engagement strategy at 9–12 months; existing conditions reports at 18 months; administrative drafts at 2 years; public review drafts at 2.5 years; CEQA scoping at 2 years; draft EIR at 3 years; final EIR and adoption hearings at 4 years.

Sub-Project 3: Just Transition Revitalization Plan — $1,032,322.10
The City will develop a concrete, adoptable plan for economic diversification, worker transition, and community reinvestment. Key partners include the Solano County Workforce Development Board (SCWDB), Solano Community College District, California Employment Development Department (EDD), Building Trades Council, Benicia Chamber of Commerce, and Benicia Industrial Park Association.
By Q1 2029: City Council adopts Just Transition Revitalization Plan with at least five economic transition strategies, an implementation-ready project list (including at least one physical and one social infrastructure project), and at least three workforce pathway MOUs with SCWDB.
By Q1 2029: Social infrastructure needs inventory completed, documenting childcare, retraining, income support, transportation, and language access barriers for workers and families affected by refinery closure.

Subproject 4: Industrial Safety Ordinance Implementation — $961,551.10
The City will strengthen industrial oversight and transparency through active ISO program implementation. The Fire Department leads, supported by the City Attorney, as needed.
By Q1 2028: Public information bank launched.

Ongoing annually: ISO facility inspections and Risk Management Plan reviews completed; compliance status published in plain language; at least one emergency preparedness drill held per year.

Subproject 5: Clean Industry Recruitment and Retention — $1,159,706.10
The City will proactively recruit and retain clean-economy businesses before vacated refinery-adjacent sites are backfilled by high-emission legacy industries. Key partners include Solano EDC, GO-Biz, California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA), SCWDB, the Building Trades Council, Port of Benicia, and the Benicia Industrial Park Association.
By the end of the grant term: At least 15 clean-sector businesses are attracted, retained, or expanded; at least 200 jobs are created or retained.
Job quality standards: City-assisted positions offer prevailing wages; at least 40 percent of influenced jobs are targeted to priority populations; and at least 25 percent are accessible to workers from fossil-fuel-dependent industries.
By Q1 2030: Consolidated Transition Infrastructure Investment Roadmap completed. Site readiness assessments completed for at least three priority Industrial Park parcels.
Ongoing: At least 25 business outreach engagements or site visits conducted per year; annual Economic Development Report presented to City Council; job quality tracked at 6, 12, and 24 months.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project budget of $11,430,924.50 reflects a mix of one-time and ongoing costs. The General Plan and Industrial Zoning update ($5,044,624.10) is the highest single cost, reflecting the scope of consultant support, technical studies, CEQA, and public engagement, and adoption materials required for a comprehensive update. Decommissioning and transition coordination ($3,232,721.10) funds the Fire Department's air quality oversight role, interagency coordination, regulatory support, and public engagement. The Just Transition Revitalization Plan ($1,032,322.10) covers economic and workforce analysis, Advisory Group support, workshops, interpretation, drafting the roadmap, and the social infrastructure inventory. ISO implementation ($961,551.10) funds program coordination, inspection support, the bilingual public portal, and preparedness exercises. Clean industry recruitment and retention ($1,159,706.10) funds business attraction, sector analysis, site readiness assessments, marketing, job quality tracking, and support for accessing grants and other. All consultant and technical advisory services will be procured through the City's competitive RFP process.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The General Plan update funded through this project will extend and replace the City's 2016 Climate Action Plan, embedding climate and decarbonization commitments directly into the General Plan rather than treating them as a separate document that guides development review. The new (voluntary) Decarbonization Element will establish a 2026 NOx/PM2.5 baseline and adopt a numeric reduction target, translating climate goals into enforceable land use standards. The (voluntary) Environmental Justice Element will align the General Plan with the principles and goals of AB 617 (Community Air Protection Program), reflecting the Air District's own monitoring and enforcement work in Benicia, building on the City's longstanding commitment to environmental sustainability, air quality, and clean energy, and creating a durable local policy framework for reducing cumulative pollution burdens in the most affected census tracts.

The industrial zoning update builds on the City's designation of the Benicia Industrial Park as a Priority Production Area under the MTC/ABAG regional framework, a designation that supports industrial retention and is directly relevant to the clean industry recruitment work in this project. The decommissioning coordination work connects to DTSC's Cortese List process, the Regional Water Board's site remediation oversight, and Coordination with BCDC related to the Port of Benicia and shoreline infrastructure. The City's coordination role is designed to ensure that local land use decisions are made in alignment with — and in time to influence — those regulatory processes rather than reacting to them after the fact.

The workforce and economic development components coordinate with the Solano County Workforce Development Board, Solano Community College District, California EDD, GO-Biz, CAEATFA, and the Building Trades Council on retraining pathways, employer needs, and clean-sector business attraction. The project also coordinates with the Solano Transportation Authority on Industrial Park access improvements and waterway navigation and pursues complementary mobility investments through Project 2 that will improve freight and commute connectivity to the area. These are not parallel tracks — the regional workforce systems, regulatory agencies, and economic development partners that Project 3 engages are the same ones whose decisions will determine whether Benicia's transition produces durable results.

This project also aligns with the statewide Green Empowerment Zone framework, which provides additional policy tools for communities managing industrial transitions. The City will pursue Green Empowerment Zone designation as part of the General Plan update process, coordinating with Air District and CalEPA to maximize the regulatory and funding advantages available to Benicia during the transition period.

Project 3 does not stand alone. The General Plan update creates the land use framework that makes the clean energy, mobility, and community health investments in Projects 1, 2, and 4 coherent and durable — ensuring that new development near the refinery site is compatible with the air quality, resilience, and equity goals those projects pursue. Conversely, the visible community investments in Projects 1, 2, and 4 build the civic trust and institutional credibility that

makes Project 3's harder planning and regulatory work politically sustainable over a multi-year grant term.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

This project will be led by [redacted], who has more than twenty years of local government experience focused on land use policy, planning, and project delivery. [redacted] joined [redacted] in 2014. She led the designation of the Industrial Park as a Priority Production Area, oversaw the adoption of Benicia's 2023–2031 Housing Element — a state-mandated process completed on schedule — and has managed [redacted] land use and permitting modernization. Multi-year planning processes involving public engagement, CEQA, and City Council adoption are the core of her professional background.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

This project is not dependent on a [redacted]. It uses [redacted] established operating departments and governance structure to assign each subproject to the team with legal authority and technical expertise. [redacted] will provide overall project leadership and interagency coordination. Planning will lead the General Plan, zoning, CEQA, site readiness, and land use components. The City Manager's Office will coordinate the overall transition strategy, public reporting, Advisory Committee work, and policy issues requiring Council direction. Economic Development will lead to clean industry recruitment, business retention, workforce coordination, partner MOUs, and job quality tracking. Fire will lead to ISO implementation, industrial safety oversight, preparedness drills, and air quality oversight during decommissioning. Public Works will support infrastructure needs assessments and financing strategies. Finance and the City Attorney will handle grant accounting, procurement, contracting, and legal and risk management.

Consultant services will be procured through a competitive RFP for the General Plan update, Just Transition Revitalization Plan, and technical support for decommissioning coordination. The City has worked with planning and environmental consultants on prior projects and is prepared to initiate procurement within the first six months of the grant term. Additional resources will be leveraged through partner agencies: SCWDB, Solano Community College District, EDD, Solano EDC, GO-Biz, CAEATFA, the Building Trades Council, the Port of Benicia, BAAQMD, CalEPA, and DTSC.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

This project is primarily planning, coordination, program administration, and economic development work. It is ready to begin upon execution of the Grant Agreement. The City can initiate procurement, consultant scoping, interdepartmental coordination, partner outreach, public engagement planning, and workplan development immediately using existing municipal authority. City Council approval will be required for consultant contracts, budget appropriations, plan adoption, zoning adoption, and any MOUs requiring Council authorization, and the City will obtain those approvals through its standard public meeting process. Future physical infrastructure or redevelopment projects identified through this grant will obtain required permits at the time those projects are advanced.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The General Plan and Industrial Zoning update will require CEQA review, expected to include an Environmental Impact Report with scoping, technical studies, air quality and health risk analysis, public review, and City Council certification. CEQA work is built into the project scope, budget, schedule, and staffing plan, with environmental review beginning during the General Plan process and adoption targeted by Q1 2031. The Planning Division, City Attorney, and consultant team will manage CEQA compliance through the City's standard public review procedures.

The other components of this project — interagency coordination, workforce planning, economic development strategy, public engagement, dashboards, annual reports, business outreach, and ISO program administration — are programmatic and administrative and generally do not authorize physical changes to the environment. If any activity later advances a specific physical improvement, redevelopment action, or site-specific reuse decision, the City will conduct project-level CEQA review or document the applicable exemption before approval. This phased approach allows the grant to begin promptly while preserving full environmental review for the

actions that require it.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

No property acquisition is required to begin this project. City Hall and other City-controlled facilities support project management, public meetings, Council hearings, and stakeholder coordination. For activities involving the refinery, Port, or Industrial Park — privately held property — the City will establish coordination protocols, owner contact lists, data-sharing procedures, permitting roadmaps, and written permissions for site visits, site readiness assessments, or decommissioning coordination, as appropriate. The City's role in this project is oversight, coordination, and public accountability.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

This Project does not fund physical infrastructure. Its ongoing obligations after the grant term are primarily program administration, data systems, public dashboards, the ISO risk portal, annual reporting, and continued partner coordination. The General Plan and industrial zoning, once adopted, become the City's governing land use policy maintained through its regular planning operations. The updated policy framework will also allow the City to invest in key priorities to facilitate the decommissioning process. The ISO program is a standing municipal program funded through the operating budget. Economic development staffing will be sustained through the City's general fund and successor grant opportunities.

The project also builds the financing strategies needed for future infrastructure implementation. The Transition Infrastructure Funding Strategy, Physical Infrastructure Financing Strategy, and consolidated Transition Infrastructure Investment Roadmap will identify state and federal grants, public financing tools, lead entities, and estimated project costs — ensuring that the planning funded through Bay REPAIR produces implementation pathways that can be financed and maintained beyond the grant period.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The most significant risk is the pace of the refinery's decommissioning, which is controlled by the landowner and the regulatory agencies — not the City. The City cannot dictate when the Regional Water Quality Control Board or any other agency completes their review or when the

landowner moves through key decisions. What the City can do is arrive at that process with its General Plan update underway, technical capacity built in-house to engage effectively, its public information systems running, and its agency relationships already established — so that when decisions get made about what happens to the site, the City is in the room with a position rather than catching up from behind. If site access or data-sharing is delayed, publicly available regulatory records, formal agency coordination agreements, and phased workplans will keep the project moving.

Economic and workforce risks are also real. Clean-sector businesses may not locate in Benicia without infrastructure certainty and investment; workers may face childcare, transportation, or retraining barriers; and community members may be skeptical if transition planning does not produce visible results. The City's response to each: business attraction is tied to site readiness assessments and the infrastructure financing strategy; City-assisted positions must offer prevailing wages and benefits; training pathways are coordinated through SCWDB and Solano Community College; the social infrastructure needs assessment inventories childcare, transportation, and language access barriers; and dashboards and annual reports show progress or explain delays clearly. Staffing risks will be managed through consultant support, a central City Manager's Office coordination function, and City Council oversight at each major decision point.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Project 3: Just Economic Transition** — Transforms the Valero refinery closure from a fiscal and community crisis into a foundation for a cleaner, more equitable, and economically resilient city through five coordinated sub-projects: Industrial Site Decommissioning & Transition Coordination, General Plan & Industrial Zoning Update, Just Transition Revitalization Plan, Industrial Safety Ordinance (ISO) Implementation, and Clean Industry Recruitment & Retention. Total Budget: $11,430,924.50 over 5 years.

Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
SP-1: Industrial Site Decommissioning & Transition Coordination ($3,272,565.75)	Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	• ≥4 state/federal agency MOUs or coordination agreements executed (BAAQMD, CalEPA, SWQCB, DTSC) • ≥10 interagency coordination meetings held per year; action logs maintained • Transition Infrastructure Funding Strategy completed and presented to City Council (target: Q2 2028) • ≥2 public engagement sessions held per year; annual public report published in English and Spanish • Port-Valero property owner coordination protocol established; quarterly meetings documented
SP-2: General Plan & Industrial Zoning Update ($5,084,468.00)	Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard governing future Industrial Park development.	• General Plan adopted by Q1 2031; EJ Element includes ≥5 enforceable policies; Decarbonization standard with 2026 NOx/PM2.5 baseline and numeric reduction target • Conforming Industrial Zoning Code adopted by ordinance • ≥5 structured community engagement phases conducted; post-engagement surveys at each major milestone • CEQA completed; Final EIR certified by Q4 2030
SP-3: Just Transition Revitalization Plan ($1,072,166.00)	Adopt a Just Transition Revitalization Plan by Q1 2029 with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard.	• Plan adopted by City Council (target: Q1 2029) with ≥5 economic transition strategies and ≥3 SCWDB workforce pathway MOUs • Social infrastructure needs inventory completed (target: Q4 2027) documenting childcare, retraining, income support, and language access barriers • ≥6 community workshops held; ≥50% of participants from impacted workers and frontline communities • Implementation tracking dashboard operational by Q3 2029

Sub-Project	Measurable Outcome	Indicator(s)
SP-4: ISO Implementation ($1,001,395.00)	Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	• Annual facility reports received and reviewed; inspections and audits conducted following Level 2 and Level 3 incidents • ISO Citizen Oversight Commission meetings held; public hearings facilitated • Incident reports and notifications published to Public Information Bank • Annual ISO performance report produced and presented to City Council
SP-5: Clean Industry Recruitment & Retention ($1,199,550.00)	Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031 and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	• ≥15 businesses in target low-emission sectors attracted, retained, or expanded by Q1 2031 • ≥200 jobs created or retained at prevailing wages • ≥25 business outreach engagements or site visits conducted per year • Consolidated Transition Infrastructure Investment Roadmap completed (target: Q1 2030) • Annual Economic Development Report presented to City Council

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: Industrial Site Decommissioning & Transition Coordination — $3,272,565.75

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	A. Agency Relationships & Coordination Framework	1. Map all state and federal agency roles in the Valero decommissioning process (BAAQMD, CalEPA, SWQCB, DTSC, EPA); brief City Council and Fire Chief; initiate formal relationships and draft coordination MOUs covering data-sharing, notification protocols, and joint inspection access	City Manager's Office	Fire Chief; City Attorney; BAAQMD; CalEPA	Months 1–18
		2. Establish Port-Valero property owner coordination protocol: identify key contacts, document ownership for all affected parcels, schedule quarterly coordination meetings, log barriers to site transition	City Manager's Office	Development Services; City Attorney	Q3 2027; quarterly ongoing

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		3. Conduct ≥10 interagency coordination meetings per year; maintain action log; circulate to all parties within 5 business days of each meeting	City Manager's Office	Fire Dept.; Development Services; BAAQMD	Q4 2027–Q1 2031 (ongoing)
	B. Transition Infrastructure Funding Strategy & Public Engagement	1. Inventory physical infrastructure needs across transition zones (water/wastewater, broadband, clean energy, port electrification, zero-emission freight); map applicable federal/state programs and local financing tools; present Transition Infrastructure Funding Strategy to City Council by Q2 2028	Economic Development	Public Works; Port of Benicia; GO-Biz; Solano EDC	Q2 2028
		2. Develop plain-language Q&A materials in English and Spanish; conduct ≥2 public engagement sessions per year on cleanup status, air quality, and site timeline; collect written feedback; publish annual public report on decommissioning status	City Manager's Office	Fire Dept.; Planning; Community Partners	Q4 2027; annual through Q1 2031

Sub-Project 2: General Plan & Industrial Zoning Update — $5,084,468.00

Outcome #	Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
2	Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard.	A. Community Visioning & Existing Conditions	1. Award consultant; conduct community visioning process; prepare existing conditions report documenting gap between 1999 GP/1987 zoning and current conditions; establish 2026 NOx/PM2.5 baseline; confirm five priority elements with City Council	Planning Division	City Manager's Office; BAAQMD; Consultant	Q4 2027–Q3 2028
			2. Conduct ≥5 structured engagement phases (scoping, existing conditions,	Planning Division	City Manager's Office; Benicia	Q1 2028–

Outcome #	Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
			draft elements, public review, adoption); provide Spanish interpretation and childcare; collect post-engagement surveys at each milestone; publish results in plain language		CBOs; Consultant	Q1 2031
		B. Plan Drafting, CEQA & Adoption	1. Prepare administrative draft General Plan with EJ Element (≥5 enforceable policies) and Decarbonization standard (2026 baseline, numeric target); draft Industrial Zoning Code; release for 45-day public review; prepare responses to comments; revise	Planning Division	Consultant; BAAQMD; City Departments	Q1 2029–Q3 2029
			2. Initiate CEQA: prepare Draft EIR with air quality health risk assessment; 45-day public review; certify Final EIR at Planning Commission; conduct City Council adoption hearings; file required state notices; publish adopted documents in English and Spanish by Q1 2031	Planning Division	Consultant; City Attorney	Q1 2029–Q1 2031

Sub-Project 3: Just Transition Revitalization Plan — $1,072,166.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Adopt a Just Transition Revitalization Plan by Q1 2029 with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard.	A. Advisory Group, Needs Assessment & Community Engagement	1. Convene Just Economic Transition Advisory Group; award consultant; complete social infrastructure needs inventory (childcare gaps, retraining capacity, income support, transportation access, language barriers); map applicable federal/state funding programs for each identified need	City Manager's Office	SCWDB; Solano College; EDD; Building Trades; Benicia CBOs	Q2 2027–Q1 2028
		2. Conduct ≥6 community workshops at multiple locations; target ≥50% of par-	City Manager's Office	Planning Div.; Benicia CBOs;	Q3 2027–Q3 2028

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		ticipants from impacted workers, BIPOC, and frontline communities; collect post-workshop surveys at ≥3 points during plan development		Community Partners	
	B. Plan Adoption & Implementation Dashboard	1. Draft plan with ≥5 economic transition strategies, implementation-ready project list (≥1 physical, ≥1 social infrastructure project), ≥3 SCWDB workforce pathway MOUs, and social infrastructure funding strategy; release for 30-day public review; adopt by City Council (target: Q1 2029)	City Manager's Office	Economic Development; Planning; SCWDB; Consultant	Q4 2028–Q1 2029
		2. Launch implementation tracking dashboard (target: Q3 2029); update quarterly; incorporate social infrastructure appendix and dashboard metrics into Annual Economic Development Report	City Manager's Office	Economic Development; Communications	Q3 2029; annual through Q4 2031

Sub-Project 4: ISO Implementation — $1,001,395.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Strengthen industrial safety oversight and ensure residents have timely, accurate information through active ISO program management.	A. ISO Program Operations & Compliance Monitoring	1. Evaluate and improve ISO procedures, workflows, and enforcement mechanisms; refine data tracking systems for incidents, emissions, and compliance; coordinate with CUPA and Air District; develop standard procedures for reviewing facility reports	Benicia Fire Dept.	CUPA; Air District	Months 1–18; ongoing
		2. Receive and review annual facility reports; conduct inspections and audits of high-hazard facilities following Level 2 and Level 3 incidents; review root cause analyses; maintain centralized compliance tracking system	Benicia Fire Dept.	CUPA	Months 1–60 (ongoing)
	B. Public Information & Commission Support	1. Maintain bilingual Public Information Bank: publish incident reports, facility data, and notifications; facilitate public hearings on incident investigations	Benicia Fire Dept.	N/A	Months 1–60 (ongoing)
		2. Support quarterly ISO Citizen Oversight Commission meetings; prepare staff reports with incident data and compliance status; gather community input and incorporate feedback into program improvements	Benicia Fire Dept.	City of Benicia	Quarterly, ongoing
		3. Produce annual ISO performance report tracking incident trends, compliance rates, and air quality outcomes; present to City Council	Benicia Fire Dept.	N/A	Annual

Sub-Project 5: Clean Industry Recruitment & Retention — $1,199,550.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031 and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	A. Business Recruitment & Job Quality Tracking	1. Establish September 2026 employment baseline; develop sector-specific recruitment strategy (battery manufacturing, green energy, port-related logistics, shipbuilding); conduct ≥25 business outreach engagements or site visits per year; coordinate with Solano EDC, GO-Biz, CAEATFA, Port of Benicia, and BIPA	Economic Development	Solano EDC; GO-Biz; CAEATFA; Port of Benicia	Annual (Q4 2027–Q1 2031)
		2. Establish job quality tracking protocol: document FTE positions, prevailing wages, and % accessible to fossil-fuel workers; collect data at 6, 12, and 24 months post-opening; coordinate with SCWDB on workforce placements; complete ≥3 site readiness assessments for priority Industrial Park parcels	Economic Development	SCWDB; Building Trades; EDD	Q1 2028; ongoing
	B. Infrastructure Roadmap & Annual Reporting	1. Develop Physical Infrastructure Financing Strategy (target: Q2 2028); coordinate with SP-1 (Transition Infrastructure Funding Strategy) and SP-3 (Social Infrastructure findings) to produce consolidated Benicia Transition Infrastructure Investment Roadmap; publish and present to City Council (target: Q1 2030)	City Manager's Office	Economic Development; Public Works; Port of Benicia; Solano EDC	Q2 2028–Q1 2030
		2. Publish Annual Economic Development Report: business inquiries, new leases/permits, FTE jobs created, wage and equity metrics, net change vs. September 2026 baseline; present to City Council	Economic Development	City Manager's Office	Annual (Q4 2027–Q4 2031)

Project Name: Just Economic Transition
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	3.4. Industrial Safety Ordinance (ISO) Program Management	Existing Benicia City Staff costs of $160,435 per year over a 5 year period	$802,175.00
Personnel/Staff Costs	Direct	3.5. Economic Development & Business Attraction	Existing Benicia City Staff costs o $200,066 per year over a 5 year period	$1,000,330.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	3.3 Just Transition Revitalization Plan	One time cost for subcontractor to draft new plan	$872,946.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	3.2. General Plan & Industrial Zoning Updates	One time cost for subcontractor to draft new plan	$4,885,248.00
Personnel/Staff Costs	Direct	3.1. Industrial Site(s) Decommissioning & Transition	Existing Benicia City Staff costs to over see transition at $614,669 per year over a 5 year period	$3,073,345.00
Personnel/Staff Costs	Direct	3.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	3.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	3.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	3.0. Community Outreach	Planning and materials	$25,000.50

Only add lines above this line

TOTAL: **$11,430,924.50**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$11,430,924.50
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$11,430,924.50
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: **$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	City of Benicia, CA
Overall Funding Request	$40,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Promoting Community Health
Project Lead	City of Benicia
Project Location	City of Benicia (various locations)
Project Funding Request	$15,500,120.50

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Project 4, the Promoting Community Health project, protects Benicia residents from the air quality threats they face most directly: hazardous refinery and industrial emissions, wildfire smoke, and vehicle emissions. Urban greening and fire prevention are powerful toosl to mitigate chronic and acute health effects of air pollution and extreme heat. . This project invests in six coordinated sub-projects. The Urban Forestry and Greening Program expands and maintains the city's tree canopy with a focus on neighborhoods that bear the greatest pollution burden and heat exposure. The Wildfire Prevention and Readiness Program consolidates fuel modification, prevention and inspection, wildland-urban interface enforcement, and weed abatement into a single, cohesive program that reduces ignition risk and protects air quality before fires start. Safety and Monitoring Equipment upgrades the Fire Department's portable air monitors — the primary field tool for real-time emergency air quality assessment — and adds Self-Contained Breathing Apparatus (SCBA) compressor capacity to keep first responders safe. A Legacy Fleet Maintenance and Transition Plan brings the same step-by-step transition strategy applied to other city fleets: structured maintenance now to improve reliability, especially during emergencies, and a phased electrification roadmap over time.

The Equitable Access to Parks and Recreation program enhances community health by investing in the maintenance, repair, and improvement of Benicia's 28 parks, 577-acre Lake Herman Regional Park, 68 open space areas, and citywide irrigation systems — with a specific focus on making those spaces safe, functional, and welcoming for the low-income residents, seniors, children, and people with disabilities who benefit most from green space but are most often shut out by deferred maintenance. The Emergency and Rapid Response to Hazardous Emissions and Community Alert System mitigates the impact of acute poor air quality events by ensuring the City can respond quickly and communicate clearly when industrial incidents, wildfires, or other hazardous events threaten air quality.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Every component of this project reduces air pollution or protects residents from its effects. Urban forestry expands the natural filtration capacity of the city's tree canopy, sequestering carbon and intercepting particulates, including the hydrogen sulfide emissions linked to the Valero refinery. Wildfire prevention reduces the smoke events that have in the past blanketed Benicia in PM2.5 for days. Air monitor upgrades give the Fire Department the real-time data needed to protect both responders and residents during industrial incidents. Fleet maintenance and transition reduce diesel exhaust from emergency vehicles. Park improvements create the conditions for physical activity and social connection that reduce the chronic disease burden already elevated in communities exposed to refinery pollution. The emergency alert system closes the information gap that leaves residents unaware of hazardous events until they have already been exposed. The project supports energy transition by replacing reactive spending — emergency wildfire response, deferred park maintenance, crisis-driven fleet repair — with planned, preventive investment that lowers long-term

costs and protects the health of Benicia's workforce and families.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Sub-Project 1: Benicia Urban Forestry and Greening Program

- Tree planting, maintenance, and inspection: citywide, prioritizing high-exposure and underserved neighborhoods

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program

- Wildfire Fuel Modification Program: wildland open space areas throughout Benicia
- Fire Prevention and Inspection: throughout Benicia,
- Building Inspection Wildland Urban Interface Program: various residential and commercial properties throughout Benicia
- Street Maintenance and Weed Abatement: City rights-of-way and approximately 30 creek and channel locations throughout Benicia

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire

- Fire Station 11: 150 Military West, Benicia, CA 94510
- Portable air monitors: deployable to fire-prone areas and emergency incident locations throughout Benicia

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

- Fire Station 11 and Corp Yard fleet maintenance facilities: 150 Military West and 2400 East Second Street, Benicia, CA 94510

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs

- 28 City parks (211 acres of developed park and landscaped area), including: Benicia Community Park, City Park, Alvarado Ninth Street Park, Benicia Marina Green/Pavilion, Benicia Point Pier, Bridgeview Park, Channing Circle Park, City Cemetery, Civic Center Park, Duncan Graham Park, Ethelree Saraiva Park, First Street Green, Fitzgerald Field, Francesca Terrace Park, Frank Skillman Park, Gateway Park, Jack London Park, Maria & Ribeiro Baseball Fields, Matthew Turner Park, Overlook Park, Park Solano, Phenix Dog Park, Southampton Park, Turnbull Park, Waters End Park, Willow Glen Park
- Lake Herman Regional Park: 7 Lake Herman Road, Benicia, CA 94510 (577 acres)
- 68 citywide open space access areas
- 24 evapotranspiration-based central irrigation control system sites spanning over 60 locations

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System

- Citywide — activated wherever emergencies and hazardous events occur throughout Benicia

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations,*

residents and other key stakeholders were meaningfully involved in the determination of community needs.

Community needs for this project were identified through extensive engagement tied to two recent planning processes: the Parks Master Plan update and the Proposition 218 (Parks, Landscape and Lighting Assessment District, or PLLAD) process, both of which involved multiple community events, information mailers, and presentations to the former Parks, Recreation and Cemetery Commission and City Council. Residents were asked directly about their comfort with specific park and open space programs, their concerns about wildfire risk and air quality, and the barriers that prevent them from using parks and green spaces. Those conversations surfaced consistent themes: deferred maintenance makes parks feel unsafe or inaccessible, seniors and families with young children are most affected when facilities are run down, and wildfire and refinery smoke events create anxiety that residents do not feel the City currently communicates about well.

The Benicia Community Air Monitoring Program (BCAMP) nonprofit shared community air monitoring data identifying the neighborhoods with the highest cumulative pollution exposure and the least tree canopy coverage — a finding that directly shaped the Urban Forestry program's equity-based planting prioritization framework, directing new trees toward the residents who need them most rather than distributing them evenly. Community members found that many property owners in wildland-urban interface areas had never been contacted by the City about defensible space requirements, which informed the decision to make property owner education a core deliverable of the Fuel Modification Program — not just enforcement. Senior services organizations and disability advocates engaged through the PLLAD process specifically identified broken pathways, inaccessible restroom facilities, and failed lighting as the conditions preventing their clients from using parks — feedback that is now the primary driver of the equity prioritization framework within Sub-Project 5. The City's weekly email communications and social media channels-maintained awareness of all ongoing planning efforts and provided additional opportunities for public input.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

<u>Sub-Project 1: Benicia Urban Forestry and Greening Program</u>

Benicia's 27,000 residents do not experience air quality equally. Neighborhoods closest to the Valero refinery, and those with less tree canopy cover and more impervious surfaces are hotter during the summer, more exposed to particulate matter, and less buffered from periodic industrial emissions, including hydrogen sulfide. Trees are among the most cost-effective tools available to address all three of these conditions simultaneously: they sequester carbon, intercept airborne particulates, reduce the urban heat island effect, and create the shaded, walkable environments that encourage outdoor activity and social connections.

This program manages Benicia's urban forest with equity as the organizing principle. The City maintains over 4,500 trees and will conduct a comprehensive inventory to assess their condition and

distribution across neighborhoods. When thinking about how to equitably implement the urban forest and greening program, the City will use established indicators to set planting priorities including things like tree canopy coverage gaps, geographic heat exposure data, proximity to pollution sources/industrial uses, and demographic data — directing new trees toward the residents who benefit most. New planting focuses on California native species (Quercus, Arbutus, Arctostaphylos, Sequoia, and Platanus) selected for drought tolerance, longevity, and ecological value. Ongoing activities include periodic inspection, pruning, and removal as needed, tree permit review, and initial care for newly planted trees. All planting and maintenance is managed from the Public Works Corp Yard and performed by or under the supervision of City staff, including an ISA-certified arborist.

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program

Benicia sits at the interface of developed neighborhoods and wildland open space. When a wildfire ignites near the city — or within it — the air quality impact is immediate, severe, and disproportionately felt by seniors, young children, people with respiratory or cardiovascular conditions, and outdoor workers. A single uncontrolled wildfire can release PM2.5, carbon dioxide, nitrogen dioxide, and aromatic hydrocarbons at levels that make the air unhealthy for days. The Wildfire Prevention and Readiness Program takes a comprehensive, coordinated approach across four activity areas.

Wildfire Fuel Modification Program: The City requires a full-scope, preemptive wildfire fuel modification program. This component fills that gap by managing hazardous vegetation and fuel loads in and around the community: inspecting and enforcing defensible space requirements, coordinating weed abatement and fuel reduction in high-risk areas, and educating property owners about ember-resistant landscaping and wildfire mitigation. Lower fuel loads mean less intense fires, less uncontrolled smoke, and a reduced likelihood of the large wildland fire events that can blanket the city in unhealthy air for days. The program also protects critical evacuation routes during peak fire weather.

Fire Prevention and Inspection: Staff will conduct fire and life safety inspections for commercial, industrial, and high-risk occupancies; issue and track operational permits (hazardous materials, hot work, high-piled storage); and follow up with corrective actions to ensure compliance. *Inspections at industrial facilities reduce the risk of chemical releases and vapor incidents that affect community air quality. A single structure fire can release VOCs, including benzene and styrene, into groundwater and the air — catching fire hazards before they ignite is the most effective intervention.*

Wildland Urban Interface Inspection Program: Building Inspectors will conduct systematic field evaluations of residential and commercial properties to identify fuel-to-structure pathways, enforce defensible space requirements, and ensure existing buildings meet ignition-resistant standards, including non-combustible siding and ember-resistant venting. Plan reviews for new construction and renovations will integrate fire-resistive design at the design phase, eliminating risk before construction begins. Preventing small WUI fires from escalating into mass urban ignitions protects residents from the smoke plumes that cause regional air quality non-attainment and trigger Spare the Air alerts.

Street Maintenance and Weed Abatement: Weed abatement across City rights-of-way (streets and major roadways) and approximately 30 creek and channel locations removes combustible organic

debris, reduces the frequency of fire dispatch calls, and prevents pollutant mobilization from overgrown vegetation that traps sediment and roadway-derived contaminants. Core activities include vegetation removal using hand tools, pre- and post-emergent herbicide applications using EPA-registered products , and removal of vegetation, weeds, silt, and debris within creeks, channels, stormwater outfalls, and culverts. All herbicide applications will be documented and reported monthly to the Solano County Agricultural Commissioner's Office. The City will maintain a Fish & Wildlife Routine Maintenance Agreement covering creek and channel work.

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire

The Benicia Fire Department's ability to protect both residents and first responders during air quality emergencies depends on two pieces of equipment that are currently at or beyond their service life.

Portable Air Monitors: In 2019, Valero funded the purchase of a cache of high-quality portable air monitors for the Fire Department, valued at $48,342. Over the past seven years, these monitors have been deployed regularly — at industrial incidents, wildfire responses, and hazardous material calls — and have become a critical component of the department's emergency response capability. They are now at the end of their service life, and replacement parts and sensors are no longer available. Fixed fenceline and community monitors provide valuable information but cannot be rapidly repositioned during a dynamic incident. Portable monitors assigned to apparatus give fire personnel real-time, location-specific air quality data — including PM2.5, VOC, carbon dioxide, and hydrogen sulfide levels — that allow informed decisions about evacuation zones, shelter-in-place guidance, and responder safety. Replacing the existing cache restores a capability the department has relied on for years.

SCBA Compressors: Self-contained breathing apparatus (SCBA) compressors allow the Fire Department to refill air cylinders on-site, providing personnel with clean, breathable air during responses involving toxic chemicals, smoke, excess moisture, and oxygen-deficient environments. Without adequate compressor capacity, refill times increase and personnel must rotate out of hazardous environments more frequently, slowing response and increasing exposure. Additional compressor capacity directly supports the department's ability to sustain operations at extended incidents and rescue civilians in distress.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan

Benicia Fire operates fire engines, ladder trucks, brush trucks, rescue units, and command vehicles — a specialized fleet that must be ready to respond at any hour under the most demanding conditions. Deferred maintenance on emergency vehicles is not just a budget issue; it is an air quality issue. Worn engines, exhaust leaks, and failing emissions-control components on diesel apparatus generate PM2.5, NOx, CO, and VOCs in the neighborhoods and around the stations where these vehicles operate every day. Fluid leaks from poorly maintained equipment create additional groundwater contamination risks.

This program takes the same step-by-step approach used in the City's other fleet programs. Structured annual maintenance — scheduled and tracked by staff covering preventive service, safety inspections, repairs, engine and emissions-control work, and fluid leak prevention across all fire apparatus and specialty units — reduces emissions from degraded equipment now and keeps

the fleet mission-ready. Concurrently, in coordination with MTC and the Air District and building on the NV5 electric fleet study, the City will develop a formal fleet transition plan: an inventory of each vehicle's age, emissions profile, and replacement timeline, producing a phased roadmap for transitioning emergency vehicles toward lower-emission alternatives as technology, infrastructure, and funding allow. This roadmap positions the City to pursue state and federal clean fleet programs and makes the transition planned and systematic rather than reactive.

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs

Benicia's parks and open spaces — 28 city parks, the 577-acre Lake Herman Regional Park, and 68 open space access areas — are among the City's most significant public health assets. Green space encourages physical activity and reduces sedentary behavior, lowering rates of cardiovascular disease, obesity, and diabetes. Time in green space supports mental health a*nd reduces stress and parks and recreation facilities provide the space for social connections that buffer against isolation, which is itself a significant health risk. Urban trees and vegetation within park environments also improve local air quality by filtering particulates and providing shade that reduces heat exposure.*

These benefits are not equally distributed. Low-income residents - especially those living in multi-family housing without a backyard/private green space, seniors, children, and people with disabilities are the populations that benefit most from accessible, maintained parks — and they are the populations most likely to be deterred by deferred maintenance, broken equipment, inadequate lighting, overgrown trails, and failed irrigation that makes facilities feel unsafe or unwelcoming. When parks fall into disrepair, the people who have the fewest alternatives for recreation, social engagement, and outdoor air quality refuge lose access first.

Park landscape maintenance covers 211 acres of developed parks and landscaped areas: pruning of shrubs and ground covers, mulching, weed control, trash and litter removal, and servicing of 33 dog waste bag stations across the system. Open space management covers 68 access areas, keeping them clear of vegetation for emergency vehicle access, maintaining the Rollye Wiskerson Trail, Braito Trail, and Bay Area Ridge Trail, responding to citizen concerns about trees and vegetation, and removing debris from unauthorized dumping and homeless encampments. Irrigation maintenance covers the evapotranspiration-based central irrigation control system with 100 field controllers at over 60 sites, including testing and adjustment of turf and ornamental systems and repair and replacement of controllers, valves, flow sensors, backflow prevention devices, main and lateral lines, sprinkler heads, and drip emitters. Well-maintained irrigation directly supports tree and plant health, which is foundational to the air quality and heat reduction benefits parks provide.

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System

Benicia's location adjacent to the Valero refinery means that hazardous emissions events are not hypothetical. They happen, and when they do, the speed and clarity of the City's response — both in the field and in communication to the public — directly affects how many residents are harmed. This program has two functions: operational response and community communication.

On the operational side, the program ensures that staff are trained and equipped with current protocols for rapidly assessing immediate dangers, establishing evacuation zones and safety perimeters, containing and decontaminating affected areas, and minimizing long-term community exposure to cardiovascular and respiratory hazards from chemical or toxic releases. Response protocols will be updated to reflect current refinery monitoring data, available portable air monitor readings, and coordination procedures with the Air District and other regulatory agencies.

On the communication side, the program supports a multi-channel emergency notification system integrated with the City's existing communications infrastructure and coordinated with Solano County OES's regional alert network. The platform will deliver push notifications to opted-in residents via SMS, email alerts to registered subscribers, and — for major incidents — Wireless Emergency Alerts (WEA) that reach all mobile devices in the affected area without prior registration.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects protects Benicia residents from the air quality and safety threats they face most directly — refinery and industrial emissions, wildfire smoke, vehicle exhaust, and extreme heat. Investments in urban greening, wildfire prevention, emergency response, park access, and fleet maintenance work together to reduce pollution, improve public health, and ensure that the City can respond quickly and communicate clearly when hazardous events occur. Seniors and children, who are biologically most vulnerable to particulate matter and toxic air contaminants,[1] will see the greatest public health benefit from cleaner facilities, reduced wildfire smoke exposure, and expanded emergency response capacity. Residents living in multi-family housing will experience the greatest health benefits from improved park and recreation facilities and a well-maintained urban forest.

Community and stakeholder engagement for Project 4 will include:

- Facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- Post project updates and engagement opportunities on the Benicia Forward webpage.
- The City Manager will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- During implementation, the project team will review SeeClickFix data — particularly park condition reports, tree hazard flags, and open space concerns — and incorporate it into maintenance prioritization under the Urban Forestry and Parks programs.
- The Grants Manager will work with the Fire Department and Parks Division to directly engage community stakeholders, especially seniors, people with disabilities, non-English speaking residents, and neighborhood groups in areas of highest wildfire exposure and lowest park access.
- Updates on construction timelines and facility disruptions will be communicated through the City's weekly email blast and social media channels, with particular attention to parks and open spaces where maintenance activity will temporarily affect access.
- A grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Community Sustainability Commission* will receive regular updates on the Urban Forestry and Greening program, provide input on equity-based planting prioritization, and advise on alignment with the City's climate and air quality commitments.

The *Community Services Commission* will receive regular updates on the Wildfire Prevention and Readiness Program and the Parks and Recreation investments, provide oversight on program priorities and equity-based facility improvements, and advise on public noticing before major maintenance or construction activity at park facilities.

Some possible additional engagement by project may include activities such as (specific activities will be confirmed after grant approval):

Sub-Project 1: Urban Forestry and Greening

- Post information about and maps of tree canopy on social media

Sub-Project 2: Wildfire Prevention and Readiness

- Host one annual community "Fire Ready Benicia" information table at the farmers market or other community event before fire season
- Create a one-page defensible space checklist for properties in wildland-urban interface areas
- Post before/after photos of fuel modification work on social media to build awareness

Sub-Project 3: Safety and Monitoring Equipment

- Include a short plain-language explainer in the City Manager's newsletter when new monitors are deployed — what they measure, what the readings mean, and how residents can access real-time data
- Share air quality readings from portable monitors during incidents on the City's social media channels where safe and operationally feasible

Sub-Project 4: Legacy Fleet Maintenance and Transition

- Include an annual one-paragraph update on fleet electrification progress in the City Manager's annual letter
- Post the fleet transition roadmap on the Benicia Forward webpage once complete so residents can track progress

Sub-Project 5: Parks and Recreation

- Encourage residents to report park conditions and maintenance issues on SeeClickFix
- Celebrate completed park repairs with a brief social media post and photo — keeps residents informed and builds goodwill

Sub-Project 6: Emergency Alert System

- Engage stakeholders to provide feedback on the alert system (might be focus groups or attending other existing community meetings)
- Conduct a community information session (in-person or virtual) on how the alert system works, how to opt in, and what different alert levels mean
- Test the system publicly at least once per year and communicate the test in advance so residents know what to expect.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Sub-Project 1: Benicia Urban Forestry and Greening Program — $3,396,143.50

The Urban Forestry program will be implemented over five years to maintain, enhance or expand

where needed Benicia's tree canopy with a focus on underserved neighborhoods. A comprehensive inventory will assess the condition and distribution of the City's 4,500+ existing trees and identify priority planting locations based on canopy gaps, heat exposure, and pollution burden. California native species — Quercus, Arbutus, Arctostaphylos, Sequoia, and Platanus — will be planted in priority areas. Ongoing activities include periodic inspection, pruning, and removal as needed, tree permit review, and initial care for new plantings. All work is performed by or under the supervision of City staff, including an ISA-certified arborist. Partners include the City's Parks staff and contractors procured through a competitive RFP process. Measurable targets: comprehensive inventory completed by the end of Year 1; a minimum of 200 new native trees planted in the highest-priority neighborhoods by the end of Year 5; 100% of existing trees inspected on the City's standard maintenance cycle throughout the grant term; documented reduction in dead and hazardous tree conditions relative to the Year 1 inventory baseline.

Sub-Project 2: Benicia Wildfire Prevention and Readiness Program — $3,452,676.00

The Wildfire Prevention and Readiness Program will deliver four coordinated activities over the five-year grant term. The Fuel Modification Program manages hazardous vegetation in wildland open space and high-risk areas, enforcing defensible space requirements and educating property owners. Fire Prevention and Inspection staff will conduct regular inspections of commercial, industrial, and high-risk occupancies, issuing and tracking operational permits and following up on corrective actions. The WUI Inspection Program will conduct systematic field evaluations of residential and commercial properties, enforce ignition-resistant construction standards, and integrate fire-resistive design requirements into plan review. Street Maintenance and Weed Abatement will cover both city rights-of-way and approximately 30 creek and channel locations citywide, removing combustible vegetation and debris, applying EPA-registered herbicides under an existing Fish & Wildlife Routine Maintenance Agreement, and reporting all applications monthly to the Solano County Agricultural Commissioner's Office.

Sub-Project 3: Safety and Monitoring Equipment for Benicia Fire — $261,158.40

Portable air monitors replace the 2019 Valero-funded cache (original value $48,342), now at the end of their service life, restoring real-time, field-deployable air quality monitoring capability for PM2.5, VOCs, carbon dioxide, and hydrogen sulfide. SCBA compressors add refill capacity for breathable air cylinders, reducing rotation times and sustaining personnel during extended hazardous material and wildfire responses. Both are one-time capital purchases expected to remain in service well beyond the grant term. The Fire Department is the primary operator of both systems.

Sub-Project 4: Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan — $2,028,828.40

Annual preventive maintenance and repair across the Fire Department's full fleet — fire engines, ladder trucks, brush trucks, rescue units, command vehicles and fleet — covers scheduled service, safety inspections, engine and emissions-control repairs, and fluid leak prevention. Staff schedule and track all maintenance, manage vehicle lifecycle and upfitting, and coordinate with the Corp Yard for emissions compliance. Concurrently, the City develops a fleet transition plan in coordination with MTC and the Air District, building on the NV5 electric fleet study: a full inventory of vehicle ages, emissions profiles, and replacement timelines, producing a phased roadmap for transitioning to

lower-emission alternatives. The roadmap will identify applicable state and federal clean fleet grant programs and position the City to pursue them in subsequent grant cycles.

Sub-Project 5: Equitable Access to Parks and Recreation Facilities and Programs — $4,720,933.40

Park landscape maintenance will cover 211 acres of developed parks and landscaped areas across 28 city parks: pruning, mulching, weed control, trash and litter removal, and maintenance of 33 dog waste bag stations. Open space management will cover 68 access areas, including the Rollye Wiskerson Trail, Braito Trail, and Bay Area Ridge Trail, maintaining clearance for emergency vehicle access and responding to citizen-reported tree and vegetation hazards. Irrigation maintenance will cover 100 field controllers at over 60 sites, keeping the evapotranspiration-based central irrigation control system functional through testing, adjustment, and repair of all components. Prioritization of repairs and improvements within this program will be guided by an equity lens: facilities serving the highest concentrations of low-income residents, seniors, children, and people with disabilities receive attention first. Partners include the Parks and Recreation Commission, PLLAD oversight structure, and contractors procured through competitive RFP.

This investment is explicitly additive — not a substitute for existing PLLAD (Prop 218) funding. PLLAD assessment revenues fund Benicia's baseline park landscape maintenance operations: routine mowing, pruning, litter removal, and minor irrigation repairs. Those activities will continue to be funded through PLLAD throughout the grant term. This grant funds a categorically different set of investments that PLLAD cannot cover: a backlog of deferred capital repairs to park infrastructure (damaged pathways, failed lighting, deteriorated restroom facilities, aging play equipment); ADA accessibility improvements required by the City's ADA Transition Plan obligations; capital upgrades to the evapotranspiration-based irrigation control system; and targeted programming designed to bring underserved populations into park spaces. Grant funds and PLLAD funds will be tracked in separate accounts with clear documentation of eligible activities under each funding source.

Sub-Project 6: Emergency and Rapid Response to Hazardous Emissions and Community Alert System — $1,640,380.80

This component funds staff training, protocol development, and system implementation for both field response and community communication. On the response side, updated hazmat protocols, training exercises, and coordination procedures with BAAQMD, CalEPA, and regulatory partners will be documented and tested. On the communication side, a community alert system will be designed and deployed to reach residents, commuters, and visitors through multiple channels during air quality emergencies, wildfire smoke events, and industrial incidents — providing actionable guidance without requiring residents to seek out information on their own. System design will prioritize accessibility for seniors, non-English speakers, and people with disabilities.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: $14,700,000. Sub-Project 1 (Urban Forestry, $3,396,143.50) is fully programmatic — ongoing tree inventory, planting, maintenance, and inspection over five years. Sub-Project 2 (Wildfire Prevention, $3,452,676) is primarily programmatic — annual fuel modification, inspections, and weed abatement, with one-time costs for program setup and equipment. Sub-Project 3 (Safety Equipment, $261,158.40) consists of one-time capital purchases — portable air monitors and SCBA compressors — expected to remain in service past the grant term. Sub-Project 4 (Legacy Fleet, $2,028,828.40) is primarily programmatic — annual fleet maintenance plus transition plan development. Sub-Project 5 (Parks, $4,720,933.40) covers a mix of programmatic maintenance and targeted capital repairs and improvements. Sub-Project 6 (Emergency Response, $1,640,380.80) funds protocol development, training, and alert system implementation. Ongoing programmatic costs will be sustained through the General Fund, PLLAD (Prop 218), and future state, federal, and private grant opportunities.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project advances the City's 2016 Climate Action Plan directly, particularly Evaluation Category 3: Increasing Resource Efficiency and Maintaining a Healthy Environment — including the CAP's strategies to improve air quality (pg. A-3), its identification of existing hazards to air quality (p. 16), its Existing Conditions Report discussion of air quality risks (p. 10), and its equity focus on air quality (p. 15). Urban forestry, wildfire prevention, fleet maintenance, and park improvements each operationalize CAP goals at the program level, moving the City from stated commitments to funded, executable work.

The project is consistent with the Community Air Protection Program (AB 617), which requires affected communities to monitor and reduce emissions of criteria air pollutants and toxic air contaminants. Benicia's fence-line position adjacent to the Valero refinery makes this alignment especially significant: portable air monitor replacement restores the City's field monitoring capability; wildfire prevention reduces smoke-related PM2.5 events; urban forestry expands natural particulate filtration; and the community alert system closes the information gap between hazardous emissions events and protective action by residents. All six programs directly support Benicia's AB 617 obligations.

The project also aligns with the Benicia Fire Safe Council's Community Wildfire Prevention Plan, the City's PLLAD maintenance structure, and the MTC-funded electric fleet transition study the City is pursuing with consultant NV5. Community support has been demonstrated through public engagement associated with the Parks Master Plan update, PLLAD proceedings, and City outreach at local farmers' markets and community events. This Project connects directly to Project 1: Clean Energy Initiative: the Community Center and Library that Project 4 designates as community resilience centers are the same buildings that Project 1 is equipping with reliable HVAC, backup power, and solar — investments that only fulfill their resilience function if the buildings are also well-maintained, accessible, and trusted by the communities they serve. The emergency fleet maintenance and transition work in this project runs in parallel with the EV infrastructure and active transportation investments in Project 2, together building a coordinated approach to reducing diesel emissions and improving emergency response across all city operations.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

This project will be led by [redacted], who has over 18 years of local government experience focused on utilities and public works. As [redacted], she oversees the design, bidding, and construction of capital projects for [redacted] and manages the [redacted] divisions responsible for parks, urban forestry, fleet operations, and facilities. [redacted] has managed major Capital Improvement Projects, including the 2024 and 2025 Citywide Pavement Rehabilitation and Bike and Pedestrian Safety Enhancement Projects, and has a track record of delivering complex, multi-department projects on time and under budget.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

[redacted] will provide overall project leadership and inter-departmental coordination across all six project components. [redacted], will oversee day-to-day management of the Urban Forestry, Parks, and fleet maintenance components; [redacted] has over 27 years of local government experience spanning parks, facilities, fleet operations, and building maintenance, plus 20 years of military service with the U.S. Navy Seabees and Army Corps of Engineers.[redacted], will lead the Wildfire Prevention and Readiness Program and Safety Equipment components; [redacted] has over 28 years of experience with the [redacted], including service as Paramedic Firefighter, Captain, Division Chief, and the past eight years as [redacted]. [redacted], will support Fire Department program coordination, documentation, and reporting; [redacted] has over 10 years of public administration experience, including six years as the [redacted]. [redacted] and ISA-certified arborist ([redacted], Tree Risk Assessment Qualified), will lead field operations for the Urban Forestry and Parks programs. [redacted], will serve as administrative co-lead, coordinating grants management, reporting, and inter-departmental accountability across all six components; [redacted] has 10 years of experience in grants management, 10 years in project management, and 7 years [redacted].

Technical advisory services will be procured through competitive RFP for arborist services, wildfire fuel modification support, and alert system design and implementation. All consultant selection will comply with applicable procurement requirements. Public information and engagement will draw on both consultant support and City staff time throughout the grant term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the

naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A. All project activities take place on city-owned or city-controlled sites, in city rights-of-way, or involve equipment purchases and programmatic services that do not require external permits. The weed abatement program operates under an existing Fish & Wildlife Routine Maintenance Agreement and reports applications monthly to the Solano County Agricultural Commissioner’s Office — no new permits are required. Fire inspections are performed under existing municipal authority.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The City will comply with CEQA for all proposed projects. Based on scope—primarily maintenance, minor facility upgrades, vegetation management and equipment installation— the City anticipates most activities will qualify for categorical or statutory exemptions. The City will confirm exemption eligibility and complete any required documentation as projects advance, ensuring compliance while maintaining an efficient delivery schedule.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A. The City owns or controls all project sites. Parks, open spaces, fire stations, and rights-of-way are city-owned or under city jurisdiction. Fire inspections of private properties are conducted under existing municipal inspection authority. No property acquisition, easements, or third-party permissions are required to begin implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Each department will submit reports and an annual review documenting costs, staff time, community feedback, and progress against grant milestones. One-time capital purchases from Project 3 (portable air monitors, SCBA compressors) are expected to remain in service for years past the grant term; post-grant maintenance will be funded through the Fire Department’s operating budget.

Programmatic components are designed to become part of standard departmental operations. Urban forestry activities will be incorporated into the Public Works maintenance program. Wildfire prevention and inspection functions are extensions of existing Fire Department and Building Inspection programs that will continue under their regular operating budgets. Park maintenance will continue to be funded through the General Fund and PLLAD (Prop 218). The fleet transition roadmap will identify state, federal, and Air District grant opportunities to fund the next phase of vehicle replacement. The community alert system, once implemented, will be maintained through the City's operating budget and supplemented by future emergency preparedness grant opportunities.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The breadth of this project — six programs across four departments — is its primary implementation risk. The City will manage this through a central coordination function led by [redacted], with quarterly cross-departmental progress reviews and clear assignment of each program to a named departmental lead. For the Urban Forestry program, a comprehensive tree inventory is a prerequisite for planting prioritization; the City will initiate the inventory in the first year to establish the baseline for all subsequent planting decisions. For the Wildfire Fuel Modification Program, securing access to private property for defensible space inspections and vegetation management requires landowner cooperation; the City will develop a written notification and engagement protocol in the first year to streamline this process. For the community alert system, technology selection and community testing take time; the City will pilot the system in the second year of the grant term and refine based on community feedback before full deployment. These projects were selected through close collaboration across departments, public comment, and City Council approval, building the institutional commitment needed to sustain a project of this scope through the full grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Project 4: Promoting Community Health — Protects Benicia residents from the air quality threats they face most directly: wildfire smoke, industrial emissions, and vehicle emissions. Six coordinated sub-projects work together — Urban Forestry & Greening, Wildfire Prevention & Readiness (including fuel modification, fire prevention/inspection, and community engagement), Safety & Monitoring Equipment, Fire Department Fleet Maintenance, Equitable Access to Parks & Recreation, and Emergency Response & Community Alert (including ISO program management and hazardous materials response). Total Budget: $15,500,120.50 over 5 years.

Summary of Measurable Outcomes and Indicators

Sub-Project & Component	Measurable Outcome	Indicator(s)
SP-1: Urban Forestry & Greening ($3,396,143.50)	Expand and maintain Benicia's tree canopy, prioritizing neighborhoods with the greatest heat and pollution exposure, to increase natural air filtration and reduce urban heat.	• Citywide tree inventory completed by end of Year 1; priority planting locations identified • ≥200 new native trees planted in priority neighborhoods by Year 5 • 100% of existing trees inspected on standard maintenance cycle each year • Soil stabilization, mulch, and groundcover applied to support tree health and reduce dust • Annual planting and maintenance activities documented
SP-2: Wildfire Prevention & Readiness ($3,452,676.00)	Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification across high-risk areas.	• Acres of vegetation treated annually (goat grazing, discing, manual clearing) • Annual vegetation management schedule developed and followed • Priority access routes for firefighters cleared and maintained • Vegetation management integrated into emergency response planning and dispatch systems
	Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	• # inspections of commercial, industrial, and high-risk occupancies completed annually • # hazards identified and corrected; follow-up inspections confirm resolution • Violations tracked; compliance trends reported annually • Permit applications reviewed for fire and life safety compliance
	Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and real-time protective messaging.	• # community education events held annually (station tours, school visits, open house, CPR/CERT) • # residents reached through in-person and social media outreach • Timely safety messaging issued during smoke, odor, and hazardous material incidents

Sub-Project & Component	Measurable Outcome	Indicator(s)
		• Outreach calendar adjusted annually based on seasonal risk and community feedback
SP-3: Safety & Monitoring Equipment ($261,158.40)	Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first responders and inform protective action during emergencies.	• Portable air monitors (MSA ALTAIR 5X and RKI units) purchased, deployed to apparatus, and operational • SCBA air compressor (BAUER UNICUS 4) installed; aging unit decommissioned • Air output meets Grade E breathing air standards • All equipment calibrated and maintained per manufacturer schedule • # incidents where air monitors deployed (tracked in incident reports)
SP-4: Fire Department Fleet Maintenance ($2,028,828.40)	Maintain Fire Department fleet emissions compliance and operational readiness through structured preventive maintenance, reducing vehicle-related emissions and ensuring rapid emergency response.	• Routine preventive maintenance completed on all apparatus annually • All applicable units pass required smog and emissions inspections • Fleet available for simultaneous incident response; vehicle downtime tracked • Aging high-use vehicles identified for prioritized replacement
SP-5: Equitable Access to Parks & Recreation ($4,720,933.40)	Maintain parks, open spaces, and irrigation infrastructure to support public health, reduce heat exposure, and ensure safe, accessible green space for residents who benefit most.	• 211 acres of park landscape maintained annually • 68 open space access areas managed with emergency vehicle clearance maintained • 100 irrigation field controllers tested and repaired annually; leaks addressed promptly • ADA improvements completed at priority parks; SeeClickFix hazard reports resolved
SP-6: Emergency Response & Community Alert ($1,640,380.80)	Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	• Annual facility reports received and reviewed; inspections and audits conducted following Level 2 and Level 3 incidents • ISO Citizen Oversight Commission meetings held; public hearings facilitated • Incident reports and notifications published to Public Information Bank • Annual ISO performance report produced and presented to City Council • Compliance tracking system maintained; coordination with CUPA and Air District documented

Sub-Project & Component	Measurable Outcome	Indicator(s)
	Reduce community exposure to hazardous air pollutants through rapid hazardous materials response and timely, clear public emergency alerts.	• HazMat responders maintain required certifications; equipment and PPE ready for deployment • Emergency alert system operational; alerts issued with protective action guidance during incidents • # multi-agency drills or exercises completed annually • # hazmat incidents responded to; releases stabilized before off-site escalation where possible • Post-incident public follow-up provided; facility incident reports reviewed

Detailed Milestones and Task Plan by Sub-Project

Sub-Project 1: Urban Forestry & Greening — $3,396,143.50

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Expand and maintain Benicia's tree canopy, prioritizing neighborhoods with the greatest heat and pollution exposure.	A. Tree Inventory & Planting Strategy (Year 1)	1. Conduct citywide tree inventory documenting condition, species, and canopy coverage for all 4,500+ existing trees; complete by end of Year 1	Public Works	ISA-Certified Arborist	Months 1–12
		2. Map canopy gaps, heat exposure, and pollution burden by neighborhood; use findings to establish equity-based planting priority areas	Public Works	Parks Staff; GIS Staff	Months 6–12
		3. Select California native species (Quercus, Arbutus, Arctostaphylos, Sequoia, Platanus); develop annual planting schedule for priority neighborhoods	Public Works	ISA-Certified Arborist	Months 6–12
	B. Annual Planting & Maintenance (Years 1–5)	1. Plant ≥40 new native trees annually in highest-priority neighborhoods (≥200 over 5 years); provide initial care (watering, staking) through first two growing seasons	Public Works	Parks Staff / Contractors	Months 6–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Inspect and maintain all existing trees on standard cycle; remove hazardous trees; track improvement vs. Year 1 baseline	Public Works	ISA-Certified Arborist	Months 1–60
		3. Apply mulch and soil stabilization; install bioswales and green buffers where appropriate; conduct irrigation checks at tree sites	Public Works	Parks Staff	Months 6–60

Sub-Project 2: Wildfire Prevention & Readiness — $3,452,676.00

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification.	A. Priority Areas Mapped & Schedule Developed	1. Map high-risk wildfire zones near residential areas and sensitive populations; identify priority treatment areas based on fuel load, slope, and proximity to structures	Benicia Fire Dept.	N/A	Months 1–12
		2. Develop annual vegetation management schedule aligned with peak fire season; adjust annually based on drought conditions and growth patterns	Benicia Fire Dept.	N/A	Months 1–12
		3. Identify and map priority firefighter access routes in high-risk areas; coordinate with Parks Dept. on clearance responsibilities	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–12
	B. Vegetation Treatment Implemented (Annual)	1. Deploy goat grazing operations to reduce fine fuels and invasive vegetation; conduct discing to establish and maintain strategic firebreak lines	Benicia Fire Dept.	N/A	Months 3–60
		2. Perform manual vegetation removal (weed eating/hand crews) in high-risk and inaccessible areas; create and maintain defensible space buffers around residential areas	Benicia Fire Dept.	N/A	Months 3–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		3. Clear vegetation along access roads, fire lanes, and emergency entry points; maintain routes annually for peak fire season usability	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–60
	C. Tracking & Operational Integration	1. Track acreage treated annually by method (grazing, discing, manual); document vegetation reduction and defensible space created or maintained	Benicia Fire Dept.	N/A	Months 3–60
		2. Integrate vegetation management maps and treatment areas into emergency response planning and dispatch systems; align with evacuation planning	Benicia Fire Dept.	Dispatch; Solano County Fire	Months 6–60
		3. Conduct internal evaluations following wildfire incidents to assess access, response times, and suppression effectiveness; incorporate lessons into future planning	Benicia Fire Dept.	N/A	Months 6–60
Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	A. Routine Inspections & Enforcement (Ongoing)	1. Perform annual inspections of commercial, industrial, and high-risk occupancies; inspect hazardous material storage, handling, and fire protection systems	Benicia Fire Dept.	N/A	Months 1–60
		2. Issue notices of violation and corrective action requirements; conduct follow-up inspections to confirm corrections; ensure properties meet California Fire Code	Benicia Fire Dept.	N/A	Months 1–60
		3. Review fire permit applications for compliance; inspect fire protection systems and new construction; prioritize high-risk areas and vulnerable populations	Benicia Fire Dept.	N/A	Months 1–60
	B. Compliance Tracking & Annual Reporting	1. Maintain database of inspection findings, violations, and corrective actions; track compliance trends	Benicia Fire Dept.	N/A	Months 12–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Analyze trends in hazards and incident causes; adjust inspection priorities based on risk data; report annual outcomes to City leadership	Benicia Fire Dept.	N/A	Months 12–60
Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and real-time protective messaging.	A. Year-Round Public Safety Education	1. Develop and maintain seasonal messaging on wildfire preparedness, smoke exposure, carbon monoxide safety, and emergency readiness via social media and City channels	Benicia Fire Dept.	N/A	Months 1–60
		2. Conduct station tours, school and youth outreach, and community presentations; hold annual open house and fire prevention events; offer CPR and CERT training	Benicia Fire Dept.	N/A	Months 1–60
		3. Track attendance and social media engagement; adjust outreach priorities annually based on seasonal risk, incident trends, and community interest	Benicia Fire Dept.	N/A	Months 1–60
	B. Real-Time Protective Messaging During Incidents	1. Issue timely updates during smoke, odor, hazardous material, and vegetation fire incidents; provide shelter-in-place, avoidance, or evacuation guidance	Benicia Fire Dept.	N/A	Months 1–60
		2. Coordinate messages with City leadership and regional partners; provide follow-up information explaining hazards and protective actions after significant incidents	Benicia Fire Dept.	N/A	Months 1–60

Sub-Project 3: Safety & Monitoring Equipment — $261,158.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first	A. Equipment Procured, Installed & Staff Trained	1. Purchase replacement portable air monitors (MSA ALTAIR 5X multi-gas and RKI single-gas units); assign to frontline fire apparatus and medical response units	Benicia Fire Dept.	Equipment Vendors	Months 1–6

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
responders and inform protective action during emergencies.		2. Procure and install new SCBA air compressor (BAUER UNICUS 4); decommission and safely remove aging unit; complete installation testing and operational verification	Benicia Fire Dept.	Equipment Vendor	Months 1–6
		3. Train all firefighters on portable monitor operation and SCBA compressor use; develop standard operating policy for air monitor deployment during incidents	Benicia Fire Dept.	Equipment Vendors; Air District	Months 1–6
	B. Equipment Integrated into Operations & Maintained	1. Deploy portable monitors during fire, hazmat, and medical incidents; use real-time readings to guide evacuation, isolation, or shelter-in-place decisions	Benicia Fire Dept.	Air District; CUPA	Months 3–60
		2. Operate SCBA compressor to maintain continuous cylinder availability; ensure air output meets Grade E breathing air standards; monitor system alerts	Benicia Fire Dept.	N/A	Months 6–60
		3. Conduct routine calibration and maintenance on monitors; replace sensors and filters as needed; document equipment performance	Benicia Fire Dept.	N/A	Months 6–60

Sub-Project 4: Fire Department Fleet Maintenance — $2,028,828.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain Fire Department fleet emissions compliance and operational readiness through structured preventive maintenance, reducing vehicle-related emissions and ensuring rapid emergency response.	A. Annual Preventive Maintenance Program	1. Conduct routine preventive maintenance on all apparatus (engines, ladder truck, water tender, rescue vehicles, specialty units); diagnose and correct engine performance issues that increase fuel use or emissions	Benicia Fire Dept.	N/A	Months 1–60
		2. Ensure all applicable fleet units pass required smog and emissions inspections;	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		document results; minimize downtime through scheduled maintenance			
		3. Ensure adequate apparatus availability for simultaneous emergency incidents; keep specialty units (water tender, Type 3/Type 5) available for extended operations	Benicia Fire Dept.	N/A	Months 1–60
	B. Aging Vehicle Assessment & Replacement Planning	1. Identify older high-use vehicles with declining efficiency or repeated repair needs; track downtime and maintenance costs per vehicle	Benicia Fire Dept.	N/A	Months 12–60
		2. Prioritize replacement of aging units with cleaner, lower-emission apparatus when funding allows; report fleet readiness and utilization to fire leadership annually	Benicia Fire Dept.	N/A	Months 12–60

Sub-Project 5: Equitable Access to Parks & Recreation — $4,720,933.40

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Maintain parks, open spaces, and irrigation infrastructure to support public health and ensure safe, accessible green space for residents who benefit most.	A. Park & Open Space Maintenance (Annual)	1. Maintain 211 acres of developed park and landscaped areas: pruning, mulching, weed control, litter removal, and dog waste station servicing (33 stations)	City of Benicia (Parks)	Contractors	Months 1–60
		2. Manage 68 open space access areas: maintain emergency vehicle clearance, trail maintenance, and debris/encampment removal; respond to SeeClickFix tree and vegetation hazard reports	City of Benicia (Parks)	N/A	Months 1–60
		3. Complete ADA accessibility improvements at priority parks; prioritize facilities serving highest concentrations of	City of Benicia (Parks)	ADA Coordinator; Contractors	Months 6–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		low-income residents, seniors, and people with disabilities			
	B. Irrigation System Maintenance (Annual)	1. Test, adjust, and repair evapotranspiration-based irrigation system: 100 field controllers at 60+ sites; document repair counts and system uptime	City of Benicia (Parks)	N/A	Months 1–60
		2. Repair deficient irrigation components (valves, flow sensors, backflow devices, sprinkler heads, drip emitters) promptly; upgrade to smart controllers where feasible	City of Benicia (Parks)	Contractors	Months 1–60

Sub-Project 6: Emergency Response & Community Alert — $1,640,380.80

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	A. ISO Program Operations & Compliance	1. Evaluate and improve ISO procedures, workflows, and enforcement mechanisms; refine data tracking systems for incidents, emissions, and compliance	Benicia Fire Dept.	CUPA; Air District; Facilities	Months 1–18; ongoing
		2. Receive and review annual facility reports; conduct inspections and audits following Level 2 and Level 3 incidents; review root cause analyses	Benicia Fire Dept.	CUPA	Months 1–60
		3. Enhance coordination with CUPA, Air District, and regulated facilities; coordinate air quality monitoring station siting; oversee data collection and reporting	Benicia Fire Dept.	CUPA; Air District	Months 1–60
	B. Public Information & Oversight Commission	1. Maintain updated Public Information Bank: publish incident reports, post notifications, and make facility data publicly accessible; facilitate public hearings	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Support quarterly ISO Citizen Oversight Commission meetings; facilitate community input; incorporate feedback into policy and program improvements	Benicia Fire Dept.	City of Benicia	Months 1–60
		3. Prepare annual ISO performance report tracking incident trends, compliance rates, and air quality outcomes; present to City Council	Benicia Fire Dept.	N/A	Annual
Reduce community exposure to hazardous air pollutants through rapid hazardous materials response and timely, clear public emergency alerts.	A. HazMat Readiness & Alert Systems Maintained	1. Maintain staffing, training, and HazMat Technician certification of hazmat responders; ensure equipment, PPE, monitoring tools, and decontamination resources are operational	Benicia Fire Dept.	Solano HazMat Team	Months 1–60
		2. Maintain emergency alert tools; update alert templates for industrial incidents, fires, and hazardous releases; conduct periodic system testing and staff training	Benicia Fire Dept.	Solano OES	Months 1–60
		3. Participate in countywide hazmat planning meetings; conduct joint exercises with fire, law enforcement, and county agencies; integrate lessons learned from incidents	Benicia Fire Dept.	Regional emergency response agencies	Months 1–60
	B. Rapid Response & Public Communication During Incidents	1. Deploy trained personnel for hazardous releases, spills, vapor events, and unknown substance investigations; identify chemicals, assess hazards, and implement containment	Benicia Fire Dept.	Solano HazMat Team; CUPA	Months 1–60
		2. Issue timely public alerts with clear protective instructions (shelter-in-place, avoid area, or evacuation); coordinate messaging with City and regional agencies; provide updates until hazard resolved	Benicia Fire Dept.	Solano OES; Regional agencies	Months 1–60
		3. Provide post-incident public follow-up; review facility 72-hour reports; use	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		findings to improve future warning, response, and preparedness systems			

Project Name: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	4.1. Benicia Urban Forestry and Greening Program	Benicia City Staff costs of $652,666 per year over a 5 year period	$3,263,330.00
Personnel/Staff Costs	Direct	4.2.d. Street Maintenance Weed Abatement	Benicia City Staff costs of $25,678 per year over a 5 year period	$128,390.00
Personnel/Staff Costs	Direct	4.4. Legacy Fleet Repair, Maintenance, Upgrades, and Transition Plan	Benicia City Staff costs of $379,203 per year over a 5 year period	$1,896,015.00
Personnel/Staff Costs	Direct	4.2.b. Fire Prevention & Inspection	Benicia City Staff costs of $456,097 per year over a 5 year period	$2,280,485.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	4.3. Safety and Monitoring Equipment for Benicia Fire—Portable Air Monitors	One time cost for the purchase of Portable Air Monitors	$30,721.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	4.3. Safety and Monitoring Equipment for Benicia Fire—SCBA Compressor	One time cost for the purchase and installation of SCBA Compressor	$97,624.00
Personnel/Staff Costs	Direct	4.5. Equitable Access to Parks and Recreation Facilities and Programs	Benicia City Staff costs of $917,624 per year over a 5 year period	$4,588,120.00
Personnel/Staff Costs	Direct	4.2.a. Wildfire Fuel Modification Program	Reduction of wildfire fuels in and around the wildland urban interface. Existing Benicia City Staff costs of $174,265.52 per year over a 5 year period	$871,327.60
Community Engagement	Direct	4.6.b. Fire Department Community Engagement	Outreach to the community regarding the grant and sharing best practices and recommendations for wildfire fuel management. Benicia City Staff costs of $192,513.48 per year over a 5 year period	$962,567.40
Personnel/Staff Costs	Direct	4.2.c. Building Inspection Wildland Urban Interface Program	Benicia City Staff costs of $7,932 per year over a 5 year period	$39,660.00
Personnel/Staff Costs	Direct	4.6.a. Emergency and Rapid Response to Hazardous Emissions & Community Alert System	Benicia City Staff costs of $109,000 per year over a 5 year period	$545,000.00
Personnel/Staff Costs	Direct	4.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	4.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	4.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	4.0. Community Outreach Liaison	Planning and materials	$25,000.50

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TOTAL: **$15,500,120.50**

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$15,500,120.50
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$15,500,120.50
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: **$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Catalyst

City of Benicia Resubmission



Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	$35,634,524
Grant Term Request	5 years
Project Information	
Project Title	Clean Energy Initiative
Project Funding Request	$8,621,508.50

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

The Benicia Clean Energy Initiative combines Benicia's innovative future-thinking with its incredible flexibility in adapting to anticipated changes following the closure of the Benicia Refinery, aligning well with the Local Community Benefit Fund's strategies. This project challenges the City to imagine Benicia's future beyond its current gas- and diesel-powered facilities, imagining a complete transformation towards cleaner, renewable

energy. Its current reliance on these facilities stem from the City's historically tight budget; forcing the City to reimagine the allocation of all current City funds at any other time would upend its staff and push its City to lay off critical staff. This would not only result in delayed or stalled operations but would set the City back in its ability to pivot to new alternatives due to a lack of resources, funding, and support that would help stabilize the City's foundations. The announcement of the Refinery's closure left the City scrambling to salvage its current operations and plans. To rebuild, the City as it is currently known must completely adapt to this post-Refinery world. Thus, the City has strategized a more sustainable reconfiguration that would completely revitalize Benicia's operations, investing in its infrastructure, departments, and public spaces. This project is now better-aligned with improving the City's air quality, concentrating on electrifying current systems, maximizing solar output, and protecting residents who already bear an outsized pollution burden from the Valero refinery. Such a shift is not only more sustainable, but also reduces long-term costs, stabilizes facility operations, and gives the City a credible, grant-supportable roadmap toward renewable power over current fossil-fuel dependence.

To address community needs, City Hall, the Police Department (including emergency dispatch), the Public Library, and the Community Center occupy a stretch of East L Street that functions as Benicia's civic center. The Library draws approximately 161,000 visits a year; the Community Center hosts over 10,000. All four buildings are publicly accessible, which matters enormously when a heat event or air quality emergency displaces people from their homes. Seniors, young children, people with disabilities, and residents with asthma or cardiovascular conditions are the most frequent users of these facilities during emergencies, and they are the same populations most affected by the refinery's chronic pollution. Enhancing the building's reliability, ventilation, and resiliency is the City's priority when investing in its community's public health. The City is designating this cluster as the Benicia Civic Center Clean Energy District, creating a framework for phased, campus-level investment.

The City is ready to establish this campus as a low-emission, climate-ready framework for a formal community resilience center in future phases. In total, 38 HVAC units will be replaced across the four buildings — 13 at City Hall (10 split systems, 1 packaged A/C, 2 water heaters), 6 at the Police Department (5 split systems, 1 packaged A/C), 5 at the Library (4 packaged A/C units, 1 water heater), and 14 at the Community Center (1 split system, 13 packaged A/C units). Together, these investments serve facilities that collectively receive over 170,000 public visits per year, setting the standards for future public investments.

Elements of the project, including their **summaries** and notable **measurable outcomes,** include:

1.1B HVAC Electrification and Smart Controls and Measurable Outcomes: Equipment ages vary across the campus, but none of function adequately. The Library is operating systems that date to 1992 — 33 years old. The Police Department's HVAC is approximately 26 years old. The Community Center's is 20 years. City Hall has a mix: some equipment installed as recently as 2010, and other units over 30 years old. All will be replaced with electric heat pumps, eliminating on-site gas combustion across the campus and improving air quality inside buildings that serve as emergency shelters. California requires replacement of gas water heaters below 75 MBH with electric models beginning in 2027, and gas furnaces and packaged HVAC units with electric heat pumps beginning in 2029; this project proactively completes those transitions. The Community Center already uses Ecobee smart thermostats with remote access; City Hall, the Police Department, and the Library will be brought to the same standard, giving facilities staff the ability to manage temperatures remotely during heat emergencies without requiring anyone on-site.

The City Hall, Police Department, Library, and Community Center will receive new HVACs and water heaters. All replacements are electric heat pumps. Gas combustion is eliminated across the entire campus. The Community Center already operates Ecobee smart thermostats with remote access; the remaining three buildings will be upgraded to the same standard, giving City staff a unified platform to monitor and manage temperatures across all four facilities — essential during heat events when these buildings serve as public cooling centers.

1.1C Solar System Modernization and Measurable Outcomes: Benicia has made a sustained commitment to solar energy, installing arrays at facilities across the city over the past decade. This component is about protecting that investment. Awarded funds would be distributed across ten installations and covers initial repairs and upgrades, and ongoing inspections, panel care, and needed repairs. Solar reliability at the water pump stations and treatment plant is particularly critical — these systems support drinking water infrastructure, and outages carry direct public health consequences. Looking ahead, the City plans to pursue battery storage additions at key solar sites through available state funding programs, which would allow the Civic Center District and other community refuge facilities to operate independently of the grid during extended emergencies.

The City of Benicia intends to pioneer an expansive, innovative project that upends its current reliance on diesel and gas power, and transition into more sustainable, cleaner alternatives that improve the City's air quality and promote green energy in the long term. Notably, the City anticipates upgrading its first responder

departments by embracing solar-powered facilities and fleet electrification. Although the push for solar reliance remains a top priority for the City, its ongoing costs have often limited staff's ability to obtain and maintain these structures. The City anticipates that grant funding will help to alleviate the burden of funds that has historically limited the City from taking on more ambitious projects.

Municipal Solar Reliability and Battery Resilience Planning Project and Measurable Outcomes: The City of Benicia will invest $4.15 million over the five-year grant performance period to strengthen the performance, reliability, and operational value of its municipal clean-energy system across ten City facilities. From this total amount, $150,000 will support a comprehensive technical assessment of all ten sites to determine the feasibility of future battery energy-storage improvements. Together, these activities will protect the clean-energy foundation needed to expand Benicia's electric vehicle fleet and charging network while preparing the City to pursue future resilience investments based on sound engineering, cost, and community-benefit analysis.

The City currently receives solar energy and related infrastructure services through a long-term agreement covering solar assets at municipal facilities. Bay REPAIR funding will support eligible costs incurred during the grant period for solar infrastructure availability, performance services, monitoring, system optimization, maintenance, performance verification, and operational coordination. The project does not seek reimbursement for costs incurred before the grant begins. Rather, it will support the continued delivery and effective use of renewable energy throughout the five-year performance period while positioning the City for additional clean-energy and fleet-electrification investments.

The project will connect planning and operational improvements across ten City facilities, creating a coordinated municipal clean-energy network rather than a series of isolated sites. The City will evaluate solar generation, facility electricity demand, critical operations, planned electric vehicle charging loads, outage vulnerability, existing electrical infrastructure, and opportunities for future energy storage at each location. This citywide approach will help Benicia maximize the value of its existing solar resources and identify where future battery investments could most effectively support public services, clean transportation, and continuity of operations.

The $150,000 battery resilience assessment will examine the technical, operational, and financial feasibility of installing battery energy-storage systems at each of the ten facilities in a future implementation phase. The assessment will evaluate available space, existing electrical panels and interconnection conditions,

solar production profiles, facility load data, critical-load requirements, anticipated EV charging demand, fire and life-safety considerations, permitting requirements, system sizing, preliminary costs, potential incentives, and expected resilience and emissions-reduction benefits. It will also identify priority sites and develop recommended implementation phases.

No battery systems will be procured or installed through this project. Instead, the assessment will provide the technical documentation and implementation roadmap needed for the City to pursue future regional, state, federal, utility, and other clean-energy funding. This planning work will reduce uncertainty, establish realistic budgets and schedules, and improve the City's readiness to secure capital funding for battery installation after the Bay REPAIR-funded assessment is complete.

The project directly advances the Local Community Benefits Fund strategy to reduce air pollution and improve public health. Benicia's municipal solar-energy system provides the clean-energy platform needed to transition police, fire, public works, and other municipal operations away from gasoline- and diesel-powered vehicles and equipment. Improving system performance and coordinating solar generation with existing and planned charging demand will support the addition of electric fleet vehicles and increase the amount of municipal transportation activity powered by renewable energy.

This investment goes beyond routine maintenance. It will optimize system performance, improve coordination among ten municipal sites, support measurable fleet-electrification outcomes, and create a technically grounded pathway for future battery resilience improvements. Reliable access to renewable electricity is necessary for the City to replace fossil-fueled vehicles, operate dependable charging infrastructure, and avoid allowing electrical-capacity or reliability concerns to slow the transition to cleaner municipal operations.

The timing of the project is particularly important as Benicia enters a period of substantial fiscal and economic transition. Without grant support, the cost of sustaining and optimizing the municipal solar program could require the City to defer clean-transportation investments, slow the addition of electric vehicles and charging infrastructure, or postpone the technical work needed to advance future battery projects. Such delays could cause Benicia to lose momentum and remain more dependent on fossil fuels at the same time it is seeking to establish a healthier and more resilient post-refinery economy.

Grant-funded activities will include five years of solar infrastructure availability and performance services; preventive and corrective maintenance; system monitoring and performance verification; coordination of solar generation with existing and planned EV charging loads; annual evaluations of system reliability; the comprehensive battery feasibility assessment for all ten facilities; development of preliminary battery concepts, cost estimates, priorities, and implementation phases; and preparation of a long-term financing and operations strategy.

The City will measure project performance through annual solar electricity generation, system availability and downtime, maintenance and optimization activities completed, renewable electricity supplied to municipal operations, electricity used for EV charging, the number of fleet vehicles and charging ports supported, gasoline and diesel use displaced through related electrification efforts, and estimated reductions in greenhouse-gas and criteria-pollutant emissions. Battery-planning outcomes will include completion of assessments at all ten facilities, identification of feasible battery locations, recommended system capacities, preliminary implementation costs, priority rankings, and a funding strategy for future deployment.

Regular public updates will describe solar performance, implementation progress, municipal fleet electrification, completion of the battery assessment, and resulting air-quality, public-health, and resilience benefits. These measurable outcomes will connect the requested budget to the Air District's scoring priorities for community impact, readiness, measurable results, budget justification, and long-term sustainability.

By the fourth year of the grant, the City will complete and begin implementing a post-grant financing and operations strategy for the ten-facility clean-energy network. The strategy will identify municipal resources, avoided energy and fuel costs, charging revenue, external grants, utility programs, and other funding sources necessary to sustain the solar program and pursue future battery installations. Through this project, Benicia will strengthen its existing renewable-energy platform, prepare ten public facilities for future resilience investments, and create the dependable clean-energy foundation needed to accelerate municipal fleet electrification and the City's broader transition away from fossil fuels.

- **Personnel/Staff Costs:** Project Manager, Grant Manager, and Analyst would be responsible for carrying out the specific elements of this project. Appropriate Community Outreach would ensure that all Benicia residents' comments and needs are considered.

Following these upgrades, the City anticipates eventually building out the Community Center and the Library as formal community resilience centers, with expanded emergency capacity, programming, and backup systems to support residents through extended climate events or other natural disasters.

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered. (Q6)*

This suite of projects improves indoor air quality and climate comfort in the buildings Benicia residents depend on most, reduces emissions from city operations, and ensures that the Civic Center campus can serve as a reliable resilience hub — a safe place for residents during emergencies and a coordinated center for emergency operations.
Because the Clean Energy Initiative is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- SeeClickFix, which allows residents to flag infrastructure or facility-specific concerns from a mobile device, will be used to flag any issues with implementation.
- The Grants Manager will directly engage community stakeholders, especially through organizations serving seniors, people with disabilities, the school district, and residents with respiratory conditions. This ensures that the populations most reliant on these facilities as emergency resources have a direct channel to the project team.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

Construction at the Civic Center campus will directly affect Library and Community Center users. Advance notice of timelines and access disruptions will go to all City email subscribers, be posted at affected facilities. HVAC and thermostat upgrades will be coordinated with facility managers and senior programming staff who depend on the Community Center as a cooling resource during heat events.

Utility Providers PG&E, MCE (Marin Clean Energy), and the City's water and wastewater utilities are engaged as technical partners whose infrastructure decisions directly affect Clean Energy Initiative investments.

Through regular interaction with the community at public meetings, City Council meetings, and community programming, the City has consistently heard the importance of maintaining access to core services, safe gathering spaces, and reliable public safety operations.

The selected facilities reflect these identified priorities. City Hall serves as a central access point for residents to pay utility bills, access the Mayor's Office, attend City Council meetings, and engage with essential City staff. The Police Department facility supports critical public safety and dispatch operations, which are vital during emergency events. The Library and Community Center are heavily utilized community hubs that provide year-round programming and serve as designated cooling centers during extreme heat, offering safe and accessible refuge for vulnerable populations.

Together, these engagement efforts ensured that the project reflects both community-identified priorities and operational realities, resulting in a targeted investment that maximizes public benefit, supports vulnerable populations, and strengthens community resilience.

Utilize this table to report information about each project in your application. ** Do not edit the cells shaded grey. Those are formulas**
Application Title: Benicia Forward: A Catalyst for a Clean and Resilient Future

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	Clean Energy Initiative	Modernizes the City's municipal clean energy infrastructure through HVAC electrification, solar system modernization, battery resilience planning, and integration of renewable energy wtih electric vehicle charging infrastructure. The project reduces emissions, improves energy reliability, and strengthens essential public facilities during emergencies.	Reduce Air Pollution and Improve Health Outcomes	City of Benicia	$ 8,621,509	$ -	0.0%	$ 8,621,509	$ 8,621,509
2	Clean Mobility Initiative	Accelerates Benicia's transition to clean transportation by electrifying public safety and municipal fleets, expanding public EV charging, and improving bicycle and pedestrian infrastructure. The project reduces transportation emissions while increasing safe, sustainable mobility options for the community.	Reduce Air Pollution and Improve Health Outcomes	City of Benicia	$ 8,001,508	$ -	0.0%	$ 8,001,508	$ 8,001,508
3	Just Economic Transition	Supports Benicia's transition following the Valero refinery closure through industrial site transition planning, land use revitalization, clean industry recruitment, and workforce transition strategies. The project strengthens long-term economic resilience while promoting cleaner industries and protecting community health.	Both	City of Benicia	$ 11,430,925	$ 4,885,248.00	42.7%	$ 11,430,925	$ 11,430,925
4	Promoting Community Health	Improves public health by expanding the urban tree canopy, reducing wildfire and smoke risks, strengthening emergency response capabilities, modernizing fire equipment, and investing in parks, shoreline access, and public health improvements that reduce heat exposure and improve community resilience.	Reduce Air Pollution and Improve Health Outcomes	City of Benicia	$ 7,580,583	$ -	0.0%	$ 7,580,583	$ 7,580,583
5							0.0%	$ -	
6							0.0%	$ -	
7							0.0%	$ -	
8							0.0%	$ -	
9							0.0%	$ -	
10							0.0%	$ -	
				TOTALS	**$ 35,634,524**	**$ 4,885,248**	**13.7%**	**$ 35,634,524**	**$ 35,634,524**

**NOTE: Compliance with the 25% Professional Services & Consultants Maximum Allocation are checked at the TOTAL APPLICATION LEVEL (not the Project Level). The total % will turn red if outside the required limits.
**NOTE: Columns G&H are used to determine whether this application meets the 25% cap on Professional Services & Consultant Costs. The cap is calculated as 25% of the application's direct costs. The values for Columns G, H, and K-U should be entered using the same values from your project budget workbooks.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The **Clean Energy Initiative** strengthens Benicia's municipal clean-energy infrastructure through HVAC Electrification and Smart Controls, Citywide Solar System Modernization, Municipal Solar Reliability and Battery Resilience Planning, and integration of renewable energy with the City's growing electric vehicle fleet and charging infrastructure.

Summary of Measurable Outcomes and Indicators

Sub-Project and Component	Measurable Outcome	Indicator(s)
1.1b: Benicia City Center Community Resilience Center Campus Phase 1—HVAC Electrification and Smart Controls	Improve indoor air quality in Civic Center buildings by replacing aging HVAC systems with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	• 38 HVAC units replaced across four buildings; all pass final inspection • MERV-13 filters installed and documented in all new units • Pre-installation IAQ walkthrough on file; post-installation check confirms improved conditions • Gas water heaters at City Hall and Library replaced with electric heat pump models • Contractor commissioning reports on file for all units
	Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	• All replacements use R-454B refrigerant (lower GWP than R-22/R-410A) • Ecobee smart thermostats are operational at City Hall, PD, and Library • Remote pre-cooling capability verified before each heat season • Occupant IAQ complaints tracked through existing facility channels
1.1c: Benicia City Center Community Resilience Center Campus Phase 1—Solar System Modernization	Protect solar energy production across 10 city installations through targeted one-time repairs, preserving renewable generation at water and community resilience facilities.	• One-time repairs ($480K) completed; solar contractor provides pre/post kWh production report • Solar uptime maintained at Water Treatment Plant and Pump Stations P-1, P-2, P-3 • Sites with >10% output degradation flagged and addressed
Municipal Solar Reliability and Battery Resilience Planning Project	Strengthen and expand the City's municipal clean-energy system across ten facilities—optimizing solar performance, adding battery backup at selected sites, and integrating renewable generation with the City's growing EV fleet and charging network.	• Annual solar electricity generation (kWh) tracked and reported for all ten City-served sites • Battery storage capacity installed (kW/kWh); energy stored and discharged tracked annually • # of facilities improved and critical loads supported by battery backup during outages or peak demand • System availability/uptime maintained at a defined target annually; unplanned downtime logged

Sub-Project and Component	Measurable Outcome	Indicator(s)
		• Renewable electricity supplied to municipal facilities and EV charging tracked annually (kWh) • # of fleet vehicles and charging ports supported by solar-sourced electricity • Estimated gasoline/diesel displaced and GHG/criteria-pollutant emissions avoided • Post-grant financing and operations strategy completed and implementation begun by Year 4

Detailed Milestones and Task Plan by Sub-Project

1.1b: Benicia City Center Community Resilience Center Campus Phase 1—HVAC Electrification and Smart Controls

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve indoor air quality in Civic Center buildings by replacing aging HVAC with high-efficiency electric units and MERV-13 filtration, reducing particulate exposure for staff, seniors, and the public.	A. IAQ Baseline Assessment and Equipment Specification	1. Conduct pre-installation IAQ walkthrough at all four buildings: document odors, moisture issues, airflow problems, and existing filter ratings; establish baseline condition record	Public Works / Facilities	Technical Advisory	Months 1–6
		2. Finalize equipment specs requiring MERV-13 filtration and R-454B refrigerant; confirm unit counts and locations — City Hall (13 units), PD (6 units), Library (5 units), Community Center (14 units)	Public Works	HVAC Contractor	Months 1–6
		3. Develop construction schedule minimizing disruption to Library and Community Center operations; coordinate with facility managers and senior programming staff	Public Works	Library Director; CC Manager	Months 3–9
	B. HVAC Replacement and Water Heater Upgrades	1. Replace all 38 HVAC units across four buildings with electric heat pumps equipped with MERV-13 filters; complete all replacements by Year 2	Public Works	HVAC Contractor; Building Safety	Months 9–24

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		2. Replace gas water heaters at City Hall and Library with electric heat pump models (proactively meeting CA 2027 mandate); confirm all units use R-454B refrigerant	Public Works	HVAC Contractor	Months 12–24
		3. Obtain contractor commissioning reports for all units confirming performance to specification; verify final inspection approval from Building Safety	Public Works	Building Safety	Months 18–24
	C. Post-Installation Verification	1. Contractor conducts post-installation IAQ check at all four buildings: confirm improved ventilation and filter performance; document results for grant file	Public Works	Technical Advisory	Months 24–30
		2. Review occupant IAQ complaints via existing facility channels before and after installation; document any improvement in complaint frequency	Public Works / Facilities	Facility Managers	Months 24–36
Eliminate on-site gas combustion, upgrade to lower-emissions R-454B refrigerant, and enable remote cooling center management through smart thermostat installation.	A. Smart Thermostat Installation and Training	1. Install Ecobee smart thermostats at City Hall, Police Department, and Library (Community Center already equipped); configure remote access and pre-cooling capability for all four buildings	Public Works / Facilities	HVAC Contractor; IT	Months 18–24
		2. Train facilities staff on unified remote management platform; document staff ability to activate pre-cooling for cooling center operations without being on-site	Public Works / Facilities	IT Department	Months 18–24
	B. Cooling Center Readiness Verification (Annual)	1. Before each heat season, test remote pre-cooling capability at all four buildings; confirm HVAC, smart controls, and backup generator are all operational; log results	Public Works / Facilities	Emergency Management	Annual (Months 24–60)
		2. Report cooling center readiness status to Community Sustainability Commission annually	Public Works	N/A	Annual (Months 24–60)

1.1c: Solar System Modernization

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Protect solar energy production across 10 city installations through targeted one-time repairs, preserving renewable generation at water and community resilience facilities.	A. Year 1 Inspections and One-Time Repairs	1. Inspect all 10 solar installations: document current kWh output, inverter status, panel condition, and monitoring gaps; establish production baseline for each site (City Hall, Community Center, Community Park, Corp Yard, Fire Station 12, Swim Center, Water Treatment Plant, Pump Stations P-1, P-2, P-3)	Public Works / Facilities	Solar Contractor	Months 1–6
		2. Complete one-time repairs ($480K): Water Pump Station P-3 ($257K — meter upgrade, 2 inverter replacements, updated monitoring); remaining budget to other underperforming sites identified in inspection; prioritize water infrastructure sites	Public Works	Solar Contractor; PG&E	Months 6–18
		3. Obtain solar contractor pre/post kWh production report documenting output before and after repairs; archive for grant reporting	Public Works / Facilities	Solar Contractor	Months 18–24
	B. Citywide Solar Powered Transition	1. Solar contractor work at all 10 sites: panel cleaning, inverter servicing, monitoring verification, electrical checks; contractor submits service logs for each site	Public Works / Facilities	Solar Contractor ($400,800/yr)	Annual (Months 6–60)
		2. Review contractor's annual kWh production report for all 10 sites; flag any sites with >10% degradation for prompt repair; include solar performance summary in annual grant progress report	Public Works	N/A	Annual (Months 12–60)

Municipal Solar Reliability and Battery Resilience Planning Project

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date

Strengthen and expand the City's municipal clean-energy system across ten facilities—optimizing solar performance, adding battery backup at selected sites, and integrating renewable generation with the City's growing EV fleet and charging network.	A. Executed consultant contracts	1. Grant agreement execution, staffing assignment, and competitive procurement of consultant services	Public Works / Facilities	Solar Contractor	Months 1-3
	B. Inventories and Summaries	1. Energy data set and load summary: Collect and analyze twelve months of interval meter data, utility bills, and tariff details for every city account	Public Works / Facilities	Solar Contractor	Months 2-4
		2. Generator inventory: Inventory every standby generator serving a city facility: rating, fuel, permit or registration status, and recorded run hours	Public Works / Facilities	Solar Contractor	Months 2-5
		3. Site condition summary: Review array condition and expected remaining life at each site, coordinated with the restoration contractor	Public Works / Facilities	Solar Contractor	Months 3-5
	C. Study and Analysis	1. Critical load tables by facility: Critical load study with department staff and the Fire Department; sort loads into critical, operational, and non-essential tiers	Public Works / Facilities	Solar Contractor	Months 4-7
		2. Interconnection memo and tariff determination: Interconnection screening and utility tariff analysis, including the net metering successor tariff question	Public Works / Facilities	Solar Contractor	Months 4-8
		3. Siting feasibility findings, reviewed by the Fire Department: Fire and building code siting review, including separation distances and access	Public Works / Facilities	Solar Contractor	Months 5-8
		4. Financing and encumbrance memo: Review loan covenants on the collateralized buildings and confirm the federal tax credit pathway	Public Works / Facilities	Solar Contractor	Months 5-8
	D. Application and Publication	1. Ranked site list, concept design for the flagship facility, engineer's cost estimates: Apply selection criteria, size systems from measured loads, prepare concept design and cost estimates	Public Works / Facilities	Solar Contractor	Months 8-10
		2. Baseline and target report, published findings: Publish the emissions baseline, set targets for future phases, and present findings to the City Council	Public Works / Facilities	Solar Contractor	Months 10-12

Project Name: Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	1.1.c. Benicia City Center Community Resilience Center Campus Phase 1—Solar System Modernization	Cost for a subcontractor $400,800 to ensure continuous operations for 5 years	$1,603,200.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	1.1.b. Benicia City Center Community Resilience Center Campus Phase 1—HVAC Electrification and Smart Controls	One time cost for a subcontractor to install HVAC & Smart Controller Improvements at City Hall, Library, Community Center	$2,071,428.00
Construction	Direct	Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Personnel/Staff Costs	Direct	Community Outreach	Funding for staff time, planning, presentation materials.	$25,000.50
Construction	Direct	Municipal Solar Reliability and Battery Resilience Planning Project	Funded upgrades to various citywide electrical infrastructure and the construction/integration of 10 solar sites, including 4 water utlities sites and 6 general fund sites ($4,000,000), Assessment of all 10 city facilities ($150,000)	$4,150,000.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	$35,634,524
Grant Term Request	5 years
Project Information	
Project Title	Clean Mobility Initiative
Project Funding Request	$8,001,507.50

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

The Benicia Clean Mobility Initiative is an absolutely crucial element for the City's transition to a more holistically cleaner system. Every component of this project reduces transportation-related air pollution, which makes up Benicia's largest controllable source of PM2.5, NOx, and greenhouse gases. Fleet electrification and maintenance directly cut tailpipe emissions from city vehicles. Pedestrian and bicycle infrastructure investments

make low- and zero-emission travel practical for more residents, shifting short trips away from single-occupancy vehicles. Better-maintained pedestrian bridges, tunnels, and sidewalks give people safe, contiguous routes to reach transit, schools, and services. The Legacy Fleet transition plan advances Just Transition by replacing reactive, crisis-driven repairs with a structured, grant-supportable roadmap that progressively lowers the City's operating costs and emissions profile as vehicles turn over.

Elements of the project, including their **summaries** and notable **measurable outcomes,** include:

2.1.a. City Fleet Transition — Police Department Electric Vehicle Acquisition (5 Vehicles): The City of Benicia will acquire and deploy five battery-electric vehicles to replace gasoline-powered vehicles used by the Police Department for administrative and community-safety functions. The vehicles will support routine departmental travel, staff transportation, training, meetings, community outreach, investigations, equipment movement, and other non-patrol activities that do not require a fully equipped emergency-response vehicle. Replacing frequently used administrative vehicles with electric alternatives will immediately reduce gasoline consumption, operating emissions, and dependence on fossil fuels while advancing the City's broader transition to a cleaner municipal fleet.

Grant funding will support both the acquisition of the five vehicles and the specialized equipment and installation required to place them into law-enforcement service. The cost of a police administrative vehicle extends considerably beyond the manufacturer's advertised or base purchase price. Depending on each vehicle's assigned function, upfitting may include police radios and communications equipment, emergency or warning lights, mobile computer workstations, secure equipment storage, vehicle identification or graphics, protective components, electrical-system modifications, safety equipment, and other department-specific accessories. Grant funds may also support delivery, inspection, registration, installation labor, testing, commissioning, and staff training necessary to ensure that each vehicle is safe, reliable, and operationally ready.

The project directly advances the Air District's goal of reducing air pollution and improving public health by replacing daily gasoline-powered vehicle trips with zero-tailpipe-emission transportation. The five electric vehicles will reduce localized emissions associated with travel through residential neighborhoods, commercial areas, schools, parks, and other community locations. Regenerative braking will also reduce reliance on friction brakes, helping decrease brake wear and associated particulate emissions while extending component life.

The Police Department's sworn and professional personnel rely on administrative vehicles to perform essential duties throughout Benicia and the surrounding region. Selecting administrative vehicles for the City's initial law-enforcement fleet conversion provides a practical and operationally appropriate pathway for electrification because these vehicles generally follow predictable duty cycles and can be deployed without compromising emergency-response requirements. Their use will allow the City to evaluate vehicle range, reliability, maintenance needs, operating costs, and staff experience before expanding electric technology into additional public-safety fleet classifications.

Before acquisition, the City will identify the gasoline-powered vehicles to be replaced and document their age, mileage, annual fuel consumption, maintenance history, operating costs, and typical use. Replacement vehicles will be selected based on range, safety, reliability, cargo capacity, warranty coverage, law-enforcement upfitting compatibility, and total cost of ownership. The gasoline-powered vehicles replaced through the project will be removed from routine Police Department service to ensure that the investment results in lasting and verifiable emission reductions.

The City will measure project performance by tracking electric vehicle mileage, gasoline displaced, charging energy consumed, estimated reductions in greenhouse gases and criteria pollutants, vehicle availability, maintenance and operating costs, and staff feedback. The City will also compare the electric vehicles' performance and total ownership costs with those of the gasoline-powered units they replace. These measurable outcomes will inform the City's long-term fleet replacement strategy and provide a documented basis for expanding electrification to other municipal departments.

By acquiring five fully equipped electric police administrative vehicles, Benicia will achieve immediate mobile-source emission reductions while demonstrating that electric vehicles can reliably support essential law-enforcement operations. The project will produce lasting air-quality, public-health, operational, and financial benefits and establish a scalable model for continued municipal fleet electrification beyond the grant term.

2.1B City Fleet Transition and Charging Infrastructure — Installation of EV Charging Stations and Measurable Outcomes: Benicia currently has no EV charging stations in the Police Department and I.T. parking lot at 150 East K Street. Two Level-2 dual-port charging stations will be installed there, made accessible to City owned EV Fleet. Power-sharing technology will balance electrical load across both ports, maximizing throughput without overloading the service. Two non-patrol

EV vehicles (anticipated Electric Chevy Blazer or comparable EV) will replace fossil-fuel units in the Police Department's administrative fleet, reducing tailpipe emissions from daily operations and extending the City's EV investment beyond the charging infrastructure itself.

Benicia's 34 sworn officers and 20 non-sworn professional employees depend on reliable vehicles for community safety operations. Electrifying the admin fleet reduces fuel and maintenance costs while demonstrating that the transition to EVs is operationally viable to the public — a signal that matters as the City develops its broader fleet transition plan. Electric vehicles also eliminate brake dust containing asbestos through regenerative braking, a meaningful reduction in a city already managing cumulative pollutant exposure from the Valero refinery.

This project installs the City's first EV charging infrastructure at 150 East K Street — four charging ports across two Level 2 dual-port stations, where no charging currently exists. Three non-patrol EV vehicles replace fossil-fuel units in the Police Department's administrative fleet, displacing an estimated 15,000–20,000 miles of fossil-fuel vehicle travel annually. Both investments are designed to remain in service well beyond the grant term and establish the operational foundation for the broader fleet electrification transition.

2.2: Pedestrian & Bicycle Infrastructure Transformative Initiative: First Street Bikeway and Pedestrian Initiative/Benicia High School Pedestrian Crossing Transformation: Benicia's pedestrian and cycling network serves a community where walkability and mobility access are public health issues, not just transportation ones. According to the 2020 Census, 7.8% of Benicia residents under 65 have a reported disability, 23.7% are over 65, and 20.5% are minors. These groups depend on safe, accessible sidewalks, ramps, and crossings for daily travel — and they are the most exposed to traffic hazards and air quality impacts when infrastructure is inadequate. More people walking and cycling also means fewer short car trips, which are among the most emissions-intensive trips.

First Street runs 0.8 miles from the Military East/West intersection to the Benicia waterfront — a route that connects the City's border to its downtown core, passing through a commercial and arts district anchored by galleries, cafes, and small businesses that depend on foot and bike traffic. Three children have been struck by vehicles in this corridor recently. Planned improvements include high-visibility crosswalk markings, bike lane striping, bulbouts with ADA-compliant curb ramps, and bike racks in AB 413-mandated no-parking zones near intersections,. The full

street is scheduled for pavement rehabilitation in 2028, and this investment establishes the safety markings and infrastructure ahead of that work.

High School Pedestrian Crossing Upgrades: Benicia High School's 1,405 students navigate one of the city's most congested intersections daily, at Military West, West 11th Street, and Denfield Avenue — sandwiched between the campus and Interstate 780.

Pedestrian and bicycle improvements within the public right-of-way are fundamental to creating a safe, connected, and resilient multimodal transportation system while directly advancing the Bay Area Air District's objectives of reducing greenhouse gas emissions, improving air quality, and increasing the use of active transportation. ADA- and PROWAG-compliant curb ramps provide the essential connection between sidewalks and street crossings, eliminating accessibility gaps that can force people using wheelchairs, mobility devices, strollers, or bicycles into the roadway or require lengthy detours. Continuous Class II bicycle lanes create dedicated, predictable space for cyclists, improving safety and comfort while closing critical gaps in the City's bicycle network. Complementary improvements, including bicycle parking strategically located throughout the downtown corridor, encourage cycling by providing convenient and secure end-of-trip facilities serving local businesses, schools, parks, the waterfront, civic destinations, and transit stops. Together with high-visibility crosswalks, curb extensions, RRFBs, sidewalk rehabilitation, green infrastructure, and accessible pedestrian crossings, these improvements create seamless connections between neighborhoods, schools, downtown Benicia, the waterfront, parks, and transit. Closing gaps in both the pedestrian and bicycle networks strengthens Safe Routes to School, improves first- and last-mile transit access, expands transportation choices for residents of all ages and abilities, and encourages walking and bicycling as practical alternatives to short vehicle trips. By shifting more local trips from automobiles to active transportation, these investments help reduce vehicle miles traveled, lower transportation-related greenhouse gas emissions and criteria air pollutants, improve public health through increased physical activity, and support cleaner, healthier, and more sustainable communities—outcomes that directly align with the Bay Area Air District's mission to improve regional air quality while advancing climate resilience and equitable access to low-carbon transportation options.

The City will also install a Pedestrian Scramble (also called an Exclusive Pedestrian Phase): a signal phase during which all vehicle movements stop and pedestrians may cross in any direction, including diagonally. All approaches display red lights with lighted "No Right Turn" indications during the phase. This is

the most effective intervention for high-volume school crossings with multi-directional pedestrian demand. The upgrade also includes enhanced striping and lighting to improve visibility during the late-evening hours when after-school athletics bring students back across this intersection.

Five subcomponents address the physical gaps in Benicia's pedestrian and cycling network. By Year 5, the project will have improved 0.8 miles of First Street with bike lanes, high-visibility crosswalks, and ADA-compliant curb treatments; installed a pedestrian scramble crossing that gives Benicia High School students a safe, dedicated crossing phase at the city's most hazardous school intersection; completed repairs and upgrades on all three bridge and tunnel structures (East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian Bridge); upgraded curb ramps at priority locations coordinated with annual pavement rehabilitation; and repaired sidewalks at the deficiency sites with the highest use and greatest safety risk, as identified through SeeClickFix data and ADA Transition Plan obligations.

2.3 Active Transportation Planning and Design (A) and Capital Improvement Prioritization (B): Benicia's Capital Improvement Plan was last adopted in FY 2021–2022. An updated CIP is needed to reflect current infrastructure conditions, prioritize pedestrian and bicycle investments, and provide the planning pipeline that turns community input into fundable, construction-ready projects. The update will incorporate input from the community as well as all City departments to produce updated cost estimates and project sequencing and establish a formal priority framework for bike and pedestrian investments across the City.

Transportation Planning, Design, and Improvements expands this work into a formal active transportation program: preliminary engineering, design, permitting, right-of-way coordination, public involvement, and construction administration for pedestrian and bicycle projects in the pipeline. This includes coordination with the Solano Transportation Authority on regional connections and the pursuit of state and federal gap-funding grants to extend the City's network beyond what this grant funds directly. A formal Bikeway Plan will identify corridors that minimize conflicts between vehicles and people walking or biking, address conflicts with industrial uses, establish design standards for future projects, and provide the documentation needed to compete for active transportation grant programs at the state and federal levels.

An updated Capital Improvement Plan will reflect current conditions across public infrastructure and facilities, with explicit prioritization criteria for pedestrian and

bicycle investments. Transportation Planning, Design, and Improvements will advance projects through preliminary engineering, design, and permitting, building a pipeline of construction-ready projects for future grant cycles. A formal Bikeway Plan will identify and design priority corridors, apply for gap and last-mile funding at the state and federal level, and coordinate with the Solano Transportation Authority on regional connections. Together, these planning efforts reduce the timeline and cost between community-identified needs and funded construction.

2.5a. Type-1 Electric Fire Truck Acquisition: The City of Benicia will acquire and deploy a Type-1 Pierce Enforcer Volterra parallel-electric fire engine as a frontline emergency-response apparatus serving residents, businesses, schools, transportation corridors, industrial areas, and other locations throughout Benicia. The apparatus is anticipated to be the first electric fire engine placed into service in Solano County and among the first deployed in the Bay Area. Its deployment will establish Benicia as an early regional adopter of advanced, emission-reducing emergency-response technology and provide a replicable model for neighboring fire agencies considering the transition to cleaner fleets. This revised scope focuses exclusively on acquisition and operational deployment of the apparatus originally proposed by the City.

The project directly advances the Local Community Benefits Fund strategy to Reduce Air Pollution and Improve Health Outcomes by replacing the routine operation of a conventional diesel fire engine with battery-electric driving and pumping. The Pierce Volterra can respond to incidents and operate its fire pump at full capacity using onboard battery power during typical calls, providing zero-tailpipe-emission operation while in electric mode. Its parallel-electric drivetrain retains an internal-combustion backup that can provide continuous power during extended incidents, preserving operational readiness, pumping capacity, and emergency-response reliability.

The engine will be placed into regular frontline service for fire suppression, emergency medical response, rescue operations, hazardous-condition response, and other calls throughout the community. By reducing the use of diesel fuel during travel, staging, pumping, and on-scene operations, the project will reduce localized emissions and noise near homes, schools, parks, senior facilities, businesses, and other sensitive community locations. The project will also reduce firefighters' occupational exposure to diesel exhaust and excessive engine noise at the fire station and incident scenes while demonstrating that emission-reducing technology can satisfy the demanding safety and performance requirements of municipal emergency response. Vehicle replacement and the purchase of cleaner equipment are specifically identified as eligible ambient-emissions-reduction

activities under the Air District guidelines.

Grant-funded activities will include acquisition, customization, delivery, inspection, acceptance testing, firefighter and fleet-maintenance training, commissioning, and deployment of the engine. Before deployment, the City will establish a baseline using the conventional apparatus being replaced, including annual mileage, engine and pumping hours, fuel consumption, idling, call volume, maintenance costs, and estimated emissions. During the grant term, the City will track electric-mode mileage and operating hours, the percentage of calls completed primarily on battery power, diesel gallons displaced, estimated reductions in NOx, PM2.5, and greenhouse-gas emissions, apparatus availability, maintenance costs, and firefighter operational feedback. These indicators will provide specific and measurable evidence of the project's air-quality, public-health, operational, and financial benefits, consistent with the Air District's preference for calculable mobile-source emission reductions.

To expand the project's regional impact, the City will provide accessible public updates on implementation and performance, demonstrate the apparatus through community events, and share operating data and lessons learned with neighboring fire agencies and regional public-safety partners. This outreach will allow residents to understand how the investment is improving local air quality and will help other agencies evaluate the feasibility of adopting similar technology. Through this combination of direct emission reductions, measurable community benefits, operational evaluation, and regional knowledge sharing, Benicia will pioneer a cleaner model for emergency-response services that can be replicated throughout the Bay Area.

Fire Department Administrative Fleet Electrification and Charging Project: The City of Benicia will replace three gasoline-powered Ford Explorer administrative vehicles with three Rivian R1S tri-motor electric vehicles, or comparable all-electric vehicles meeting the Fire Department's operational requirements. The vehicles will be assigned to Fire Department administrative and command personnel and used for emergency-scene support, inspections, training, meetings, public education, community outreach, mutual-aid coordination, equipment transportation, and other departmental responsibilities. The project will also install a dedicated Level 2 charging system at the fire station that will house and dispatch the majority of the vehicles.

Replacing the three gasoline-powered vehicles with battery-electric alternatives will reduce fuel consumption and eliminate direct tailpipe emissions during vehicle operation. Fire Department administrative vehicles are routinely driven throughout

Benicia, including in residential neighborhoods, commercial areas, schools, parks, industrial areas, and locations affected by emergency incidents. Electrifying these vehicles will reduce localized emissions of nitrogen oxides, particulate matter, carbon monoxide, volatile organic compounds, and greenhouse gases while supporting the City's broader transition away from fossil-fuel-dependent municipal operations.

The proposed electric vehicles will provide the range, passenger capacity, cargo space, all-weather capability, and operational reliability necessary to support Fire Department administrative and command functions. Their deployment will provide a practical pathway for introducing electric technology into the Department's fleet without compromising frontline emergency-response capacity. The project will also allow the City to evaluate vehicle performance, charging patterns, maintenance requirements, energy use, and total cost of ownership before expanding electrification to additional fire-service fleet classifications.

The estimated vehicle acquisition cost is $119,000 per vehicle, including applicable taxes, licensing, delivery, and related acquisition expenses, for a total vehicle cost of approximately $357,000. An additional approximately $40,000 per vehicle, or $120,000 total, will support the specialized upfitting required to place each vehicle into Fire Department service. Depending on operational assignment, upfitting may include emergency and warning lights, radios and communications equipment, vehicle striping and identification, mobile computer equipment, secure storage, electrical modifications, command and safety equipment, and installation labor. These department-specific improvements make the cost of a fully operational fire administrative vehicle considerably higher than the vehicle's base retail price.

Approximately $100,000 will support installation of the Level 2 station charging system. Charging infrastructure costs may include design and engineering, electrical-service and panel evaluation, permitting, trenching and conduit, wiring, electrical equipment, charging hardware, protective bollards, networking, installation, inspection, testing, commissioning, and any necessary electrical upgrades. The system will be designed to reliably support the three vehicles' anticipated duty cycles and to allow the majority of charging to occur while the vehicles are stationed between assignments.

The total estimated project cost is approximately $577,000, consisting of $357,000 for vehicle acquisition, $120,000 for Fire Department upfitting, and $100,000 for charging infrastructure. This budget represents a complete and deployment-ready project rather than the purchase of three standard passenger vehicles. Each vehicle must be acquired, equipped, tested, and commissioned for public-safety

use, and the supporting charging infrastructure must be operational before the vehicles can be placed into regular service.

Before acquisition, the City will document baseline conditions for the three Ford Explorers being replaced, including vehicle age, mileage, annual fuel consumption, maintenance history, annual operating costs, duty cycles, and typical travel patterns. During the grant period, the City will track electric vehicle mileage, charging energy consumption, gasoline displaced, estimated reductions in criteria pollutants and greenhouse-gas emissions, vehicle availability, maintenance costs, charging-system performance, and staff feedback. The replaced gasoline-powered vehicles will be removed from routine Fire Department service to ensure the project produces lasting and verifiable emission reductions.

The City will incorporate the vehicles and charging system into its existing fleet-management, inspection, maintenance, and replacement programs. Fire Department personnel will receive training on electric vehicle operation, emergency procedures, charging protocols, battery management, and equipment use. The City will also establish an operations and maintenance plan for the charging system and budget for vehicle, charger, and equipment maintenance after the grant period.

By combining vehicle replacement with the infrastructure necessary for dependable daily charging, the project will create an immediately operational and sustainable Fire Department electrification program. The investment will deliver measurable air-quality and public-health benefits, reduce the Department's reliance on gasoline, demonstrate the viability of electric vehicles in fire-service administrative operations, and establish a scalable foundation for continued municipal fleet electrification.

New Public Electric Vehicle Charging Access and Community Adoption Project: The City of Benicia anticipates installing at least five publicly accessible, dual-port Level 2 electric vehicle charging stations serving a minimum of ten parking spaces at highly visible community destinations. The project will expand access to reliable charging infrastructure, reduce a key barrier to electric vehicle adoption, and encourage residents and visitors to replace gasoline-powered vehicle trips with cleaner transportation. Charging will be provided at no cost to users throughout the five-year grant performance period, creating a direct and tangible community benefit while encouraging long-term changes in transportation behavior.

The City will evaluate several potential locations, including the end of the First Street Pier, Jack London Park, Community Park, and Ninth Street Park. These sites were selected for initial consideration because they are well-known public destinations that serve residents, visitors, families, recreational users, and nearby businesses. The First Street Pier location would support waterfront access, tourism, downtown businesses, and increased pedestrian activity along the First Street commercial corridor. Charging at community parks would serve residents visiting sports fields, playgrounds, recreational facilities, walking areas, and community events, allowing vehicles to charge while users participate in activities that typically last long enough to benefit from Level 2 charging.

Final locations will be selected following an assessment of electrical capacity, site conditions, accessibility, public visibility, anticipated demand, construction feasibility, geographic distribution, safety, and proximity to community destinations. The City will prioritize sites where adequate electrical infrastructure is readily available so that grant funding can maximize the number of operational charging ports and avoid unnecessary construction costs. If one of the initially identified locations is determined to be infeasible or disproportionately expensive, the City will select another high-visibility public site that provides comparable community access and benefits.

Grant-funded activities will include site assessments, electrical-load analysis, design and engineering, environmental and permitting review, utility coordination, trenching and conduit, electrical-service or panel improvements where necessary, charging equipment, networking, protective bollards, pavement restoration, striping, signage, accessibility improvements, inspection, testing, commissioning, and project management. Stations will be designed to serve two parking spaces wherever feasible and will comply with applicable accessibility, electrical, building, and safety requirements.

Providing free public charging during the grant period will make the benefits of the project immediately available to the community and reduce the operating-cost barrier that may discourage residents from purchasing or using electric vehicles. The City may establish reasonable parking or charging-time limits to encourage turnover and ensure that the stations benefit as many users as possible. Clear signage and publicly available information will identify station locations, operating procedures, availability, and applicable use requirements.

The City will conduct a coordinated community outreach campaign to ensure residents and visitors are aware of the new charging resources. Outreach may include City newsletters, social media, public events, park and waterfront signage,

maps, website information, local business partnerships, community-based organization outreach, and demonstrations or educational events focused on the financial, air-quality, and public-health benefits of electric transportation. Outreach will also provide opportunities for residents to share feedback regarding charger locations, accessibility, reliability, and future infrastructure needs.

The project directly advances regional goals to reduce mobile-source pollution and improve community health. Public charging infrastructure enables additional electric vehicle use and helps reduce gasoline consumption, tailpipe emissions, and localized exposure to nitrogen oxides, particulate matter, volatile organic compounds, carbon monoxide, and greenhouse gases. Locating chargers at parks, the waterfront, and other public destinations will make clean transportation infrastructure visible and practical while demonstrating the City's commitment to a post-fossil-fuel future.

The City will measure project performance by tracking the number of stations and charging ports installed, station uptime, charging sessions, unique users where available, electricity dispensed, average session duration, estimated electric vehicle miles supported, gasoline displaced, estimated reductions in criteria pollutants and greenhouse-gas emissions, outreach activities completed, and community feedback. Usage data will help the City identify demand patterns and guide future decisions regarding public charging locations and infrastructure expansion.

The City will maintain the charging stations throughout the grant term and establish a long-term operations, maintenance, and funding plan before the grant concludes. The plan will address equipment warranties, network services, preventive and corrective maintenance, electricity costs, station monitoring, repair response times, and the fee structure or other funding source that will sustain public access after the period of free charging ends.

By installing at least five dual-port Level 2 charging stations at visible and frequently used community destinations, Benicia will provide an immediate public benefit, support local businesses and recreational amenities, and create the infrastructure necessary for broader electric vehicle adoption. The project will deliver measurable emission reductions while establishing a scalable foundation for continued expansion of publicly accessible clean transportation infrastructure.

Personnel/Staff Costs: Project Manager, Grant Manager, and Analyst would be responsible for carrying out the specific elements of this project. Appropriate

Community Outreach would ensure that all Benicia residents' comments and needs are considered.

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

This suite of projects improves the safety and accessibility of active transportation options, thus providing an option to single occupant vehicles. The bike and pedestrian concentration near schools ensure students get to school comfortably, and downtown improvements encourage more pedestrian activity which will have made downtown a more attractive destination, supporting economic development in the City. All of these projects theoretically an influence mode shift from driving to walking.

Because The Clean Mobility Initiative is primarily capital and programmatic in nature, community engagement operates at the levels of informing and consulting.

- The City will facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public sessions.
- As with all the projects, the City will post project updates or engagement opportunities on the Benicia Forward webpage.
- The City Manager's newsletter will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- Active transportation planning efforts will include public meetings with residents, business owners, and school community members to ensure the Bikeway Plan and CIP priorities reflect on-the-ground needs.
- During implementation, the project team will review SeeClickFix data and incorporate it into maintenance prioritization under the fleet and infrastructure programs.
- The Grants Manager will directly engage community stakeholders, especially seniors, people with disabilities, the school district/students, and downtown businesses and workers
- Updates on construction timelines, street closures, and pedestrian detours will also be communicated through the City's weekly email blast and social media channels, with particular attention to First Street — where businesses and frequent users will be directly affected by construction activity and will benefit most from early, clear communication.
- Finally, a grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Economic Development Board* will receive bi-annual updates on and provide oversight for The Clean Mobility Initiative investments, and provide input on topics such as sub-project design, a fleet electrification plan, and public noticing before construction.

Community input for this project came through multiple channels. SeeClickFix, the City's mobile reporting platform available since 2022, generates location-specific, photo-documented reports from residents on street conditions, pedestrian hazards, and infrastructure problems. Each submission is routed to the appropriate department for follow-up, and the accumulated data creates a georeferenced picture of where conditions are worst and where residents feel least safe. This data drove project location priorities. City Council discussions and public comment periods provided broader structured input.

Each project component traces directly to this community and stakeholder input. First Street's inclusion reflects repeated feedback from residents, business owners, and cyclists about safety in the downtown corridor where accidents have been reported. The High School crossing upgrade responds to community concern about student safety near one of Benicia's most heavily trafficked intersections. Pedestrian bridge and tunnel maintenance addresses documented conditions — graffiti, lighting deficiencies, structural wear, and safety hazards — on routes used daily by schoolchildren, seniors, and residents with disabilities. Curb ramp and sidewalk priorities are driven by SeeClickFix data and ADA Transition Plan obligations, targeting locations where gaps in the pedestrian network most affect vulnerable users.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The **Clean Mobility Project** reduces transportation-related air pollution and advances equitable access to clean transportation through coordinated investments in fleet electrification, active transportation infrastructure, transportation planning, zero-emission emergency response vehicles, and publicly accessible electric vehicle charging infrastructure. Together, these initiatives reduce emissions, improve public safety, expand transportation options, and strengthen Benicia's long-term mobility resilience.

Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
2.1: City Fleet Transition and Charging Infrastructure — Installation of EV Charging Stations and Police Department Electric Vehicle Acquisition (5 Vehicles)	Replace five gasoline-powered Police Department administrative vehicles with battery-electric alternatives, reducing fleet emissions while maintaining law enforcement operational readiness.	• Baseline documented for the 5 gasoline-powered vehicles being replaced (age, mileage, annual fuel consumption, maintenance history, operating costs) • 5 electric vehicles acquired, upfitted for law-enforcement service, and placed into operation • Gasoline-powered vehicles removed from routine PD service upon replacement • Annual EV mileage, gasoline displaced, and charging energy consumption tracked • Estimated GHG/criteria pollutant emissions reductions calculated annually against baseline • Total cost of ownership compared between electric and gasoline-powered units
2.2: Pedestrian and Bicycle Infrastructure Transformative Initiative	Improve pedestrian and bicycle safety and accessibility across Benicia through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks. Subcomponents include **First Street Bikeway and Pedestrian Initiative** (Install new protected bicycle and pedestrian infrastructure along the First Street corridor to increase active-transportation mode share and reduce vehicle trips), **Benicia High School Pedestrian Crossing Transformation.**	• 0.8 miles of First Street improved: bike lanes, high-visibility crosswalks, bulbouts, and ADA ramps • Pedestrian scramble installed at Military West/West 11th St/Denfield Ave • All 3 structures inspected and repaired: East 3rd Street Tunnel, Military West Pedestrian Bridge, Columbus Parkway Pedestrian/Bike Bridge • Curb ramps upgraded annually (≥$200,000/yr, coordinated with Pavement Rehabilitation) • Sidewalk repairs completed annually at SeeClickFix priority locations (≥$46,840/yr) • Before/after bicycle and pedestrian counts along the corridor (baseline Year 1, annual remeasurement) • Estimated vehicle miles traveled (VMT) displacement, modeled from mode-shift assumptions • Reduction in vehicle-pedestrian/cyclist collisions relative to the documented baseline • Mode-share survey conducted at 1 and 3 years post-completion

Sub-Project	Measurable Outcome	Indicator(s)
2.3: **Active Transportation Planning and Design** and **Capital Improvement Prioritization**	Complete an updated Capital Improvement Plan and formal Bikeway and Pedestrian Plan to build a prioritized pipeline of active transportation projects and position the City to compete for state and federal funding.	• Updated CIP adopted by City Council (target: Year 2) • Bikeway Plan completed with priority corridors and design standards (target: Year 3) • ≥1 state or federal active transportation grant application submitted (ATP, HSIP, or equivalent) • # projects advanced through preliminary engineering, design, or permitting by Year 5
2.5a Type-1 Fire Engine Acquisition with included Charging System	Deploy Benicia's first electric fire engine into frontline emergency response service, reducing diesel emissions and firefighter exposure while demonstrating a replicable model for regional fire agencies.	• Baseline established for the conventional apparatus being replaced (mileage, engine/pump hours, fuel consumption, maintenance costs) before deployment • Apparatus accepted, commissioned, and placed into frontline service (target date to be confirmed with Fire Department) • Electric-mode mileage and operating hours tracked; % of calls completed primarily on battery power reported annually • Diesel gallons displaced and estimated NOx/PM2.5/GHG reductions calculated annually against baseline • Apparatus availability/uptime and maintenance costs tracked and compared to baseline • ≥1 public demonstration event held annually; performance data shared with ≥1 neighboring fire agency
Fire Department Administrative Fleet Electrification and Charging Project	Replace three gasoline-powered Fire Department administrative vehicles with electric alternatives and install dedicated charging infrastructure, reducing fleet emissions while maintaining department readiness.	• Baseline documented for the three Ford Explorers being replaced (age, mileage, annual fuel consumption, maintenance history, operating costs) • 3 electric vehicles acquired, upfitted, and placed into service; Level 2 charging system installed and commissioned • Gasoline-powered vehicles removed from routine Fire Department service upon replacement • Annual EV mileage, charging energy consumption, and gasoline displaced tracked • Estimated NOx/PM2.5/GHG emissions reductions calculated annually against baseline • Charging system uptime/performance tracked; O&M plan established

Sub-Project	Measurable Outcome	Indicator(s)
New Public Electric Vehicle Charging Access and Community Adoption Project	Install at least five publicly accessible dual-port Level 2 charging stations (≥10 spaces) at high-visibility community destinations, with free charging during the grant term, to expand equitable access to clean transportation.	• ≥5 dual-port Level 2 charging stations (≥10 spaces) installed and operational at community destinations • Station uptime tracked; charging sessions, electricity dispensed, and estimated EV miles supported tracked annually • Estimated gasoline displaced and NOx/PM2.5/GHG reductions calculated annually • Community outreach campaign completed (newsletters, social media, events, signage) at launch • Long-term O&M and post-free-charging funding plan established before grant conclusion • Community feedback collected and incorporated into future siting decisions

Detailed Milestones and Task Plan by Sub-Project

2.1: City Fleet Transition and Charging Infrastructure

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Replace five gasoline-powered Police Department administrative vehicles with battery-electric alternatives, reducing fleet emissions while maintaining law enforcement operational readiness.	A. Procurement	1. Document baseline for the 5 gasoline-powered vehicles being replaced (age, mileage, annual fuel consumption, maintenance history, operating costs)	Police Dept. / Fleet Management	N/A	Months 1–3
		2. Procure 5 electric vehicles via state purchasing agreement or competitive bid	Police Dept. / Fleet Management	Vendor	Months 1–9
		3. Procure and install upfit equipment (radios, computer workstations, secure storage, law-enforcement-specific equipment)	Police Dept.	Upfit Vendor	Months 6–12
	B. Deployment	1. Place vehicles into service for administrative and community-safety functions	Police Dept.	N/A	Months 12–15
		2. Remove gasoline-powered vehicles from routine PD service	Police Dept.	Fleet Management	Months 12–15

		1. Track annual EV mileage, gasoline displaced, and charging energy consumption	Police Dept.	N/A	Annual, Months 15–60
	C. Performance Tracking	2. Calculate GHG/criteria pollutant emissions reductions annually against baseline	Police Dept.	N/A	Annual, Months 15–60
		3. Compare total cost of ownership between electric and gasoline-powered units	Police Dept. / Finance	N/A	Annual, Months 15–60
	A. Permitting, Procurement and Installation	1. Submit PG&E utility permit application at grant execution; complete electrical capacity assessment at 150 East K Street; identify any switchgear or service upgrade needs (coordinates with Project 1 switchgear upgrade)	Public Works	PG&E; City Facilities	Months 1–6
		2. Procure installation contractor via competitive bid; install two Level-2 dual-port charging stations with power-sharing technology; ensure ADA compliance and public accessibility	Public Works	Contractor; IT	Months 6–18
		3. Identify appropriate EV model for Police Dept. admin fleet; procure 5 EV vehicles via State purchasing agreement or competitive bid; confirm charging compatibility with installed stations	Public Works / Police Dept.	Fleet Management	Months 1–18
	B. Commissioning and Annual Tracking	1. Commission charging stations; document # ports operational and access protocols; post station information on City website and EV charging directories	Public Works / IT	N/A	Months 18–24
		2. Brief drivers on EV operation and charging protocols; track annual miles driven on EV fleet, fuel cost savings, and charging utilization; include in annual grant report	Public Works / Police Dept.	Fleet Management	Months 24–60 (annual)

2.2: Pedestrian and Bicycle Infrastructure Transformative Initiative

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Improve pedestrian and bicycle safety and accessibility through targeted capital investments on First Street, at Benicia High School, on three bridge/tunnel structures, and on citywide curb ramps and sidewalks.	2.2A and 2.2B. First Street and High School Crossing (One-Time Capital)	2.2A. Complete design for First Street corridor; notify businesses and Chamber ≥60 days before construction; obtain encroachment permits; install bike lane striping, high-visibility crosswalks, bulbout curb extensions, and ADA ramps.	Public Works / City Engineer	Contractors; Benicia Chamber	Months 1–24
		2.2B. Design Pedestrian Scramble signal at Military West/West 11th/Denfield; coordinate with Benicia Unified School District on school calendar timing; install signal controller updates, push-button stations, enhanced striping, and lighting	Public Works / City Engineer	School District; Signal Contractor	Months 1–24
		2.2A and 2.2B. Conduct before/after pedestrian and cyclist counts on First Street; track accident rate at HS intersection; coordinate First Street markings protection with 2028 pavement rehabilitation	Public Works	Traffic Engineer	Months 24–60 (annual)
	B. Citywide Multimodal Transportation Transformation through Bike and Pedestrian Improvements	2.2D. Upgrade curb ramps annually (target: ≥$200,000/yr) at ADA-deficient locations coordinated with Pavement Rehabilitation; ensure compliant slopes, detectable warning surfaces, and smooth transitions	Public Works	Contractors; ADA Coordinator	Annual (Months 12–60)
		2.2E. Complete sidewalk repairs annually (target: ≥$46,840/yr) using SeeClickFix priority data and ADA Transition Plan; document # locations repaired and SeeClickFix pedestrian hazard reports resolved	Public Works	Contractors	Annual (Months 12–60)

2.3: Active Transportation Planning and Design and Capital Improvement Prioritization

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Complete an updated Capital Improvement Plan and formal Bikeway Plan that build a prioritized pipeline of active transportation projects.	2.3B. Capital Improvement Plan Update	1. Inventory infrastructure conditions; assess pedestrian and bicycle network gaps using SeeClickFix data, ADA Transition Plan, and accident records; develop prioritization criteria weighting safety, equity, and ADA compliance	Public Works / City Engineer	All Departments; Community Input	Months 1–12
		2. Develop updated CIP with prioritized investment schedule, cost estimates, and project sequencing; adopt by City Council (target: Year 2); update annually	Public Works	City Engineer; Finance	Months 6–24; annual update
	2.3A. Bikeway Plan, Grant Applications and Project Pipeline	1. Award consultant; map existing bikeway network and gaps; coordinate with Solano Transportation Authority on regional connections; develop Bikeway Plan with priority corridors, design standards, and documentation meeting ATP/HSIP/RAISE grant requirements; conduct ≥2 public engagement sessions	Public Works / City Engineer	Consultant; STA; Benicia Chamber	Months 6–36
		2. Adopt Bikeway Plan by City Council (target: Year 3); submit ≥1 state or federal active transportation grant application; advance ≥2 priority corridor projects through preliminary engineering and/or design/permitting	Public Works	City Engineer; STA	Months 36–60
		3. Assign ongoing transportation planning capacity to advance projects from CIP and Bikeway Plan through preliminary engineering; track # projects in planning, design, and permitting; include in annual grant report	City Engineer / Public Works	Consultants	Annual (Months 1–60)

2.5a Type-1 Fire Engine Acquisition with included Charging System

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Deploy Benicia's first electric fire engine into frontline	A. Baseline and Procurement	1. Document baseline data on the conventional apparatus being replaced	Benicia Fire Dept.	Fleet Management	Months 1–3

emergency response service, reducing diesel emissions and firefighter exposure while demonstrating a replicable model for regional fire agencies.		(mileage, engine/pump hours, fuel consumption, maintenance costs)			
		2. Finalize apparatus specifications (Pierce Enforcer Volterra parallel-electric or comparable); execute purchase order	Benicia Fire Dept.	Manufacturer	Months 1–6
		3. Coordinate delivery timeline and interim frontline coverage plan	Benicia Fire Dept.	Manufacturer	Months 3–12
	B. Delivery, Commissioning and Deployment	1. Receive apparatus; complete acceptance testing and commissioning	Benicia Fire Dept.	Manufacturer	Months 12–15 (TBD)
		2. Train firefighters on operation, charging, and emergency procedures	Benicia Fire Dept.	Manufacturer	Months 14–16
		3. Place apparatus into frontline emergency-response service	Benicia Fire Dept.	N/A	Month 16–18 (TBD)
	C. Performance Tracking and Regional Outreach	1. Track electric-mode mileage and operating hours; report % of calls completed primarily on battery power annually	Benicia Fire Dept.	N/A	Annual, Months 18–60
		2. Calculate diesel gallons displaced and estimated NOx/PM2.5/GHG reductions against baseline	Benicia Fire Dept.	N/A	Annual, Months 18–60
		3. Hold ≥1 public demonstration event annually; share performance data with ≥1 neighboring fire agency	Benicia Fire Dept.	N/A	Annual, Months 18–60

Fire Department Administrative Fleet Electrification and Charging Project

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Replace three gasoline-powered Fire Department administrative vehicles with electric alternatives and install dedicated charging infrastructure, reducing fleet emissions while maintaining department readiness.	A. Procurement and Charging Infrastructure	1. Procure three Rivian R1S tri-motor (or comparable all-electric) vehicles meeting Fire Department operational requirements	Benicia Fire Dept.	Fleet Management	Months 1–6
		2. Design and install dedicated Level 2 charging system at the fire station housing the majority of the vehicles	Benicia Fire Dept. / Public Works	Contractor	Months 3–9
		3. Document baseline for the three Ford Explorers being replaced (age, mileage,	Benicia Fire Dept.	Fleet Management	Months 1–3

		annual fuel consumption, maintenance history, operating costs)			
	B. Deployment and Commissioning	1. Assign vehicles to Fire Department administrative and command personnel	Benicia Fire Dept.	N/A	Months 9–12
		2. Commission charging system; verify operational readiness	Benicia Fire Dept.	Contractor	Months 9–12
		3. Remove the three gasoline-powered vehicles from routine Fire Department service	Benicia Fire Dept.	Fleet Management	Months 12
	C. Performance Tracking	1. Track annual EV mileage, charging energy consumption, and gasoline displaced	Benicia Fire Dept.	N/A	Annual, Months 12–60
		2. Calculate estimated NOx/PM2.5/GHG emissions reductions annually against baseline	Benicia Fire Dept.	N/A	Annual, Months 12–60
		3. Track charging system uptime/performance; maintain O&M plan	Benicia Fire Dept.	N/A	Annual, Months 12–60

New Public Electric Vehicle Charging Access and Community Adoption Project

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Install at least five publicly accessible dual-port Level 2 charging stations (≥10 spaces) at high-visibility community destinations, with free charging during the grant term, to expand equitable access to clean transportation.	A. Site Selection and Design	1. Evaluate candidate sites (First Street Pier, Jack London Park, Community Park, Ninth Street Park); finalize at least five site selections	Public Works	Parks Dept.	Months 1–6
		2. Complete electrical capacity assessments and design for dual-port Level 2 stations (≥10 spaces total)	Public Works	Engineering Consultant	Months 4–9
		3. Obtain necessary permits and complete PG&E utility coordination	Public Works	PG&E	Months 6–12
	B. Installation and Launch	1. Procure installation contractor via competitive bid; install ≥5 dual-port charging stations	Public Works	Contractor	Months 12–20

		2. Commission stations; confirm free-charging program configuration for the grant term	Public Works / IT	Contractor	Months 18–20
		3. Launch community outreach campaign (newsletters, social media, events, signage)	Communications	Public Works	Months 20–22
	C. Utilization Tracking and Sustainability Planning	1. Track station uptime, charging sessions, electricity dispensed, and estimated EV miles supported annually	Public Works	N/A	Annual, Months 22–60
		2. Calculate gasoline displaced and NOx/PM2.5/GHG reductions annually	Public Works	N/A	Annual, Months 22–60
		3. Collect community feedback; develop long-term O&M and post-free-charging funding plan before grant conclusion	Public Works / Finance	N/A	Year 5

Project Name: Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	2.3.b. Capital Improvement Prioritization	Benicia City staffing costs $345,842 per year over a 5 year period	$345,842.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	2.1.b. City Fleet Transition and Charging Infrastructure — Installation of EV Charging Stations	One time cost for a subcontrator to install EV Charging Stations and corresponding electrical work	$1,600,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	2.1.a. City Fleet Transition and Charging Infrastructure — Police Department Electric Vehicle Acquisition **(5 Vehicles)**	One time cost to acquire and outfit five electric vehicles (x $100k each)	$500,000.00
Construction	Direct	2.2: Pedestrian & Bicycle Infrastructure Transformative Initiative: First Street Bikeway and Pedestrian Initiative	One time cost for Benicia City staff to plan, design, and construct	$220,000.00
Construction	Direct	2.2: Pedestrian & Bicycle Infrastructure Transformative Initiative: Benicia High School Pedestrian Crossing Transformation	One time cost for Benicia City staff to plan, design, and construct	$300,000.00
Personnel/Staff Costs	Direct	2.3.a. Active Transportation Planning and Design (Bike Ped Plan)	Ongoing costs for internal transportation design and planning by city staff $32,357 per year over a 5 year period	$161,785.00
Personnel/Staff Costs	Direct	2.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	2.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	2.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	2.0. Community Outreach	Planning and materials	$25,000.50
Materials, Supplies & Equipment (> $5K itemized)	Direct	2.5a Type-1 Fire Engine Acquisition with included Charging System	One (1) Pierce Manufacturing Inc. Enforcer Volterra 1500 GPM Pumper and a Station Charging System	$2,500,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Fire Department Administrative Fleet Electrification and Charging Project	Replace three gas ford explorer fire department admin vehicles with three Rivian R1S tri-motor electric vehicles for fire admin plus station charging system. $119,000 x 3 total cost after tax, lic, etc plus, $40K each for upfitting (lights, radios, striping, etc, plus $50k for station charging = $527,000.	$577,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	New Public Electric Vehicle Charging Access and Community Adoption Project	Installing Public EV Chargers in high visibility and accessible locations in the City. $100,000 per Level 2 Charging Station with 2 ports x5 = $500,000, totaling 10 EV Parking spots	$1,000,000.00
Only add lines above this line				
			TOTAL:	**$8,001,507.50**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$8,001,507.50
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$8,001,507.50
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	$35,634,524
Grant Term Request	5 years
Project Information	
Project Title	Just Economic Transition
Project Funding Request	$11,430,924.50

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

The Just Economic Transition Project's subcomponents operate at different levels of the transition, but they all work toward both project strategies - "Reduce air pollution and improve health outcomes" and "Build economic resilience for a just transition". The ISO program is the most immediate: residents in the census tracts closest to the refinery are still being exposed to industrial hazards today, and that requires active enforcement and

community notification regardless of where the longer-term transition stands. The ISO implementation is addressing current public health and air quality risks to residents and workers. The Clean industry recruitment works at the market level, proactively filling the pipeline with industries such as battery manufacturers, green energy businesses, and port-related logistics companies before vacated sites get back filled by toxic and high-emission legacy uses. These recruitment efforts will reduce air pollution, which will improve public health and improve the city's fiscal sustainability, and provide residents with opportunities to obtain high-road advanced manufacturing jobs that move away from the fossil-fuel-based economy. The decommissioning coordination keeps the City present and organized in a process that would otherwise move forward without community input on important factors that ensure clean-up agreements and processes will adequately protect public health during the remediation process and post-development. The Just Economic Transition Revitalization Plan gives the community an opportunity to envision a clean industrial future, which provides the city with a road map towards both strategies (cleaner air and economic resilience). The General Plan and Industrial Zoning updates set the policy foundation for the whole city that will seek to create a policy framework that protects and enhances improved air quality and public health equity, not only through cleaner industrial operations but also integrated throughout land use, transportation, open space, and building requirements.

Four outcomes define success for this project: the Industrial Park stays economically active during the transition; the City's land use policy is updated in time to shape what comes next; the refinery site's decommissioning follows a structured, public process; and the ISO program keeps protecting residents throughout. Below is a summary of each subproject's outcomes, indicators, and key partners. Full milestone and task detail is in the companion Measurable Outcomes Plan.

Elements of the project, including their **summaries** and notable **measurable outcomes,** include:

> **3.1 Industrial Site Transition and Decommissioning Coordination and Measurable Outcomes:** The refinery site's decommissioning is a multi-agency, multi-year process involving DTSC, the Regional Water Board, BCDC, the Air District, and multiple landowners. If the City is not actively coordinating, that process moves forward without local community input on factors that directly affect employment, health and quality of life. The City's role is coordinator and community advocate: building an interagency framework, executing coordination agreements with applicable state and federal agencies, conducting coordination meetings per year with documented action logs, supporting affected supplier and contractor businesses, and crafting a Transition Infrastructure Funding Strategy covering water, wastewater, broadband, clean energy, and clean goods movement needs

by Q2 2028. Discussions at City Council and at public engagement sessions will keep residents informed of cleanup timelines and air quality conditions during decommissioning and provide opportunities for residents to collaboratively work with staff on the clean-up approach and process.

The City will build the regulatory, technical, and public information capacity needed to manage safe decommissioning and site transition. Key partners include Air District, Water Quality Control Board, DTSC, the Port of Benicia, affected property owners, Solano Economic Development Corporation (EDC), and the Benicia Chamber of Commerce.

- **By Q2 2028:** Transition Infrastructure Funding Strategy completed, covering water, wastewater, broadband, clean energy, and clean goods movement needs.
- **By Q3 2028:** At least four state and federal agency MOUs or coordination agreements executed; at least 10 interagency coordination meetings per year with documented action logs.
- **Ongoing:** Semiannual public engagement sessions; annual public reports on decommissioning status and air quality.

3.2 General Plan and Industrial Zoning Revitalization and Measurable Outcomes: The City of Benicia will undertake a comprehensive update of its General Plan and Industrial Zoning Code to establish a community-driven roadmap for Benicia's transition from a refinery-dependent economy to a cleaner, healthier, and more economically resilient future. Valero ceased refining crude oil in Benicia in April 2026 after decades as one of the City's largest employers, taxpayers, water customers, and contributors to the local economy. The loss of refinery operations and the associated decline in municipal revenue, employment, contracting activity, and support for local businesses create an urgent just-transition challenge that cannot be addressed through isolated policy amendments. Benicia must reconsider how land is used, how public services are funded, how new industries are attracted, how workers and businesses are supported, and how future development can improve air quality and community health.

Rather than updating only selected elements, the City will comprehensively reframe the General Plan around the realities and opportunities of a post-refinery and increasingly post-fossil-fuel economy. The General Plan and Industrial Zoning Code were last comprehensively updated in 1999 and 1987, respectively, and were created when refinery operations and fossil-fuel-related revenues were assumed to remain central to Benicia's long-term economic structure. Funding the entire update will allow land use, economic development, circulation,

environmental justice, public health, safety, noise, housing, infrastructure, parks and open space, climate resilience, and municipal fiscal policy to advance one coordinated vision. This integrated approach will prevent individual elements from retaining outdated assumptions that conflict with the City's transition goals and will ensure that air quality, public health, economic diversification, and fiscal resilience are embedded throughout the City's governing policy document.

The project directly advances the Local Community Benefits Fund strategy to Build Economic Resilience for a Just Transition. The Air District identifies economic diversification, clean-economy pathways, community planning to re-envision land use, redevelopment planning for industrial properties, and community oversight of just-transition planning as priority activities. The updated General Plan and Industrial Zoning Code will establish policies and implementation actions to attract clean and emerging industries, support high-quality local employment, reduce dependence on a single industrial taxpayer, guide the future of the Benicia Industrial Park, prevent new or continued disproportionate pollution burdens, and direct investment toward development that benefits community health.

The project will be shaped through extensive, inclusive, and continuous public engagement. Residents, refinery workers and their families, labor representatives, local businesses, industrial employers, environmental justice organizations, community-based organizations, youth, seniors, historically underrepresented residents, and other affected stakeholders will help define Benicia's post-refinery vision and evaluate the choices required to achieve it. Engagement will extend throughout the planning process rather than being limited to legally required hearings. Activities will include community workshops, neighborhood meetings, stakeholder interviews, surveys, focus groups, public study sessions, multilingual materials, accessible participation options, and recurring opportunities for the community to review and revise draft policies. The City will document how public input influenced decisions and will regularly report on project milestones, participation, policy development, and measurable indicators. This approach responds directly to the Air District's emphasis on two-way communication, community leadership, and meaningful incorporation of community feedback throughout project implementation.

The completed General Plan and Industrial Zoning Code will provide lasting and measurable outcomes, including an adopted community vision for a post-refinery economy; a strategy for municipal fiscal and economic diversification; updated industrial land-use and development standards; policies supporting clean industries and high-road employment; an environmental justice framework; a documented baseline for community-scale NOx, PM2.5, and other relevant air-

quality indicators; numeric or otherwise measurable pollution- and exposure-reduction objectives; and an implementation program assigning responsibilities, timelines, funding strategies, and performance measures. Progress will be evaluated through completion of technical studies and plan milestones, the number and diversity of residents and stakeholders engaged, the incorporation of community recommendations, adoption of updated policies and zoning standards, and establishment of a public system for tracking implementation following adoption. The updated documents are targeted for adoption by the first quarter of 2031.

Benicia's experience also presents an opportunity to create benefits beyond the City's boundaries. Benicia leaders have identified eight other California communities that remain home to refineries and may eventually face similar losses of employment, municipal revenue, industrial activity, and community identity. Benicia will document its process, community-engagement methods, fiscal and land-use analyses, policy framework, implementation tools, and lessons learned in a publicly accessible Post-Refinery Community Transition Playbook. This resource will allow other refinery-dependent cities to adapt Benicia's approach rather than beginning without a tested framework. By demonstrating how a city can comprehensively rewrite its long-range policies around clean economic development, public health, environmental justice, and fiscal resilience, Benicia can serve as a statewide model for communities preparing for the transition away from fossil fuels.

The requested budget reflects the full scope necessary to complete a legally compliant, technically sound, internally consistent, and genuinely community-led General Plan and zoning update. The project requires coordinated land-use, economic, fiscal, environmental, infrastructure, transportation, air-quality, public-health, and environmental-review analyses, together with sustained public engagement, translation, facilitation, policy development, hearings, and adoption. Partial funding limited to individual elements would result in a fragmented plan that continues to rely on outdated refinery-era assumptions in the remaining elements and would prevent the City from addressing the interconnected nature of its economic transition. Without grant funding for the comprehensive update, Benicia lacks the fiscal capacity to complete this work at the scale and quality necessary during the period when the community most urgently needs a roadmap. Full funding will allow Benicia to undertake the transition deliberately, inclusively, and comprehensively—and to produce a replicable model showing other refinery-dependent communities that a cleaner post-fossil-fuel future can be planned and achieved.

Benicia Just Economic Transition and Clean Industry Revitalization Initiative and Measurable Outcomes (3.3/3.5): The City of Benicia will implement an integrated planning and economic development initiative that converts the community's vision for a post-refinery economy into concrete workforce, business attraction, and community reinvestment actions. The project combines preparation of a City-adopted Just Economic Transition Revitalization Plan with sustained clean-industry recruitment and business-retention activities. These components are intentionally linked: the plan will establish community-supported priorities, workforce pathways, job-quality standards, infrastructure needs, and implementation projects, while the City's economic development program will use that framework to attract employers, support affected businesses, prepare priority industrial sites, and create meaningful employment opportunities for displaced workers and other priority populations.

The initiative responds to the economic and public-health impacts of Benicia's historic dependence on refinery and fossil-fuel-related activity. Refinery workers and their families face uncertainty regarding employment, income, retraining, transportation, childcare, and access to replacement careers. Local businesses that supplied or depended on refinery operations may experience reduced demand, while refinery-adjacent neighborhoods have long borne a disproportionate share of industrial pollution and related health burdens. Benicia's transition must therefore do more than replace lost revenue or recruit any available employer. It must intentionally build a cleaner and more diversified economy that provides high-quality jobs, supports affected workers and businesses, and avoids replacing one high-emission industry with another.

The Just Economic Transition Revitalization Plan will provide the community-driven foundation for this work. Developed with industrial workers, refinery-adjacent residents, ancillary businesses, labor representatives, community-based organizations, and other affected stakeholders, the plan will establish a City-adopted roadmap for economic diversification, workforce transition, and equitable community reinvestment. It will include at least five economic transition strategies, an implementation-ready project list containing at least one physical infrastructure project and one social infrastructure project, and at least three workforce-pathway memoranda of understanding with the Solano County Workforce Development Board or other qualified workforce and education partners. Adoption is targeted for the first quarter of 2029.

The plan will also include a detailed inventory of the social determinants of work affecting displaced workers and their families. The inventory will evaluate childcare

availability, retraining capacity, income-support needs, transportation barriers, broadband and technology access, language access, and other conditions that may prevent residents from successfully entering new careers. This analysis will ensure that workforce programs address the practical barriers that determine whether training and employment opportunities are genuinely accessible. The resulting strategies may include coordinated training pathways, supportive services, apprenticeship connections, employer agreements, transportation assistance, childcare solutions, and targeted outreach to workers from fossil-fuel-dependent industries.

Community engagement will occur throughout plan development rather than being limited to a final review period. The City will hold at least six Just Transition workshops or community events and will collect feedback from industrial workers and frontline community members at a minimum of three distinct points in the planning process. A Just Economic Transition Plan Advisory Group may include industrial workers, refinery-adjacent residents, community-based organizations, the Benicia Industrial Park Association, Port of Benicia, Benicia Chamber of Commerce, Solano County public-health and environmental-health representatives, Solano Transportation Authority, Solano County Workforce Development Board, Solano Economic Development Corporation, and other relevant community leaders and partners.

Community feedback will be documented and reported to the Community Sustainability Commission, Planning Commission, Economic Development Board, Industrial Safety Ordinance Citizen Oversight Commission, and City Council. When public input changes a policy, project priority, workforce strategy, or engagement method, the City will identify that change publicly and explain in plain language how community participation influenced the outcome. This transparent feedback loop will help ensure that residents and workers have a meaningful role in shaping the transition rather than simply being informed after decisions have been made.

While the plan establishes community priorities and implementation standards, the economic development component will begin translating those priorities into business investment and employment outcomes during the grant period. The City's Economic Development Manager will dedicate approximately 90 percent of program time to the Industrial Park and post-refinery transition. Activities will include recruiting clean and emerging industries, retaining and assisting businesses affected by refinery closure, coordinating with major property owners and Port operators, supporting site-selection inquiries, identifying infrastructure barriers, and building relationships with regional and state economic-development partners.

Target industries may include battery and advanced-energy manufacturing, shipbuilding, clean-energy equipment production, transportation and warehousing, port-related logistics, and other sectors capable of supporting Benicia's economic diversification without recreating the pollution burdens associated with legacy fossil-fuel industries. Recruitment will be guided by the Just Economic Transition Revitalization Plan, community priorities, job-quality standards, site compatibility, infrastructure capacity, emissions considerations, and the ability of prospective employers to provide durable benefits to Benicia residents.

The City will work with partners including the Solano County Workforce Development Board, Solano Community College District, California Employment Development Department, Building Trades Council, Benicia Chamber of Commerce, Benicia Industrial Park Association, Solano Economic Development Corporation, Governor's Office of Business and Economic Development, California Alternative Energy and Advanced Transportation Financing Authority, and Port of Benicia. These partnerships will connect business recruitment with workforce preparation, financial incentives, site development, technical assistance, and employment pathways for affected workers.

By the end of the grant term, the City will seek to attract, retain, or expand at least 15 clean-sector businesses and create or retain at least 200 jobs. City-assisted positions will be expected to offer prevailing wages, with at least 40 percent of influenced jobs targeted to priority populations and at least 25 percent accessible to workers transitioning from fossil-fuel-dependent industries. Job quality and retention will be tracked, where data are available, at six, 12, and 24 months.

The City will conduct at least 25 business outreach engagements or site visits annually and present an annual Economic Development Report to the City Council describing business recruitment, retention, employment, workforce, and implementation progress. By the first quarter of 2030, the City will complete a consolidated Transition Infrastructure Investment Roadmap identifying the transportation, utility, site, workforce, social-service, and public infrastructure investments required to support clean-industry growth. Site-readiness assessments will also be completed for at least three priority Industrial Park parcels to identify development constraints, infrastructure needs, preliminary costs, permitting considerations, and opportunities for future public or private investment.

Combining transition planning with active economic development will prevent the project from producing a plan that is adopted but not implemented. Community engagement will define what a successful transition should accomplish; workforce and social-infrastructure analysis will identify what workers and families need to participate; business attraction will pursue employers consistent with those

priorities; and site-readiness and infrastructure planning will address the physical barriers to investment. Each activity strengthens the others and creates a continuous pathway from community vision to implementation.

By the end of the grant period, Benicia will have an adopted Just Economic Transition Revitalization Plan, formal workforce partnerships, an implementation-ready portfolio of physical and social infrastructure projects, a clean-industry recruitment program, assessed priority development sites, measurable business and employment outcomes, and a long-term infrastructure investment roadmap. Together, these outcomes will create a practical and community-supported framework for replacing fossil-fuel dependency with a cleaner, more diversified, and more equitable local economy.

3.4. Industrial Safety Ordinance (ISO) Program Management and Measurable Outcomes: Census tracts 6095252102 and 6095252107 — home to approximately 7,600 residents and immediately adjacent to the refinery — rank between the 85th and 95th percentile statewide for hazardous waste and cleanup site contamination. The ISO program is the City's primary tool for requiring industrial facilities to prevent accidental releases, maintain safety plans, and report to the community in real time. This program will be maintained and strengthened throughout the closure period, including independent air monitoring during industrial events, public notification and shelter-in-place guidance, and support for the ISO Oversight Commission.

The City will strengthen industrial oversight and transparency through active ISO program implementation. The Fire Department leads, supported by the City Attorney, as needed.

- **By Q1 2028:** Public information bank launched.
- **Ongoing annually:** ISO facility inspections and Risk Management Plan reviews completed; compliance status published in plain language; at least one emergency preparedness drill held per year.

Personnel/Staff Costs: Project Manager, Grant Manager, and Analyst would be responsible for carrying out the specific elements of this project. Appropriate Community Outreach would ensure that all Benicia residents' comments and needs are considered.

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during*

grant implementation, and how that feedback will be considered. (Q6)

The decisions being made through this project, which includes what gets built on the refinery site, what the General Plan says about future industrial uses, which businesses the City actively recruits, will be easier to get right if the people most affected engage and partner with the City throughout the process. That means making a complicated regulatory and planning process legible to residents who are not specialists and going to where people are rather than waiting for them to show up at City Hall.

Citywide information sharing: The City will establish and maintain a dedicated project webpage providing plain-language updates on General Plan milestones, decommissioning coordination status, ISO enforcement actions, and economic development progress, updated at least quarterly. The City will provide progress briefings to the City Council in open session at key project milestones.

Process engagement opportunities:

- Decommissioning: At least two decommissioning public engagement sessions per year; Targeted outreach to refinery workers and their families through partnerships with the Building Trades Council, the Solano County Workforce Development Board, and community-based organizations. The City will also coordinate with Solano County and regional agencies — San Francisco Bay Conservation and Development Commission (BCDC), Department of Toxic Substances Control (DTSC), the Regional Water Board — whose decisions on site cleanup and permitting will shape the landscape for community engagement on reuse.
- General Plan and Industrial Zoning Updates: At least five General Plan and zoning engagement phases (scoping, existing conditions, draft elements, public review, and adoption). In addition to interactive community workshops, the General plan engagement will be robust to ensure we're reaching "hard to reach" populations by partnering with trusted CBOs and community leaders. Additional activities may include focus groups, stakeholder interviews, a General Plan Advisory Committee, pop up workshops/public event booths, mobile workshops, and capacity building / speaker series for both staff and residents. There may be additional targeted engagement with disadvantaged communities to inform the Environmental Justice and Decarbonization Elements.
- Benicia Just Economic Transition and Clean Industry Revitalization Initiative : At least six Just Transition workshops or events, with feedback collected from industrial workers and frontline community members at a minimum of three points during plan development. This sub-project will convene a Just Economic

Transition Plan Advisory Group which may be comprised of industrial workers, Valero-adjacent residents, CBOs, the Benicia Industrial Park Association, Port of Benicia, and the Benicia Chamber of Commerce; County Public Health; County Environmental Health; STA; Solano WDB; Solano EDC; and other relevant community leaders and stakeholders as needed.

- Industrial Safety Ordinance Implementation. At least one ISO community safety confidence survey during the grant period; regular ISO Commission meetings; and an Annual Economic Development Report presented to City Council. Participation will be tracked by census tract or neighborhood and voluntary demographic categories. If outreach is not reaching affected workers, pollution-burdened neighborhoods, older adults, or multilingual households, the City will adjust its methods.

Feedback gathered through these processes will be documented and reported to the *Community Sustainability Commission, Planning Commission, Economic Development Board, Industrial Safety Ordinance Citizen Oversight Commission,* and *City Council*. Where community input shapes a decision — a land use policy, a priority in the work plan, a change to the engagement process itself — the City will say so publicly, in plain language.

The decisions being made through the General Plan update, the decommissioning pathway, and the revitalization plan will directly affect what Benicia's industrial waterfront becomes — what gets built there, who owns it, who works there, and what the air quality looks like for the neighborhoods that border it. Those are not technical planning questions with predetermined answers. They require sustained input from residents, workers, business owners, and the organizations that serve them.

The City has already begun this process.

- City Council and Commission Meetings—Since December 2025, the City Council has held two sessions to develop project concepts and prioritize the ones included in this grant application.
- Industrial Safety Citizen Oversight Commission—Established the framework in 2025 and has continued to meet quarterly since its adoption last summer. The Commission will continue to meet to oversee the ISO implementation program.
- Hearing from industrial ancillary businesses affected by the Valero closure at the monthly Benicia Industrial Park Association (BIPA) and regular coordination with the Benicia Chamber of Commerce
- City Council engagement related to the Valero closure and transition planning, including the formation of councilmember-led City Task Forces for economic

impact, community funding, Benicia Industrial Park collaboration, and land redevelopment since May 2025

- Coordination with the Solano Workforce Development Board and Solano Economic Development Corporation to understand the impact of refinery closure on affected workers and ancillary businesses
- City-funded preliminary assessment and related outreach to Benicia stakeholders to better understand the impact of the refinery closure on Benicia and options for reuse and redevelopment in alignment with the council's sustainability goals. This assessment builds on the City's participation in the countywide Priority Production Area planning process, which is funded through the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

Public engagement to date has surfaced specific concerns: residents near the industrial corridor reported uncertainty about what the refinery closure means for their neighborhood, worry about the pace of site remediation, and questions about whether the jobs that replace refinery employment will be accessible to workers without four-year degrees. Business owners in and adjacent to the Industrial Park raised concerns about vacancy and access to infrastructure. These inputs directly shaped the scope of this project. While community members are happy about the air quality improvements expected after the closure, they are very concerned with the City's ability to sustain existing levels of city programs and services due to significant revenue loss. Benicia CBOs also received donations from Valero to sustain their operations, and those philanthropic contributions will now stop, causing concern that beloved CBOs in the community may also have to cut programs and services.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The **Just Economic Transition** project transforms the Valero refinery closure from a fiscal and community crisis into a foundation for a cleaner, more equitable, and economically resilient city through coordinated investments in Industrial Site Decommissioning and Transition Coordination, General Plan and Industrial Zoning Revitalization, Benicia Just Economic Transition and Clean Industry Revitalization, and Industrial Safety Ordinance (ISO) Program Management.

Summary of Measurable Outcomes and Indicators

Sub-Project	Measurable Outcome	Indicator(s)
3.1: Industrial Site Decommissioning and Transition Coordination	Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	• ≥4 state/federal agency MOUs or coordination agreements executed (BAAQMD, CalEPA, SWQCB, DTSC) • ≥10 interagency coordination meetings held per year; action logs maintained • Transition Infrastructure Funding Strategy completed and presented to City Council (target: Q2 2028) • ≥2 public engagement sessions held per year; annual public report published in English and Spanish • Port-Valero property owner coordination protocol established; quarterly meetings documented
3.2: General Plan and Industrial Zoning Revitalization	Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard governing future Industrial Park development.	• General Plan adopted by Q1 2031; EJ Element includes ≥5 enforceable policies; Decarbonization standard with 2026 NOx/PM2.5 baseline and numeric reduction target • Conforming Industrial Zoning Code adopted by ordinance • ≥5 structured community engagement phases conducted; post-engagement surveys at each major milestone • CEQA completed; Final EIR certified by Q4 2030

Sub-Project	Measurable Outcome	Indicator(s)
Benicia Just Economic Transition and Clean Industry Revitalization Initiative (3.3/3.5)	Workforce Track: Adopt a Just Transition Revitalization Plan with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard. Recruitment Track: Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031, and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	<u>Workforce Track</u> • Plan adopted by City Council (target: Q1 2029) with ≥5 economic transition strategies and ≥3 SCWDB workforce pathway MOUs • Social infrastructure needs inventory completed (target: Q4 2027) • ≥6 community workshops held; ≥50% of participants from impacted workers and frontline communities • Implementation tracking dashboard operational by Q3 2029 <u>Recruitment Track</u> • ≥15 clean-sector businesses attracted, retained, or expanded by Q1 2031 • ≥200 jobs created or retained at prevailing wages; ≥40% to priority populations; ≥25% reserved for workers from fossil-fuel-dependent industries • ≥25 business outreach engagements or site visits per year • Consolidated Transition Infrastructure Investment Roadmap completed (target: Q1 2030) • Joint annual report to City Council covering both tracks

Sub-Project	Measurable Outcome	Indicator(s)
3.4. Industrial Safety Ordinance (ISO) Program Management	Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	• Annual facility reports received and reviewed; inspections and audits conducted following Level 2 and Level 3 incidents • ISO Citizen Oversight Commission meetings held; public hearings facilitated • Incident reports and notifications published to Public Information Bank • Annual ISO performance report produced and presented to City Council • Compliance tracking system maintained; coordination with CUPA and Air District documented
	Reduce community exposure to hazardous air pollutants through rapid hazardous materials response and timely, clear public emergency alerts.	• HazMat responders maintain required certifications; equipment and PPE ready for deployment • Emergency alert system operational; alerts issued with protective action guidance during incidents • # multi-agency drills or exercises completed annually • # hazmat incidents responded to; releases stabilized before off-site escalation where possible • Post-incident public follow-up provided; facility incident reports reviewed

Detailed Milestones and Task Plan by Sub-Project

3.1: Industrial Site Decommissioning and Transition Coordination

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Build the regulatory, technical, and public engagement capacity to manage safe Valero refinery decommissioning and develop a transition infrastructure funding strategy.	A. Agency Relationships and Coordination Framework	1. Map all state and federal agency roles in the Valero decommissioning process (BAAQMD, CalEPA, SWQCB, DTSC, EPA); brief City Council and Fire Chief; initiate formal relationships and draft coordination MOUs covering data-sharing, notification protocols, and joint inspection access	City Manager's Office	Fire Chief; City Attorney; BAAQMD; CalEPA	Months 1–18
		2. Establish Port-Valero property owner coordination protocol: identify key contacts, document ownership for all affected parcels, schedule quarterly coordination meetings, log barriers to site transition	City Manager's Office	Development Services; City Attorney	Q3 2027; quarterly ongoing
		3. Conduct ≥10 interagency coordination meetings per year; maintain action log; circulate to all parties within 5 business days of each meeting	City Manager's Office	Fire Dept.; Development Services; BAAQMD	Q4 2027–Q1 2031 (ongoing)
	B. Transition Infrastructure Funding Strategy and Public Engagement	1. Inventory physical infrastructure needs across transition zones (water/wastewater, broadband, clean energy, port electrification, zero-emission freight); map applicable federal/state programs and local financing tools; present Transition Infrastructure Funding Strategy to City Council by Q2 2028	Economic Development	Public Works; Port of Benicia; GO-Biz; Solano EDC	Q2 2028
		2. Develop plain-language Q&A materials in English and Spanish; conduct ≥2 public engagement sessions per year on cleanup status, air quality, and site timeline; collect written feedback; publish annual public report on decommissioning status	City Manager's Office	Fire Dept.; Planning; Community Partners	Q4 2027; annual through Q1 2031

3.2. General Plan and Industrial Zoning Revitalization

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Adopt an updated General Plan and Industrial Zoning Code by Q1 2031 with an Environmental Justice Element and Industrial Decarbonization standard.	A. Community Visioning and Existing Conditions	1. Award consultant; conduct community visioning process; prepare existing conditions report documenting gap between 1999 GP/1987 zoning and current conditions; establish 2026 NOx/PM2.5 baseline; confirm five priority elements with City Council	Planning Division	City Manager's Office; BAAQMD; Consultant	Q4 2027–Q3 2028
		2. Conduct ≥5 structured engagement phases (scoping, existing conditions, draft elements, public review, adoption); provide Spanish interpretation and childcare; collect post-engagement surveys at each milestone; publish results in plain language	Planning Division	City Manager's Office; Benicia CBOs; Consultant	Q1 2028–Q1 2031
	B. Plan Drafting, CEQA and Adoption	1. Prepare administrative draft General Plan with EJ Element (≥5 enforceable policies) and Decarbonization standard (2026 baseline, numeric target); draft Industrial Zoning Code; release for 45-day public review; prepare responses to comments; revise	Planning Division	Consultant; BAAQMD; City Departments	Q1 2029–Q3 2029
		2. Initiate CEQA: prepare Draft EIR with air quality health risk assessment; 45-day public review; certify Final EIR at Planning Commission; conduct City Council adoption hearings; file required state notices; publish adopted documents in English and Spanish by Q1 2031	Planning Division	Consultant; City Attorney	Q1 2029–Q1 2031

Benicia Just Economic Transition and Clean Industry Revitalization Initiative (3.3/3.5)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date

Workforce Track: Adopt a Just Transition Revitalization Plan with workforce pathways, a social infrastructure needs inventory, and an implementation tracking dashboard.	A. Advisory Group, Needs Assessment and Community Engagement	1. Convene Just Economic Transition Advisory Group; award consultant; complete social infrastructure needs inventory (childcare gaps, retraining capacity, income support, transportation access, language barriers); map applicable federal/state funding programs for each identified need	City Manager's Office	SCWDB; Solano College; EDD; Building Trades; Benicia CBOs	Q2 2027–Q1 2028
		2. Conduct ≥6 community workshops at multiple locations; target ≥50% of participants from impacted workers, BIPOC, and frontline communities; collect post-workshop surveys at ≥3 points during plan development	City Manager's Office	Planning Div.; Benicia CBOs; Community Partners	Q3 2027–Q3 2028
	B. Plan Adoption and Implementation Dashboard	1. Draft plan with ≥5 economic transition strategies, implementation-ready project list (≥1 physical, ≥1 social infrastructure project), ≥3 SCWDB workforce pathway MOUs, and social infrastructure funding strategy; release for 30-day public review; adopt by City Council (target: Q1 2029)	City Manager's Office	Economic Development; Planning; SCWDB; Consultant	Q4 2028–Q1 2029
		2. Launch implementation tracking dashboard (target: Q3 2029); update quarterly; incorporate social infrastructure appendix and dashboard metrics into Annual Economic Development Report	City Manager's Office	Economic Development; Communications	Q3 2029; annual through Q4 2031
Recruitment Track: Attract, retain, or expand ≥15 clean-sector businesses and ≥200 jobs at prevailing wages by Q1 2031, and complete a consolidated Transition Infrastructure Investment Roadmap by Q1 2030.	A. Business Recruitment & Job Quality Tracking	1. Establish September 2026 employment baseline; develop sector-specific recruitment strategy (battery manufacturing, green energy, port-related logistics, shipbuilding); conduct ≥25 business outreach engagements or site visits per year; coordinate with Solano EDC, GO-Biz, CAEATFA, Port of Benicia, and BIPA	Economic Development	Solano EDC; GO-Biz; CAEATFA; Port of Benicia	Annual (Q4 2027–Q1 2031)
		2. Establish job quality tracking protocol: document FTE positions, prevailing wages, and % accessible to fossil-fuel workers; collect data at 6, 12, and 24 months post-opening; coordinate with SCWDB on workforce placements; complete ≥3 site readiness assessments for priority Industrial Park parcels	Economic Development	SCWDB; Building Trades; EDD	Q1 2028; ongoing
	B. Infrastructure Roadmap and Annual Reporting	1. Develop Physical Infrastructure Financing Strategy (target: Q2 2028); coordinate with	City Manager's Office	Economic Development;	Q2 2028–Q1 2030

		SP-1 (Transition Infrastructure Funding Strategy) and SP-3 (Social Infrastructure findings) to produce consolidated Benicia Transition Infrastructure Investment Roadmap; publish and present to City Council (target: Q1 2030)		Public Works; Port of Benicia; Solano EDC	
		2. Publish Annual Economic Development Report: business inquiries, new leases/permits, FTE jobs created, wage and equity metrics, net change vs. September 2026 baseline; present to City Council	Economic Development	City Manager's Office	Annual (Q4 2027–Q4 2031)

3.4. Industrial Safety Ordinance (ISO) Program Management

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Strengthen industrial safety oversight and ensure residents have timely, accurate information about industrial incidents and air quality conditions through active ISO program management.	A. ISO Program Operations and Compliance	1. Evaluate and improve ISO procedures, workflows, and enforcement mechanisms; refine data tracking systems for incidents, emissions, and compliance	Benicia Fire Dept.	CUPA; Air District; Facilities	Months 1–18; ongoing
		2. Receive and review annual facility reports; conduct inspections and audits following Level 2 and Level 3 incidents; review root cause analyses	Benicia Fire Dept.	CUPA	Months 1–60
		3. Enhance coordination with CUPA, Air District, and regulated facilities; coordinate air quality monitoring station siting; oversee data collection and reporting	Benicia Fire Dept.	CUPA; Air District	Months 1–60
	B. Public Information and Oversight Commission	1. Maintain updated Public Information Bank: publish incident reports, post notifications, and make facility data publicly accessible; facilitate public hearings	Benicia Fire Dept.	N/A	Months 1–60
		2. Support quarterly ISO Citizen Oversight Commission meetings; facilitate community input; incorporate feedback into policy and program improvements	Benicia Fire Dept.	City of Benicia	Months 1–60
		3. Prepare annual ISO performance report tracking incident trends, compliance rates, and air quality outcomes; present to City Council	Benicia Fire Dept.	N/A	Annual
Reduce community exposure to hazardous air pollutants	A. HazMat Readiness and Alert Systems Maintained	1. Maintain staffing, training, and HazMat Technician certification of hazmat responders; ensure equipment, PPE, monitoring	Benicia Fire Dept.	Solano HazMat Team	Months 1–60

through rapid hazardous materials response and timely, clear public emergency alerts.		tools, and decontamination resources are operational			
		2. Maintain emergency alert tools; update alert templates for industrial incidents, fires, and hazardous releases; conduct periodic system testing and staff training	Benicia Fire Dept.	Solano OES	Months 1–60
		3. Participate in countywide hazmat planning meetings; conduct joint exercises with fire, law enforcement, and county agencies; integrate lessons learned from incidents	Benicia Fire Dept.	Regional emergency response agencies	Months 1–60
	B. Rapid Response and Public Communication During Incidents	1. Deploy trained personnel for hazardous releases, spills, vapor events, and unknown substance investigations; identify chemicals, assess hazards, and implement containment	Benicia Fire Dept.	Solano HazMat Team; CUPA	Months 1–60
		2. Issue timely public alerts with clear protective instructions (shelter-in-place, avoid area, or evacuation); coordinate messaging with City and regional agencies; provide updates until hazard resolved	Benicia Fire Dept.	Solano OES; Regional agencies	Months 1–60
		3. Provide post-incident public follow-up; review facility 72-hour reports; use findings to improve future warning, response, and preparedness systems	Benicia Fire Dept.	N/A	Months 1–60

Project Name: Just Economic Transition
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Benicia Just Economic Transition and Clean Industry Revitalization Initiative (3.3/3.5)	Existing City of Benicia Staff costs of $200,066 per year over a 5 year period	$1,873,276.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	3.2. General Plan & Industrial Zoning Revitalization	One time cost for subcontractor to draft new plan	$4,885,248.00
Personnel/Staff Costs	Direct	3.1. Industrial Site(s) Decommissioning & Transition Coordination	Existing City of Benicia Staff costs to over see transition at $614,669 per year over a 5 year period	$3,073,345.00
Personnel/Staff Costs	Direct	3.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	3.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	3.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	3.0. Community Outreach	Planning and materials	$25,000.50
Community Engagement	Direct	3.4. Industrial Safety Ordinance (ISO) Program Management	3.4. Industrial Safety Ordinance (ISO) Program Management Existing Benicia City Staff costs of $160,435 per year over a 5 year period ($802,175)	$802,175.00
Only add lines above this line				
			TOTAL:	**$11,430,924.50**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$11,430,924.50
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$4,885,248.00
Total Contingency	$0.00
Total Funds Requested	$11,430,924.50
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	42.7%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	Benicia Forward: A Catalyst for a Clean and Resilient Future
Lead Applicant Name	City of Benicia
Project Location	Benicia, CA
Overall Funding Request	$35,634,524
Grant Term Request	5 years
Project Information	
Project Title	Promoting Community Health
Project Funding Request	$7,580,583.10

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

Every component of this project reduces air pollution or protects residents from its effects. Urban forestry expands the natural filtration capacity of the city's tree canopy, sequestering carbon and intercepting particulates, including the hydrogen sulfide emissions linked to the Valero refinery. Wildfire prevention reduces the smoke events that have in the past blanketed Benicia in PM2.5 for days. Air monitor upgrades give the Fire

Department the real-time data needed to protect both responders and residents during industrial incidents. Fleet maintenance and transition reduce diesel exhaust from emergency vehicles. Park improvements create the conditions for physical activity and social connection that reduce the chronic disease burden already elevated in communities exposed to refinery pollution. The emergency alert system closes the information gap that leaves residents unaware of hazardous events until they have already been exposed. The project supports energy transition by replacing reactive spending — emergency wildfire response, deferred park maintenance, crisis-driven fleet repair — with planned, preventive investment that lowers long-term costs and protects the health of Benicia's workforce and families.

Elements of the project, including their **summaries** and notable **measurable outcomes,** include:

4.1 Benicia Urban Forestry and Greening Program and Measurable Outcomes: Benicia's approximately 27,000 residents do not experience environmental conditions equally. Neighborhoods with limited tree canopy, extensive paved surfaces, and greater proximity to industrial land uses can experience higher summer temperatures, less shade, and greater exposure to airborne particulate matter and other pollutants. These conditions can discourage walking and outdoor recreation and can disproportionately affect children, older adults, people with respiratory or cardiovascular conditions, outdoor workers, and residents without access to air-conditioned indoor spaces. The City will address these interconnected public-health and environmental challenges through a major expansion of Benicia's urban forest organized around equity, air-quality improvement, heat resilience, and long-term community benefit.

Over the five-year grant performance period, the City will plant approximately 600 new trees, representing a substantial expansion of Benicia's municipal tree canopy. The program will include the creation of a new shaded trail connection between Community Park and Lake Herman Park, where approximately 400 drought-tolerant native and climate-appropriate trees will be planted along the route. The remaining approximately 200 trees will be strategically planted in parks, public rights-of-way, civic spaces, and neighborhoods where canopy gaps, heat exposure, impervious surfaces, proximity to pollution sources, and community need indicate that additional greening will provide the greatest benefit.

The Community Park-to-Lake Herman Park trail will serve as the program's signature greening investment. The trail will establish a shaded and more comfortable connection between two important recreational destinations while increasing access to walking, bicycling, nature, and outdoor activity. As the trees

establish and their canopies expand, they will provide progressively greater shade along the corridor, reduce heat exposure for trail users, and make the route more usable during warmer parts of the year. The project will provide particular benefits to children, families, older adults, athletes, pedestrians, and residents who may be more vulnerable to extreme heat or poor air-quality conditions.

The planting of 600 trees will produce cumulative air-quality and climate benefits that increase over time. Tree leaves and branches can intercept airborne particulate matter and reduce the amount of dust and other particles circulating near streets, trails, parks, and gathering areas. Trees also absorb carbon dioxide as they grow and store carbon in their trunks, branches, roots, and surrounding soil. By shading pavement, buildings, sidewalks, and recreational areas, the expanded canopy will reduce surface and ambient temperatures and help moderate the urban heat-island effect. Cooler conditions can reduce demand for building cooling and associated energy use, indirectly avoiding emissions from electricity generation.

The project will also support cleaner transportation and healthier community behavior. Shaded streets, trails, and public spaces are more comfortable and attractive for walking, bicycling, outdoor recreation, and social activity. By making active transportation and outdoor recreation more practical during warm weather, the program can help reduce reliance on short vehicle trips, support physical activity, and improve community connections. The new shaded trail will therefore function not only as a landscaping project but as public-health and clean-mobility infrastructure connecting residents with major recreational amenities.

Trees will be selected based on drought tolerance, expected longevity, mature canopy, ecological value, site compatibility, fire safety, root characteristics, maintenance requirements, and resilience under anticipated future climate conditions. The City will prioritize California native and other climate-appropriate species, potentially including appropriate varieties of oak, madrone, manzanita, redwood, and sycamore where site conditions support their long-term survival. Species will be diversified to reduce vulnerability to pests, disease, drought, and the widespread loss that can result from reliance on a limited number of tree types. Final selections will also account for utility clearances, roadway visibility, sidewalk conditions, soil volume, drainage, and the intended use of each planting location.

The City will use equity as the organizing principle for determining where the approximately 200 trees outside the trail corridor are planted. Planting priorities will be informed by a comprehensive inventory of Benicia's existing urban forest, which currently includes more than 4,500 City-maintained trees. The inventory will assess tree location, species, size, condition, maintenance needs, canopy

distribution, and potential planting sites. The City will combine this information with tree-canopy gaps, heat-exposure data, concentrations of paved and impervious surfaces, proximity to industrial and transportation-related pollution sources, access to parks and walking routes, and relevant demographic and public-health indicators. This process will direct investment toward areas where new trees can provide the greatest marginal public-health and environmental benefit.

Community engagement will inform planting priorities, trail design, species selection, and long-term stewardship. The City will seek input from residents, park users, nearby neighborhoods, youth sports organizations, walking and bicycling advocates, environmental organizations, seniors, schools, and other community stakeholders. Outreach may include public workshops, online surveys, neighborhood meetings, pop-up engagement at parks and community events, volunteer planting activities, educational materials, and regular project updates. The City will document feedback and explain how community input influenced final planting locations and program implementation.

New trees will receive intensive establishment care during their first three years. Because permanent irrigation infrastructure along the trail would substantially increase construction and long-term maintenance costs, the approximately 400 trail trees will be watered by truck during their initial establishment period. Watering schedules will be adjusted based on species, soil conditions, season, rainfall, temperature, and observed tree health. Mulching, staking where necessary, structural pruning, weed control, inspection, and replacement of unsuccessful plantings will support survival and healthy root development.

After approximately three years, the drought-tolerant trees are expected to be sufficiently established for routine truck watering to be substantially reduced or discontinued. The City will continue monitoring tree health and may provide supplemental water during prolonged drought, extreme heat, or other exceptional conditions. This establishment strategy avoids the capital and maintenance costs associated with installing permanent irrigation along the entire trail while ensuring that young trees receive the care necessary to survive their most vulnerable years. It also allows the project to direct a greater share of grant funding toward tree planting, site preparation, and long-term canopy expansion.

The City will implement the program through its existing urban-forestry operations based at the Public Works Corporation Yard. Work will be performed by City staff or qualified contractors under City supervision, including oversight by an International Society of Arboriculture-certified arborist. Activities will include site assessment, utility clearance, soil preparation, tree procurement, planting, mulching, staking, truck watering, inspection, structural pruning, pest and disease

monitoring, replacement planting, tree-permit review, and removal of hazardous trees where necessary to support the health of the overall urban forest. The City will use accepted arboricultural practices and maintain records for each newly planted tree.

The program will include measurable and publicly reportable outcomes. The City will track:

- The number, species, size, and location of trees planted.
- Completion of approximately 400 tree plantings along the Community Park-to-Lake Herman Park trail.
- Approximately 200 additional trees planted in priority community locations.
- Tree survival rates at one, three, and five years.
- Acres or square footage of projected canopy added at maturity.
- Linear feet of trail receiving new shade coverage.
- Neighborhoods and public facilities benefiting from planting.
- Watering, maintenance, and replacement activities.
- Estimated carbon sequestration and pollutant-interception benefits using an accepted urban-forestry methodology.
- Community participation and feedback.
- Changes in trail use and outdoor-recreation opportunities where data can be collected.

The City will establish a survival target and replace trees that fail during the grant period so that the program's intended canopy increase is maintained. Monitoring will also allow the City to identify species and planting practices that perform best under Benicia's climate and soil conditions, improving future urban-forestry investments. Tree locations and condition data will be incorporated into the City's asset-management system to support continued inspection, maintenance, and capital planning after the grant concludes.

The project's benefits will extend well beyond the five-year grant period. As the trees mature, their capacity to provide shade, intercept particulate matter, store carbon, cool public spaces, provide habitat, and improve neighborhood character will increase. The City will incorporate the new trees into its existing inspection, pruning, risk-management, and replacement programs and will plan for the limited supplemental watering that may be necessary during exceptional drought

conditions. This long-term stewardship commitment will protect the Air District's investment and ensure that the project produces lasting and increasing community benefits.

By planting approximately 600 trees, establishing a new shaded recreational trail, directing additional canopy to neighborhoods with the greatest need, and providing structured establishment and maintenance care, Benicia will make a transformative investment in public health and environmental resilience. The program will reduce heat exposure, improve localized air-quality conditions, support walking and outdoor recreation, expand equitable access to green space, and demonstrate how a refinery-transition community can reinvest in healthy, community-serving natural infrastructure.

4.2. Wildfire Prevention & Readiness and Measurable Outcomes: Benicia sits at the interface of developed neighborhoods and wildland open space. When a wildfire ignites near the city — or within it — the air quality impact is immediate, severe, and disproportionately felt by seniors, young children, people with respiratory or cardiovascular conditions, and outdoor workers. A single uncontrolled wildfire can release PM2.5, carbon dioxide, nitrogen dioxide, and aromatic hydrocarbons at levels that make the air unhealthy for days. The Wildfire Prevention and Readiness Program takes a comprehensive, coordinated approach across four activity areas.

Wildfire Fuel Modification Program: The City requires a full-scope, preemptive wildfire fuel modification program. This component fills that gap by managing hazardous vegetation and fuel loads in and around the community: inspecting and enforcing defensible space requirements, coordinating weed abatement and fuel reduction in high-risk areas, and educating property owners about ember-resistant landscaping and wildfire mitigation. Lower fuel loads mean less intense fires, less uncontrolled smoke, and a reduced likelihood of the large wildland fire events that can blanket the city in unhealthy air for days. The program also protects critical evacuation routes during peak fire weather.

Fire Prevention and Inspection: Staff will conduct fire and life safety inspections for commercial, industrial, and high-risk occupancies; issue and track operational permits (hazardous materials, hot work, high-piled storage); and follow up with corrective actions to ensure compliance. *Inspections at industrial facilities reduce the risk of chemical releases and vapor incidents that affect community air quality. A single structure fire can release VOCs, including benzene and styrene, into groundwater and the air — catching fire hazards before they ignite is the most effective intervention.*

Wildland Urban Interface Inspection Program: Building Inspectors will conduct systematic field evaluations of residential and commercial properties to identify fuel-to-structure pathways, enforce defensible space requirements, and ensure existing buildings meet ignition-resistant standards, including non-combustible siding and ember-resistant venting. Plan reviews for new construction and renovations will integrate fire-resistive design at the design phase, eliminating risk before construction begins. Preventing small WUI fires from escalating into mass urban ignitions protects residents from the smoke plumes that cause regional air quality non-attainment and trigger Spare the Air alerts.

Street Maintenance and Weed Abatement: Weed abatement across City rights-of-way (streets and major roadways) and approximately 30 creek and channel locations removes combustible organic debris, reduces the frequency of fire dispatch calls, and prevents pollutant mobilization from overgrown vegetation that traps sediment and roadway-derived contaminants. Core activities include vegetation removal using hand tools, pre- and post-emergent herbicide applications using EPA-registered products , and removal of vegetation, weeds, silt, and debris within creeks, channels, stormwater outfalls, and culverts. All herbicide applications will be documented and reported monthly to the Solano County Agricultural Commissioner's Office. The City will maintain a Fish & Wildlife Routine Maintenance Agreement covering creek and channel work.

The Wildfire Prevention and Readiness Program will deliver four coordinated activities over the five-year grant term. The Fuel Modification Program manages hazardous vegetation in wildland open space and high-risk areas, enforcing defensible space requirements and educating property owners. Fire Prevention and Inspection staff will conduct regular inspections of commercial, industrial, and high-risk occupancies, issuing and tracking operational permits and following up on corrective actions. The WUI Inspection Program will conduct systematic field evaluations of residential and commercial properties, enforce ignition-resistant construction standards, and integrate fire-resistive design requirements into plan review. Street Maintenance and Weed Abatement will cover both city rights-of-way and approximately 30 creek and channel locations citywide, removing combustible vegetation and debris, applying EPA-registered herbicides under an existing Fish & Wildlife Routine Maintenance Agreement, and reporting all applications monthly to the Solano County Agricultural Commissioner's Office.

4.3. Safety and Monitoring Equipment for Benicia Fire – Portable Air Monitor & SCBA Compressor and Measurable Outcomes: The Benicia Fire Department's ability to protect both residents and first responders during air quality

emergencies depends on two pieces of equipment that are currently at or beyond their service life.

Portable Air Monitors: In 2019, Valero funded the purchase of a cache of high-quality portable air monitors for the Fire Department, valued at $48,342. Over the past seven years, these monitors have been deployed regularly — at industrial incidents, wildfire responses, and hazardous material calls — and have become a critical component of the department's emergency response capability. They are now at the end of their service life, and replacement parts and sensors are no longer available. Fixed fenceline and community monitors provide valuable information but cannot be rapidly repositioned during a dynamic incident. Portable monitors assigned to apparatus give fire personnel real-time, location-specific air quality data — including PM2.5, VOC, carbon dioxide, and hydrogen sulfide levels — that allow informed decisions about evacuation zones, shelter-in-place guidance, and responder safety. Replacing the existing cache restores a capability the department has relied on for years.

SCBA Compressors: Self-contained breathing apparatus (SCBA) compressors allow the Fire Department to refill air cylinders on-site, providing personnel with clean, breathable air during responses involving toxic chemicals, smoke, excess moisture, and oxygen-deficient environments. Without adequate compressor capacity, refill times increase and personnel must rotate out of hazardous environments more frequently, slowing response and increasing exposure. Additional compressor capacity directly supports the department's ability to sustain operations at extended incidents and rescue civilians in distress.

Portable air monitors replace the 2019 Valero-funded cache (original value $48,342), now at the end of their service life, restoring real-time, field-deployable air quality monitoring capability for PM2.5, VOCs, carbon dioxide, and hydrogen sulfide. SCBA compressors add refill capacity for breathable air cylinders, reducing rotation times and sustaining personnel during extended hazardous material and wildfire responses. Both are one-time capital purchases expected to remain in service well beyond the grant term. The Fire Department is the primary operator of both systems.

Community Park, Jack London Park, & Bocce Court Public Health & Shade Improvements and Measurable Outcomes: The City of Benicia will implement a coordinated package of shade and solar-lighting improvements at Community Park, Jack London Park, and the City's public bocce courts to address community-identified recreation needs, reduce exposure to extreme heat, improve equity among park users, and expand opportunities for safe outdoor activity. The

approximately $519,200 project includes $179,200 for shaded dugouts at Community Park Softball Fields 1 through 4, $90,000 for shaded dugouts at Jack London Park Ballfields 1 and 2, and $250,000 for a shade structure and solar-powered LED lighting at the bocce courts.

The project responds directly to long-standing requests from residents, athletes, coaches, families, and other park users. Community members have repeatedly asked the City to provide shade over the dugouts at Jack London Park and the softball fields at Community Park, where players and coaches currently have limited protection from direct sunlight and rising temperatures. These improvements will translate community feedback into visible, permanent public-health investments at facilities that are regularly used for practices, games, tournaments, and informal recreation.

The Community Park improvements will also address an inequity in the distribution of park amenities. The boys' baseball fields currently provide shaded dugouts, while the girls' softball fields do not offer comparable protection. Installing shade at all four softball fields will provide female athletes with the same basic heat-protection amenity available to users of the baseball facilities. The project will therefore improve both physical conditions and equitable access to safe, comfortable recreation, ensuring that girls, coaches, families, and spectators are not disproportionately exposed to heat because of the field to which their sport is assigned.

Shade improvements at both parks will reduce direct sun exposure and provide cooler areas where players can rest, hydrate, receive coaching, and recover between periods of activity. These benefits are increasingly important as extreme-heat events become more frequent and intense. Children and youth participating in organized sports may spend several consecutive hours at a field, often while wearing uniforms and protective equipment that increase heat stress. Coaches, officials, family members, older adults, and residents with underlying health conditions may also face heightened risk during hot weather. By installing permanent shade at heavily used athletic facilities, the City will reduce exposure to heat-related illness and make outdoor recreation more accessible during a greater portion of the year.

At the bocce courts, the City will install a permanent shade structure and solar-powered LED lighting to improve daytime comfort and create opportunities for evening recreation. Bocce is particularly popular among older adults, who may be more vulnerable to extreme heat and poor air-quality conditions. The new shade

structure will provide relief during daytime play, while solar lighting will allow residents to use the courts during cooler evening hours when heat exposure is generally lower. Evening access will expand the hours during which the courts can be used and provide seniors and other heat-sensitive residents with a safer alternative to recreating during the hottest part of the day.

The solar-powered lighting component will extend recreational access without relying entirely on conventional fossil-fuel-supported electricity. It will provide a visible example of how renewable-energy technology can be incorporated into community-serving public facilities while reducing operating costs and supporting the City's broader transition toward cleaner infrastructure. The lighting will be designed to provide safe and reliable illumination of the playing area while minimizing unnecessary spillover into surrounding areas.

Together, the three improvements form a unified public-health project rather than a collection of unrelated park upgrades. Each component responds to a documented community need, reduces a barrier to outdoor recreation, and protects populations that may be particularly affected by heat, including children, female athletes, seniors, and people with health vulnerabilities. The project also recognizes that the health impacts of fossil-fuel use extend beyond direct emissions. Fossil-fuel combustion contributes to air pollution and climate change, which in turn increase the frequency and severity of extreme-heat conditions. The proposed investments will help Benicia adapt to these changing conditions while incorporating solar technology into public recreation infrastructure.

Grant-funded activities will include final design, engineering and site review as needed, procurement, permitting, construction, installation, inspection, and commissioning of the shade and lighting improvements. The City will coordinate implementation with park users and affected recreation programs to minimize disruptions and confirm that the final designs respond to operational and community needs. Public outreach will include project updates, information shared through City communication channels, coordination with youth sports organizations and bocce users, and opportunities for residents to provide feedback during design and implementation.

The City will measure project performance through completion of six shaded athletic-field dugout installations covering ten team-use areas, installation of the bocce court shade structure, installation and operation of solar-powered LED lighting, increased hours of court availability, participation in evening bocce activities, and feedback from athletes, coaches, seniors, families, and other park

users. The City may also track sports-program participation, field and court reservations, heat-related closures or scheduling changes, and the number of community members benefiting from the improved facilities.

The improvements will remain in public use well beyond the grant performance period. The City will incorporate the shade structures and lighting into its existing parks inspection, maintenance, and asset-management programs and will budget for routine maintenance and future repairs. By responding to sustained community requests and making targeted investments in heat protection, recreation equity, renewable-energy infrastructure, and expanded evening access, the project will produce immediate and lasting public-health benefits throughout Benicia.

Benicia Shoreline Open Space Access and Public Health Improvement Project: The City of Benicia will implement coordinated public-access, trail, accessibility, and greening improvements at Semple Crossing, John's Place, and Raymond J. Bordoni Park. Together, these projects will remove physical barriers, complete gaps in the shoreline access network, and transform underused waterfront areas into safer, greener, and more inclusive public spaces that support walking, outdoor recreation, mental well-being, and access to nature.

At Semple Crossing, the City will remove the damaged and closed staircase and construct approximately 125 feet of paved shoreline path, accessible transitions, curb ramps, and related pathway improvements. The project will replace an inaccessible stair connection and informal dirt route with a continuous trail segment connecting Semple Crossing, Gullpoint Court, West Third Street, and the West H Street terminus. The surrounding public space will also be landscaped and restored to reduce exposed dirt and create a more welcoming waterfront environment.

At John's Place, the City will rehabilitate the existing public shoreline access easement by removing the closed wooden staircase, improving slope stability and landscaping, and installing seating, a trash receptacle, public-shore signage, and other amenities. These improvements will make the access point safer, easier to identify, and more inviting while preserving appropriate shoreline views and respecting the surrounding residential setting.

At Raymond J. Bordoni Park, the City will convert a largely unimproved dirt-covered open space into a greener and more accessible shoreline park. The concept includes a gently sloped pathway with switchbacks, rest areas, benches, signage, and drought-tolerant landscaping. These improvements will allow older

adults, people with disabilities, families with strollers, and other residents to more safely reach and enjoy the shoreline.

The project will improve public health by creating safe places for walking, recreation, stress relief, and social connection. It will also advance health equity by ensuring that access to Benicia's waterfront is not limited to people who can navigate stairs, steep grades, or uneven ground. Greening the sites will reduce exposed soil and dust, improve neighborhood appearance, support stormwater absorption where feasible, and make the shoreline more comfortable and inviting.

Grant-funded activities may include final engineering, accessibility design, permitting, demolition, grading, slope protection, paving, pathway construction, curb ramps, benches, signage, landscaping, site restoration, inspection, and construction management. By completing missing shoreline connections and improving three underused public spaces, the project will expand equitable access to nature and strengthen Benicia's broader network of parks, trails, and waterfront destinations.

Electric Power Tool Transition: The City of Benicia will transition the Fire Department's existing two-stroke and four-stroke gasoline-powered hand tools, emergency equipment, and hydraulic rescue systems to commercial-grade battery-electric alternatives. The project will replace equipment used during fire suppression, ventilation, rescue, vehicle extrication, emergency lighting, and other critical response activities, including chainsaws and associated blades and chains, assorted power tools, ventilation fans, portable power equipment, hydraulic extrication tools, and portable rechargeable station and emergency-scene lighting.

Battery-powered emergency-response technology has advanced significantly and can now meet the demanding performance, durability, and reliability requirements of frontline fire service. Electric equipment can be deployed rapidly without manual starting, fuel mixing, warm-up time, or reliance on small combustion engines that may be difficult to operate under stressful emergency conditions. Battery-powered rescue and extrication tools also eliminate hydraulic hoses and separate gasoline-powered pumps, allowing firefighters to begin operations more quickly and work more freely around damaged vehicles and confined emergency scenes.

The project directly advances the Air District's goal of reducing air pollution and improving public health by eliminating direct exhaust emissions from the replaced equipment during operation. Gasoline-powered two-stroke and four-stroke engines release pollutants in close proximity to firefighters, emergency victims,

residents, and other personnel at incident scenes. These tools are also frequently tested, maintained, and operated at fire stations, creating additional exposure to exhaust, fuel vapors, noise, and vibration. Transitioning to electric equipment will reduce localized nitrogen oxide, particulate matter, volatile organic compound, carbon monoxide, and greenhouse-gas emissions while improving working conditions for firefighters and reducing noise impacts in neighborhoods and around sensitive community locations.

Grant-funded equipment will include electric saws; replacement saw blades and chains; assorted electric hand and power tools; battery-powered ventilation fans; a portable 1,600-watt battery power station; battery-powered hydraulic rescue and extrication tools, such as Holmatro systems; and portable rechargeable fire-station and emergency-scene lighting. The project will also include the batteries, charging equipment, storage systems, accessories, training, and related components necessary to place the equipment into regular frontline service. Final equipment selections will be based on operational performance, battery endurance, interoperability, safety certifications, durability, warranty coverage, and suitability for emergency-response use.

Before implementation, the Fire Department will complete an inventory of the gasoline-powered and hydraulic equipment proposed for replacement, including equipment type, age, operating hours, fuel use, maintenance history, response function, and typical frequency of deployment. The City will prioritize equipment that is used most frequently, generates the greatest direct emissions, presents the greatest exposure risk, or is approaching the end of its useful life. Existing combustion-powered equipment replaced through the project will be removed from regular frontline service so that the project produces lasting and verifiable emission reductions.

The City will measure project performance by tracking the number and type of tools replaced, battery-electric operating hours, emergency deployments, gasoline consumption avoided, estimated reductions in criteria pollutants and greenhouse-gas emissions, equipment readiness, deployment time, maintenance costs, and firefighter feedback. The Fire Department will also document improvements in operational efficiency, such as reduced startup time, elimination of fuel-mixing requirements, increased mobility at rescue scenes, and reduced maintenance and downtime.

The City will incorporate the new equipment into the Fire Department's existing inspection, training, asset-management, and replacement programs. Firefighters

and maintenance personnel will receive training in safe equipment operation, battery management, charging procedures, emergency use, and preventive maintenance. The City will maintain sufficient batteries and charging capacity to support continuous emergency readiness and will plan for future battery and equipment replacement beyond the grant term.

By converting its frontline small-engine and rescue equipment to fully electric systems, the City will achieve immediate and measurable emission reductions while improving firefighter health, emergency-scene conditions, equipment reliability, and response efficiency. The project will demonstrate how a municipal fire department can adopt cleaner technology without compromising emergency-response capability and will provide a practical model for other fire agencies seeking to reduce emissions from essential public-safety operations.

Personnel/Staff Costs: Project Manager, Grant Manager, and Analyst would be responsible for carrying out the specific elements of this project. Appropriate Community Outreach would ensure that all Benicia residents' comments and needs are considered.

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered. (Q6)*

This suite of subcomponents protects Benicia residents from the largest air quality and safety threats in the community: refinery and industrial emissions, wildfire smoke, vehicle exhaust, and extreme heat. Investments in urban greening, wildfire prevention, emergency response, park access, and fleet maintenance work together to reduce pollution, improve public health, and ensure that the City can respond quickly and communicate clearly when hazardous events occur. Seniors and children, who are biologically most vulnerable to particulate matter and toxic air contaminants,[1] will see the greatest public health benefit from cleaner facilities, reduced wildfire smoke exposure, and expanded emergency response capacity. Residents living in multi-family housing will experience the greatest health benefits from improved park and recreation facilities and a well-maintained urban forest.

Community and stakeholder engagement for the Promoting Community Health Project will include:

- Facilitate ongoing two-way engagement and report implementation progress at key milestones at City Council meetings in open public session.
- Post project updates and engagement opportunities on the Benicia Forward webpage.

- The City Manager will include Benicia Forward updates and engagement invitations in his weekly email newsletter as appropriate.
- During implementation, the project team will review SeeClickFix data — particularly park condition reports, tree hazard flags, and open space concerns — and incorporate it into maintenance prioritization under the Urban Forestry and Parks programs.
- The Grants Manager will work with the Fire Department and Parks Division to directly engage community stakeholders, especially seniors, people with disabilities, non-English speaking residents, and neighborhood groups in areas of highest wildfire exposure and lowest park access.
- Updates on construction timelines and facility disruptions will be communicated through the City's weekly email blast and social media channels, with particular attention to parks and open spaces where maintenance activity will temporarily affect access.
- A grant implementation progress report will be included in the City's annual letter from the City Manager that is mailed to every Benicia address.

The *Community Sustainability Commission* will receive regular updates on the Urban Forestry and Greening program, provide input on equity-based planting prioritization, and advise on alignment with the City's climate and air quality commitments.

The *Community Services Commission* will receive regular updates on the Wildfire Prevention and Readiness Program and the Parks and Recreation investments, provide oversight on program priorities and equity-based facility improvements, and advise on public noticing before major maintenance or construction activity at park facilities.

Some possible additional engagement by project may include activities such as (specific activities will be confirmed after grant approval):

4.1. Benicia Urban Forestry and Greening Program

- Post information about and maps of tree canopy on social media
- Encourage volunteer opportunities to manually hand water newly planted trees

4.2. Wildfire Prevention & Readiness

- Host one annual community "Fire Ready Benicia" information table at the farmers market or other community event before fire season
- Create a one-page defensible space checklist for properties in wildland-urban interface areas
- Post before/after photos of fuel modification work on social media to build awareness

4.3. Safety and Monitoring Equipment for Benicia Fire—Portable Air Monitors & SCBA Compressor

- Include a short plain-language explainer in the City Manager's newsletter when new monitors are deployed — what they measure, what the readings mean, and how residents can access real-time data
- Share air quality readings from portable monitors during incidents on the City's social media channels where safe and operationally feasible

Community Park, Jack London Park, and Bocce Court Public Health and Shade Improvements **and** Benicia Shoreline Open Space Access and Public Health Improvement Project

- Encourage residents to report park conditions and maintenance issues on SeeClickFix
- Celebrate completed park repairs with a brief social media post and photo — keeps residents informed and builds goodwill

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for **each Project** during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The **Promoting Community Health** improves community health by expanding the City's urban forest, strengthening wildfire preparedness and emergency response, adding shade and solar-powered amenities at parks and bocce courts, improving shoreline access and public open spaces, and transitioning Fire Department equipment to cleaner electric technologies. Together, these investments reduce environmental health risks, increase climate resilience, and improve access to safe, healthy outdoor recreation.

Summary of Measurable Outcomes and Indicators

Sub-Project and Component	Measurable Outcome	Indicator(s)
4.1. Benicia Urban Forestry and Greening Program	Expand Benicia's urban tree canopy by approximately 600 trees over the grant term—including a new shaded trail connecting Community Park and Lake Herman Park—prioritizing neighborhoods with the greatest heat and pollution exposure to increase natural air filtration and reduce urban heat.	• Citywide tree inventory (4,500+ existing trees) completed by end of Year 1; canopy gaps and priority planting locations identified • ≈400 trees planted along the Community Park–Lake Herman Park shaded trail; ≈200 additional trees planted in priority neighborhoods, by Year 5 • Tree survival rates tracked at 1, 3, and 5 years; failed plantings replaced to maintain canopy target • Linear feet of trail receiving new shade coverage tracked • Estimated carbon sequestration and pollutant-interception benefits calculated using accepted urban-forestry methodology • Community engagement and feedback documented; participation tracked
4.2: Wildfire Prevention and Readiness	Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification across high-risk areas.	• Acres of vegetation treated annually (goat grazing, discing, manual clearing) • Annual vegetation management schedule developed and followed • Priority access routes for firefighters cleared and maintained • Vegetation management integrated into emergency response planning and dispatch systems
	Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	• # inspections of commercial, industrial, and high-risk occupancies completed annually • # hazards identified and corrected; follow-up inspections confirm resolution • Violations tracked; compliance trends reported annually • Permit applications reviewed for fire and life safety compliance
	Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and	• # community education events held annually (station tours, school visits, open house, CPR/CERT)

Sub-Project and Component	Measurable Outcome	Indicator(s)
	real-time protective messaging. Reduce wildfire ignition likelihood and smoke-emission severity through defensible-space enforcement and hazardous fuel load reduction in high-risk areas.	• # residents reached through in-person and social media outreach • Timely safety messaging issued during smoke, odor, and hazardous material incidents • Outreach calendar adjusted annually based on seasonal risk and community feedback
		• Acres of hazardous fuel treated annually, cumulative over grant term • WUI parcels brought into defensible-space compliance, tracked annually • Reduction in defensible-space violations vs. Year 1 baseline • Ignition-risk reduction, if Fire Department modeling tool is available
4.3: Safety and Monitoring Equipment for Benicia Fire (Portable Air Monitors and SCBA Compressor)	Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first responders and inform protective action during emergencies.	• Portable air monitors (MSA ALTAIR 5X and RKI units) purchased, deployed to apparatus, and operational • SCBA air compressor (BAUER UNICUS 4) installed; aging unit decommissioned • Air output meets Grade E breathing air standards • All equipment calibrated and maintained per manufacturer schedule • # incidents where air monitors deployed (tracked in incident reports) • All applicable units pass required smog and emissions inspections • Fleet available for simultaneous incident response; vehicle downtime tracked • Aging high-use vehicles identified for prioritized replacement
Community Park, Jack London Park, and Bocce Court Public Health and Shade Improvements	Install shade structures and solar-powered lighting at high-use athletic and recreation facilities to reduce heat exposure, correct an existing equity gap between boys' and girls' athletic facilities, and expand safe evening recreation access.	• 6 shaded dugout structures installed, covering 10 team-use areas (Community Park Fields 1–4, Jack London Ballfields 1–2) • Bocce court shade structure and solar-powered LED lighting installed and operational • Evening bocce court hours of availability increased; participation in evening play tracked • Community/user feedback collected from athletes, coaches, seniors, and families post-installation • Facilities incorporated into the City's parks inspection and asset-management program

Sub-Project and Component	Measurable Outcome	Indicator(s)
Electric Power Tool Transition	Replace Fire Department gasoline-powered hand tools, rescue equipment, and hydraulic systems with battery-electric alternatives, eliminating direct exhaust exposure for firefighters and reducing localized emissions at incident scenes and fire stations.	• Inventory completed of gasoline-powered/hydraulic equipment proposed for replacement (type, age, operating hours, fuel use, maintenance history) • # and type of tools replaced with battery-electric alternatives; replaced equipment removed from frontline service • Battery-electric operating hours and emergency deployments tracked annually • Estimated gasoline consumption avoided and NOx/PM2.5/VOC/CO/GHG reductions calculated annually • Firefighter training completed on safe operation, battery management, and charging procedures • Equipment readiness, deployment time, and maintenance costs tracked and compared to baseline
Benicia Shoreline Open Space Access and Public Health Improvement Project	Remove closed and damaged shoreline access structures and complete gaps in the shoreline access network through construction of accessible pathways, site rehabilitation, and greening at three waterfront locations.	• Semple Crossing: damaged/closed staircase removed; ~125 feet of paved shoreline path, accessible transitions, and curb ramps constructed, connecting Semple Crossing, Gullpoint Court, West Third Street, and the West H Street terminus • John's Place: closed wooden staircase removed; access easement rehabilitated with slope stabilization, landscaping, seating, signage, and amenities • Bordoni Park: accessible switchback pathway, rest areas, benches, signage, and drought-tolerant landscaping constructed on currently unimproved dirt open space • Exposed soil and dust reduced through landscaping/site restoration at all three sites • Linear feet of new accessible shoreline trail constructed; # of access barriers removed • BCDC permit obtained for Semple Crossing work, if required

Detailed Milestones and Task Plan by Sub-Project

4.1: Benicia Urban Forestry and Greening Program

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Expand Benicia's urban tree canopy by approximately 600 trees over the grant term—including a new shaded trail connecting Community Park and Lake Herman Park—prioritizing neighborhoods with the greatest heat and pollution exposure to increase natural air filtration and reduce urban heat.	A. Tree Inventory and Planting Strategy (Year 1)	1. Conduct citywide tree inventory documenting condition, species, and canopy coverage for all 4,500+ existing trees; complete by end of Year 1	Public Works	ISA-Certified Arborist	Months 1–12
		2. Map canopy gaps, heat exposure, and pollution burden by neighborhood; use findings to establish equity-based planting priority areas	Public Works	Parks Staff; GIS Staff	Months 6–12
		3. Select California native species (Quercus, Arbutus, Arctostaphylos, Sequoia, Platanus); develop annual planting schedule for priority neighborhoods	Public Works	ISA-Certified Arborist	Months 6–12
	B. Annual Planting and Related Greening Conservation	1. Plant ≥40 new native trees annually in highest-priority neighborhoods (≥200 over 5 years); provide initial care (watering, staking) through first two growing seasons	Public Works	Parks Staff / Contractors	Months 6–60
		2. Inspect and maintain all existing trees on standard cycle; remove hazardous trees; track improvement vs. Year 1 baseline	Public Works	ISA-Certified Arborist	Months 1–60
		3. Apply mulch and soil stabilization; install bioswales and green buffers where appropriate; conduct irrigation checks at tree sites	Public Works	Parks Staff	Months 6–60

4.2: Wildfire Prevention and Readiness

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Reduce wildfire smoke and community fire risk through targeted vegetation management and strategic fuel modification across high-risk areas.	A. Priority Areas Mapped and Schedule Developed	1. Map high-risk wildfire zones near residential areas and sensitive populations; identify priority treatment areas based on fuel load, slope, and proximity to structures	Benicia Fire Dept.	N/A	Months 1–12
		2. Develop annual vegetation management schedule aligned with peak fire season; adjust annually based on drought conditions and growth patterns	Benicia Fire Dept.	N/A	Months 1–12
		3. Identify and map priority firefighter access routes in high-risk areas; coordinate with Parks Dept. on clearance responsibilities	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–12
	B. Vegetation Treatment Implemented (Annual)	1. Deploy goat grazing operations to reduce fine fuels and invasive vegetation; conduct discing to establish and maintain strategic firebreak lines	Benicia Fire Dept.	N/A	Months 3–60
		2. Perform manual vegetation removal in high-risk and inaccessible areas; create and maintain defensible space buffers around residential areas	Benicia Fire Dept.	N/A	Months 3–60
		3. Clear vegetation along access roads, fire lanes, and emergency entry points; maintain routes annually for peak fire season usability	Benicia Fire Dept.	Benicia Parks Dept.	Months 3–60
	C. Tracking and Operational Integration	1. Track acreage treated annually by method (grazing, discing, manual); document vegetation reduction and defensible space created or maintained	Benicia Fire Dept.	N/A	Months 3–60
		2. Integrate vegetation management maps and treatment areas into emergency response planning and dispatch systems; align with evacuation planning	Benicia Fire Dept.	Dispatch; Solano County Fire	Months 6–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
		3. Conduct internal evaluations following wildfire incidents to assess access, response times, and suppression effectiveness; incorporate lessons into future planning	Benicia Fire Dept.	N/A	Months 6–60
Prevent fires and reduce air pollution from hazardous conditions through regular fire prevention inspections and code enforcement.	A. Routine Inspections and Enforcement (Ongoing)	1. Perform annual inspections of commercial, industrial, and high-risk occupancies; inspect hazardous material storage, handling, and fire protection systems	Benicia Fire Dept.	N/A	Months 1–60
		2. Issue notices of violation and corrective action requirements; conduct follow-up inspections to confirm corrections; ensure properties meet California Fire Code	Benicia Fire Dept.	N/A	Months 1–60
		3. Review fire permit applications for compliance; inspect fire protection systems and new construction; prioritize high-risk areas and vulnerable populations	Benicia Fire Dept.	N/A	Months 1–60
	B. Compliance Tracking and Annual Reporting	1. Maintain database of inspection findings, violations, and corrective actions; track compliance trends	Benicia Fire Dept.	N/A	Months 12–60
		2. Analyze trends in hazards and incident causes; adjust inspection priorities based on risk data; report annual outcomes to City leadership	Benicia Fire Dept.	N/A	Months 12–60
Increase community awareness of wildfire, smoke, and hazardous air risks through recurring public education and real-time protective messaging. Reduce wildfire ignition likelihood and smoke-emission severity through	A. Year-Round Public Safety Education	1. Develop and maintain seasonal messaging on wildfire preparedness, smoke exposure, carbon monoxide safety, and emergency readiness via social media and City channels	Benicia Fire Dept.	N/A	Months 1–60
		2. Conduct station tours, school and youth outreach, and community presentations; hold annual open house and fire prevention events; offer CPR and CERT training	Benicia Fire Dept.	N/A	Months 1–60

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
defensible-space enforcement and hazardous fuel load reduction in high-risk areas.		3. Track attendance and social media engagement; adjust outreach priorities annually based on seasonal risk, incident trends, and community interest	Benicia Fire Dept.	N/A	Months 1–60
	B. Real-Time Protective Messaging During Incidents	1. Issue timely updates during smoke, odor, hazardous material, and vegetation fire incidents; provide shelter-in-place, avoidance, or evacuation guidance	Benicia Fire Dept.	N/A	Months 1–60
		2. Coordinate messages with City leadership and regional partners; provide follow-up information explaining hazards and protective actions after significant incidents	Benicia Fire Dept.	N/A	Months 1–60

4.3 Safety and Monitoring Equipment for Benicia Fire—SCBA Compressor and Portable Air Monitors

Measurable Outcome	Milestone	Task	Lead Entity	Supporting	Dates
Restore real-time field air quality monitoring capability and SCBA cylinder refill capacity to protect first responders and inform protective action during emergencies.	A. Equipment Procured, Installed and Staff Trained	1. Purchase replacement portable air monitors (MSA ALTAIR 5X multi-gas and RKI single-gas units); assign to frontline fire apparatus and medical response units	Benicia Fire Dept.	Equipment Vendors	Months 1–6
		2. Procure and install new SCBA air compressor (BAUER UNICUS 4); decommission and safely remove aging unit; complete installation testing and operational verification	Benicia Fire Dept.	Equipment Vendor	Months 1–6
		3. Train all firefighters on portable monitor operation and SCBA compressor use; develop standard operating policy for air monitor deployment during incidents	Benicia Fire Dept.	Equipment Vendors; Air District	Months 1–6
	B. Equipment Integrated into Operations and Maintained	1. Deploy portable monitors during fire, hazmat, and medical incidents; use real-time readings to guide evacuation, isolation, or shelter-in-place decisions	Benicia Fire Dept.	Air District; CUPA	Months 3–60
		2. Operate SCBA compressor to maintain continuous cylinder availability; ensure air output meets Grade E breathing air standards; monitor system alerts	Benicia Fire Dept.	N/A	Months 6–60
		3. Conduct routine calibration to ensure monitors are updated; replace sensors and filters as needed; document equipment performance	Benicia Fire Dept.	N/A	Months 6–60

Community Park, Jack London Park, and Bocce Court Public Health and Shade Improvements

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Install shade structures and solar-powered lighting at high-use athletic and recreation facilities to reduce heat exposure, correct an existing equity gap between boys' and girls' athletic facilities, and expand safe evening recreation access.	A. Design and Permitting	1. Finalize design for shaded dugout structures at Community Park Fields 1–4 and Jack London Ballfields 1–2	Parks Dept.	Engineering Consultant	Months 1–6
		2. Finalize design for bocce court shade structure and solar-powered LED lighting	Parks Dept.	Engineering Consultant	Months 1–6
		3. Obtain necessary construction permits	Parks Dept.	Building Safety	Months 6–9
	B. Construction and Installation	1. Construct and install 6 shaded dugout structures covering 10 team-use areas	Parks Dept.	Contractor	Months 9–15
		2. Install bocce court shade structure and solar-powered LED lighting	Parks Dept.	Contractor	Months 12–18
		3. Complete final inspections	Parks Dept.	Building Safety	Months 17–18
	C. Utilization Tracking	1. Track evening bocce court hours of availability and participation in evening play	Parks Dept.	N/A	Annual, Months 18–60
		2. Collect community/user feedback from athletes, coaches, seniors, and families	Parks Dept.	N/A	Annual, Months 18–60
		3. Incorporate facilities into the City's parks inspection and asset-management program	Parks Dept.	N/A	Month 18, ongoing

Benicia Shoreline Open Space Access and Public Health Improvement Project

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Remove closed and damaged shoreline access structures and complete gaps in the shoreline access network through construction of accessible pathways, site	A. Design, Permitting and BCDC Coordination	1. Complete final engineering and accessibility design for Semple Crossing, John's Place, and Bordoni Park	Public Works / Parks Dept.	Engineering Consultant	Months 1–9
		2. Confirm BCDC permit requirement/status for Semple Crossing work; submit application if required	Public Works	BCDC	Months 3–12

rehabilitation, and greening at three waterfront locations.		3. Obtain all necessary permits (demolition, grading, construction)	Public Works	Building Safety; BCDC	Months 9–15
	B. Demolition and Construction	1. Remove damaged/closed staircase at Semple Crossing; construct ~125 feet of paved shoreline path, accessible transitions, and curb ramps connecting Semple Crossing, Gull Point Court, West Third Street, and the West H Street terminus	Public Works	Contractor	Months 15–24
		2. Remove closed wooden staircase at John's Place; stabilize slope, install landscaping, seating, trash receptacle, public-shore signage, and amenities	Public Works	Contractor	Months 15–24
		3. Construct accessible switchback pathway, rest areas, benches, signage, and drought-tolerant landscaping at Bordoni Park	Parks Dept.	Contractor	Months 18–30
	C. Site Restoration and Verification	1. Complete landscaping and site restoration to reduce exposed soil and dust at all three sites	Parks Dept.	Contractor	Months 24–33
		2. Conduct final inspection and confirm ADA/accessibility compliance at all three sites	Public Works	Building Safety; ADA Coordinator	Months 30–36
		3. Document linear feet of new accessible shoreline trail constructed and number of access barriers removed	Public Works / Parks Dept.	N/A	Month 36

2.5b Electric Power Tool Transition

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Replace Fire Department gasoline-powered hand tools, rescue equipment, and hydraulic systems with battery-electric alternatives, eliminating direct exhaust exposure for firefighters and reducing localized emissions at incident scenes and fire stations.	A. Equipment Inventory and Selection	1. Inventory gasoline-powered and hydraulic equipment proposed for replacement—type, age, operating hours, fuel use, maintenance history, and deployment frequency	Benicia Fire Dept.	N/A	Months 1–3
		2. Prioritize equipment for replacement—highest use, greatest emissions/exposure risk, or approaching end of useful life	Benicia Fire Dept.	N/A	Months 3–4
		3. Finalize equipment selections (electric saws, hand/power tools, ventilation fans, portable power station, battery-powered Holmatro rescue tools, lighting) based on performance, battery endurance, and safety certifications	Benicia Fire Dept.	Equipment Vendors	Months 4–6
	B. Procurement, Training and Deployment	1. Procure equipment, batteries, chargers, and storage systems	Benicia Fire Dept.	Equipment Vendors	Months 6–9
		2. Train firefighters on safe operation, battery management, charging procedures, and preventive measures	Benicia Fire Dept.	Equipment Vendors	Months 9–11
		3. Remove replaced gasoline-powered/hydraulic equipment from frontline service; deploy new equipment	Benicia Fire Dept.	N/A	Months 10–12
	C. Performance Tracking	1. Track number and type of tools replaced, battery-electric operating hours, and emergency deployments	Benicia Fire Dept.	N/A	Annual, Months 12–60
		2. Calculate gasoline consumption avoided and criteria pollutant/GHG reductions annually	Benicia Fire Dept.	N/A	Annual, Months 12–60
		3. Document operational efficiency improvements and firefighter feedback; maintain sufficient battery/charging capacity for continuous emergency readiness	Benicia Fire Dept.	N/A	Annual, Months 12–60

Project Name: A Catalyst for a Clean and Resilient Future
Lead Applicant Name: City of Benicia
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	4.1. Benicia Urban Forestry and Greening Program	Benicia City Staff costs of $652,666 per year over a 5 year period	$3,663,330.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	4.3. Safety and Monitoring Equipment for Benicia Fire—Portable Air Monitors	One time cost for the purchase of Portable Air Monitors	$30,721.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	4.3. Safety and Monitoring Equipment for Benicia Fire—SCBA Compressor	One time cost for the purchase and installation of SCBA Compressor	$97,624.00
Personnel/Staff Costs	Direct	4.2. Wildfire Prevention & Readiness	Reduction of wildfire fuels in and around the wildland urban interface. Existing Benicia City Staff costs of $174,265.52 per year over a 5 year period	$871,327.60
Personnel/Staff Costs	Direct	4.0. Project Manager	25% FTE x $242,874 annual salary and fringe benefits x 5 years	$303,592.50
Personnel/Staff Costs	Direct	4.0. Grant Manager	25% FTE x $244,512 annual salary and fringe benefits x 5 years	$305,640.00
Personnel/Staff Costs	Direct	4.0. Analyst	25% FTE x $130,118 annual salary and fringe benefits x 5 years	$162,647.50
Community Engagement	Direct	4.0. Community Outreach Liaison	Planning and materials	$25,000.50
Construction	Direct	Community Park, Jack London Park, and Bocce Court Public Health and Shade Improvements	$179,200 for shaded dugouts at Community Park Softball Fields 1 through 4, $90,000 for shaded dugouts at Jack London Park Ballfields 1 and 2, and $250,000 for a shade structure and solar-powered LED lighting at the bocce courts.	$519,200.00
Construction	Direct	Benicia Shoreline Open Space Access and Public Health Improvement Project	**John's Place Stairs and Bordoni Park Shoreline Access Improvements:** Consultants for design of pathway, overlook improvements and retaining wall including structural and geotechnical analysis **Semple Stairs (BCDC):** Consultant for design of pathway improvements including structural and geotechnical analysis	$1,300,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Electric Power Tool Transition	**Electric Saws ($34,380)**: Benicia Fire Department replacement of all gas-powered tools and equipment with modern electric and battery-powered alternatives, including chainsaws (10), circ saws (6), 4-pack chargers (3), single charges (14), and spare batteries (33); **Electric Saw Blades and Chains ($20,960)** terminator chains (40) and circ saw blades (18); **Assorted Electric Tools ($6,180):** Battery Sawzall/Tool Kit (7), Leaf Blowers (one per station, two total); **Electric Vent Fan ($5,270):** modern electric and battery-powered alternatives (Blowhard Quickee); **Electric 1600w Battery Generator ($4,550):** Generac 1600w Battery Generator; **Electric Holmatro Tools ($177,960)**: Combi Tool (1), Cutters (2), Spreader (2), Large Ram (2), Small Ram (2), Ram Extender (2), Homaltro Charger (5), Homaltro Battery (14); **Portable and Rechargable Fire Station and Emergency Lighting ($12,850):** Portable Lights (8), Box Lights (12), Flashlights (14)	$301,500.00

Only add lines above this line

TOTAL: **$7,580,583.10**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$7,580,583.10
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$7,580,583.10
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: **$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Catalyst

Benicia Unified School District Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

General Instructions:

- The "Overall Narrative" is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community's civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to "Partnership Structure" (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The "Overall Narrative" for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	BUSD Clean Future
Lead Applicant	Benicia Unified School District
Application Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	$25,770,910
Grant Term Request	5 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

Benicia Unified School District (BUSD) proposes the **BUSD Clean Future Initiative**, a coordinated districtwide effort designed to improve student health, reduce the impacts of air pollution, modernize aging school infrastructure, and prepare students for long-term economic opportunity in a changing regional economy. As a refinery-adjacent community, Benicia has experienced the ongoing environmental and public health impacts associated with industrial emissions, poor air quality events, and aging facilities that were not designed to protect students from modern environmental conditions. At the same time, the anticipated refinery closure presents significant economic uncertainty for local families and the broader community. The BUSD Clean Future Initiative responds to these interconnected challenges through three integrated projects focused on healthy campuses, student wellness, and career pathway development.

The **Healthy Campuses** project will modernize school facilities through upgraded HVAC systems, high-efficiency filtration, window replacements, and sustainable landscaping designed to improve indoor air quality, reduce exposure to pollutants, lower energy consumption, and create safer learning environments for students and staff. The **Student Wellness** project will implement coordinated health outreach, early intervention, family support, and care navigation systems to reduce health-related absenteeism, particularly among students impacted by asthma, allergies, and respiratory illness. The **Career Pathways** project will expand Career Technical Education (CTE) opportunities in Environmental Resources, Biotechnology, and Public Health, preparing students for high-demand careers connected to sustainability, health sciences, environmental monitoring, and the region's evolving workforce needs. Together, these projects advance the goals of the Local Community Benefits Fund by reducing the impacts of air pollution, improving public health outcomes, strengthening educational and economic resilience, and supporting a just transition away from dependence on fossil fuel-based industries.

Key measurable outcomes include:

- Reduced student exposure to airborne pollutants through improved filtration and facility modernization
- Reduced health-related chronic absenteeism and increased student attendance
- Increased family engagement with health and wellness supports
- Expanded student participation in environmental health, sustainability, and biotechnology pathways
- Increased work-based learning, dual enrollment, and career exploration opportunities
- Improved student awareness of environmental health and air quality issues
- Reduced energy consumption and increased operational efficiency across district facilities

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Benicia Unified School District serves approximately 4,300 students across four elementary schools, one middle school, one comprehensive high school, one continuation high school, and a preschool program in the City of Benicia, California. The district also employs more than 560 teachers, administrators, and classified staff members who support student learning and school operations throughout the community. According to California Department of Education DataQuest enrollment data for the 2024–25 school year, the district serves a diverse student population that includes approximately 41% White students, 26% Hispanic or Latino students, 17% students identifying with two or more races, 11% Asian students, and 5% Black students. The district also serves English learners, students with disabilities, socioeconomically disadvantaged students, foster youth, homeless students, and students experiencing a range of academic, health, and social-emotional challenges.

Benicia is a waterfront community with a long history connected to refinery operations, industrial activity, and regional transportation corridors. For decades, residents have expressed concerns regarding environmental exposures associated with industrial emissions, wildfire smoke events, diesel traffic, and regional air quality conditions. Students and families living in refinery-adjacent communities are often disproportionately impacted by respiratory illness, asthma, allergies, and other health concerns connected to environmental conditions. These impacts are particularly significant for children because their lungs, immune systems, and neurological systems

are still developing. Within BUSD, at least 487 students have documented asthma diagnoses and more than 240 students have documented allergies, with many additional students likely experiencing undiagnosed respiratory conditions or environmentally triggered health symptoms.

Air quality is linked to a wide range of health concerns, particularly for children. Because their bodies and brains are still developing, the American Lung Association reports that children are among the most vulnerable to air pollution, with exposure contributing to increased asthma prevalence, missed school days, and reduced academic performance. Poor air quality can impact the lungs, heart, brain, immune system, and overall development of young people. While all students, teachers, and staff benefit from cleaner air, improvements in air quality are especially important for students with health conditions affected by environmental factors, including asthma and allergies.

Beyond respiratory health, research supported by the National Institutes of Health demonstrates that air pollution exposure can negatively affect children's brain development, cognitive performance, and long-term neurological health. Studies have linked long-term exposure to air pollution with lower IQ scores, reduced cognitive performance, and difficulties with memory and learning (Alter et al., 2024). Additional research suggests that pollution exposure may influence emotional regulation and behavior, further highlighting the connections between environmental health, physical well-being, and mental health outcomes for students (Jara et al., 2026).

The proposed projects are designed to benefit all BUSD students, staff, and families while prioritizing populations most impacted by environmental and economic vulnerability. These include students with asthma and chronic health conditions, socioeconomically disadvantaged students, English learners, homeless youth, students with disabilities, and families experiencing barriers to healthcare access or economic instability. The initiative also supports students preparing to enter a changing regional workforce as Benicia and surrounding communities continue adapting to the anticipated transition away from fossil fuel-based industries. Through facility modernization, coordinated wellness supports, environmental health education, and expanded Career Technical Education pathways, the BUSD Clean Future Initiative seeks to improve student health, strengthen educational outcomes, and create long-term opportunities for students and families across the Benicia community.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

N/A-This section is not required for Benicia Catalyst Grants

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Benicia Unified School District has extensive experience implementing districtwide initiatives that improve student health, safety, and academic outcomes. Through its Local Control and Accountability Plan (LCAP), the district has established systems for coordinating programs that support student wellness, equity & inclusion, and college & career readiness.

To implement the BUSD Clean Future Initiative, the district will dedicate staff capacity across multiple departments, including:

- **District Administration** – Oversight of grant implementation and alignment with district priorities.
- **Facilities and Operations** – Implementation of air-quality improvements, monitoring equipment, and building upgrades.
- **Educational Services** – Integration of environmental health and sustainability learning opportunities into curriculum and student activities.
- **Student Services and Wellness Programs** – Coordination of health education, student engagement, and community outreach activities.

The Superintendent will directly oversee grant implementation, working with the Health and Wellness Coordinator, who will support personnel, site administration, project coordination, and reporting requirements.

The district will also leverage existing staff expertise in facilities management, curriculum development, and student wellness programs to ensure successful implementation. The district manages a $68 million budget and $122.5 million bond measure to improve facilities, security and technology.

Through these integrated efforts, the district is well positioned to implement projects that address environmental health challenges while advancing educational outcomes for students.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

Benicia Unified School District has established financial management systems and internal controls that ensure public funds are managed responsibly, transparently, and in compliance with state and federal regulations. The district's Business Services Department oversees all grant funding and financial operations and has extensive experience administering state, federal, and foundation grants.

BUSD utilizes a centralized accounting system that allows the district to track restricted funds through dedicated budget codes and project accounts. For this grant, a unique program code will be established within the district's financial management system to ensure that all expenditures associated with the project are clearly documented and easily auditable. This system allows staff to monitor spending in real time and ensure that expenditures remain aligned with the approved grant budget and activities.

Financial oversight is provided by the Business Services Department, who is responsible for budget monitoring, compliance with grant requirements, and preparation of financial reports. Business Services staff will review expenditures, verify that costs are allowable under the grant guidelines, and ensure that all procurement and contracting activities follow district purchasing policies.

The district follows established internal control procedures that include:

- Segregation of duties for purchasing, approval, and payment processes
- Multiple levels of review and approval for expenditures
- Documentation requirements for all purchases and reimbursements

- Compliance with competitive bidding and procurement regulations when applicable

These practices ensure that grant funds are used only for approved activities and that all expenditures are properly documented.

To support grant reporting requirements, BUSD will maintain detailed financial records and supporting documentation for all project expenditures, including purchase orders, invoices, contracts, and payroll documentation for staff supported through grant funding. The district will prepare periodic financial reports to track expenditures against the approved budget and ensure that spending remains on schedule throughout the grant term.

In addition, the district undergoes regular independent financial audits in accordance with California public school district requirements. These audits review financial controls, accounting practices, and compliance with grant and funding regulations. This oversight helps ensure transparency and accountability in the management of public funds.

Through these systems and procedures, Benicia Unified School District has the financial capacity and experience to responsibly manage grant funding and ensure that all funds are spent efficiently and in accordance with program goals and requirements.

CITATIONS

1. Alter, N. C., Whitman, E. M., Bellinger, D. C., & Landrigan, P. J. (2024). Quantifying the association between PM2.5 air pollution and IQ loss in children: a systematic review and meta-analysis. *Environmental Health*, *23*(1). https://doi.org/10.1186/s12940-024-01122-x
2. Jara, C. A., Jones, S. A., & Nagel, B. J. (2026). Longitudinal associations between air pollution and adolescent gray matter development: Insights from the ABCD study. *Environmental Research*, *289*, 123333. https://doi.org/10.1016/j.envres.2025.123333

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	Healthy Campuses Project	BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through building envelope and atmospheric control upgrades and carbonncapture and sustainable landscaping.	Reduce Air Pollution and Improve Health Outcomes	[redacted]	0.0%	$ 12,717,925	$ 500,000.00	3.9%	$ 15,515,869	$ 15,515,869
2	Student Wellness Project	The BUSD Clean Future Student Wellness Project is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance. The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies.	Reduce Air Pollution and Improve Health Outcomes	[redacted]	0.0%	$ 5,043,520	$ -	0.0%	$ 6,304,400	$ 6,304,400
3	Career Pathways Project	BUSD plans to expand its current Career Technical Education (CTE) Pathways program by adding an Environmental Resources Pathway and a Biotechnology Pathway as part of the BUSD Clean Future Initiative. BUSD will also partner with the Touro University Public Health Program to deliver a course on environmental health for BHS students, providing a bridge between these new pathways to demonstrate the impact of air quality on health. This project will strengthen and extend current pathway offerings by adding updated curriculum, equipment, dual-enrollment for high school/college planning, work-based learning, career exploration, student supports, and community-connected experiences tied directly to public health, air quality, environmental stewardship, and regional workforce opportunities.	Both	[redacted]	0.0%	$ 3,160,513	$ -	0.0%	$ 3,950,641	$ 3,950,641
4					0.0%			0.0%	$ -	
5					0.0%			0.0%	$ -	
6					0.0%			0.0%	$ -	
7					0.0%			0.0%	$ -	
8					0.0%			0.0%	$ -	
9					0.0%			0.0%	$ -	
10					0.0%			0.0%	$ -	
				TOTALS	**0.0%**	**$ 20,921,958**	**$ 500,000**	2.4%	**$ 25,770,910**	**$ 25,770,910**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	**BUSD Clean Future**
Lead Applicant Name	[redacted]
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	
Grant Term Request	
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Student Wellness
Project Lead	[redacted]
Project Location	Benicia School District- all 7 schools.
Project Funding Request	$6,304,400

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The BUSD Clean Future Student Wellness Project is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance. The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies.

Serving approximately 4,500 students across seven schools, the project responds to a clear and urgent need: at least 487 students have been diagnosed with asthma and 243 have documented allergies, with many more likely undiagnosed. When kids miss school, especially repeatedly, academic outcomes are far-reaching and include lower test scores, gaps in learning, falling behind peers, and even risks of grade retention or dropping out. Chronic absenteeism also exacerbates social isolation and precipitates social-emotional challenges, which ultimately results in adverse mental health outcomes for students.

Research consistently shows a strong, two-way relationship between student health, school attendance, and mental well-being (Viner et al., 2026). Students who experience ongoing medical issues, particularly respiratory illnesses, chronic conditions, or frequent sickness, are more likely to miss school, and those absences are closely tied to increased anxiety, depression, and social isolation (Russo, 2022). Studies indicate that students with mental health disorders miss significantly more school, up to 23–25 days per year in secondary grades, compared to about 10–12 days for their peers, and mental health challenges account for a notable portion of all absences (Owen, 2019).

Importantly, absenteeism itself can worsen mental health, creating a compounding cycle. Missing school leads to academic gaps, disconnection from peers, and reduced access to supportive adults, all of which increase feelings of anxiety and depression. Longitudinal research shows that even modest levels of absence significantly increase the likelihood of later mental health problems, with higher absence rates doubling the risk of poor mental health outcomes (Viner et al., 2026, *The Impact of School Mental Health Services on Reducing Chronic Absenteeism | Mental Health America*, 2025). For students dealing with ongoing medical concerns, this cycle is even more pronounced. Physical illness leads to absence, absence leads to emotional distress, and that distress further reduces attendance, all of which underscore the importance of early intervention, consistent outreach, and integrated health and wellness support in schools.

By coordinating health services staff, school nurses, wellness liaisons, and administrators, the BUSD Student Wellness project delivers timely support, health education, and care connections to families. This integrated approach aims to improve student health, decrease absenteeism, and alleviate the caregiving burden on families.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project directly aligns with the Local Community Benefit Fund's priority to reduce air pollution impacts and improve health outcomes. Respiratory conditions, such as asthma, is prevalent among BUSD students and closely linked to environmental factors that include air quality and pollution exposure. Benicia typically experiences 10-12 days per year of unhealthy air quality (Air Quality Index [AQI] ≥ 101), driven primarily by wildfire smoke, industrial emissions, and seasonal air inversions. While annual air quality averages may appear moderate, short-term pollution spikes pose significant health risks, particularly for children with respiratory conditions like asthma.

These episodic high-AQI days contribute to increased illness, missed school days, and worsening chronic conditions (Zhang et al., 2018). For the nearly 500 students in BUSD diagnosed with asthma, even brief exposure during unhealthy air quality events can trigger symptoms that lead to absenteeism and reduced classroom participation.

By strengthening early identification, family education, and access to care, this project mitigates the health impacts of environmental conditions on vulnerable students. It ensures that students affected by air quality-related illnesses receive timely intervention, reducing both the severity of health episodes and associated school absences.

Additionally, the project advances health equity by supporting families who may face barriers to healthcare access, ensuring all students—regardless of socioeconomic status—can achieve consistent attendance and improved well-being.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The BUSD Student Wellness project will be implemented across all schools within the Benicia Unified School District, serving students and families throughout the City of Benicia, California. Key locations include district school sites where health services and family outreach are coordinated.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia Middle School
(~950 students)
1100 Southampton Rd,
Benicia, CA 94510

Benicia High School
(~1,400 students)
1101 Military West,
Benicia, CA 94510

Robert Semple Elementary School
(~500 students)
2015 E 3rd St,
Benicia, CA 94510

Matthew Turner Elementary School
(~500 students)
540 Rose Dr,
Benicia, CA 94510

Joe Henderson
(~500 students)
650 Hastings Dr,
Benicia, CA 94510

Mary Farmer Elementary
(~500 students)
901 Military West,
Benicia, CA 94510

Liberty High School
(~50 students)
351 E J St,
Benicia, CA 94510

The project will serve students and families across all district schools, including preschool, elementary, middle, and high school campuses.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The need for this project has been identified through ongoing engagement with families, school staff, and community partners. BUSD regularly reviews attendance data, school health office visits, and feedback from school offices, counselors, and administrators to understand the barriers that prevent students from consistently attending school.

We have sought feedback from site leaders, teachers, community members, parents, and the Benicia Board of Education through a series of meetings. Participants have provided direct feedback or have been asked to email the superintendent with questions, ideas, and suggestions. The following is a list of recent meetings:

Budget Advisory Committee	**12/16/25, 1/14/26, 2/3/26,**
Grant Committee	**2/26/26, 3/10/26, 3/23/26, 4/14/26, 4/20/26**

Parent Meetings	**3/24/26, 4/21/26**
Principal Meetings	**3/18/26, 4/21/26**
District Leaders Meetings	**3/4/26, 4/22/26**
Board Meetings	**2/28/26, 4/16/26**
Bond Oversight Committee	**2/3/26**

School staff have observed that many student absences are connected to health-related concerns, including respiratory illnesses, chronic conditions, and limited access to healthcare resources. Through conversations with families and community partners, the district has identified the need for stronger outreach, education, and coordination of health services to support families when students are ill.

Community-based organizations and local health providers have also emphasized the importance of improving communication between schools and families regarding health issues, preventative care, and available resources. This project leverages these findings to shift from reactive support to a coordinated, proactive model for student health and attendance.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The BUSD Student Wellness project directly addresses the community need for improved student health support and family outreach. Students experiencing illness or chronic health conditions often face barriers to returning to school quickly and safely. Without clear guidance and support, families may struggle to access medical care, understand health symptoms, or navigate available resources.

According to the Centers for Disease Control and Prevention (CDC), asthma is the leading chronic illness among U.S. youth and a primary driver of school absenteeism. When health conditions like asthma go unmanaged, the resulting chronic absences trigger a downward spiral of academic decline, social isolation, and deteriorating mental health. Consequently, proactive family outreach and early intervention are critical to maintaining student well-being and school engagement.

This initiative targets public health challenges, specifically respiratory illnesses and chronic health conditions like asthma, which are often exacerbated by environmental factors and poor air quality. By strengthening school-based health support and

connecting families to community health resources, the project contributes to improved student health and well-being.

Beyond clinical support, the project is a vehicle for health equity within the Benicia community. By proactively removing barriers to healthcare for underserved families, the project ensures that every student; regardless of socioeconomic status, has the resources to maintain consistent attendance. Through targeted outreach and coordinated care, the project empowers families to manage illnesses effectively and return students to the classroom safely and swiftly.

Project progress will be measured by:

- Reduction in health-related chronic absenteeism.
- Increased early intervention for respiratory and chronic conditions.
- Increased family engagement with health services.
- Increased connections to community healthcare providers.
- Improved student readiness to return to school after illness.

The success of this project will be demonstrated through a clear progression from individual student wellness to broad community impact. By reducing chronic absenteeism, the project is not only improving academic trajectories but also stabilizing family economies by reducing work-loss days for parents. Furthermore, by formalizing connections between families and community healthcare providers, this initiative will dismantle barriers to care and advance health equity. Ultimately, these measurable outcomes will result in a more resilient, healthy, and engaged community where every child has the physical well-being necessary to thrive.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will implement a multi-layered engagement strategy to ensure families and community stakeholders remain informed, involved, and able to shape project implementation. The project ensures a two-way flow of information, and feedback is analyzed regularly to refine outreach tactics and eliminate barriers to care. This responsive approach ensures that the project remains deeply rooted in the actual needs of Benicia families, maximizing both health outcomes and community trust.

Engagement methods will include:

- Regular communication through district newsletters, school sites, and direct outreach.
- Targeted follow-up (phone calls, meetings, home-school communication) for families of students with health-related absences.
- Parent engagement events focused on health education and available resources.
- Collaboration with community health providers and organizations.

To ensure continuous improvement, BUSD will actively solicit feedback through:

- Scheduled parent meetings, meetings specific to the health of BUSD students, and community listening sessions.
- Surveys and informal feedback during outreach interactions.
- Input from school staff and community partners.

Feedback will be used to:

- Adjust outreach strategies.
- Improve accessibility of services.
- Strengthen partnerships with healthcare providers.
- Ensure the program remains responsive to community needs.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The BUSD Clean Future Student Wellness Project will implement a coordinated, data-driven system to identify, address, and reduce health-related barriers to school attendance. The vision of this project is for all students to have the support they need to be healthy and learn. Benicia students are particularly impacted. Students living near refinery-adjacent urban environments experience higher rates of asthma, respiratory illness, and stress-related conditions, all of which directly impact school attendance, academic performance, and long-term health outcomes (Gonzalez et al., 2022).

Pollution in urban environments near refineries exposes communities to harmful pollutants, such as fine particulate matter (PM2.5), sulfur dioxide, nitrogen oxides, and volatile organic compounds like benzene. These pollutants are strongly linked to increased rates of respiratory illnesses, particularly **asthma**, chronic bronchitis, and reduced lung function; especially in children (American Lung Association, 2025, World Health Organization, 2024). For students, these health challenges often translate into

frequent absences, reduced ability to participate fully in school activities, and a greater need for ongoing medical and school-based support.

In addition to physical health impacts, refinery-related pollution can affect neurological development, mental health, and overall well-being (Lewandowska, 2025, *Air Pollution's Impact on Mental Health*, 2026). Children exposed to poor air quality may experience headaches, fatigue, and difficulty concentrating, which can hinder academic performance. Chronic exposure is also associated with increased stress, anxiety, and sleep disturbances, particularly in communities that experience frequent industrial activity or environmental incidents (Zundel et al., 2022). These combined effects highlight the critical need for school-based health and wellness support, family outreach, and early intervention strategies to ensure students can attend school consistently, engage in learning, and maintain their overall health.

The project integrates early identification, targeted intervention, and continuous monitoring to improve both student health outcomes and attendance rates across the district. By expanding our current parent communication system to include direct texting, email and phone calls, we will ensure stronger communication with families. In addition to parent information sessions or podcast structures, we will better inform parents of available health support options with the use of social media and the district website.

The project's strategy is to implement a proactive outreach system that engages families after a student's second consecutive day of absence. By prioritizing respiratory health, our team identifies underlying symptoms and environmental triggers, connecting families with the medical support and community resources necessary to restore student health and academic engagement. Major components of the project include:

1. **Proactive Identification and Outreach**
   BUSD will establish a standardized early warning system using attendance and health office data to identify students experiencing repeated health-related absences (e.g., 2+ illness-related absences within a defined period). Staff will conduct timely outreach, including phone calls and emails, to engage the family and identify if assistance is needed. Priority will be given to students with known chronic conditions (e.g., asthma, severe allergies). Every time a student is absent for 2 or more days, parents/guardians will be contacted and offered support and information about identifying factors that can support their child's health needs.
2. **Coordinated, Multi-Disciplinary Support**
   A coordinated team—including the Health Services, Student Support Assistant, District Nurse, and site staff—will implement individualized support strategies for

identified students. Informal care plans or targeted support strategies will be utilized and integrated with existing student services (e.g. counseling, attendance teams).

3. **Family Education and Empowerment**
   Families will receive culturally and linguistically appropriate education and resources to support student health. Education topics may include: managing chronic conditions (e.g., asthma action plans); preventative care and symptom recognition; when to seek medical care vs. return to school safely; and resources in the area that can support families' medical needs. Materials will be provided in the family's preferred languages and may be provided in different formats, depending on need. Families will receive ongoing support, not one-time contact.
4. **Referral and Care Navigation**
   The program will actively connect families to healthcare and community resources, including referrals and warm hand-offs to: health insurance, such as Medi-Cal and Covered California; primary care providers; specialists (e.g., asthma/allergy care); and community clinics and public health services. Staff will assist families in navigating barriers such as insurance access, appointment scheduling, and transportation and language needs.
5. **Data Tracking and Continuous Improvement**
   BUSD will implement a structured system to track participation, services, and outcomes. Data points will include: Health-related absences (frequency and duration); Student/family participation in outreach/intervention; Education provided and referrals made; and Attendance improvement over time. In addition, community feedback will be collected through parent meetings, school site engagement events, and direct conversations with families receiving support through the program. The district will also gather feedback from school staff and community partners to ensure the program continues to meet the needs of students and families. Data and feedback will be reviewed regularly to identify trends, adjust intervention strategies, and ensure program effectiveness.

Benicia Unified School District will serve as the lead agency, responsible for program implementation and coordination; data tracking and reporting using a tool such as TAD Health; communication with stakeholders; staff training and oversight; and partnership development with community health providers. We have ongoing relationships with all of these community health supporters: Solano Partnership, Public Health Nurse, Solano County Family Health Services, Benicia Action Council, and Solano County Public Health.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total direct costs for the BUSD Clean Future Student Wellness Project is $5,043,520 for a 5-year grant period. The project budget includes time and effort costs for personnel directly responsible for health outreach, coordination, and family engagement; travel for personnel to make local family health visits; staff training at conferences; development, translation, and printing costs of outreach and educational materials for families; licensing expenses for web-based data collection and communication platforms; community engagement activity costs; and laptop purchases. A brief description of each key project cost follows.

Personnel

Health & Wellness Support Coordinator (1.0 FTE). This individual plays a key role in improving student health, increasing school attendance, and removing barriers to learning. This position is designed to provide direct outreach to students and families, connect them to health and community resources, and support school sites in responding to health-related concerns, including those connected to air quality and environmental conditions. The Coordinator works closely with district nurses, school staff, and community partners to ensure students are healthy, present, and ready to learn. $750,000 is budgeted for this position for the 5-year grant term.

Health & Wellness Liaison (1 position, 1.0 FTE). The Health & Wellness Liaison provides direct support to students and families to improve student health, increase attendance, and remove barriers to learning. This role focuses on outreach, connection to resources, and ongoing follow-up to ensure students are healthy, supported, and able to attend school consistently. This individual supports the transition back to school and ongoing mental health needs. The Liaison works closely with school staff, the Health & Wellness Support Coordinator, and health services personnel to respond to student needs, particularly those impacted by illness, environmental conditions, and other wellness-related challenges. $302,500 is budgeted for the Health & Wellness Liaison for the grant term, and the position may be a contract, hourly position.

Health Services Clerk (1.0 FTE). The Health Services clerk supports district efforts to improve student health and attendance by managing data systems, tracking measurable outcomes, and ensuring accurate reporting for grant-funded and district health initiatives. This role ensures that services provided to students and families are documented, analyzed, and used to drive continuous improvement. The Health Services Clerk works closely with the Health & Wellness Support Coordinator, Health &

Wellness Liaison, and other Health Services staff to maintain strong data systems that inform decision-making and demonstrate program impact at the local, state, and grant levels. $375,000 is budgeted for this position.

Student Support Assistant (1.0 FTE). The Student Support Assistant works closely with the Health & Wellness Support Coordinator and Liaison to directly support BUSD families. This individual tracks student health cases and attendance, working in tandem with the Health Services Clerk to document details in data systems. $290,000 is budgeted for this position during the grant period.

District Nurse (1.0 FTE). The District Nurse advances the well-being, academic success, and health of all students. This individual promotes health and safety including a healthy environment, intervenes with actual and potential health problems, and actively collaborates with others to build student and family capacity for adaptation, self-management, self-advocacy, and learning. The District Nurse advances the academic success and lifelong health and well-being of students by promoting school-based health and safety through vision, hearing and oral health assessment, immunizations, health education, and coordination of health care services for students with health needs, including students with chronic illnesses and disabilities. School nurses are the primary health professional within the educational community. $1,066,735 is budgeted for this position.

Office Staff Members from 7 School Sites (0.20 FTE per person). Seven (7) office staff members from the 4 elementary, middle school, and 2 high schools will each dedicate 20% time and effort to this project to track student attendance, follow up on student absences, and input data into the appropriate data management systems. School office staff often are the first point of contact for BUSD families, and each individual from a BUSD school will serve as a school site representative for this project. $581,625 is budgeted for the cost of this line item.

4 School Vice Principals from 2 School Sites (0.20 FTE per person). 4 school Vice Principals from the middle school and 2 high schools will each provide 20% time and effort to provide high level support for this project. The Vice Principals will monitor student attendance, provide family contact and support for students who demonstrate chronic absenteeism, and support student health plans. They will also work closely with BUSD Health Services staff and the Health & Wellness Support Coordinator to ensure the project meets its objectives. $1,022,660 is budgeted for these positions during the grant period.

Other Direct Costs

Travel. Travel is budgeted at $15,000 for the 5-year grant term ($3,000 per year) to cover the cost of mileage for project personnel to conduct home visits with families experiencing high rates of school absenteeism. Travel also includes conferences and training.

Conferences. To assist with staff development during the grant period, $20,000 is budgeted to cover the cost of attendance for project staff at relevant conferences. 2 project staff members will have the opportunity to attend 1 conference(s) per year.

Database. BUSD will utilize a web-based database to collect information on student attendance and health outcomes for this project. Licensing costs for a 5-year grant period are budgeted at $350,000. This product tracks all student attendance information and health data. The license costs $70,000 a year, and is likely to increase in cost.

Communication platform. BUSD staff and project personnel will use a communication platform to distribute timely information to project stakeholders, particularly families, on a mass scale. $135,000 is budgeted for the cost of licensing this communication platform during a 5-year period.

Outreach and Educational Materials. $15,000 is budgeted for the development, printing and distribution of project outreach and educational materials for families.

Translation Services. $65,000 is budgeted for the use of translation services for outreach and educational materials, which will be made available in multiple languages to accommodate all BUSD families.

Community Engagement. $30,000 is budgeted during the 5-year grant period for community engagement activities that include food and beverage for meetings, printing, and outreach costs, such as overtime or staff stipends.

Laptops. $25,000 is budgeted for the purchase of 5 laptops. Included in this amount is technical support to set up the laptops for use within the district's network.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project aligns with several local and regional initiatives focused on improving community health and addressing environmental factors that impact public health. The project supports broader efforts to improve air quality and reduce the health impacts of environmental conditions, particularly those affecting respiratory health. Further, this project supports our student and staff health in conjunction with improving the indoor and outdoor air quality at Benicia Schools.

The project is consistent with the goals of California's Community Air Protection Program (AB 617), which focuses on addressing air pollution in communities impacted by industrial activities. By supporting early identification of respiratory health concerns and improving connections to healthcare resources, the project contributes to broader regional efforts to reduce the health impacts associated with air pollution. In addition, it is tied to regional efforts in Solano County to reduce air pollution and protect public health. Solano County's Climate Action Plan and regional air quality agencies prioritize reducing emissions, improving air quality, and mitigating the health impacts of pollution, particularly in communities impacted by industrial activity.

The project also aligns with school attendance improvement efforts aimed at addressing barriers that prevent students from fully participating in their education. When students miss school, it impacts their learning and progression in school. Missing school also has a social and mental impact on students as they often feel lost, behind and disconnected from school due to absences.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Benicia Unified School District (BUSD) has significant experience implementing programs that support student health, wellness, and attendance. The district employs credentialed school nurses, health services leadership, and trained school staff who work collaboratively to support student well-being. Yearly, our trained staff conduct hearing, eye, and scoliosis testing and provide training to staff to manage students' health concerns. Our health team supports students with asthma and allergies on a daily basis. Our goal is to expand these roles with additional support providers who will better support our students.

The Health & Wellness Support Coordinator and Student Support Assistant will oversee project implementation, with the support of district personnel, coordinating the efforts of school nurses, health and wellness staff, and school office personnel. These staff members already play a key role in supporting student health at BUSD and will expand their outreach and coordination activities as part of this project.

Estimated staffing support will include partial Full-Time Equivalent (FTE) allocations across existing staff positions responsible for health outreach, coordination, and program implementation. The district will also leverage existing resources, such as school health offices, student services teams, and partnerships with community health organizations to support project implementation.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

This project is ready to begin implementation within 30 days of the execution of the grant agreement. The program primarily involves staffing coordination, outreach activities, and program management within existing school facilities. No construction or major infrastructure changes are required.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

No permits or special approvals are required for this project. The activities will be conducted within existing district programs and facilities.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

CEQA compliance is **not applicable (N/A)** because the project does not involve construction or physical development activities.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Site control is not required, as all project activities will occur within existing Benicia Unified School District facilities and property.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The program will be implemented by existing district staff within the health services department and under the oversight of district personnel, including the Superintendent of Schools. BUSD will ensure ongoing oversight and program management during the grant term. The district will also explore opportunities to integrate successful program elements into ongoing student services and attendance support programs after the grant period.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Potential obstacles may include the difficulty of establishing consistent contact with high-need families and bridging gaps in resource awareness. To mitigate these barriers, the district will employ a multi-tiered strategy. This includes utilizing our comprehensive parent messaging system for automated calls and emails, distributing all materials in the primary languages of our community, and leveraging the trusted voices of our community partners to increase outreach efficacy.

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8. World Health Organization. (2024, October 24). *Ambient (outdoor) Air Quality and Health*. World Health Organization. https://www.who.int/news-room/fact-sheets/detail/ambient-(outdoor)-air-quality-and-health
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Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The BUSD Student Wellnessis a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance.

Measurable Outcome	Indicator(s)
1. **A minimum of 200 students will be identified annually who experience health-related absences**	• Contact data will be tracked on Health Services web based software. Tracking every student/family contact.
2. **A minimum of 150 families will participate in Coordinated, Multi-Disciplinary Support, through one on one intake, survey or educational outreach meetings**	• Tracked by Health services web based software, including date of contacts, steps taken, follow up, and support provided.
3. **Twenty-five percent of our identified families will participate in Education and Empowerment sessions**	• Tracked on student software (Aeries)
4. **Families (200) will receive Referral and Care Navigation**	• Number of referrals made to healthcare and community providers • Percent of families successfully connected to services • Reduction in barriers to accessing care (insurance, transportation, language)
5. **Data Tracking and Continuous Improvement**	• Track student attendance and overall improvement, reduction in lost classroom time and instruction.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. A minimum of 200 students will be identified annually who experience health-related absences	A. Set up early warning system to identify students	1. Identify how the current absentee system will be used/modified to notify health staff when students have multiple health-related absences. Identifying respiratory illness.	Educational Services Department	School Nurse, Site office staff	January 2027
		2. Identify protocols for timeframes for contacting families.	Educational Services Department	School Nurse, Site office staff	January 2027
		3. Begin using an early warning system to identify families that need support.	Educational Services Department	School Nurse, Site office staff	July 2027
	B.Identify how families will be contacted	1. Identify protocols for how families will be contacted through multiple means (phone, email, text, etc.)	Educational Services Department	School Nurse, Site office staff	March 2027
		2. Identify how contacts will be documented	Educational Services Department	School Nurse, Site	March 2027

				office staff	
		3. Ensure processes are in place to connect with families who accept, and for families who decline by tracking and periodic monitored/offered support.	Educational Services Department	School Nurse, Site office staff	March 2027
	C.Conduct outreach to families on health-related needs and services.	1. Families who are identified will be contacted by health personnel a minimum of two times and two ways.	Educational Services Department	School Nurse, Site office staff	May 2027
		2. Information is shared to the school population through newsletters and other means to reach families who may be at risk of experiencing absences for early intervention.	Educational Services Department	School Nurse, Site office staff	June 2027
2. We are targeting 150 families to receive Coordinated, Multi-Disciplinary Support	A. Identify options that will be available for individual support	1. Development of an individual support plan template	Educational Services Department	School Nurse, Site office staff	July 2027
		2. Identify the types of support that will be available and integrate them into the plan template	Educational Services Department	School Nurse, Site office staff	July 2027
	B. Integrate existing student services	1. Identify which other student services might be integrated (counseling, attendance, etc.)	Educational Services Department	School Nurse, Site	Aug-Sept 2027

				office staff	
		2. Identify how student services will interface with the health attendance team.	Educational Services Department	School Nurse, Site office staff	Sept-Oct 2027
		3. Train/orient relevant student services staff on services available and how to access and integrate services and communication	Educational Services Department	School Nurse, Site office staff	Oct - Dec 2027
	C. Work with identified families to develop care plans and/or implement individual support strategies	1. Meet with families to discuss and identify individual strategies (in-person, virtual, email)	Educational Services Department	School Nurse, Site office staff	Sept-Nov 2027?
		2. Integrate individual support strategies into care plans	Educational Services Department	School Nurse, Site office staff	Dec-Feb 2027
		3. Implement individual support strategies	Educational Services Department	School Nurse, Site office staff	Dec-Feb 2027
3. Families will participate in Education and	A. Develop standardized education	1. Identify topics for education materials	Educational Services Department	School Nurse, Site	Jan - March 2028

Empowerment sessions	materials for family empowerment.			office staff	
		2. Develop materials in multiple formats (handouts, emails, brief messages, phone talking points)	Educational Services Department	School Nurse, Site office staff	March - May 2028
	B. Translate educational materials	1. Translate materials into a minimum of English and Spanish	Educational Services Department	School Nurse, Site office staff	May - 2028
		2. Translate materials as needed into other languages based on need	Educational Services Department	School Nurse, Site office staff	June 2028
	C. Train staff on the delivery of educational materials	1. Identify best practices on health education, such as motivational interviewing	Educational Services Department	School Nurse, Site office staff	June - July 2028
		2. Train non-medical staff on health related topics	Educational Services Department	School Nurse, Site office staff	July - Aug 2028
4. Families receive referral and care navigation support	A. Community resources are identified and	1. Develop a list of local healthcare providers, clinics, and support services	Educational Services Department		June - July 2028

to access healthcare and community resources	organized for referral	2. Identify resources for asthma care, primary care, and preventative health	Educational Services Department	School Nurse, Site office staff	June - July 2028
		3. Create a centralized referral guide accessible to staff	Educational Services Department	School Nurse, Site office staff	June - July 2028
5. Implement a data tracking and continuous improvement system to monitor student health and attendance outcomes	A. Track student contact, parent resources provide and overall student attendance.	1. Develop system to track student contact, outreach, and referrals	Educational Services Department	School Nurse, Site office staff	June - July 2028
		2. Track resources provided to families	Educational Services Department	School Nurse, Site office staff	June - July 2028
		3. Integrate attendance and health data into monitoring system	Educational Services Department	School Nurse, Site office staff	June - July 2028

Project Name:	BUSD Clean Future Student Wellness Project
Lead Applicant Name:	Benicia Unified School District
Term for this budget (in years):	5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Coordinator	1.0 FTE Health & Wellness Support Coordinator. Direct oversight of the project, ensure grant outcomes, develop systems of communication and follow up support of students and families.	$750,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Project Support	1 Health & Wellness Liaison position at 40 hours per week per person. This individual will support students and families as they return to school, connect families to resources, and engage in follow-up activities.	$302,500
Personnel/Staff Costs	Direct	Project Support	Health Services Clerk at 1.0 FTE to provide project oversight and direct support of students and families.	$375,000
Personnel/Staff Costs	Direct	Project Support	1.0 FTE Student Support Assistant will provide direct support to families, tracking student health and attendance.	$290,000
Personnel/Staff Costs	Direct	Nurse	The District Nurse will provide 1.0 FTE time and effort, supporting student health needs directly and through training of staff.	$1,066,735
Personnel/Staff Costs	Direct	Administrative Support	7 office personnel at 7 school sites will provide administrative support to the project at 0.20 FTE per person. Attendance tracking, following up on student absences, and data input.	$581,625
Personnel/Staff Costs	Direct	Administrative Support	4 Vice Principals at 2 school sites will provide high level support to this project at 0.20 FTE. Attendance monitoring, family contact and chronic absenteeism support, support of student health plan.	$1,022,660
Travel	Direct	Travel	Travel expenses include the cost of mileage for project personnel to make home visits with BUSD families and conferences. Travel is budgeted at $3,000 per year.	$15,000
Capacity-Building and Training	Direct	Conference	Travel and registration fees are budgeted for project personnel to attend conferences for staff development training.	$20,000
Community Engagement	Direct	Outreach	Production costs of outreach & educational materials for BUSD families. Cost includes development, printing, and distribution.	$15,000
Community Engagement	Direct	Translation Services	Translation of outreach materials for families in multiple languages.	$65,000
Community Engagement	Direct	Engagement	Expenses for engagement activities with the BUSD community include food and beverage for meetings, printing, and outreach costs.	$30,000
Other Direct Costs	Direct	Database	Web-based data collection tool for student attendance and health outcomes will be used during the grant period. The budgeted amount includes the cost of licensing during this time. This is a new product combined with current products in use to support health tracking.	$350,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Laptops	5 laptops will be purchased for use during the grant period. The cost includes technical support to set up the laptops for use within the district's network. liceincing and software.	$25,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Communication	A communication web-based software will be used for the project. The licensing cost for this software during the grant period is budgeted for the grant term.	$135,000
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency costs	$504,352
Indirect Costs (≤15% of Direct Costs	Indirect	Admin and Indirect	Indirect costs	$756,528
Only add lines above this line				
			TOTAL:	**$6,304,400**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$5,043,520
Total Indirect Costs	$756,528.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$504,352.00
Total Funds Requested	$6,304,400
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0**

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of	Contingency % (project cap of 10%	Total Professional Services &	Professional Services & Consultants %	Co-Applicant % (application min of
Lead Applicant	Benicia Unified School	$5,043,520.40	$756,528.00	$504,352.00	$6,304,400.40	15.0%	10.0%	$0.00	0.0%	100.0%
Co-Applicant 1	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$5,043,520.40**	**$756,528.00**	**$504,352.00**	**$6,304,400.40**	**15.0%**	**10.0%**	**$0.00**	**0.0%**	**0.0%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$6,304,400.40

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	**BUSD Clean Future**
Lead Applicant Name	[redacted]
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	
Grant Term Request	
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Healthy Campuses
Project Lead	[redacted]
Project Location	Benicia Unified School District - all 7 schools
Project Funding Request	$15,515,869

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Benicia Unified School District (BUSD) schools face a unique environmental challenge: its proximity to the Interstate 780 corridor, Valero, and refineries across the bay. Local industry creates a constant baseline of pollution. Older buildings allow industrial odors and toxic gases to seep through cracks in windows, doors, even when windows are shut. Many older classrooms rely on "passive ventilation" (opening a window or door), which often brings in more pollution, noise, and allergens. HVAC systems have been replaced over the years; however, with limited resources, they have not been upgraded to systems with more advanced filtration and controls.

BUSD's facilities have been carefully maintained since the 19th century, but maintenance cannot replace the need for modernization. With schools dating back to the 1930s, many of the district's learning spaces are outdated by today's energy standards. BUSD is seeking to upgrade these facilities to ensure they are energy-efficient, technologically advanced, and—most importantly—provide safe and healthy environments for every student and staff member.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through the following interventions:

<u>Building Envelope & Atmospheric Control</u>

- **High-Performance Glazing & Shading:** Replacing aged windows with dual-pane, Low-E glass and solar shades to stabilize indoor temperatures and seal out industrial pollutants. The window replacement will include door and window sensors, which will turn off the HVAC units when windows and doors are open, resulting in substantial heating and cooling savings.
- **Advanced HVAC & Filtration:** Decommissioning legacy units in favor of high-efficiency systems capable of MERV 13+ filtration, improving indoor air quality (IAQ) even during localized refinery flaring or wildfire events.

Carbon Capture and Sustainable Landscaping Initiative

The district will implement a comprehensive sustainable landscaping plan across all seven school sites, including campus grounds and surrounding hillsides, designed to reduce air pollution and improve health outcomes for students and staff. This work will focus on planting trees and vegetation that capture carbon, filter airborne toxins, and reduce dust and particulate matter that contribute to respiratory conditions such as asthma and allergies. The project will also include strategic site grading, targeted sod installation, and advanced drainage systems to prevent erosion, manage stormwater, and protect school facilities.

All landscaping will utilize a student-safe, climate-resilient plant palette selected for drought tolerance, fire resistance, low allergen impact, and long-term sustainability in our regional climate. Where applicable, the district will prioritize the use of female tree varieties that do not produce pollen, significantly reducing airborne allergens,improving air quality for students and staff. Hillside areas will be stabilized with deep-rooted plantings to reduce runoff, prevent soil erosion, and protect adjacent structures. Tree canopy and groundcover will work together to lower ambient temperatures, reduce heat islands, and create cleaner, healthier outdoor spaces that support student attendance and overall well-being. In addition, eco-friendly perimeter landscaping will serve as a natural deterrent for pests while enhancing the safety and appearance of each campus.

Representative plant selections include:

- **Trees**: Coast Live Oak and California Sycamore provide high carbon sequestration, trap airborne particulates on leaf surfaces, and create shade that reduces ground-level heat; female Western Redbud varieties support pollinators while minimizing pollen exposure and contributing to localized air filtration and cooling.
- **Shrubs**: Toyon and Coffeeberry act as dense particulate filters that reduce dust and improve air quality near walkways and play areas; Ceanothus improves soil health through nitrogen fixation while supporting pollinators; Manzanita offers fire-resistant structure and deep root systems that stabilize slopes and reduce erosion.
- **Groundcover**: Kurapia and Lippia nodiflora form dense mats that suppress dust, reduce water use, and prevent soil erosion; Creeping Thyme provides low-growing coverage that supports pollinators while minimizing allergen impact; Dymondia creates a durable, low-water surface that reduces exposed soil and airborne particulates.

By improving air quality, reducing environmental pollutants, stabilizing soil, and creating climate-resilient outdoor spaces, this project directly supports healthier school environments, reduces exposure to respiratory triggers, and aligns with the Local Community Benefit Fund's priority to reduce air pollution and improve community health outcomes. Simultaneously, they transition the District toward a water- and energy-efficient model that reduces utility waste, cuts operational costs, and honors BUSD's commitment to a just transition away from fossil fuel dependency.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This project will be implemented at the district office and school campuses within BUSD.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia Middle School
1100 Southampton Rd,
Benicia, CA 94510

Benicia High School
1101 Military West,
Benicia, CA 94510

Robert Semple Elementary School
2015 E 3rd St,
Benicia, CA 94510

Matthew Turner Elementary School
540 Rose Dr,
Benicia, CA 94510

Joe Henderson Elementary School
650 Hastings Dr,
Benicia, CA 94510

Mary Farmar Elementary
901 Military West,
Benicia, CA 94510

Liberty High School
351 E J St,
Benicia, CA 94510

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

In 2016, BUSD established a comprehensive Facilities Master Plan designed as a "living document" to guide long-term infrastructure strategy. Rather than being constrained by immediate fiscal limits, the Plan identifies the full scope of district-wide needs, allowing BUSD to prioritize and execute critical upgrades systematically as funding opportunities arise. BUSD implemented a series of meetings with the general

public and internal working groups to gather community feedback regarding the Facilities Master Plan, and has continued to regularly engage with the established committees and groups.

Community Engagement & Planning Timeline

- **Stakeholder Needs Assessment (Early 2016):** Conducted a district-wide listening tour with 2–3 community meetings at every school site to capture grassroots input on facility requirements.
- **Comprehensive Facilities Audit:** Performed a rigorous technical evaluation of all existing structures to identify critical gaps in seismic safety, ADA accessibility, and core infrastructure.
- **Community Open House (February 2016):** Hosted a public forum to present proposed improvements and collaborate with stakeholders on the final prioritization of projects.
- **Board Leadership Review:** Facilitated a formal Board Study Session to align facilities priorities with the district's long-term educational and fiscal goals.
- **Establishment of the Facilities Steering Committee (Mid-2016):** Formed a diverse oversight body—including district leadership, technical staff, board members, and school-site representatives—to monitor progress and adjust priorities as needs evolve. This committee remains active, meeting annually to ensure project accountability.
- **Ongoing Public Dialogue:** Maintains a cycle of bi-annual community meetings at each school site. These sessions serve as a transparent reporting mechanism for completed works and a vital feedback loop for addressing new community concerns.
- **Digital Transparency Hub:** Provides continuous public access to the Facilities Master Plan and interactive site diagrams via the BUSD website, which is updated in real-time as project milestones are achieved.

Since the Facilities Master Plan's inception in 2016, BUSD has facilitated over 100 targeted community and committee sessions, ensuring that every phase of modernization is rooted in public consensus and technical necessity.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project is the direct result of a decade of systematic community dialogue. Through over 100 engagement touchpoints—including school-site listening tours, Open Houses, and the Facilities Steering Committee—BUSD stakeholders consistently identified indoor air quality (IAQ), student health, and climate resiliency as top priorities.

This project benefits the following specific communities. BUSD is proposing additional projects in this grant application that specifically address the respiratory health of students, as well as vocational programs to help train students in green careers. The impact on those communities will be described in more detail in the relevant project narrative.

- **The Student Population:** BUSD serves approximately 4,500 students across all campuses with 10%of our students currently diagnosed with asthma and an additional 5% who are at risk of an asthma diagnosis.
- **Benicia Residents:** Benicia has a population of 26,477 residents (US Census Bureau) all who live within 2 miles of the I-780 corridor, the Industrial Park, or the Valero Refinery. All of our Benicia residents and students bear the high cumulative burden of industrial and transit-related emissions.
- **The Local Workforce:** Students in the vocational programs at Benicia and Liberty High Schools who will transition into the emerging green-tech economy through the Career Technical Education infrastructure programs

This application addresses three intersecting crises unique to our refinery-adjacent "fence-line" community:

- **The Public Health Challenge:** Students suffer from chronic pulmonary inflammatory provocation due to their proximity to the Valero refinery and heavy diesel traffic. Serving approximately 4,500 students across seven schools, this project will respond to a clear and urgent need: at least 487 students have been diagnosed with asthma and 243 have documented allergies, with many more likely undiagnosed. When students miss school, especially repeatedly, academic outcomes are far-reaching including lower test scores, gaps in learning, falling behind peers, and even risks of grade retention or dropping out. Absenteeism also increases social isolation and can lead to social-emotional challenges for students. This creates an inequitable learning environment where physical health is compromised by geographic location.
- **The Environmental Justice Challenge:** For too long, the "hidden cost" of local industry has been borne by the lungs of youth. By installing MERV 13+ filtration and airtight seals, BUSD is neutralizing the "fence-line effect" and ensuring that a student's zip code does not determine their respiratory health.

- **The Just Transition Challenge:** As California moves away from fossil fuel dependency, Benicia must evolve. This project utilizes school facilities as a "Blueprint for Resilience," replacing gas-fired combustion with electric heat pumps and smart controls. This transition ensures BUSD schools remain centers of stability and clean energy as the local economy shifts toward renewables.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will employ a multi-channel communication strategy to ensure that progress and benefits—such as improved Air Quality Index (AQI) readings and energy savings—are visible and accessible to all stakeholders.

- **The "Clean Air" Dashboard:** Working with local community groups, we will launch a public-facing digital transparency portal on the BUSD website.
- **"State of the Schools" Site Tours:** We will host guided walk-throughs, coordinating with our school site councils at each school site, showing our modernized campuses. These tours will allow community members to see the tangible benefits of green technology, such as the cooling effect of new shade structures and the noise reduction from high-performance windows.
- **Quarterly "Green Progress" sections of our Newsletters:** Dedicated updates will be sent via the district's mass communication system (ParentSquare/Email), highlighting specific milestones like "Fossil Fuel Reduction Targets" and "Water Conservation Totals" achieved through the new landscaping and HVAC controls.

Feedback is not a static requirement; it is a vital tool for project calibration. BUSD will use the following methods to gather and act on stakeholder input during the grant term:

- **The Facilities Steering Committee (FSC) Review:** The FSC will continue to serve as the primary bridge between the technical team and the community. This committee will meet at a minimum of twice a year to review progress and voice concerns regarding construction schedules or priority shifts. The FSC includes school site administrators, IT and maintenance, who directly interface with the public and gather input, which is relayed to the FSC. If a project requires prioritization, it is brought to the Executive Cabinet and Board and will be implemented sooner.

- **Biannual Digital "Health" Evaluation:** BUSD will seek opportunities twice a year to bring students, staff, and parents together to evaluate quantitative data and gather qualitative data on the felt impact of the upgrades. Questions will focus on perceived air quality, classroom temperature stability, and overall respiratory comfort.

BUSD is committed to a Responsive Implementation Model. Feedback will be processed through a formal "Input-to-Action" pipeline:

- **Technical Validation:** All community feedback is first reviewed by the Bond Director and technical consultants to determine its feasibility within the grant's scope and safety standards.
- **Steering Committee Prioritization:** Validated feedback is then presented to the Facilities Steering Committee. If a recurring concern emerges, the committee has the authority to recommend a reallocation of project resources to address the need and ensuring the same intent of the project is maintained.
- **The "Close the Loop" Policy:** Whenever community feedback results in a project change, BUSD will issue a "Response Report" via the district website explaining how the input was integrated. This ensures that the community sees their influence in the physical transformation of its schools.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The following list is in priority order. Benicia Unified School District wants to make the best use of the REPAIR grant and use it to expand its bond projects and have an impact on the reduction of pollution, energy costs and provide a healthier environment for students and staff. The potential impact of the Valero closure on our bond funding could potentially result in the loss of $660M in tax collections. This is a projected worst-case scenario when Valero closes and all operations cease at the location, leaving only the land as an asset. This impact could mean the collections for the district bond would not have sufficient funding, due to the maximum allowable in collections from residents. This could impact the district's ability to sell the future bonds it has outstanding in the original timeframe. Of the $122.5M bond, the district has sold $45M in May 2024 and $65M in Jan 2026, with $12.5M remaining to sell. With a reduction in collections, the district would likely not be able to sell the remaining for many years later (10-12 years), as the bonds being sold would need to have sufficient collections to repay. The REPAIR

grant would have a significant impact in supporting the community and especially the students of Benicia.

a) **High-Performance Windows & Smart Climate Controls:** The district will execute a comprehensive thermal envelope upgrade involving the replacement of over 1,080 windows across all campus facilities. These high-efficiency units significantly outperform legacy glass in thermal resistance and solar heat gain coefficients. Energy savings will be from 7% (when we are replacing older double-pane windows) to 30% (when we replace old single-pane windows). Additional energy savings will be realized from the HVAC interlocks above the 7-30% savings from window replacement. To maximize these gains, the project integrates an "Intelligent Shell" system:
   - **Integrated HVAC Interlocks:** Wireless sensors on doors and windows will automatically throttle or deactivate HVAC zones when openings are detected, eliminating energy waste from "open-door" cooling. This project is of high importance as it would have a direct impact on heating and air conditioning costs.
   - **Solar Managed Shading:** Advanced window coverings will be installed to further mitigate solar heat gain, reducing the peak cooling load on the district's electrical infrastructure.
   - **Performance Validation:** To ensure maximum return on investment, the district will utilize a dual-phase Building Commissioning protocol. An initial diagnostic audit—including thermal imaging and envelope pressure testing—will establish a baseline for heat transfer. Following installation, a post-construction audit will be conducted to generate a measurable "Improvement Report," verifying the reduction in thermal leakage and the corresponding decline in HVAC demand
b) **HVAC:** Replacement of HVAC units will occur at 6 schools for improved thermal performance and air quality, including duct cleaning and balancing across each entire campus's buildings. The district has replaced HVAC systems at some schools. Due to the high costs, the choice was made to replace and not upgrade systems. The goal is to improve efficiency, reduce power costs, and install more efficient HVAC systems with smart technology that will result in improved indoor air quality through HVAC filtration systems. Energy savings are estimated to be 10-15% below existing use. Potential measurable outcomes:
   - Reduced energy bills/usage.
   - Student absenteeism - see reduction over the grant period due to improved air quality
   - Reduced teacher sick time
c) **Sustainable Landscaping:** This project aims to measurably improve local air quality and climate resilience through strategic site improvements and landscaping.

By targeting campus hillsides for the installation of shrubs, sod, and female (low-pollen) trees, we will create natural buffers that capture particulate matter and reduce carbon emissions. These efforts are supported by professional grading and advanced drainage systems to prevent erosion, alongside eco-friendly pest management. Potential measurable outcomes:

- Pollutant reduction.
- Pollen reduction (female trees).
- Drought-resistant and fireproof landscaping.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Budget Per Facility Replacement/Upgrade:

a) **HVAC:** HVAC units will be replaced for improved thermal performance and air quality, including duct cleaning and balancing across the entire campus for 4 elementary schools, the middle school and one high school. The **total direct cost** is **$6,742,500** which includes **$3,500,000** for materials and supplies and **$3,242,500** for construction costs.

b) **Landscaping**: These direct costs will total $**1,400,000** and include an upgrade in landscaping and irrigation at 3 elementary schools and one high school.

c) **Windows:** The **direct cost** of replacing windows for improved thermal performance and air quality, including code-compliant double pane windows, window shades for sun control, and HVAC system connections at 6 schools (4 elementary schools, the middle school, and one high school) will be **$3,750,000**. Construction costs for window replacement is **$325,425**.

d) The total cost for **Professional Services & Consultants** for HVAC, landscaping, and window replacements is budgeted at **$500,000**, and **the contingency costs** total **$890,255**. Total indirect costs are **$1,907,689**, and the total funds requested are **$15,515,869**.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617), etc.).*

The BUSD Facilities Modernization Project is strategically designed to advance the goals of multiple regulatory and community frameworks, specifically focusing on Environmental Justice, Decarbonization, and Public Health.

a) **Consistency with AB 617 (Community Air Protection Program):** Although Benicia is considered adjacent to high-priority AB 617 communities, this project mirrors the core mission of the California Air Resources Board (CARB) to reduce exposure in "high-burden" areas. By installing MERV 13+ filtration and airtight building envelopes, BUSD is proactively implementing the exact "School Air Filtration" mitigation strategies recommended by CARB for communities near refineries and high-traffic corridors. BUSD is essentially providing an "AB 617-level" protection for students before a formal mandate is even required.
b) **Alignment with the Benicia Climate Action Plan (CAP):** The City of Benicia's Climate Action Plan explicitly calls for a reduction in community-wide greenhouse gas emissions and a transition toward a low-carbon economy. This project directly supports the CAP's Building Energy & Renewables goals by replacing aged and underperforming HVAC units with updated, energy-efficient heating and cooling units and installing sensors that turn off HVAC units when windows or doors are opened. BUSD is leading the municipal effort to "decarbonize" local infrastructure and reduce the city's overall reliance on fossil fuels.
c) **Support for the Solano County Community Health Improvement Plan (CHIP):** The Solano County CHIP identifies Asthma and Respiratory Health as a primary concern, particularly children in industrial zones. BUSD facilities upgrades, specifically the removal of dust and the prevention of "atmospheric infiltration" of industrial gases, act as a direct medical intervention with the CHIP's objective to reduce emergency room visits for respiratory distress among the youth population.
d) **Consistency with SB 100 (The 100% Clean Energy Act):** California's SB 100 mandates that 100% of the state's electricity come from carbon-free sources by 2045. By modernizing BUSD's "building brains" (lighting and HVAC controls) and improving the "building shell" (windows and roofs), BUSD is drastically lowering the Energy Use Intensity (EUI) of district campuses. This makes the transition to a 100% clean grid more feasible by ensuring BUSD schools require significantly less operational power.

CAPACITY (10 points)

Describe the Project Lead's experience managing and implementing projects of similar scope and size.

If awarded the grant, the proposed facilities projects would be managed by BUSD's Bond Director, [redacted] joined BUSD in 2016 and has overseen all Measure S and Measure C bond projects. She is a licensed architect with more than 20 years of prior experience in private practice and work with the University of California, Berkeley. She is supported by architectural teams, civil and electrical engineers, surveyors, and a DSA Inspector of Record. If additional support is needed, the District can also retain a Construction Management firm to assist with project oversight and implementation.

BUSD has extensive experience successfully managing large scale capital improvement projects. In 2014, the District secured voter approval for the $49.6 million Measure S facilities bond and completed major improvements across all school sites. Projects included districtwide fire alarm, technology, safety, roofing, flooring, HVAC, and security upgrades; new classrooms and restroom facilities; playground and shade structure additions; seismic renovations; parking lot and hardscape improvements; and major athletic facility upgrades, including a new football stadium at Benicia High School. These projects enhanced learning environments across the District and improved campus safety and functionality.

Building on the successful completion of Measure S projects, BUSD secured voter approval for the $122.5 million Measure C facilities bond in 2024. Within two years, the District has already contracted more than $40 million of approved projects. Current construction includes new baseball and softball facilities, an all-purpose turf field, parking and utility improvements, and major renovations to the Benicia High School Performing Arts Building. Additional completed projects include districtwide HVAC, roofing, flooring, restroom, and security upgrades.

Despite these investments, significant facility needs remain. The BUSD Facilities Master Plan identifies approximately $80 million in additional unfunded Priority Two facility needs beyond current Measure C funding capacity. Further compounding these challenges, the indefinite departure of Valero is expected to reduce local property values and delay approximately $12 million in anticipated Measure C funding. REPAIR Grant funding would help offset these impacts and allow BUSD to continue advancing critical facility improvements that support safer, healthier, and more effective learning environments across the District.

11. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The district's Facilities Director, in conjunction with the Director of Maintenance, will oversee the Healthy Campuses Project. The Facilities Director has extensive experience in managing large projects from design to requesting bidding, and implementation of construction. In addition to oversight of the projects and punch card management upon completion, the director will provide regular community updates to the board and to the Facilities Oversight Committee.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

12. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Readiness Documents for the Window replacement project have not yet been achieved. Readiness documents will consist of construction documents prepared by licensed Architects and Engineers that will be approved by the Division of the State Architect (DSA). Each BUSD site will have its own set of construction documents, bidding and construction. DSA is the governing jurisdiction for school facilities with approvals and reviews similar to that of the City Building Department for private buildings. BUSD is not governed by the City and these requirements on BUSD property do not require City approval (only DSA), unless they extend onto the City property, such as a driveway upgrade. MFES window replacement Construction Documents are currently in progress, with anticipated DSA submittal targeted for November 2026 and DSA approval

anticipated in quarter one of 2027. The project will then be publicly bid and start construction in the summer of 2026, with completion anticipated in the summer of 2027. Readiness documents for the other window replacement upgrades across the remaining BUSD sites will begin in 2027, with DSA approval anticipated in 2028 and window replacement completion prior to 2030.

HVAC replacement of smaller single BARD units (self-contained wall unit) does not require DSA approval. The work could be bid anytime, and installation would occur during non-school times, which could be weekends, holidays or summer break. The smaller HVAC unit replacement could be completed by December 2028. Readiness documents for these smaller HVAC units are not yet available and will consist of bid documents and plans identifying the units to be replaced. Larger HVAC replacement may require DSA approval (dependent on each location and size). Construction documents and DSA approval are estimated to take 6-9 months. The project could be bid immediately thereafter, with installation and completion within 4 months thereafter. The larger HVAC unit replacement projects that are required to acquire the Division of State Architect approval could be completed by December 2029. Readiness documents for the larger HVAC units are not yet available and will consist of architectural drawings, specifications, bid documents, and approval through DSA.

Landscaping does not require state permitting, but will adhere to local requirements, regulations, and any permitting. Readiness documents for Landscaping are not yet available and will consist of Architectural + Landscape Architect drawings and bid documents. Separate documents will be provided for each site. The readiness documents will be complete before Dec. 2028, with construction complete before December 2030.

13. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

BUSD has regularly filed CEQA documents for our projects. The roofing, window replacement and HVAC replacement typically fall within the CEQA exemption status. BUSD does not anticipate any complications or time delay with these filings.

14. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

BUSD owns all property upon which the improvements will be built. There are no foreseeable site control complications for the proposed work.

15. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

BUSD maintains an in-house Operations and Maintenance (O&M) Department funded by the District. The department includes fifteen full-time staff members who provide ongoing maintenance and upkeep across all District sites. This dedicated team has supported District operations for decades and will continue to do so into the future.

The Maintenance Department provides routine care and upkeep of windows, including replacement of broken windows and necessary caulking. Staff also service HVAC units and replace filters in-house. For repairs beyond the department's capacity, the District utilizes qualified heating and cooling contractors as needed. In addition, the department regularly maintains landscaping and grounds across District sites.

16. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are no known barriers to project implementation. However, facility improvement projects can occasionally encounter unforeseen conditions that create additional challenges. In addition, construction on active school campuses requires careful coordination due to the limited periods when sites are unoccupied.

BUSD pivots quickly to address these challenges as they arise. One example would be the BMS Seismic project over 6 buildings. It became apparent that the amount of furniture that had to be moved out of all of the buildings exceeded the BUSD maintenance's manpower ability within the needed timeframe. BUSD quickly hired a moving company to assist, and the transition occurred smoothly.
FFor work that cannot be completed during the summer break, BUSD coordinates with site users to evaluate if it is possible to relocate some programs to provide a space for year-round construction. Additional alternatives include after-hours and weekend work. BUSD works very hard to avoid spending monies on temporary interim facilities, but if no other options solve the challenge, it would consider it to complete the needed work.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	BUSD will transform its campuses into safe, modern learning environments that actively protect students and staff from pollution and climate-related impacts. Through strategic facility upgrades, sustainable landscaping, and smart energy systems, the district will reduce environmental risks while improving comfort, efficiency, and long-term operational sustainability.

Measurable Outcome	Indicator(s)
1. BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across participating school sites.	• Number of windows replaced • Number of door/window HVAC interlock sensors installed • Post-installation commissioning report completed • Reduction in thermal leakage and energy waste documented through baseline and follow-up assessments
2. BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at six schools and completing duct cleaning and system balancing across project campuses.	• Number of HVAC units replaced • Number of campuses receiving duct cleaning and balancing • Installation of upgraded filtration and smart HVAC technology • Reduction in energy use and improved indoor air quality data • Maintenance and commissioning reports completed
3. BUSD will reduce outdoor environmental triggers by implementing sustainable	• Number of school sites receiving landscaping improvements • Number of trees, shrubs, and groundcovers installed

landscaping and hillside stabilization across seven school sites using drought-tolerant, low-allergen, fire-resistant, and pollution-reducing plant materials.	● Use of female tree varieties where applicable ● Reduction in exposed soil, erosion risk, and dust-generating areas ● Completion of grading, drainage, and stabilization improvements
4. BUSD will reduce district energy waste and improve operational efficiency through coordinated building upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost savings.	● Utility usage before and after project implementation ● Reduction in avoidable HVAC runtime through sensor integration ● Documented decrease in heating and cooling loss ● Quarterly reporting of energy performance trends ● Completion of energy performance review

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across all 7 school sites.	A. Finalize design, technical review, and approval process for window replacement and smart sensor installation.	1. Complete site assessments and confirm window replacement scope at participating schools.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	March 2027
		2. Prepare construction documents and submit for approvals as needed.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	Oct. 2027
		3. Finalize bid documents and project schedule.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	Jan. 2028
	B.Install high-performance windows, solar-managed shades, and smart climate sensors.	1. Procure materials and contractor services.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027-Nov 2030
		2. Replace windows and install shades at project sites.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027-Nov 2030
		3. Install door and window sensors integrated with HVAC controls.	BUSD Facilities Director,	Maintenance and Operations	July 2027-

			consultants, site administrators		Nov 2030
	C.Validate energy and building envelope performance improvements.	1. Conduct post-installation thermal imaging and pressure testing.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027-Nov 2030
		2. Compare baseline and post-project energy performance data.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027-Nov 2030
		3. Share results with the Facilities Steering Committee and community.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2027-Nov 2030
BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at six schools and completing duct cleaning and system balancing across all 7 school sites.	A. Complete planning and procurement for HVAC replacement and system upgrades.	1. Confirm the final list of HVAC units and campuses included in the project.	BUSD Facilities Director, consultants, site administrators	Maintenance and Operations	July 2026-March 2027
		2. Develop technical specifications for energy-efficient HVAC systems and filtration..	BUSD Facilities Director,	Maintenance and Operations	July 2026-March 2027
		3. Bid and award contracts for HVAC replacement and associated services.	BUSD Facilities Director	Maintenance and Operations	Jan 2027 - Nov 2030

	B. Install new HVAC systems and improve air distribution performance across school sites.	1. Remove outdated HVAC units and install upgraded systems.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030
		2. Complete duct cleaning and balancing across participating campuses.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030
	C. Measure improvements in indoor air quality, efficiency, and building comfort.	1. Establish baseline and post-installation energy use comparison.	BUSD Facilities Director, consultant	Maintenance and Operations	Jan 2027-Nov 2030
		2. Review indoor air quality and building comfort data after upgrades.	BUSD Facilities Director, consultant	Maintenance and Operations	Jan 2027-Nov 2030
		3. Report outcomes to stakeholders through dashboard, newsletter, and committee updates.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030
BUSD will reduce outdoor environmental triggers by implementing sustainable landscaping and	A. Develop site-based sustainable landscaping plans aligned to health and climate goals.	1. Assess each campus and hillside area for erosion, dust, heat, and planting needs.	BUSD Facilities Director	Maintenance and Operations	Jan 2026 - April 2027
		2. Finalize planting palette and design standards focused	BUSD Facilities Director	Maintenance and Operations	April 2027 -

hillside stabilization across seven school sites using drought-tolerant, low-allergen, fire-resistant, and pollution-reducing plant materials. Across all 7 school sites.		on low-allergen and drought-resistant materials.			Nov 2028
		3. Complete project sequencing for grading, drainage, sod, and planting.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
	B.Install sustainable landscaping and complete site stabilization work.	1. Complete grading and drainage improvements at designated campuses.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
		2. Install trees, shrubs, and groundcover selected for pollution reduction and climate resilience.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030
		3. Stabilize hillsides and perimeter areas with deep-rooted plantings and erosion-control improvements.	BUSD Facilities Director	Maintenance and Operations	Nov. 2027 - Nov 2030

	C.Evaluate the environmental and campus health benefits of sustainable landscaping improvements.	1. Document completion of planting, grading, drainage, and stabilization work by site.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		2. Review observed impacts on dust, runoff, heat, and campus appearance.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		3. Share results with the community through updates, tours, and public reporting.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
BUSD will reduce district energy waste and improve operational efficiency through coordinated building upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost	A. Establish baseline utility and operational performance data for project sites.	1. Compile pre-project utility and HVAC usage data.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
		2. Identify baseline heating and cooling inefficiencies by site.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
	B. Implement energy-saving improvements through window, shading, sensor, and HVAC modernization.	3. Set site-based tracking measures for post-project comparison.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jun 2031
		1. Integrate smart controls into upgraded campus systems.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Verify system settings and operating schedules for efficiency.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

savings. across all 7 school sites.		3. Train staff on proper system use and monitoring expectations.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

	Demonstrate measurable operational savings and improved facility performance.	1. Compare baseline and post-project utility trends.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Prepare a summary of energy savings and efficiency gains.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031

		3. Present findings to the Board, community, and Facilities Steering Committee.	BUSD Facilities Director	Maintenance and Operations	June 2028 - June 2031

Project Name:	BUSD Clean Future Healthy Campuses Project
Lead Applicant Name:	Benicia Unified School District
Term for this budget (in years):	5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	HVAC Replacement	Replace, upgrade HVAC and filtration systems at 6 BUSD schools	$3,500,000.00
Construction	Direct	HVAC Replacement	Construction costs for replacement of HVAC and filtration systems at 6 schools	$3,242,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Windows Replacement	Windows and open/door window monitors for improved thermal performance and air quality, including code-compliant double pane windows, window shades for sun control, and HVAC system connections.	$3,750,000.00
Construction	Direct	Windows Replacement	Replacement of windows and installation of open/door monitors at 6 schools	$325,425.00
Construction	Direct	Landscaping	Upgrade landscaping and irrigation to reduce water use and enviromental impact, improve air quality at 4 school sites	$1,400,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Consulting	Design and agency fees, inspections	$500,000.00
Contingency	Contingency	Contingency	Contingency	$890,255.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect	$1,907,689.00

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of	Contingency % (project cap of 10%	Total Professional Services &	Professional Services & Consultants %	Co-Applicant % (application min of
Lead Applicant	Benicia Unified School	$12,717,925.00	$1,907,689.00	$890,255.00	$15,515,869.00	15.0%	7.0%	$500,000.00	3.9%	100.0%
Co-Applicant 1	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$12,717,925.00**	**$1,907,689.00**	**$890,255.00**	**$15,515,869.00**	**15.0%**	**7.0%**	**$500,000.00**	**3.9%**	**0.0%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$15,515,869.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	**BUSD Clean Future**
Lead Applicant Name	[redacted]
Project Location	Benicia High school, 1101 Military West, Benicia
Overall Funding Request	
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	BUSD Career Pathways
Project Lead	[redacted]
Project Location	Benicia High School
Project Funding Request	$3,950,641

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Career Technical Education (CTE) is a program of study that involves a multi-year sequence of courses that integrates core academic knowledge with technical and occupational knowledge to provide high school students with a pathway to postsecondary education and careers. Once known as vocational schools, CTE classes and programs prepare students for many career possibilities (Nesbit, 2025). Upon graduation, CTE students may obtain successful employment, continue their education in college, receive apprenticeships, or engage in entrepreneurial opportunities.

Benicia High School (BHS) serves approximately 1,400 students and offers 8 CTE Pathways with sequential coursework for students to earn a certification and college credit. CTE enrollment during the 2025-2026 school year is about 49% of the student population, and this amount represents a 6% increase in participation from the year prior. BHS students of various racial and ethnic backgrounds participate in one or more CTE course, and the highest participation rates are seen among English Learners (52.4%), Homeless youth (44.0%), Students with Disabilities (37.1%), and Socioeconomically Disadvantaged students (47.1%). Currently, CTE Pathways at BHS include Health Sciences; Engineering and Architecture; Education, Child Development, and Family Services; Business Management; Building Construction; Transportation; Performing Arts; and Media Arts.

Benicia Unified School District (BUSD) plans to expand its current CTE Pathways program by adding an **Environmental Resources Pathway** and a **Biotechnology Pathway** as part of the BUSD Clean Future Initiative. BUSD will also partner with the Touro University Public Health Program to deliver a course on environmental health for BHS students, providing a bridge between these new pathways to demonstrate the impact of air quality on health. This project will strengthen and extend current pathway offerings by adding updated curriculum, equipment, dual-enrollment for high school/college planning, work-based learning, career exploration, student supports, and community-connected experiences tied directly to public health, air quality, environmental stewardship, and regional workforce opportunities. Additionally, these pathways will prepare students for high-demand careers that help communities respond to environmental and health challenges.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

BUSD's CTE expansion directly advances a just transition by transforming the district's

educational framework into an engine for both public health and economic evolution. By integrating Environmental Sciences and Biotechnology into the CTE curriculum, we are training students to monitor and mitigate air pollution while simultaneously equipping them for high-demand careers in the post-carbon economy. This dual approach ensures that BHS graduates are prepared to lead Benicia toward a future defined by environmental health, economic resilience, and sustainable innovation.

The inclusion of these pathways creates a direct link between education and public health monitoring. Students in the Environmental Sciences pathway will use updated equipment to measure and analyze local air quality data. By training students to identify pollution hotspots, BUSD empowers the next generation to advocate for data-driven mitigation strategies that improve community health. The Biotechnology pathway allows students to study the physiological effects of pollutants on human health, specifically regarding chronic conditions like asthma. Through work-based learning, students can explore solutions in bioremediation and clinical health, directly addressing the regional need for a workforce capable of managing and reducing the impacts of air pollution. In addition, the new CTE curriculum focuses on environmental stewardship, teaching students how sustainable land management and urban forestry can act as natural carbon sinks and air filters, directly contributing to the reduction of localized air pollution.

This project positions Benicia's youth at the forefront of the green economy, ensuring they are not left behind as the regional workforce shifts away from fossil fuels. Benicia has an historical tie to heavy industry. By providing high-schoolers with dual-enrollment and work-based learning in Biotechnology and Environmental Sciences, BUSD is creating a just transition by preparing the local workforce for high-wage, high-growth sectors that do not rely on carbon-intensive industries.

These new CTE pathways are designed to meet the labor demands of a greener economy where new skills are required for a sustainable future (Grima et al., 2024). Students will gain the technical skills required for careers in renewable energy, environmental engineering, and biomedical research—industries that provide long-term economic resilience as the state moves away from fossil fuel dependence.

Through community-connected experiences and student support, BUSD ensures that students from all socioeconomic backgrounds have access to the "jobs of the future." This ensures that the economic transition is not just a shift in technology, but a shift toward a more equitable and inclusive local economy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The Benicia Unified School District (BUSD) serves students and families throughout the City of Benicia, California. This project will primarily be implemented at Benicia High School (BHS). BHS CTE students who participate in the collaborative course with Touro University public health graduate students will have the opportunity to deliver peer health education to younger BUSD students at the middle school and elementary schools.

Benicia Unified School District
350 East K Street
Benicia, CA 94510

Benicia High School
(~1,400 students)
1101 Military West
Benicia, CA 94510

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The BHS CTE program has been serving Benicia High School students for 18 years. As a core department within Benicia High School, the CTE program maintains industry relevance through monthly staff meetings and annual advisory sessions with business partners to integrate best practices and emerging technologies. Our instructors, all of whom transitioned from successful careers in their respective industries, undergo rigorous professional development to remain experts in their fields. Students benefit from a robust curriculum that offers professional certifications such as CPR and OSHA, alongside experiential learning opportunities including field trips, job shadowing, and internships. Furthermore, most pathways are articulated with community colleges, enabling students to earn college credit concurrently with their high school coursework.

Throughout its history, the BHS CTE program has strategically prioritized resources to meet the rising costs of hands-on project materials and immersive field experiences. By sustaining long-term partnerships with local businesses and organizations, the program facilitates high-impact, real-world projects, such as student-led designs for municipal and private developers. Additionally, BHS collaborates with the Solano County Office of Education to analyze regional workforce data, ensuring our pathways remain aligned with the economic needs and career opportunities of the local community.

The BUSD Career Pathways project developed from district conversations about student opportunity, attendance, student wellness, college and career readiness, and the need to connect school programs more directly to local conditions and future-facing careers. Community needs have been identified through review of student interest in

CTE, health and attendance concerns. To date, 28 students have shown an interest in Advanced Environmental Studies for next school year. Students have expressed interest in environmental studies classes that are not Advanced Placement. CTE Advisory Meetings with local industry and educational partners, local conversations about air quality and public health, and the district's desire to strengthen relevant pathways that support both student success and community resilience. In addition to student meetings, we have sought input from our BUSD Budget Advisory Committee, Grant Committee, Parent Meetings, Site Leaders meetings, District leaders meetings, Board meetings, Rotary, meetings with local medical providers, current internship providers, County Office of Education CTE program and environmental organizations.

The district will continue to refine project design through engagement with students, families, certificated and classified staff, local employers, higher education partners, public health organizations, and community-based organizations. Local nonprofit and civic partners and monitoring, **Sustainable Solano** for sustainability and greening partnerships, and health-related partners for career exposure and resource connection. The project expands on an already successful health career pathway, with partnerships with many local medical providers: [redacted], RN, [redacted], [redacted], Fire Captain/Paramedic, [redacted], Combat Medi, [redacted], Perinatal nurse/Labor/Delivery RN [redacted], [redacted], [redacted] [redacted], Correctional Medical Facility, RN, [redacted], Social Worker, [redacted], [redacted], Yoga Therapist, [redacted], [redacted], breathing, public health, [redacted] and [redacted] from [redacted]. To name a few.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Solano County's workforce trends strongly support the development of student pathways in health care, biotechnology, and environmental careers (*Solano County, ca / Data USA*, 2024; Workforce Development Board of Solano County, 2021). Health Care and Social Assistance is the largest employment sector in the county, employing more than 32,000 individuals and projected to grow by nearly 19 percent over the next decade (*2014-2024 Projection Highlights Vallejo-Fairfield Metropolitan Statistical Area (Solano County)*, 2017). At the same time, Solano County is part of the Bay Area's globally recognized biotechnology and life sciences hub, an industry that supports more

than 400,000 jobs regionally and continues to expand with high-wage career opportunities (*North Bay Employment Connection WIOA Regional Plan Program Years 2025-2028 Photo by Trent Erwin on Unsplash*, 2025). Environmental and sustainability sectors are also growing rapidly as California advances toward its carbon neutrality goals, increasing demand for careers in clean energy, environmental science, and air quality management. Together, these industries represent some of the fastest-growing and most stable career pathways in the region, directly connecting workforce development to improved community health, environmental conditions, and long-term economic mobility.

This project responds to a clear community need by strengthening access to meaningful, locally relevant career pathways that connect student learning to real environmental and public health challenges in Benicia. Students benefit from opportunities that make learning more hands-on, engaging, and goal-oriented, while the broader community benefits from a stronger pipeline of young people prepared to contribute to healthier neighborhoods, informed environmental stewardship, and a more resilient local economy.

The project is designed to prioritize secondary students, including those historically underrepresented in high-wage career fields, students who would benefit from increased engagement and connection to school, and students seeking clear pathways to college and career opportunities. English learners, homeless students, students with disabilities, and socioeconomically disadvantaged students make up 51.5% of the 2025-26 BHS student population, and more than 37% of each grouping of these students enroll in CTE courses. English learners showed the largest jump in CTE enrollment from the prior academic year, a 21% increase, and the other three subgroups of disadvantaged students also saw an increase in CTE enrollment from the previous year (homeless youth by 15%, students with disabilities by 9%, and socioeconomically disadvantaged students by 8.5%).

The Environmental Resources pathway will address environmental justice and public health by providing hands-on learning in air quality, environmental data literacy, urban greening, exposure reduction, and sustainability problem-solving. The Biotechnology pathway will complement this work by preparing students for careers in health, wellness, public health, prevention, and patient support. These pathways align with California Career Technical Education standards, including Public and Community Health within the Health Science and Medical Technology sector, and reflect the state's emphasis on accessible and equitable K–14+ pathways. Progress will be measured through increased pathway enrollment, improved completion rates, expanded dual enrollment or articulated credit opportunities, growth in work-based learning

experiences, attainment of industry-recognized certifications where available, internships, and stronger transitions to postsecondary education and careers.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will share implementation progress through regular district communications, Board updates, school newsletters, pathway showcases, student presentations, family information nights, and posted pathway information on district and school websites. Community members will be informed about student participation, pathway milestones, available benefits such as dual enrollment or internship opportunities, and emerging student outcomes.

We have sought feedback from site leaders, teachers, community members, county-wide advisory partners, parents, and the BUSD Governing Board through a series of meetings. Participants have provided direct feedback or have been asked to email the superintendent with questions, ideas, and thoughts.

Budget Advisory Committee	**12/16/25, 1/14/26, 2/3/26**
Grant Committee	**2/26/26, 3/10/26, 3/23/26**
Parent Meetings	**3/24/26, 4/21/26**
Principal Meetings	**3/18/26, 4/21/26**
District Leaders Meetings	**3/4/26, 4/22/26**
Board meetings	**2/28/26, 4/16/26**
Bond Oversight Committee	**2/3/26**
Solano Co. Advisory Meeting	**3/24/26**

The district will also use advisory structures to support implementation, including pathway advisory input from employers, higher education, community-based organizations, and health and environmental partners. California's student-centred pathway guidance emphasizes cross-system collaboration, equity, and alignment between K–12, postsecondary education, and industry; this project is designed around those same principles.

Community feedback will be gathered through student focus groups, advisory meetings, teacher and counselor input, partner meetings, and pathway reflection activities. Students will play a central role in evaluating pathway relevance, work-based learning experiences, and desired supports. Families and community partners will be asked to

help shape internship opportunities, guest speaker programming, scheduling, and access supports.

Feedback will be reviewed at least twice annually by district leadership and pathway staff and used to adjust course sequencing, student recruitment strategies, work-based learning design, and partnership priorities. This continuous-improvement approach is consistent with California's pathway guidance and with the design of high-quality CTE systems that are responsive to students and regional needs.

BUSD Human Resources will support the site Principal in hiring new teachers for the expansion of the project. In addition, the High School Principal will serve as the Project Coordinator and oversee the implementation of the BUSD Career Pathways Grant and expansion of the CTE pathways program.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The overall vision of this project is to transform BUSD's current CTE offerings from one Environmental Science course and one CTE Health Sciences pathway offering into three robust pathways that prepare students for college, careers, and community leadership in environmental health, sustainability, and health services. Major components include:

1. **Pathway expansion and refinement** of the current Environmental Science course and the CTE Health Sciences Pathway course sequences.
2. **Curriculum upgrades** aligned to California CTE standards in Environmental Resources and Biotechnology, including Public and Community Health.
3. **Work-based learning**, including job shadows, field experiences, internships, guest speakers, and project-based community work.
4. **Postsecondary alignment**, including dual enrollment, articulation, and exposure to local college and university pathways. California's K12 SWP specifically prioritizes seamless transitions to certificates, degrees, and employment.
5. **Industry and community partnerships** with environmental, health, nonprofit, and higher education partners.
6. **Student supports** such as pathway advising, recruitment, equity-focused outreach, and connection to college and career opportunities.
7. **Equipment and materials** to support hands-on pathway instruction, including

environmental monitoring tools, field-study materials, health simulation materials, and career exploration resources.

The Applicant, Benicia Unified School District, will serve as project lead and fiscal agent. The Benicia High School Principal will serve as the Project Coordinator and oversee project implementation, manage budget and reporting, coordinate school-site delivery, and cultivate partnerships. The Project Coordinator will interview and hire teachers for the new Environmental Services and Biotechnology Pathways, working with them on curriculum development. The Project Coordinator will also work in conjunction with the Academic Counselor and Office Support staff member to oversee the day-to-day operations of the expanded CTE pathways program.

BHS has existing partnerships with several organizations that may serve as the foundation for the new pathways: City of Benicia, Solano County Water District, Solano Community College, Diablo Valley College, Red Cross, Kaiser Permanente, Adventist Health, and Touro University. Additional partners may include other local community colleges, Bay Area universities, health systems, and regional employers. Comparable California models show the value of pairing coursework with authentic field or clinical exposure; for example, Mission High's environmental sequence, Novato's professional-skill-centred medical pathway, and LAUSD Bravo's hospital-connected health capstones.

BUSD is partnering with the Touro University Public Health Program to implement Touro's Youth Environment Empowerment Project and provide an environmental health curriculum to BHS students enrolled in the Intro to Medical Careers CTE course. Touro graduate public health students will implement classroom sessions focusing on specific topics related to the intersection of air quality and health, such as the impacts of asthma and allergies on health, and how to reduce exposure to air pollutants to reduce the impact of these health concerns. The curriculum will have an overarching emphasis on building literacy in public health equity, environmental justice, collaborative research development, and health promotion and advocacy. This project will employ Youth Participatory Action Research (YPAR) principles (Madrigal et al., 2016, Ozer & Wright, 2012) and refer to examples from Dr. Annette Aalborg's successful Touro University California Public Health Program's Youth in Action Project. Students will be taught to use research tools such as surveys, focus groups, community mapping, and air monitoring to identify environmental and other health topics that affect their school and community. They will be guided in data interpretation and be able to advocate for actions and change, developing appropriate programs to support reduction in asthma related absences, overall school well-being, or other youth-identified environmental and health concerns. Interactive learning strategies include group challenges, role plays,

and problem-solving activities.

In addition to the classroom curriculum, BHS students will have the opportunity to be trained as Peer Health Promoters, participate in afterschool sessions, and assist with planning and implementation of health promotion classroom sessions. The Peer Health Promoters will gain public health knowledge and skills to improve leadership, collaboration, and public speaking proficiencies. These high school students will then pass on this knowledge to their peers in a way that is relatable and informational. When possible, the high school students will also provide health promotion educational sessions to younger students in the Benicia Unified School District middle school and elementary schools. This not only broadens the scope of education around health and air quality to younger students; it provides the opportunity for high school students to practice their speaking and leadership skills.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total direct costs for the BUSD Clean Future CTE Pathways project is $3,950,641 for a 5-year grant period. The budget includes time and effort for BUSD personnel to oversee the project, develop and deliver CTE course curriculum, schedule courses and enrollment of students, provide guidance to CTE students for successful completion of pathway certification and courses, subcontract to Touro University for a collaboration on an environmental health and Youth Environment Empowerment Project, field trips, community engagement, materials and supplies. Details for costs are as follows.

The Project Coordinator (0.20 FTE) will serve as the Project Lead and oversee the CTE Pathways Project during the grant period. She is also the [redacted] and will be responsible for hiring the Environmental Services and Biotechnology Pathways CTE teachers. She will oversee all project personnel and subcontractors.

CTE teachers will be hired at various FTE levels per year to match the anticipated student enrollments in new CTE courses developed and implemented during the project period. $1,770,000 is budgeted for this line item, and teachers will be hired following this schedule: Year 1 - 2 teachers at 1.20 FTE; Year 2 - 2 teachers at 2.0 FTE; Year 3 - 3 teachers at 2.4 FTE; Year 4 - 3 teachers at 3.0 FTE; Year 5 - 4 teachers at 3.2 FTE.

The Academic Counselor (0.25 FTE) will assist with implementation of the expanded CTE program and oversee students enrolled in the new pathway courses. The counselor will guide students through their pathways, internships, and community service opportunities.

An Office Support Staff Member (0.50 FTE) at BHS will support the Project Coordinator and Academic Counselor and assist with day-to-day activities of the project. This individual will coordinate schedules, order and maintain supplies, develop and reproduce marketing materials, and perform other duties required for the effective operation of the CTE expanded program.

Training and professional development for CTE Pathways personnel is budgeted at $35,000 over a 5-year period to cover the cost of staff onboarding and conference attendance for CTE teachers and the Project Coordinator at 2 times per year.

Travel. $20,000 is budgeted for the cost of mileage/airfare for CTE staff to travel to conferences for training and staff development.

Community Engagement. $10,000 is budgeted for the cost of student recruitment and marketing of the new CTE Pathways to the BUSD community. Costs include website development, podcast, informational nights, career fair, and other events that will assist in generating interest among potential students.

Materials, Supplies & Equipment. $30,375 is budgeted for the cost of purchasing biotechnology materials and supplies, including injection dummies, bandaging, DNA extraction, and disposable or reusable supplies and equipment.

Subcontractor - Field Trips. $25,000 is budgeted for the cost of student field trips to colleges, programs, work sites, and career-related activities.

Subcontractor - Touro University. A subcontract in the amount of $841,138 is requested to support the Touro University Principal Investigator (PI) (0.05 FTE), Project Coordinator (1.0 FTE), graduate student fellows, program supplies, training and education, and consultants. A breakdown of the subcontract costs follows.

- [redacted] (0.05 FTE) - $43,061
- Project Coordinator (1.0 FTE) - $468,634
- Stipends, Public Health Students providing 10 hours per week (2 fellows at $6,500 per year) - $6,500
- Program supplies including health education materials, air monitors, air purifiers - $100,000

- Training and education for Touro interns and staff to attend conferences for abstract and poster presentations - $50,000
- Consultants, honoraria for subject matter experts - $5,000
- Touro University Indirect Costs (15%) - $109,714
- Total Subcontract Costs - $841,138

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is strongly aligned with local, regional, and statewide initiatives. At the local level, it supports Benicia's Climate Action Plan and broader sustainability and adaptation efforts by preparing students to engage with climate, environmental, and public-health issues in practical ways.

At the regional and state levels, the project aligns with California's Community Air Protection Program (AB 617), which is intended to reduce exposure in communities most impacted by air pollution, as well as the Bay Area Air District's Community Health Protection Program. The Environmental Resources pathway provides a school-based strategy for increasing environmental literacy, local monitoring awareness, and community-informed problem solving connected to those goals.

The project also aligns with California's K12 Strong Workforce Program and Workforce Pathways Guiding Policy Principles, both of which emphasize high-quality K–14 pathways, system alignment, work-based learning, equitable access, and student-centered transitions to college and careers. In health careers specifically, the project supports the state's goal of building a strong, accessible health workforce pipeline.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Benicia Unified School District has the organizational capacity to manage a pathway expansion project of this scope through its existing leadership structures in secondary education, college and career readiness, student services, and instructional programming. The district already operates a Health Services Pathway and an Advanced Placement Environmental Science class, which means the project builds on existing practice rather than starting from scratch.

Students have shown a keen interest in these topics. We are poised to expand and support more students. These are variable careers with demands locally and nationally. They not only address the impact of air quality and economic sustainability, but they can also do so well beyond the life of the grant.

Benicia High School has had a CTE program for 18 years, led by the site Principal. Our largest program serving health career fields has over 130 students enrolled. Over time, students have shown an interest in more health and environmental science CTE courses.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Project Lead will be the [redacted] (0.20 FTE), and she will coordinate project implementation in partnership with site administrators, pathway teachers, counseling staff (0.5 FTE), and district leadership. Dedicated resources include partial FTE for office staff support (0.25), teacher stipends or release time for curriculum and pathway development, counseling or college/career support, and work-based learning coordination. Existing district infrastructure, including student scheduling, data systems, and partnership development capacity, will support implementation.

The Project Lead will also work with the Touro University personnel and graduate students, and a formal agreement for this partnership will be outlined in a subcontract. Partial FTE (0.05) is requested for [redacted], to serve as the Principal Investigator at her site. A Touro University Project Coordinator at 1.0 FTE will oversee the project activities related to the delivery of the environmental health curriculum at BHS. This Coordinator will also recruit, train, and oversee the graduate students assigned to teach the curriculum, support the development and implementation of evaluation tools to assess program outcomes (student engagement, knowledge gains, leadership development, and school wellbeing indicators).

Where possible, BUSD will leverage additional resources to strengthen this work, including K–12 Strong Workforce Program funding and dual-enrollment partnerships with Solano Community College. As our required regional partner, we begin articulation efforts with Solano. If a course or program is not available or an articulation request is not approved, we expand to other colleges. Currently, our CTE courses are articulated

with Solano Community College, Diablo Valley College, Napa Valley College, and Las Positas College. These partnerships are complemented by existing CTE Incentive Grant supports, local donations, and in-kind contributions from partners. California's K–12 Strong Workforce Program framework is particularly well aligned to this effort, as it is designed to expand access, strengthen career pathways, and connect students to high-demand regional industries. Our proposal allows us to expand this relationship and serve more students.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

  It is not applicable to this project.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

This project is primarily a program expansion within existing district educational operations. No major construction permits are anticipated unless the district elects to make facility modifications beyond standard classroom use. Standard district approvals for curriculum, staffing, scheduling, student transportation, dual-enrollment agreements, and partner MOUs will be obtained through existing administrative processes. At the time of grant award, BUSD will finalize any needed partner agreements and internal approvals necessary for launch.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

At this time, the project is expected to be primarily programmatic and instructional. If no physical construction or site alteration is undertaken, CEQA may be **N/A** or minimal. If the district later proposes physical improvements beyond ordinary classroom use, BUSD will work with appropriate local counsel and facilities staff to determine the

applicable CEQA pathway and complete any required documentation within the grant term.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

No external site acquisition is anticipated. Core project activities will occur at existing BUSD school sites under district control. If internships, field experiences, or off-site learning are included, those activities will be governed through partnership agreements, MOUs, or site permissions as needed.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The project is not infrastructure-heavy. Any equipment purchased for pathway implementation, such as environmental monitoring tools, classroom lab materials, or health simulation resources, will be maintained through district inventory, school-site oversight, and ongoing CTE program management. After the grant term, BUSD will seek to sustain core pathway elements through district CTE funding, Perkins and related sources, and partner support where feasible.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Potential barriers include staffing capacity, student scheduling conflicts, transportation for work-based learning, sustaining community partnerships, and ensuring equitable student access. BUSD will address these barriers by phasing implementation, using advisory input, aligning pathway courses with student schedules early, pursuing dual-enrollment and regional partnership support, and providing targeted outreach to students who may not traditionally enroll in these pathways.

Another risk is designing pathways that are interesting but not sufficiently connected to postsecondary options and employment. To address that, BUSD will intentionally build the pathways around California's standards, Strong Workforce principles, partner input,

and proven models that include coherent course sequencing and authentic field experience.

CITATIONS

1. Nesbit, J. (2025, August 20). *C*areer Technical Education Programs for High Schoolers. *US News & World Report*; *U.S. News & World Report*. https://www.usnews.com/education/k12/articles/the-benefits-of-career-and-technical-education-programs-for-high-schoolers
2. Grima, S., Sood, K., Ozen, E., & Emily, R. (2024). Greening Our Economy for a Sustainable Future. *Elsevier*.
3. *Solano County*, *CA* | *Data USA*. (2024). Datausa.io. https://datausa.io/profile/geo/solano-county-ca?redirect=true&utm_source
4. Workforce Development Board of Solano County. (2021, June 29). Workforce Innovation and Opportunity Act, Local Plan Program Years 2021-2024. https://solanoemployment.org/wp-content/uploads/2022/03/Solano-County-Local-Plan-FINAL.pdf
5. *2014-2024 Projection Highlights Vallejo-Fairfield Metropolitan Statistical Area (Solao County)*. (2017). https://labormarketinfo.edd.ca.gov/file/indproj/vall%24_highlights.pdf?utm_source
6. *North Bay Employment Connection WIOA Regional Plan Program Years 2025-2028*. (2025). Retrieved May 1, 2026, from https://www.workforcealliancenorthbay.org/wp-content/uploads/2024/10/NBEC-WIOA-Regional-Strategic-Plan-PY-25-28.pdf?utm_source
7. Madrigal, D. S., Minkler, M., Parra, K. L., Mundo, C., Gonzalez, J. E. C., Jimenez, R., Vera, C., & Harley, K. G. (2016). Improving Latino Youths' Environmental Health Literacy and Leadership Skills Through Participatory Research on Chemical Exposures in Cosmetics. *International Quarterly of Community Health Education, 36*(4), 231-240. https://journals.sagepub.com/doi/10.1177/0272684X16657734
8. Ozer, E. J., & Wright, D. (2012). Beyond School Spirit: The Effects of Youth-Led Participatory Action Research in Two Urban High Schools. *Journal of Research on Adolescence*, *22*(2), 267-283. https://onlinelibrary.wiley.com/doi/10.1111/j.1532-7795.2012.00780.x

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The vision of the **BUSD Career Pathways** Project is to expand and strengthen student access to meaningful, real-world learning in environmental, biotechnology, and health-related fields. Through hands-on coursework, work-based learning, and postsecondary connections, students will be prepared for high-demand careers that directly impact community health, air quality, and sustainability. This work ensures all students, especially those historically underrepresented, have clear, supported pathways to college, career, and contribute_26 to a stronger, healthier community.

Measurable Outcome	Indicator(s)
1. Increase student enrollment annually by 5% and participation in Environmental Resources and Biotechnology pathways	• Increase in student enrollment in pathway courses • Increase in participation of underrepresented student groups • Increase in pathway course completion rates
2. Increase access to high-quality, standards-aligned CTE curriculum in environmental and biotechnology fields	• Number of new or revised courses implemented • Alignment of courses to CTE standards • Student performance in pathway coursework- successful completion of requirements and passing grades.
3. Increase student participation in work-based learning and career exploration experiences	• Number of students participating in internships, job shadows, or field experiences • Number of work-based learning opportunities created • Student completion of career exploration activities
4. Increase postsecondary readiness and successful transitions to college and career pathways	• Number of students participating in dual enrollment or articulated courses. • Program and college acceptance.

	● Increase in students pursuing postsecondary education in related fields ● Student completion of pathway sequences

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Increase student enrollment and participation in Environmental Resources and Biotechnology pathways	A. New pathway courses are developed and launched	1. Develop course sequences for Environmental Resources and Biotechnology pathways	BUSD Instructional Services	CTE Teachers Site Administration	June 30 2027
		2. Align curriculum to California CTE standards	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	June 30 2027
		3. Launch initial pathway courses at Benicia High School	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	March 1 2027
	B. Student recruitment and outreach is implemented	1. Conduct student and family outreach to promote pathways. Through career nights, video introduction of programs, newsletters and presentations to students.	CTE Teachers Site Administration	Career Counselor Principal	March -May 2027

		2. Integrate pathway information into counseling and course selection	CTE Coordinator District Administration	Career Counselor Principal	Jan-March 2027
		3. Target outreach to underrepresented student groups	CTE Coordinator District Administration	Career Counselor	Jan- May 2027
	C. Enrollment and participation data is monitored and improved yearly by 2%.	1. Track enrollment	CTE Coordinator District Administration Career Counselor	Career Counselor	March - May 2027
		2. Track completion rates of coursework	CTE Coordinator District Administration Career Counselor	Career Counsel	End of each semester ongoing for 5 years - 2031
		3. Analyze Student Group participation data	CTE Coordinator District Administration	Career Counselor	End of each semester ongoing

			Career Counselor		for 5 years - 2031
		4. Adjust recruitment and course offerings based on data	CTE Coordinator District Administration Career Counselor	Career Counselor	Each Semester until 2031
Increase access to high-quality, standards-aligned CTE curriculum in environmental and biotechnology fields	A.Curriculum is developed and aligned to standards	1. Develop a curriculum aligned to Environmental Resources and Biotechnology standards	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
		2. Integrate air quality, environmental health, and public health content	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
		3. Review curriculum for rigor and relevance in alignment to industry, as shown by - Alignment to CTE program goals, Student work and grades.	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	July 2026
	B.Instructional materials and equipment are	1. Purchase environmental monitoring and lab equipment	CTE Coordinator	CTE Teachers	May 2026

	implemented, distributed to staff, and students have access to and use of the equipment.		BUSD Instructional Services	Site Administration	
		2. Provide materials for hands-on learning experiences	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	May 2026
		3. Integrate equipment into instruction by demonstration of use in classrooms and instruction.	CTE Coordinator BUSD Instructional Services	CTE Teachers Site Administration	Sept 2026
Increase student participation in work-based learning and career exploration experiences	A. Work-based learning opportunities are developed	1. Establish partnerships with local employers and organizations, through MOU, internship agreements and job shadowing opportunities.	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	28-29 School Year
		2. Identify internship, job shadow, and field experience opportunities, tracked through the CTE database and reported out at CTE meetings.	BUSD Instructional Services CTE Coordinator	CTE Teachers Site Administration	28-29 School Year
		3. Develop structure for student participation- Students start their Sophomore year. The	BUSD Instructional Services	CTE Teachers	28-29 School Year

		structure guides their 3-year program.	CTE Coordinator	Site Administration	
	B. Students participate in career-connected experiences	1. Coordinate student placements in internships and job shadows	CTE Coordinator	CTE Teachers	28-29 School Year
		2. Provide guest speakers and career panels	CTE Coordinator	CTE Teachers	28-29 School Year
		3. Integrate career exploration into coursework	CTE Coordinator	CTE Teachers	28-29 School Year
	C. Work-based learning participation is tracked and expanded	1. Track student participation and completion of coursework and CTE requirements.	CTE Coordinator	CTE Teachers	End of each semester ongoing for 5 years - 2031
		2. Gather student and partner feedback	CTE Coordinator	CTE Teachers	End of each semester ongoing for 5 years - 2031
		3. Expand opportunities based on demand	CTE Coordinator	CTE Teachers	End of each semester

					ongoing for 5 years - 2031
Increase postsecondary readiness and successful transitions to college and career pathways	A. Postsecondary partnerships and alignment are established through agreements and MOU's	1. Develop dual enrollment agreements and MOUs with community colleges	BUSD Instructional Services CTE Coordinator	CTE Teachers	28-29 School Year
		2. Align CTE pathway coursework with postsecondary programs for college and career readiness.	BUSD Instructional Services CTE Coordinator	CTE Teachers	July 2029
		3. Create articulated pathways to certificates and degrees, aligning CTE requirements with College and program requirements.	BUSD Instructional Services CTE Coordinator	CTE Teachers	March - May 2029

Project Name:	BUSD Clean Future Career Pathways Project
Lead Applicant Name:	Benicia Unified School District
Term for this budget (in years):	5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Teachers	Year 1 - 2 teachers at 1.20 FTE; Year 2 - 2 teachers at 2.0 FTE; Year 3 - 3 teachers at 2.4 FTE; Year 4 - 3 teachers at 3.0 FTE; Year 5 - 4 teachers at 3.2 FTE	##########
Personnel/Staff Costs	Direct	Coordinator	0.20 FTE CTE Coordinator - Benicia High School Principal, will oversee this project.	$165,000.00
Personnel/Staff Costs	Direct	Academic Counselor	0.25 FTE Academic CTE Counselor - assists with implementation of CTE program and oversees students	$114,000.00
Personnel/Staff Costs	Direct	Office Support	0.50 FTE Office Support personnel for CTE Program and grant - coordinate schedules, ordering of supplies, marketing materials, and other duties as required	$150,000.00
Capacity-Building and Training	Direct	Training	Professional development for CTE Program staff - onboarding staff, conference attendance for teachers and CTE Coordinator 2x per year	$35,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Fields Trips	Field Trips to colleges, programs, work site, Career related activities.	$25,000.00
Travel	Direct	Travel	Mileage/airfare reimbursement for CTE staff to travel to conferences for training and staff development	$20,000.00
Community Engagement	Direct	Engagement	Recruitment and marketing of program to BUSD community - website development, podcast, info night, career fair	$10,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment	Biotechnology equipment and supplies - includes injection dummies, bandaging, DNA extraction, some disposable/reusable supplies/equipment	$30,375.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Subcontract	Touro University subcontract for Youth Environment Empowerment Project	$841,138.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency costs	$316,051.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	Indirect costs	$474,077.00

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project	Contingency %	Total Professional	Professional Services &	Co-Applicant %
Lead Applicant	Benicia Unified School	$3,160,513.00	$474,077.00	$316,051.00	$3,950,641.00	15.0%	10.0%	$0.00	0.0%	100.0%
Co-Applicant 1	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		$3,160,513.00	$474,077.00	$316,051.00	$3,950,641.00	15.0%	10.0%	$0.00	0.0%	0.0%

Total Other Sources (All Applicants)	$719,326.00
Total Project Cost Including Other Sources (All Applicants)	$4,669,967.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Catalyst

Benicia Unified School District Resubmission



Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Overall Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	BUSD Clean Future
Lead Applicant Name	Benicia Unified School District
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	$20,453,464
Grant Term Request	5 years
Project Information	
Project Title	BUSD Clean Future - Overall Narrative
Project Funding Request	$20,453,464

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during*

grant implementation, and how that feedback will be considered.

In this document, Benicia Unified School District seeks to clarify several items that have arisen as a result of the July 2, 2026 Bay Area Air District Board Meeting and public comments received since then.

Benicia Unified School District (BUSD) proposes the **BUSD Clean Future Initiative**, a coordinated districtwide effort designed to improve student health, reduce the impacts of air pollution,and modernize aging school infrastructure. As a refinery-adjacent community, Benicia has experienced the ongoing environmental and public health impacts associated with industrial emissions, poor air quality events, and aging facilities that were not designed to protect students from modern environmental conditions. At the same time, the refinery closure presents significant economic uncertainty for local families and the broader community.

The **Healthy Campuses** project will modernize school facilities through upgraded HVAC systems that utilize electric heat pumps, high-efficiency filtration with a MERV-15 rating, window replacements, and sustainable landscaping designed to improve indoor air quality, reduce exposure to pollutants, lower energy consumption, and create safer learning environments for students and staff. The **Student Wellness** project will implement coordinated health outreach, early intervention, family support, and care navigation systems to reduce health-related absenteeism, particularly among students impacted by asthma, allergies, and respiratory illness. Due to the Bay Area Air District feedback received, we are not resubmitting the Career Pathways Project for consideration. In addition to removing this project, we made adjustments to our budgets of the remaining two projects; this reduced our overall request by $ 5 million plus. We recognize the needs of our entire community and that both applicants serve the Bencia Community. BUSD is a willing partner with the City of Benica in all our endeavours. The total request in the revised projects totals $20,453,464.

Key measurable outcomes include:

- Reduced student exposure to airborne pollutants through improved filtration and facility modernization.
- Reduced health-related absenteeism and increased student attendance through education and direct health support.
- Direct support of student pulmonary-related health.
- Increased family engagement with health and wellness support.
- Reduced use of fossil fuels across district campuses.

- Reduced energy consumption and increased operational efficiency across district facilities.

Non-Duplication of Funds

a. Impact of Valero closure on property taxes and the Benicia Unified School District's Measure C Bond

The following statement is taken directly from our original Catalyst Grant application. We want to be clear that the district did not state a decrease in property taxes will result in less general funding from the state. Benicia Unified School District has made $1.7 million in cuts for this school year due to reduced state funding and declining enrollment. The impact of Valero closing is covered below in this section taken from our original submission.

"The following list is in priority order. Benicia Unified School District wants to make the best use of the REPAIR grant and use it to expand its bond projects and have an impact on the reduction of pollution, energy costs and provide a healthier environment for students and staff. The potential impact of the Valero closure on our bond funding could potentially result in the loss of $660M in tax collections. This is a projected worst-case scenario when Valero closes and all operations cease at the location, leaving only the land as an asset. This impact could mean the collections for the district bond would not have sufficient funding, due to the maximum allowable in collections from residents. This could impact the district's ability to sell the future bonds it has outstanding in the original timeframe. Of the $122.5M bond, the district has sold $45M in May 2024 and $65M in Jan 2026, with $12.5M remaining to sell. With a reduction in collections, the district would likely not be able to sell the remaining for many years later (10-12 years), as the bonds being sold would need to have sufficient collections to repay. The REPAIR grant would have a significant impact in supporting the community and especially the students of Benicia."

b. In addition, we want to reinstate the relationship between the Measure C bond and the REPAIR grant.

BUSD has extensive experience successfully managing large-scale capital improvement projects. In 2014, the District secured voter approval for the $49.6 million Measure S facilities bond and completed major improvements across all school sites. Projects included districtwide fire alarm, technology, safety, roofing, flooring, HVAC, and security upgrades; new classrooms and restroom facilities; playground and shade structure additions; seismic renovations; parking lot and hardscape improvements; and

major athletic facility upgrades, including a new football stadium at Benicia High School. These projects enhanced learning environments across the District and improved campus safety and functionality.

Building on the successful completion of Measure S projects, BUSD secured voter approval for the $122.5 million Measure C facilities bond in 2024. Within two years, the District has already contracted more than $40 million of approved projects. Current construction includes new baseball and softball facilities, an all-purpose turf field, parking and utility improvements, and major renovations to the Benicia High School Performing Arts Building. Additional completed projects include HVAC, roofing, flooring, restroom, and security upgrades at some school sites.

Despite these investments, significant facility needs remain. The BUSD Facilities Master Plan identifies approximately $80 million in additional unfunded Priority Two facility needs beyond current Measure C funding capacity. Further compounding these challenges, the indefinite departure of Valero is expected to reduce local property values and delay approximately $12 million in anticipated Measure C funding. REPAIR Grant funding would enhance these projects and allow BUSD to continue advancing critical facility improvements that support safer, healthier, and more effective learning environments across the District.

At the July 2, 2026 Bay Area Air District Board Meeting, it was stated that BUSD has already funded the requests in the REPAIR grant. Please note that the proposed projects outlined in the BUSD Healthy Campuses project narrative of the Catalyst Grant do not duplicate Measure C-funded projects. The following is a list of projects BUSD has or will be completing with the Measure C dollars. These projects are part of the BUSD Facilities Master Plan that was developed and prioritized with feedback from numerous community engagement events and meetings, and the BUSD Facilities Master Plan is available as a public-facing document.

- TECHNOLOGY SAFETY / CAMERA UPGRADES: ALL SCHOOLS
- ROOFING UPGRADES.
- PLAYGROUND SHADE STRUCTURE, FLOORING UPGRADES AND MPR ADA LIFT at Mary Farmar Elementary.
- *HVAC UPGRADES*
- DO FLOORING
- ELEVATOR UPGRADES
- TECH SERVER UPGRADES
- NEW T-K CLASSROOM AND PLAYGROUND IMPROVEMENTS
- Robert Semple Elementary RESTROOM, ROOFING AND FLOORING UPGRADES
- MARQUEE UPGRADES
- Benicia High School Z BUILDING RENOVATIONS

- Benicia High School HARDSCAPING IN VICINITY OF PRIOR R BUILDINGS
- BASEBALL AND SOFTBALL COMPLEX Benica HS
- Bencia Middle School SOCCER FIELDS AND TRACK

Measure C bond funds are dedicated to replacing aging facilities and infrastructure. While these funds allow the District to replace existing HVAC equipment at the end of its useful life, they do not provide sufficient funding to incorporate higher-performing technologies or system enhancements that would significantly improve air quality, energy efficiency, and long-term sustainability. Measure C bond funds do not provide funding to replace HVAC systems with electric heat pumps. Therefore, we proposed to do so in the BUSD Healthy Campuses project.

The REPAIR grant is intended to complement, not duplicate, these Measure C investments. Specifically, REPAIR funding will provide enhancements that are beyond the scope of the bond program, including high-efficiency MERV-15 filtration, window and door monitoring systems that automatically suspend heating and cooling when doors or windows are open, and the replacement of conventional gas-fired HVAC units with high-efficiency electric heat pumps. This project has four components: heat pumps, monitoring and controls, solar shading windows, and carbon-capture landscaping.

By combining Measure C bond funding with REPAIR grant funding, Benicia Unified School District can transform a basic equipment replacement project into a modern, high-performance building improvement. These enhancements will improve indoor air quality, reduce energy consumption, lower greenhouse gas emissions, decrease reliance on fossil fuels, and better protect the health of students, staff, and the surrounding community.

We respectfully ask the review committee to note that, of all the projects funded through Measure C, only the HVAC replacement project is included in this REPAIR application. Measure C provides funding only for replacing existing HVAC systems with comparable equipment. Without REPAIR funding, the District would replace aging gas-fired units with new gas-fired units because they represent the lowest-cost replacement option available within the bond budget. While this addresses equipment reliability, it does not advance the District's goals of reducing emissions or transitioning away from fossil fuels.

The District also acknowledges and supports the feedback received from the Bay Area Air Quality Management District encouraging applicants to avoid investments that continue reliance on fossil fuels. This is precisely why the District requested funding for electric heat pumps in its original proposal. Heat pumps, powered in part by the District's existing solar energy systems, represent a long-term investment in cleaner

technology that aligns with regional air quality goals while providing healthier learning environments, and reducing future operating costs.

Without the REPAIR grant, Measure C will replace aging systems with similar ones that utilize fossil fuels. With the REPAIR grant, those same projects become cleaner, healthier, more energy efficient, and aligned with California's long-term climate and air quality goals. The REPAIR grant allows the District to maximize the public's investment by leveraging local bond dollars with state grant funding, creating lasting environmental, financial, and public health benefits that neither funding source could achieve independently.

Utilize this table to report information about each project in your application. ** Do not edit the cells shaded grey. Those are formulas**
Application Title: BUSD Clean Future

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget
1	BUSD Healthy Campuses	BUSD proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety shield" for student and staff health. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through building envelope and atmospheric control upgrades and carbon-capture and sustainable landscaping.	Reduce Air Pollution and Improve Health Outcomes	Chris Calabrese, BUSD Superintendent	$ 12,717,925	$ 500,000.00	3.9%	$ 15,515,869	$ 15,515,869
2	BUSD Student Wellness	The BUSD Clean Future Student Wellness Project is a proactive, school-based initiative designed to improve student health outcomes and reduce chronic absenteeism by addressing health-related barriers to attendance. The project will implement coordinated outreach, early identification, and care navigation for students experiencing illness—particularly those affected by respiratory conditions such as asthma and allergies.	Reduce Air Pollution and Improve Health Outcomes	Chris Calabrese, BUSD Superintendent	$ 4,014,305	$ -	0.0%	$ 4,937,595	$ 4,937,595
3							0.0%	$ -	
4							0.0%	$ -	
5							0.0%	$ -	
6							0.0%	$ -	
7							0.0%	$ -	
8							0.0%	$ -	
9							0.0%	$ -	
10							0.0%	$ -	
				TOTALS	**$ 16,732,230**	**$ 500,000**	**3.0%**	**$ 20,453,464**	**$ 20,453,464**

**NOTE: Compliance with the 25% Professional Services & Consultants Maximum Allocation are checked at the TOTAL APPLICATION LEVEL (not the Project Level). The total % will turn red if outside the required limits.
**NOTE: Columns G&H are used to determine whether this application meets the 25% cap on Professional Services & Consultant Costs. The cap is calculated as 25% of the application's direct costs. The values for Columns G, H, and K-U should be entered using the same values from your project budget workbooks.

Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

Instructions:

- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	BUSD Clean Future
Lead Applicant Name	Benicia Unified School District
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	$20,453,464
Grant Term Request	5 years
Project Information	
Project Title	BUSD Healthy Campuses
Project Funding Request	$15,515,869

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

STRATEGY ALIGNMENT

Benicia Unified School District (BUSD) proposes a comprehensive suite of facility transformations designed to eliminate fossil fuel dependency while creating a "safety

shield" for student and staff health, positively impacting the entire community. These upgrades transition BUSD campuses from legacy infrastructure into resilient, 21st-century learning hubs through the following interventions.

Building Envelope & Atmospheric Control

- **High-Performance Glazing & Shading:** Replacing aged windows with dual-pane, Low-E glass, and solar shades to stabilize indoor temperatures and seal out industrial pollutants. The window replacement will include door and window sensors, which will turn off the HVAC units when windows and doors are open, resulting in substantial heating and cooling savings.
- **Advanced HVAC & Filtration:** Decommissioning legacy units in favor of high-efficiency, electric Heat Pump systems capable of MERV 15 filtration, improving indoor air quality (IAQ) even during localized refinery flaring or wildfire events.

Carbon Capture and Sustainable Landscaping Initiative

The District will implement a comprehensive, sustainable landscaping plan across five school sites, including campus grounds and surrounding hillsides, designed to reduce air pollution and improve health outcomes for students and staff. The five sites will be Mary Farmar Elementary (MFE), Matthew Turner Elementary (MTE), Robert Semple Elementary (RSE), Benicia High School (BHS), and Liberty High School (LHS). Landscaping at Joe Henderson Elementary and Benicia Middle School are proposed in an Opportunity Grant in partnership with the City of Benicia and will not be duplicated in this proposal.

The work in this project will focus on planting trees and vegetation that capture carbon, filter airborne toxins, and reduce dust and particulate matter that contribute to respiratory conditions such as asthma and allergies. The project will also include strategic site grading, targeted sod installation, and advanced drainage systems to prevent erosion, manage stormwater, and protect school facilities.

All landscaping will utilize a student-safe, climate-resilient plant palette selected for drought tolerance, fire resistance, low allergen impact, and long-term sustainability in our regional climate. Where applicable, the District will prioritize the use of female tree varieties that do not produce pollen, significantly reducing airborne allergens and improving air quality for students and staff. Hillside areas will be stabilized with deep-rooted plantings to reduce runoff, prevent soil erosion, and protect adjacent structures. Tree canopy and groundcover will work together to lower ambient

temperatures, reduce heat islands, and create cleaner, healthier outdoor spaces that support student health and overall well-being of our school communities. In addition, eco-friendly perimeter landscaping will serve as a natural deterrent for pests while enhancing the safety and appearance of each campus.

Representative plant selections include:

- **Trees**: Coast Live Oak and California Sycamore provide high carbon sequestration, trap airborne particulates on leaf surfaces, and create shade that reduces ground-level heat; female Western Redbud varieties support pollinators while minimizing pollen exposure and contributing to localized air filtration and cooling.
- **Shrubs**: Toyon and Coffeeberry act as dense particulate filters that reduce dust and improve air quality near walkways and play areas; Ceanothus improves soil health through nitrogen fixation while supporting pollinators; Manzanita offers fire-resistant structure and deep root systems that stabilize slopes and reduce erosion.
- **Groundcover**: Kurapia and Lippia nodiflora form dense mats that suppress dust, reduce water use, and prevent soil erosion; Creeping Thyme provides low-growing coverage that supports pollinators while minimizing allergen impact; Dymondia creates a durable, low-water surface that reduces exposed soil and airborne particulates.

By improving air quality, reducing environmental pollutants, stabilizing soil, and creating climate-resilient outdoor spaces, this project directly supports healthier school environments, reduces exposure to respiratory triggers, and aligns with the Local Community Benefit Fund's priority to reduce air pollution and improve community health outcomes. Simultaneously, they transition the District toward a water- and energy-efficient model that reduces utility waste, cuts operational costs, and honors BUSD's commitment to a just transition away from fossil fuel dependency.

COMMUNITY NEEDS & IMPACT

This project is the direct result of a decade of systematic community dialogue. Through over 100 engagement touchpoints—including school-site listening tours, Open Houses, and the Facilities Steering Committee—BUSD stakeholders consistently identified indoor air quality (IAQ), student health, and climate resiliency as top priorities.

This project benefits the following specific communities. BUSD is proposing additional projects in this grant application that specifically address the respiratory health of

students. The impact on those communities will be described in more detail in the relevant project narrative.

- **The Student Population:** BUSD serves approximately 4,500 students across all campuses with 10% of our students currently diagnosed with asthma and an additional 5% who are at risk of an asthma diagnosis.
- **Benicia Residents:** Benicia has a population of 26,477 residents (US Census Bureau) all who live within 2 miles of the I-780 corridor, the Industrial Park, or the Valero Refinery. All of our Benicia residents and students bear the high cumulative burden of industrial and transit-related emissions.

This application addresses three intersecting crises unique to our refinery-adjacent "fence-line" community:

- **The Public Health Challenge:** Students suffer from chronic pulmonary inflammatory provocation due to their proximity to the Valero refinery and heavy diesel traffic. Serving approximately 4,500 students across seven schools, this project will respond to a clear and urgent need: at least 487 students have been diagnosed with asthma and 243 have documented allergies, with many more likely undiagnosed. When students miss school, especially repeatedly, academic outcomes are far-reaching, including lower test scores, gaps in learning, falling behind peers, and even risks of grade retention or dropping out. Absenteeism also increases social isolation and can lead to social-emotional challenges for students. This creates an inequitable learning environment where physical health is compromised by geographic location.
- **The Environmental Justice Challenge:** For too long, the "hidden cost" of local industry has been borne by the lungs of youth. By installing MERV 15+ filtration and airtight seals, BUSD is neutralizing the "fence-line effect" and ensuring that a student's zip code does not determine their respiratory health.
- **The Just Transition Challenge:** As California moves away from fossil fuel dependency, Benicia must evolve. This project utilizes school facilities as a "Blueprint for Resilience," replacing gas-fired combustion with electric heat pumps and smart controls. This transition ensures BUSD schools remain centers of stability and clean energy as the local economy shifts toward renewables.

MAJOR PROJECT ACTIVITIES

Project Planning & Management

- Establish project governance, timeline, budget, and reporting structure.
- Coordinate implementation across five school sites.

- Finalize project scopes, priorities, and sequencing with the Facilities Steering Committee.
- Monitor project schedule, budget, risk, and grant compliance.
- Prepare required grant progress reports and final performance reports.

Design & Engineering

- Complete architectural and engineering design documents for each project.
- Conduct facility assessments and existing conditions verification.
- Prepare technical specifications for HVAC, windows, controls, landscaping, irrigation, and drainage.
- Complete energy modeling and lifecycle cost analyses where appropriate.
- Develop construction phasing plans to minimize disruption to students and staff.

Procurement & Contracting

- Prepare Requests for Proposals (RFPs) and Requests for Qualifications (RFQs) for architectural, engineering, commissioning, environmental, and construction management services.
- Prepare construction bid packages for Heat Pump, window replacement, landscaping, irrigation, drainage, and associated infrastructure improvements.
- Advertise projects, conduct pre-bid conferences, evaluate proposals, and award contracts in accordance with the California Public Contract Code.
- Procure heat pumps, filtration systems, windows, sensors, controls, landscaping materials, and irrigation equipment.
- Coordinate purchasing schedules to meet project timelines and minimize supply chain delays.

Regulatory Compliance & Approvals

- Prepare and submit Division of the State Architect (DSA) construction documents where required.
- Obtain DSA approvals and required agency reviews.
- Complete CEQA documentation and applicable exemptions where needed.
- Secure any required utility coordination, inspections, and local permits.
- Maintain prevailing wage, labor compliance, and grant documentation requirements.

HVAC Modernization

- Replace aging HVAC units with high-efficiency, electric heat pumps where

funded.
- Install advanced MERV-15 filtration systems.
- Clean and rebalance ductwork throughout affected campuses.
- Install smart building controls and energy management systems.
- Install door and window sensors that automatically disable HVAC when windows or doors are open.
- Test, commission, and optimize all HVAC systems.

Building Envelope Improvements

- Replace aging single-pane and inefficient windows with high-performance Low-E dual-pane glazing.
- Install energy-efficient window coverings and solar shading.
- Improve weather sealing around windows and doors.
- Conduct thermal imaging and building envelope testing before and after construction.
- Verify reductions in air infiltration and energy loss.

Sustainable Landscaping & Site Improvements

- Prepare grading and drainage plans.
- Improve irrigation systems for water conservation.
- Install drought-tolerant, low-allergen, fire-resistant landscaping.
- Plant carbon-sequestering trees, shrubs, and groundcover.
- Stabilize hillsides to reduce erosion and stormwater runoff.
- Implement environmentally friendly pest management practices.
- Improve outdoor comfort through shade and heat-island reduction strategies.

Construction Management

- Coordinate construction schedules to minimize impacts on instruction.
- Conduct regular construction meetings with contractors and consultants.
- Monitor quality assurance and quality control throughout construction.
- Manage change orders, inspections, and project closeout.
- Complete punch-list items and final acceptance of all work.

Commissioning & Performance Verification

- Perform pre-construction baseline assessments.
- Commission all HVAC and building systems.
- Verify indoor air quality improvements.

- Validate reductions in energy consumption.
- Measure system performance against design specifications.
- Document operational savings and environmental benefits.

Community Engagement & Communications

- Launch and maintain a public Clean Air Dashboard.
- Provide quarterly updates through District newsletters and ParentSquare.
- Conduct school site tours highlighting completed improvements.
- Convene Facilities Steering Committee meetings throughout implementation.
- Collect stakeholder feedback from students, staff, families, and community members.
- Publish updates describing how community input influenced project decisions.

Operations, Maintenance & Long-Term Sustainability

- Train maintenance staff on new HVAC systems, controls, and heat pumps.
- Develop preventative maintenance schedules.
- Update asset management and replacement plans.
- Monitor long-term building performance.
- Track key performance indicators including:
    - Energy consumption
    - Utility cost savings
    - Indoor air quality
    - Staff and student absenteeism
    - Carbon emissions reductions
    - Water savings
    - Community satisfaction

MEASURABLE OUTCOMES

a) **High-Performance Windows & Smart Climate Controls:** The District will execute a comprehensive thermal envelope upgrade involving the replacement of over 1,080 windows across all campus facilities. These high-efficiency units significantly outperform legacy glass in thermal resistance and solar heat gain coefficients. Energy savings will range from 7% (when we are replacing older double-pane windows) to 30% (when we replace old single-pane windows). Additional energy savings will be realized from the HVAC interlocks above the 7-30% savings from window replacement. To maximize these gains, the project integrates an "Intelligent Shell" system:

- **Integrated HVAC Interlocks:** Wireless sensors on doors and windows will automatically throttle or deactivate HVAC zones when openings are detected, eliminating energy waste from "open-door" cooling. This project is of high importance as it would have a direct impact on heating and air conditioning costs.
- **Solar Managed Shading:** Advanced window coverings will be installed to further mitigate solar heat gain, reducing the peak cooling load on the District's electrical infrastructure.
- **Performance Validation:** To ensure maximum return on investment, the District will utilize a dual-phase Building Commissioning protocol. An initial diagnostic audit—including thermal imaging and envelope pressure testing—will establish a baseline for heat transfer. Following installation, a post-construction audit will be conducted to generate a measurable "Improvement Report," verifying the reduction in thermal leakage and the corresponding decline in HVAC demand.

b) **HEAT PUMPS:** Replacement of HVAC units with electric heat pump systems will occur at 7 schools for improved thermal performance and air quality, including duct cleaning and balancing across each entire campus's buildings. The District has replaced HVAC systems at some schools with Measure C funds. Due to the high costs, the choice was made to replace and not upgrade systems. Therefore, this project will improve efficiency, reduce power costs, and install more efficient electric HEAT PUMP systems with smart technology that will result in improved indoor air quality through HVAC filtration systems at all 7 District campuses. Energy savings are estimated to be 10-15% below existing use. Potential measurable outcomes:
   - Reduced energy bills/usage.
   - Student absenteeism - see reduction over the grant period due to improved air quality.
   - Reduced Staff sick time.
   - Reduced carbon emissions into the school neighbourhood.

c) **Sustainable Landscaping:** This project aims to measurably improve local air quality and climate resilience through strategic site improvements and landscaping. By targeting campus hillsides for the installation of shrubs, sod, and female (low-pollen) trees, we will create natural buffers that capture particulate matter and reduce carbon emissions. These efforts are supported by professional grading and advanced drainage systems to prevent erosion, alongside eco-friendly pest management. Potential measurable outcomes:

- Pollutant reduction.
- Pollen reduction (female trees).
- Drought-resistant and fireproof landscaping.
- Carbon capture and sequestration
- Improved air quality in Bencia

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BUSD will employ a multi-channel communication strategy to ensure that progress and benefits—such as improved Air Quality Index (AQI) readings and energy savings—are visible and accessible to all stakeholders.

- **The "Clean Air" Dashboard:** Working with local community groups, we will launch a public-facing digital transparency portal on the BUSD website.
- **"State of the Schools" Site Tours:** We will host guided walk-throughs, coordinating with our school site councils at each school site, showing our modernized campuses. These tours will allow community members to see the tangible benefits of green technology, such as the cooling effect of new shade structures and the noise reduction from high-performance windows.
- **Quarterly "Green Progress" sections of our Newsletters:** Dedicated updates will be sent via the District's mass communication system (ParentSquare/Email), highlighting specific milestones like "Fossil Fuel Reduction Targets" and "Water Conservation Totals" achieved through the new landscaping and HVAC controls.

Feedback is not a static requirement; it is a vital tool for project calibration. BUSD will use the following methods to gather and act on stakeholder input during the grant term:

- **The Facilities Steering Committee (FSC) Review:** The FSC will continue to serve as the primary bridge between the technical team and the community. This committee will meet at a minimum of twice a year to review progress and voice concerns regarding construction schedules or priority shifts. The FSC includes school site administrators, IT and maintenance, who directly interface with the public and gather input, which is relayed to the FSC. If a project requires prioritization, it is brought to the Executive Cabinet and Board and will be implemented sooner.

- **Biannual Digital "Health" Evaluation:** BUSD will seek opportunities twice a year to bring students, staff, and parents together to evaluate quantitative data and gather qualitative data on the felt impact of the upgrades. Questions will focus on perceived air quality, classroom temperature stability, and overall respiratory comfort.

BUSD is committed to a Responsive Implementation Model. Feedback will be processed through a formal "Input-to-Action" pipeline:

- **Technical Validation:** All community feedback is first reviewed by the Bond Director and technical consultants to determine its feasibility within the grant's scope and safety standards.
- **Steering Committee Prioritization:** Validated feedback is then presented to the Facilities Steering Committee. If a recurring concern emerges, the committee has the authority to recommend a reallocation of project resources to address the need and ensure the same intent of the project is maintained.
- **The "Close the Loop" Policy:** Whenever community feedback results in a project change, BUSD will issue a "Response Report" via the District website explaining how the input was integrated. This ensures that the community sees their influence in the physical transformation of its schools.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	BUSD will transform its campuses into safe, modern learning environments that actively protect students and staff from pollution and climate-related impacts. Through strategic facility upgrades, sustainable landscaping, and smart energy systems, the district will reduce environmental risks while improving comfort, efficiency, and long-term operational sustainability.

Measurable Outcome	Indicator(s)
1. BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across all school sites.	• Number of windows replaced • Number of door/window HVAC interlock sensors installed • Post-installation commissioning report completed • Reduction in thermal leakage and energy waste documented through baseline and follow-up assessments
2. BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at 7 schools and completing duct cleaning and system balancing across project campuses.	• Number of HVAC units replaced with electric heat pumps • Number of campuses receiving duct cleaning and balancing • Installation of upgraded filtration with MERV 15 rating and smart HVAC technology • Reduction in energy use and improved indoor air quality data • Maintenance and commissioning reports completed
3. BUSD will reduce outdoor environmental triggers by implementing sustainable landscaping and hillside stabilization	• Number of school sites receiving landscaping improvements • Number of trees, shrubs, and groundcovers installed • Use of female tree varieties where applicable

across 7 school sites using drought-tolerant, low-allergen, fire-resistant, and pollution-reducing plant materials.	● Reduction in exposed soil, erosion risk, and dust-generating areas ● Completion of grading, drainage, and stabilization improvements
4. BUSD will reduce district energy waste and improve operational efficiency through coordinated building upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost savings.	● Utility usage before and after project implementation ● Reduction in avoidable HVAC runtime through sensor integration ● Documented decrease in heating and cooling loss ● Quarterly reporting of energy performance trends ● Completion of energy performance review

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. BUSD will improve building envelope performance by replacing more than 1,080 outdated windows and installing smart climate control sensors across all 7 school sites. **Sites:** **JHE, MFE, MTE, RSE, BMS, BHS, LHS**	A. Finalize design, technical review, and approval process for window replacement and smart sensor installation.	1. Complete site assessments and confirm window replacement scope at participating schools.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Mar 2027
		2. Prepare construction documents and submit for approvals as needed.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Oct 2027
		3. Finalize bid documents and project schedule.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jan 2028
	B. Install high-performance windows, solar-managed shades, and smart climate sensors.	1. Procure materials and contractor services.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030
		2. Replace windows and install shades at project sites.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030
		3. Install door and window sensors integrated with HVAC controls.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030

	C. Validate energy and building envelope performance improvements.	1. Conduct post-installation thermal imaging and pressure testing.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030
		2. Compare baseline and post-project energy performance data.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030
		3. Share results with the Facilities Steering Committee and community.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2027-Nov 2030
2. BUSD will improve indoor air quality and HVAC efficiency by replacing outdated HVAC units at 7 schools and completing duct cleaning and system balancing across all 7 school sites. **Sites:**	A. Complete planning and procurement for HVAC replacement and system upgrades.	1. Confirm the final list of HVAC units and campuses included in the project.	BUSD Facilities Director, Consultants, Site Administrators	Maintenance and Operations	Jul 2026-Mar 2027
		2. Develop technical specifications for energy-efficient, electric heat pump systems and filtration with MERV-15 rating.	BUSD Facilities Director	Maintenance and Operations	Jul 2026-Mar 2027
		3. Bid and award contracts for HVAC replacement and associated services.	BUSD Facilities Director	Maintenance and Operations	Jan 2027 - Nov 2030
	B. Install new HVAC systems and improve air	1. Remove outdated HVAC units and install upgraded systems.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030

JHE, MFE, MTE, RSE, BMS, BHS, LHS	distribution performance across school sites.	2. Complete duct cleaning and balancing across participating campuses.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030
	C. Measure improvements in indoor air quality, efficiency, and building comfort.	1. Establish baseline and post-installation energy use comparison.	BUSD Facilities Director, Consultants	Maintenance and Operations	Jan 2027-Nov 2030
		2. Review indoor air quality and building comfort data after upgrades.	BUSD Facilities Director, Consultants	Maintenance and Operations	Jan 2027-Nov 2030
		3. Report outcomes to stakeholders through dashboard, newsletter, and committee updates.	BUSD Facilities Director	Maintenance and Operations	Jan 2027-Nov 2030
3. BUSD will reduce outdoor environmental triggers by implementing sustainable landscaping and hillside stabilization across 5 school sites using drought-tolerant, low-allergen,	A. Develop site-based sustainable landscaping plans aligned to health and climate goals.	1. Assess each campus and hillside area for erosion, dust, heat, and planting needs.	BUSD Facilities Director	Maintenance and Operations	Jan 2026 - Apr 2027
		2. Finalize planting palette and design standards focused on low-allergen and drought-resistant materials.	BUSD Facilities Director	Maintenance and Operations	Apr 2027 - Nov 2028
		3. Complete project sequencing for grading, drainage, sod, and planting.	BUSD Facilities Director	Maintenance and Operations	Nov 2027 - Nov 2030
	B. Install sustainable landscaping	1. Complete grading and drainage improvements at designated campuses.	BUSD Facilities Director	Maintenance and Operations	Nov 2027 - Nov 2030

fire-resistant, and pollution-reducing plant materials. **Sites:** **MFE, MTE, RSE, BHS, LHS**	and complete site stabilization work.	2. Install trees, shrubs, and groundcover selected for pollution reduction and climate resilience.	BUSD Facilities Director	Maintenance and Operations	Nov 2027 - Nov 2030
		3. Stabilize hillsides and perimeter areas with deep-rooted plantings and erosion-control improvements.	BUSD Facilities Director	Maintenance and Operations	Nov 2027 - Nov 2030
	C. Evaluate the environmental and campus health benefits of sustainable landscaping improvements.	1. Document completion of planting, grading, drainage, and stabilization work by site.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		2. Review observed impacts on dust, runoff, heat, and campus appearance.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
		3. Share results with the community through updates, tours, and public reporting.	BUSD Facilities Director	Maintenance and Operations	Jan 2028 - Nov 2030
4. BUSD will reduce district energy waste and improve operational efficiency through coordinated building	A. Establish baseline utility and operational performance data for project sites.	1. Compile pre-project utility and HVAC usage data.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
		2. Identify baseline heating and cooling inefficiencies by site.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jan 2027
		3. Set site-based tracking measures for post-project comparison.	BUSD Facilities Director	Maintenance and Operations	Sept 2026 - Jun 2031

upgrades that lower HVAC demand, reduce unnecessary heating and cooling, and support long-term cost savings. across all 7 school sites. **Sites:** **JHE, MFE, MTE, RSE, BMS, BHS, LHS**	B. Implement energy-saving improvements through window, shading, sensor, and HVAC modernization.	1. Integrate smart controls into upgraded campus systems.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Verify system settings and operating schedules for efficiency.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		3. Train staff on proper system use and monitoring expectations.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
	C.Demonstrate measurable operational savings and improved facility performance.	1. Compare baseline and post-project utility trends.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		2. Prepare a summary of energy savings and efficiency gains.	BUSD Facilities Director	Maintenance and Operations	June 2027 - June 2031
		3. Present findings to the Board, community, and Facilities Steering Committee.	BUSD Facilities Director	Maintenance and Operations	June 2028 - June 2031

Project Name: BUSD Clean Future Healthy Campuses Project
Lead Applicant Name: Benicia Unified School District
Term for this budget (in years): 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	HVAC Replacement	Replace/upgrade HVAC to heat pumps and filtration systems with MERV 15 rating at 6 BUSD schools	$3,500,000.00
Construction	Direct	HVAC Replacement	Construction costs for replacement of HVAC to heat pumps and filtration systems with MERV 15 rating at 6 schools	$3,242,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Windows Replacement	Windows and open/door window monitors for improved thermal performance and air quality, including code-compliant double pane windows, window shades for sun control, and electric-based heating/cooling system connections.	$3,750,000.00
Construction	Direct	Windows Replacement	Replacement of windows and installation of open/door monitors at 6 schools	$325,425.00
Construction	Direct	Landscaping	Upgrade landscaping and irrigation to reduce water use and enviromental impact, improve air quality at 4 school sites	$1,400,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Consulting	Design and agency fees, inspections	$500,000.00
Contingency	Contingency	Contingency	Contingency	$890,255.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect	$1,907,689.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Benicia Catalyst: Project Narrative

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- Links to external websites will not be reviewed or considered.
- Once complete, save this file as a PDF.

Application Information	
Application Title	BUSD Clean Future
Lead Applicant Name	Benicia Unified School District
Project Location	Benicia Unified School District 350 East K Street Benicia, CA 94510 Serving all 7 schools in Benicia Unified
Overall Funding Request	$20,453,464
Grant Term Request	5 years
Project Information	
Project Title	BUSD Student Wellness
Project Funding Request	$4,937,595

1. *Provide a summary of the project, addressing the following:*
    - *How the project aligns with at least one of the Local Community Benefit Fund's strategies:*
        - *Reduce air pollution and improve health outcomes*
        - *Build economic resilience for a just transition*
    - *How the project addresses community needs, including the specific communities your project will benefit.*
    - *A summary of the activities that will be supported by this project.*
    - *The measurable outcomes that will be achieved through this project.*

STRATEGY ALIGNMENT

The BUSD Clean Future Student Wellness Project directly advances the Local

Community Benefit Fund's goal of **reducing air pollution and improving health outcomes** by addressing the human health impacts of environmental pollution in Benicia. The project complements the District's Healthy Campuses facilities initiative, which reduces students' exposure to pollution through modernized HVAC systems, high-efficiency filtration, electric heat pumps, improved building envelopes, and sustainable landscaping. Together, these two projects create a comprehensive environmental health strategy.

The Healthy Campuses Project addresses the environmental source of respiratory illness by reducing exposure to particulate matter, ozone, wildfire smoke, industrial emissions, and fossil fuel combustion. The Student Wellness Project addresses the students already affected by those environmental conditions through early identification, coordinated health interventions, family education, and connections to healthcare. One project improves the environment; the other improves children's ability to remain healthy enough to benefit from that healthier environment.

The project also supports **economic resilience and a just transition** by reducing preventable illness, decreasing parent work-loss days associated with caring for sick children, improving school attendance, reducing healthcare utilization, and preparing families to navigate the health impacts associated with changing environmental conditions. By connecting families with healthcare providers, insurance programs, and community resources, the project strengthens long-term community resilience while complementing the District's transition toward cleaner, lower-emission school facilities.

COMMUNITY NEEDS & IMPACT

Benicia Unified School District serves approximately 4,500 students across seven schools, including at least **487 students diagnosed with asthma** and **243 students with documented allergies**. Students attend school in a community influenced by Interstate 780 traffic, industrial activity, and seasonal wildfire smoke. Benicia experiences approximately **10 to 12 days each year** when the Air Quality Index exceeds unhealthy levels for sensitive populations, exposing children to episodic increases in particulate matter and ozone that are known triggers for asthma and other respiratory illnesses.

According to state surveillance data, Solano County experiences asthma-related emergency department utilization rates that exceed statewide averages, with children representing one of the populations most affected (California Department of Public Health [CDPH], 2023). Statewide, asthma remains one of the leading chronic childhood diseases and one of the primary causes of school absenteeism (American Lung

Association, 2024; World Health Organization, 2024). Data from the California Asthma Dashboard confirms that **Solano County's asthma emergency department visit rate exceeds the statewide average**, signaling a heightened burden of severe pediatric asthma requiring emergency intervention (CDPH, 2023; Tracking California, 2024). Dr. Diane Dooley, retired board-certified pediatrician from Contra Costa Regional Medical Center and Health Centers and a Benicia resident, pertinently summarized the local need to Chris Calabrese, BUSD Superintendent, in personal communication from April 12, 2026.

"Children are particularly vulnerable to both chronic and acute health problems due to exposure to air pollution. Children breathe more rapidly than adults, taking in more pollutants per body weight while their lungs and other organs continue to develop. Exposure contributes not only to asthma but also to abnormal organ development, neurodevelopmental disorders, pediatric cancers, cardiovascular disease, and other lifelong health conditions. Benicia's industrial activity, freeway corridor, and marine inversion patterns create areas of elevated exposure, particularly near Benicia High School, Benicia Middle School, and Mary Farmar Elementary School, all located adjacent to Interstate 780."

The Student Wellness Project responds to these documented environmental health impacts by ensuring students affected by poor air quality are identified early, connected with healthcare, and supported before respiratory illness results in emergency department visits, chronic absenteeism, or declining academic performance.

MAJOR PROJECT ACTIVITIES

The project will establish a coordinated districtwide Student Wellness system focused on preventing health-related absenteeism through proactive intervention. Project activities include:

- Implementing an early warning system that identifies students experiencing repeated illness-related absences.
- Contacting families after two consecutive illness-related absences to determine health needs and environmental factors contributing to illness.
- Developing individualized student wellness and attendance support plans.
- Reviewing and updating Asthma Action Plans and coordinating with healthcare providers.
- Providing respiratory health education on asthma management, Air Quality Index alerts, wildfire smoke, medication use, environmental triggers, and healthy home environments.

- Assisting families with enrollment in Medi-Cal, Covered California, and other health insurance programs.
- Connecting families with primary care physicians, pediatric specialists, asthma clinics, behavioral health providers, and community health resources.
- Providing care navigation, appointment coordination, transportation assistance, translation services, and ongoing follow-up until identified barriers have been resolved.
- Coordinating interventions among District nurses, Health & Wellness staff, school administrators, attendance teams, and community healthcare partners.
- Monitoring attendance, health outcomes, referrals, and interventions through a districtwide data management system to support continuous improvement.

The additional grant-funded personnel—including the Health & Wellness Support Coordinator, Health & Wellness Liaison, Health Services Clerk, Student Support Assistant, District Nurse, school office staff, and administrators—provide the human infrastructure necessary to ensure that environmental improvements achieved through the Healthy Campuses Project result in measurable improvements in student health and educational outcomes.

MEASURABLE OUTCOMES

During the five-year grant period, Benicia Unified School District will:

- Reduce health-related chronic absenteeism among participating students by **15 percent**.
- Increase attendance among participating students by **5 percent annually**.
- Ensure **100 percent** of students absent for two or more consecutive illness-related days receive outreach and intervention.
- Increase documented Asthma Action Plans by **25 percent**.
- Provide direct instruction on Inhaler use to students and families.
- Provide community classes on responding to an asthma attack.
- Connect more than **300 families** with healthcare providers, specialists, health insurance programs, or community health resources.
- Increase the percentage of participating students with an identified primary care provider.
- Reduce repeat illness-related absences among participating students.
- Reduce asthma-related emergency responses occurring at school.
- Increase family participation in respiratory health education and asthma management programs.
- Implement standardized Air Quality Index response protocol training at every

school site.
- Track referrals, interventions, attendance improvements, healthcare connections, and family engagement using district data systems, with quarterly program evaluation and continuous improvement.
- Provide Community education on Asthma and the effects of pollution.

Collectively, these outcomes demonstrate improved student health, reduced barriers to learning, stronger family engagement, increased healthcare access, improved attendance, and greater community resilience.

2. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement is central to the success of this project. BUSD will provide regular updates through Board of Education meetings, District newsletters, ParentSquare communications, the District website, social media, and annual Student Wellness reports. Parent workshops, community health fairs, school site meetings, and informational podcasts will educate families about respiratory health, asthma management, wildfire smoke preparedness, Air Quality Index alerts, and available community resources.

The District will continue collaborating with Solano County Public Health, Solano Family Health Services, Benicia Action Council, healthcare providers, and community organizations to coordinate services and maximize community impact.

Community feedback will be collected through parent surveys, focus groups, school site meetings, advisory committees, healthcare partners, and direct conversations with families receiving services. Program data and stakeholder feedback will be reviewed quarterly to evaluate effectiveness, identify emerging needs, refine intervention strategies, and ensure the project remains responsive to the health priorities of Benicia's students and families. This continuous improvement process will ensure that both the Healthy Campuses Project and the Student Wellness Project evolve together as one integrated environmental health initiative that reduces children's exposure to air pollution while providing the direct support necessary for every student to thrive.

CITATIONS

1. California Department of Public Health. (2023). *Asthma emergency department visit rates by county and age group* [Data set]. California Health and Human Services Open Data Portal. https://data.chhs.ca.gov/dataset/asthma-emergency-department-visit-rates
2. California Department of Public Health, Environmental Health Investigations Branch. (n.d.). *California Asthma Dashboard & County Asthma Profiles*. California Breathing Program. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHIB/CPE/Pages/CaliforniaBreathingCountyAsthmaProfiles.aspx
3. Tracking California. (2024). *Asthma emergency department visits and hospitalizations data explorer*. Public Health Institute. https://data.trackingcalifornia.org/
4. American Lung Association. (2024). *Asthma in children*. https://www.lung.org/lung-health-diseases/lung-disease-lookup/asthma/asthma-in-children
5. World Health Organization. (2024). *Asthma key facts*. https://www.who.int/news-room/fact-sheets/detail/asthma

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The BUSD Student Wellness Project is a proactive, school-based initiative designed to address the human health impacts of environmental pollution in Benicia. The project complements the District's Healthy Campuses facilities initiative, which reduces students' exposure to pollution through modernized HVAC systems, high-efficiency filtration, electric heat pumps, improved building envelopes, and sustainable landscaping. Together, the BUSD Student Wellness and Health Campuses projects create a comprehensive environmental health strategy.

Measurable Outcome	Indicator(s)
1. Reduce health-related chronic absenteeism among BUSD students.	• A minimum of 200 students will be identified annually who experience health-related absences. • BUSD will reduce students' repeat illness-related absences by 15% during the grant term. • BUSD will increase student attendance overall by 5% annually. • 100% of students who are absent for 2 or more days will receive outreach and intervention. • Contact data will be tracked on Health Services web-based software. Tracking every student/family contact.
2. Provide direct support for students diagnosed with asthma and asthma-related educational resources for the larger BUSD population.	• Increase documented Asthma Action Plans for students by 25% during the grant term. • Provide direct instruction on inhaler use to students and families.

	● Provide community classes on responding to an asthma attack. ● Reduce asthma-related emergency responses occurring at school. ● Implement standardized Air Quality Index response protocol training at every school site at least once per school year for staff and sports coaches. ● A minimum of 150 families will participate in coordinated, multi-disciplinary support, through one-on-one intake, survey or educational outreach meetings. ● Tracked by Health services web-based software, including date of contacts, steps taken, follow-up, and support provided.
3. Engage the community to provide education, resources, and direct connection to healthcare.	● 25% of identified BUSD families will participate in respiratory health education and asthma management programs. ● Provide education on the effects of air pollution. ● Tracked on student software (Aeries).
4. Families (300) will receive Referral and Care Navigation	● Number of referrals made to healthcare and community providers. ● Increase percentage of families successfully connected to services. ● Increase the percentage of participating students with an identified primary care provider. ● Reduction in barriers to accessing care (insurance, transportation, language).
5. Data Tracking and Continuous Improvement	● Track referrals, interventions, attendance improvements, healthcare connections, and family engagement using district data systems.

	• Conduct quarterly program evaluation and continuous improvement.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Reduce health-related chronic absenteeism among BUSD students.	A. Set up an early warning system to identify students.	1. Identify how the current absentee system will be used/modified to notify health staff when students have multiple health-related absences. Identifying respiratory illness.	Educational Services Department	School Nurse, Site office staff	Oct 2027
		2. Identify protocols for timeframes for contacting families.	Educational Services Department	School Nurse, Site office staff	Oct-Nov 2027
		3. Begin using an early warning system to identify families that need support.	Educational Services Department	School Nurse, Site office staff	Nov 2027
	B. Identify how families will be contacted.	1. Identify protocols for how families will be contacted through multiple means (phone, email, text, etc.)	Educational Services Department	School Nurse, Site office staff	Dec 2027
		2. Identify how contacts will be documented	Educational Services Department	School Nurse, Site office staff	Dec 2027
		3. Ensure processes are in place to connect with families who accept, and for families who decline by tracking and periodic monitored/offered support.	Educational Services Department	School Nurse, Site office staff	Jan- Feb 2027
	C. Conduct outreach to families on	1. Families who are identified will be contacted by health personnel a minimum of two times and two ways.	Educational Services Department	School Nurse, Site office staff	March-April 2027

	health-related needs and services.	2. Information is shared to the school population through newsletters and other means to reach families who may be at risk of experiencing absences for early intervention.	Educational Services Department	School Nurse, Site office staff	Jan 2027
2. Provide direct support for students diagnosed with asthma and asthma-related educational resources for the larger BUSD population.	A. Identify options that will be available for individual support.	1. Development of an individual support plan template.	Educational Services Department	School Nurse, Site office staff	Jan- Feb 2027
		2. Identify the types of support that will be available and integrate them into the plan template.	Educational Services Department	School Nurse, Site office staff	Dec 2026 Feb 2027
	B. Integrate existing student services.	1. Identify which other student services might be integrated (counseling, attendance, etc.).	Educational Services Department	School Nurse, Site office staff	Jan- Feb 2027
		2. Identify how student services will interface with the health attendance team.	Educational Services Department	School Nurse, Site office staff	Jan- Feb 2027
		3. Hire/Train/orient relevant student services staff on services available and how to access and integrate services and communication.	Educational Services Department	School Nurse, Site office staff	Oct 2026- Feb 2027
	C. Work with identified families to develop Asthma Action Plans and/or implement individual support strategies.	1. Meet with families to discuss and identify individual strategies (in-person, virtual, email).	Educational Services Department	School Nurse, Site office staff	Nov 2026 March 2027
		2. Integrate individual support strategies into care plans.	Educational Services Department	School Nurse, Site office staff	March 2026- June 2026
		3. Implement individual support strategies, including proper instruction on inhaler use at all 7 schools	Educational Services Department	School Nurse, Site office staff	March 2026- Nov 2027

	D. Update current standardized Air Quality Index (AQI) response protocol for BUSD.	1. Revise and update, implement standardized Air Quality Index response protocol for BUSD.	Educational Services Department	Site Principals	Oct 2026-Dec 2026
		2. Deliver AQI response protocol training to staff and sports coaches at each BUSD school at least once per year.	Educational Services Department	Site Principals	Dec 2026-April 2027
3. Engage the community to provide education, resources, and direct connection to healthcare.	A. Develop standardized education materials for family empowerment.	1. Identify topics for education materials, including respiratory health, asthma management, and effects of air pollution.	Educational Services Department	School Nurse, Site office staff	Jan - March 2027
		2. Develop materials in multiple formats (handouts, emails, brief messages, phone talking points).	Educational Services Department	School Nurse, Site office staff	March - June 2027
	B. Translate educational materials.	1. Translate materials into a minimum of English and Spanish.	Educational Services Department	School Nurse, Site office staff	May - 2027
		2. Translate materials as needed into other languages based on need.	Educational Services Department	School Nurse, Site office staff	May 2027
	C. Train staff on the delivery of educational materials.	1. Identify best practices on health education, such as motivational interviewing.	Educational Services Department	School Nurse, Site office staff	May 2027-Aug 2027
		2. Train non-medical staff on health related topics.	Educational Services Department	School Nurse, Site office staff	March 2027-July 2027
4. Families will receive referral and care navigation support to	A. Community resources are identified and organized for referral.	1. Develop a list of local healthcare providers, clinics, and support services.	Educational Services Department	School Nurse, Site office staff	Aug 2026-Oct 2026

access healthcare and community resources. Target is at least 300 families.		2. Identify resources for asthma care, primary care, and preventative health.	Educational Services Department	School Nurse, Site office staff	Aug 2026-Oct 2026
		3. Create a centralized referral guide accessible to staff.	Educational Services Department	School Nurse, Site office staff	May - July 2027
5. Implement a data tracking and continuous improvement system to monitor student health and attendance outcomes.	A. Track student contact, parent resources provided, and overall student attendance.	1. Develop system to track student contact, outreach, and referrals.	Educational Services Department	School Nurse, Site office staff	Jan 2027-June 2027
		2. Track resources provided to families.	Educational Services Department	School Nurse, Site office staff	March 2027-June 2027
		3. Integrate attendance and health data into monitoring system.	Educational Services Department	School Nurse, Site office staff	March 2027-June 202

Project Name:	BUSD Clean Future Student Wellness Project
Lead Applicant Name:	Benicia Unified School District
Term for this budget (in years):	5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Coordinator	1.0 FTE Health & Wellness Support Coordinator. Direct oversight of the project, ensure grant outcomes, develop systems of communication and follow up support of students and families.	$750,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Project Support	One Health & Wellness Liaison position at 40 hours per week per person. This individual will support students and families as they return to school, connect families to resources, and engage in follow-up activities.	$302,500.00
Personnel/Staff Costs	Direct	Project Support	Health Services Clerk at 0.30 FTE to provide project oversight and direct support of students and families.	$112,500.00
Personnel/Staff Costs	Direct	Project Support	1.0 FTE Student Support Assistant will provide direct support to families, tracking student health and attendance.	$290,000.00
Personnel/Staff Costs	Direct	Nurse	The District Nurse will provide 0.30 FTE time and effort, supporting student health needs directly and through training of staff.	$320,020.00
Personnel/Staff Costs	Direct	Administrative Support	7 office personnel at 7 school sites will provide administrative support to the project at 0.20 FTE per person. Attendance tracking, following up on student absences, and data input.	$581,625.00
Personnel/Staff Costs	Direct	Administrative Support	4 Vice Principals at 2 school sites will provide high level support to this project at 0.20 FTE. Attendance monitoring, family contact and chronic absenteeism support, support of student health plan.	$1,022,660.00
Travel	Direct	Travel	Travel expenses include the cost of mileage for project personnel to make home visits with BUSD families and conferences. Travel is budgeted at $3,000 per year.	$15,000.00
Capacity-Building and Training	Direct	Conference	Travel and registration fees are budgeted for project personnel to attend conferences for staff development training.	$20,000.00
Community Engagement	Direct	Outreach	Production costs of outreach & educational materials for BUSD families. Cost includes development, printing, and distribution.	$15,000.00
Community Engagement	Direct	Translation Services	Translation of outreach materials for families in multiple languages.	$65,000.00
Community Engagement	Direct	Engagement	Expenses for engagement activities with the BUSD community include food and beverage for meetings, printing, and outreach costs.	$30,000.00
Other Direct Costs	Direct	Database	Web-based data collection tool for student attendance and health outcomes will be used during the grant period. The budgeted amount includes the cost of licensing during this time. This is a new product combined with current products in use to support health tracking.	$350,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Laptops	3 laptops will be purchased for use during the grant period. The cost includes technical support to set up the laptops for use within the district's network. liceincing and software.	$5,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Communication	A communication web-based software will be used for the project. The licensing cost for this software during the grant period is budgeted for the grant term.	$135,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency costs	$321,144.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect Costs	$602,146.00

Only add lines above this line

TOTAL: **$4,937,595.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$4,014,305.00
Total Indirect Costs	$602,146.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$321,144.00
Total Funds Requested	$4,937,595.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	8.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

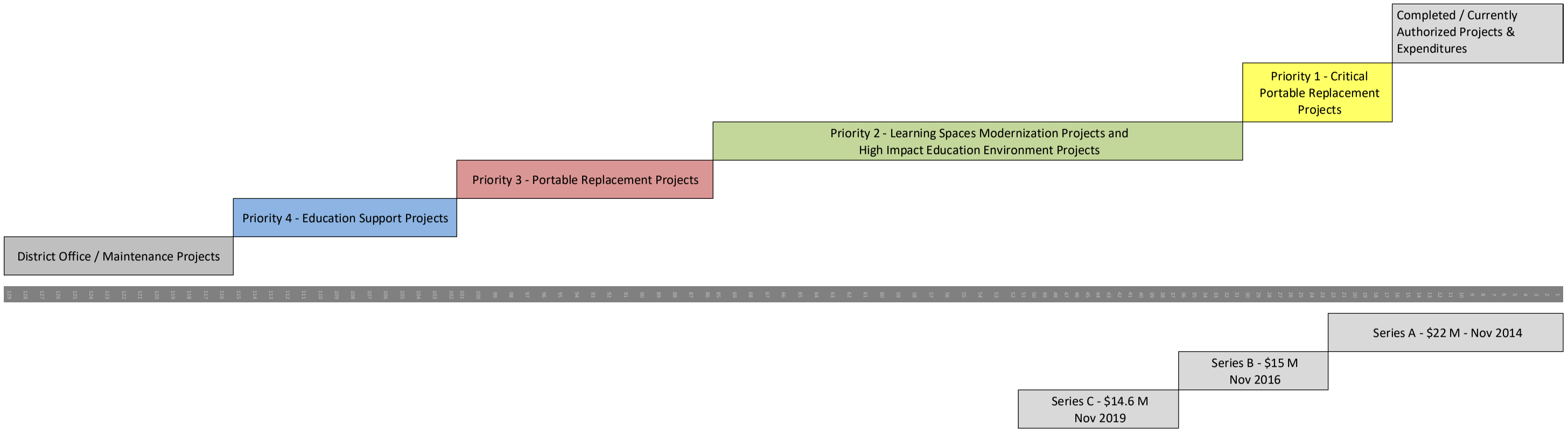
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TOTAL: **$0.00**

BUSD Facility Master Plan
Prioritization / Implementation Matrix

Updated 2023.11.01

Mary Farmar		Joe Henderson		Robert Semple		Matthew Turner		BMS		BHS		Liberty HS		District-Wide		
Completed / Current / Committed (Funded) Projects																
Playground	-	Playground	-	Playground	-	Playground	-	Fire Alarm	-	Built-In Shelving - Book Room	-	window replacement		Servers and Tech Infrastructure	-	
Roof	-	Resurface Blacktop Areas (Maintenance Project)	-	Tech Room HVAC	-	Tech Room HVAC	-	Gym floor	-	Fields / Softball Bleachers	-	Fire Alarm upgrades		Clocks / Bells / PA	-	
Tech Room HVAC	-	Covered Activity Area (Under Solar Panels)	-	Resurface Blacktop Areas, including areas between buildings (include Outdoor Learning Spaces)	-	Remodel Library	-	Roof	-	Stadium	-	Flooring upgrades		Surveillance	-	
						Media Center Building - complete										
j=		Safety & Security Upgrades		Safety & Security Upgrades		Site Safety / Security Upgrades		ALS (Furniture and Equipment Donations from BEF / Valero)	-	Fields / Outside Areas	-			Phone System	-	
		E Wing Toilet Room Replacement		Relocation of (3) buildings from BMS		Replace roofing		New Classrooms - G wing	-	Painting	-			Project Management / Cost of Bond Issuances	-	
		(Funded) Child Care Building Replacement (with renovated BMS P wing modular)						Improve Front Facade	-	ALS (Furniture and Equipment Donations from Syar Foundation)	-			District-wide Solar Panels	-	
								Resurface Parking Lots and Blacktop Areas - at front of school	-	Library Improvements	-			District-wide fire alarm upgrades		
								BMS SEISMIC UPGRADES - includes ADA Bathroom and classroom finish surface upgrades in Buildings A, B, C-1, C-2 and Gym		PAB lighting and electrical improvements	-					
										tennis courts	-					
										Gym / Locker Room HVAC Upgrades						
Priority 1 -																**$128,861,808**
Modular Classroom replacement; Main Building Updates; New playground aspalt; new T-K bldgs; Storage space will be planned into the modernizations	$24,951,253	● Learning Spaces Upgrades (Flooring, Windows, Cabinetry)	$3,699,250	● Roofing - main building; pricing included in Districtwide roofing at right		● Modernize Admin Building	$262,500	● Expand MPR, Expand Food Service, Lunch / Activities Shelter	$3,400,000	● Gym Floor	$750,000	● Main Entry / Circulation	$600,000	● Roofing - BHS (all buildings except M,N, and O); JHES, RSES main bldg;	$11,200,000	
		● (3) new Buildings; use = T-K and or STEAM	$5,070,000	● Learning Spaces Upgrades, Multipurpose Room, Food Service Upgrades finish surface upgrades in classrooms in main bldg, flooring cabinetry, et al	$1,170,000	● (2) new Buildings; use = T-K and or STEAM	$3,549,000	● Repave basketball courts	$200,000	● Performing Arts Upgrades	$11,251,055	● Liberty + DO roofing replacement; pricing included in roofing replacement at right		● HVAC - all sites	$10,000,000	
		● Roofing - main building; budget included in districtwide estimate at right		● (3) N Buildings (use = T-K and Steam) ; new parking lot in vicinity of fields exiting onto East S Street; Site and ADA upgrades; grading/ fill onto field for future buildings	$7,700,000	● Replace P10 and P 11 Childcare buildings and expand drop off and pick up	$2,050,000	● Completion of campus hardscaping and landscaping	$2,600,000	● Roofing Replacement; pricing included in Districtwide roofing at the right		● Fencing	$100,000	● IT - ALL SITES; Cameras, Alarms, and Wireless Panic buttons Bells and Clocks; Indoor speakers; outdoor speakers; enclosures; Singlewire for PA, bell schedules, and emergency	$3,500,000	
		● D wing and Parking lot upgrades; renovate Bldg D to place pre-school, CDU and ELOPE at front of school; parking lot upgrades; marquee	$4,650,000	● Replacement of P12, P17, P17a, P18, C1-C4 + 1 new classroom with playground and site improvements; plus additional classroom for music - art	$15,200,000	● Repave Playground	$200,000	● Upgrades to the front of school landscaping / ADA ramp between Southhampton and the parking lot	$500,000	● KITCHEN EXPANSION / Food Service Upgrades - 1,500 SF addition including new walk-in refrigerator and freezer, dry storage, upgrades to existing	$4,270,000	● Kiln / STEAM Projects Work Space	$32,500	● Restroom upgrades - All campuses (does not include BHS locker rooms on lower campus)	$5,215,000	
				● Resurface Blacktop Areas, including areas between buildings (include Outdoor Learning Spaces)	$200,000	● Shade / Outdoor Learning Spaces in Central Courtyard	$300,000	● MPR floor replacement	$265,000	● Upgrade Science rooms in wings M and O (H compleed)	$2,520,000			● LED interior lighting at all sites	$1,200,000	
										● Covered Lunch Areas	$656,250					
										● Replace Band/ R Portables with (1) new storage portable; landscaping and shade structure	$1,600,000					
Priority 2 -																**$76,323,825**
		● Food Service Upgrades	$150,000	● Front of School Project (Library, Learning Center, Admin);	$3,546,875	● Learning Spaces Upgrades	$3,193,750			● Learning Spaces Upgrades	$13,601,000	● Learning Spaces Upgrades - if relocate LHS to Grammer school; would not provide these updates	$1,161,875	● Benicia Grammar School Building- Updates to entire building; could be future LHS or alternately DO meeting space/ IT, June's office spaces and storage	$7,175,000	
		● E Wing Replacement	$3,060,000	● School Garden	$40,000	● Replace Portables Wing	$4,590,000	● Learning Spaces Upgrades; classroom flooring + cabinetry in bldgs E and F	$1,690,000	● Gym / Locker Room Upgrades - (HVAC completed; scope for lockers primarily; compliant for varying students)	$1,475,000	● Replace Art Classroom - Add Meeting / Counseling Space	$531,250	● Maintenance; new Butler Building and yard improvements	$1,700,000	
		● Main Lobby / Admin Improvements	$429,700			● Upgrade Yard Activities Maintenance Upgrades) - consider grassy noll upgrades next to Rose Drive; low water landscaping	$125,000	● Library / ALS; -	$1,446,875	● Upgrade Exterior Basketball Courts	$950,000	● New Marquee; electrical and concrete work	$250,000	● LHS - existing location within DO; assume that relocate LHS to Grammer Bldg and use this space for DO additional offices, etc	$3,050,000	
Fields		● Covered Activity Area	$175,000			● Reconfigure Stage, Renovate MPR, Food Service Upgrades	$575,000			● Base Ball Fields Upgrades; artificial turf, restrooms and parking lot upgrades	$7,875,000					
		● Repave Playground	$200,000			● Outside Learning Spaces	$162,500			● Swimming pool; 40 meter pool, 8 lanes, water polo, pump house, changing rooms, restrooms	$17,800,000					
		● Playground soft surface replacement	$685,000			● Playground soft surface replacement	$685,000									
	$24,951,253		$18,118,950		$27,856,875		$15,889,625		$10,101,875		$63,168,305		$2,675,625		$43,040,000	**$205,185,633**


Completed / Currently Authorized Projects & Expenditures
Priority 1 - Critical Portable Replacement Projects
Priority 2 - Learning Spaces Modernization Projects and High Impact Education Environment Projects
Priority 3 - Portable Replacement Projects
Priority 4 - Education Support Projects
District Office / Maintenance Projects
Series A - $22 M - Nov 2014
Series B - $15 M Nov 2016
Series C - $14.6 M Nov 2019

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity

City of Benicia Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Benicia Energy and Air Quality Rebate Program
Lead Applicant	City of Benicia
Application Location	City of Benicia
Overall Funding Request	$5,000,000
Grant Term Request	$5,000,000

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The City of Benicia is requesting $5,000,000 through the Bay REPAIR Local Community Benefits Fund Opportunity Grant program for the Benicia Energy & Air Quality Rebate Program. In partnership with Solano Economic Development Corporation (Solano EDC) as a co-applicant, Franklin Energy Services, LLC (Franklin Energy) as a non-co-applicant partner, and with no-cost technical assistance from Marin Clean Energy (MCE), the program will provide rebates, outreach, and technical assistance to help residents and businesses complete energy efficiency, electrification, and air quality improvement projects. Because the Valero refinery is located within Benicia and near homes, schools, businesses, and community-serving facilities, Benicia residents and businesses are the Solano County community most directly affected by refinery-related emissions and related air quality impacts. Eligible improvements may include heat pump HVAC systems, electrical panel upgrades, rooftop solar, battery storage, EV charging infrastructure, insulation, dual-pane windows, and indoor air quality improvements. The program will prioritize outreach to older homes and businesses, low- and moderate-income households, and neighborhoods located closer to refinery-related air quality impacts.

The program directly supports the goals of the Local Community Benefits Fund by reducing air pollution and energy consumption, improving public health outcomes, and strengthening long-term community resilience through cleaner and more energy-efficient buildings. A major focus of the project will be community education and engagement to ensure residents understand available clean energy incentives, rebate opportunities, and strategies to improve indoor air quality and reduce household emissions. Through targeted multilingual mailers, digital outreach, workshops, and direct engagement, the City anticipates reaching all approximately 11,000 single-family and multifamily homes in Benicia during the three-year grant period. The program will also include quarterly technical assistance and informational workshops led by Solano EDC, resulting in approximately 12 workshops over the grant performance period focused on electrification, incentive stacking, energy efficiency, and air quality improvements. Additional measurable outcomes will include the number of residential assessments and businesses conducted virtually or in-person and the number of homes ultimately receiving improvements through the rebate program. Final project installation and participation totals will be determined at the conclusion of the grant performance period; however, program performance, outreach metrics, and participation data will be tracked and reported continuously throughout the life of the grant.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The proposed project will benefit the City of Benicia, a waterfront community in Solano County with a diverse mix of residential neighborhoods, small businesses, industrial areas, and older housing stock. While Benicia is often viewed as an affluent Bay Area community, many residents live in older homes that lack modern electrical infrastructure, energy efficiency upgrades, and air quality protections. Portions of the community are located in closer proximity to the Valero refinery and major transportation corridors, resulting in heightened concerns related to air pollution exposure, wildfire smoke impacts, and energy reliability. Unlike other Solano County communities, Benicia contains the refinery within its city limits, meaning local residents, workers, schools, small businesses, and community facilities are closest to the emissions source associated with the penalty funds. The project is designed to ensure that the benefits of those funds are reinvested directly in the community that bears the most direct local air quality burden. The community has also experienced increasing concerns regarding climate resilience, extreme heat, utility costs, and the long-term economic transition associated with California’s shift away from fossil fuel dependency.

The project is specifically designed to benefit households and businesses that face barriers to completing costly energy efficiency and electrification upgrades. Priority populations targeted through the program include low- and moderate-income households, seniors, medically vulnerable residents, renters in smaller multifamily properties, small businesses, and residents living in older homes requiring electrical upgrades to support cleaner technologies. The program will also prioritize outreach and engagement in neighborhoods located closer to refinery-related air quality impacts and areas with aging building infrastructure. Through direct outreach, multilingual educational materials, technical assistance workshops, and individualized application support, the City aims to ensure that historically underserved and environmentally impacted populations are able to access clean energy incentives and participate in the transition toward healthier, more energy-efficient homes and businesses. The program is intended to improve indoor and outdoor air quality, reduce household energy burden, increase awareness of available clean energy resources, and strengthen long-term environmental and economic resilience throughout the Benicia community.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

The City of Benicia will serve as the Lead Applicant for the proposed Benicia Energy & Air Quality Rebate Program. The City's mission is to provide high-quality public services, protect public health and safety, support environmental stewardship, and strengthen long-term community resilience. The City maintains longstanding relationships with residents, businesses, local organizations, and regional agencies throughout Benicia and has played a central role in addressing community concerns related to air quality, climate resilience, wildfire preparedness, and economic transition. Through this program, the City will provide overall grant oversight, fiscal administration, reporting coordination, and public accountability while ensuring the program aligns with local community priorities and environmental justice goals.

The Solano Economic Development Corporation (Solano EDC) will serve as a Co-Applicant and lead community outreach, marketing, and technical assistance activities. Solano EDC is a regional nonprofit organization focused on supporting economic vitality, workforce development, and sustainable growth throughout Solano County. Solano EDC has an established history of collaboration with the City of Benicia through prior business and energy efficiency initiatives, including the Solano Energy Watch and Benicia Business Resource Incentive Program (BRIP). As a regional BayREN Program Steward, Solano EDC has extensive experience conducting energy efficiency outreach, coordinating incentive programs, and connecting residents and businesses with clean

energy resources. Solano EDC's deep regional relationships and direct community engagement experience position the organization to effectively lead multilingual outreach, quarterly workshops, and participation efforts throughout the grant period.

Franklin Energy will serve as a non-co-applicant partner supporting program delivery, rebate processing, technical assistance, customer support, and quality assurance activities. Franklin Energy is a nationally recognized energy efficiency and electrification program administrator with extensive experience implementing large-scale residential and commercial rebate programs across California and the United States. Franklin Energy administers similar rebate and incentive programs for Bay Area entities, including BayREN, and has prior experience supporting energy efficiency work in Solano County. Through this partnership, Franklin Energy will help residents and businesses navigate complex energy upgrade projects, incentive stacking opportunities, contractor coordination, application processing, and project implementation requirements.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The partnership structure for the Benicia Energy & Air Quality Rebate Program combines City oversight, local outreach, and technical rebate administration. The City of Benicia will serve as the Lead Applicant and will be responsible for overall grant management, fiscal oversight, reporting, compliance, partner coordination, and final decision-making on program direction, eligibility priorities, and use of grant funds.

Solano Economic Development Corporation will serve as a Co-Applicant and lead community outreach, marketing, intake routing, and technical assistance workshops. Solano EDC will help residents and businesses understand available rebates, identify opportunities to stack incentives, complete initial intake, and connect eligible participants with the technical implementation team. Franklin Energy will serve as a technical implementation partner, contracted through Solano EDC. Franklin Energy will support identification of construction partners, rebate application processing, eligibility review, scoring assistance, customer support, funding administration, quality control, and reporting. Franklin Energy brings experience administering similar rebate and incentive programs, including programs for Bay Area entities such as BayREN.

Decision-making will be coordinated through regular project meetings led by the City. Solano EDC and Franklin Energy will provide implementation updates, data, and recommendations, while the City will retain final approval authority over major program decisions, budget changes, eligibility priorities, and grant reporting.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

The City of Benicia will coordinate closely with Solano EDC through regular project management meetings, shared tracking tools, and clearly defined partner roles. The City will serve as the Lead Applicant and will be responsible for overall grant administration, partner coordination, compliance, fiscal oversight, and submission of required reports to the Air District. Solano EDC will lead community engagement activities, including targeted outreach, marketing, resident and business education, quarterly technical assistance workshops, and initial intake routing. Franklin Energy will support technical program implementation, including rebate application processing, eligibility review, assessment coordination, customer support, and quality control.

To assess progress toward measurable outcomes, the partners will track outreach and participation indicators throughout the grant period. These may include the number of households and businesses reached through mailers and digital campaigns, number of workshop attendees, number of inquiries received, number of applications submitted, number of virtual or in-person assessments completed, number of rebates approved, and number of homes or businesses receiving improvements. Solano EDC will provide outreach and engagement data, Franklin Energy will provide application, assessment, rebate, and quality control data, and the City will compile this information into required progress reports. Franklin Energy's proposed role includes implementation support, rebate processing, quality control, customer care, and reporting-related tasks, while Solano EDC's role includes outreach, events, marketing, administrative routing, and technical assistance support.

For reporting, reimbursement, and invoicing, the City will establish a centralized administrative process to collect documentation from each Co-Applicant. Solano EDC and Franklin Energy will submit invoices, supporting records, activity summaries, and performance data to the City on a regular schedule. The City will review partner submissions for consistency with approved scopes, budgets, and grant requirements before submitting reimbursement requests and reports to the Air District. This structure will allow the City to maintain accountability while ensuring that community engagement, technical assistance, rebate administration, and measurable outcomes are tracked consistently throughout the three-year performance period.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Yes. The City of Benicia, as Lead Applicant, is subject to approval by the Benicia City Council. The City Council authorized the City's submission of a Bay REPAIR Opportunity Grant application in an amount up to $5,000,000 on May 19, 2026. This approval provides the necessary local authorization for the City to proceed with the application, and the City will return to Council for any additional actions required prior to execution of the Grant Agreement, if awarded.

Solano EDC is not required to obtain board approval to participate as a Co-Applicant in this application. Solano EDC has provided a signed partnership letter confirming their role and commitments to the project, and the letter is being submitted as part of the application package. Any additional administrative or contractual approvals required by the City or the Air District will be completed prior to execution of the Grant Agreement.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The City of Benicia has the administrative, fiscal, and program management capacity to oversee overall implementation of the Benicia Energy & Air Quality Rebate Program. As Lead Applicant, the City will be responsible for grant administration, fiscal oversight, partner coordination, compliance with Bay REPAIR requirements, reimbursement requests, reporting, and final approval of major program decisions. The City will coordinate closely with Solano EDC and Franklin Energy through regular project meetings, shared tracking tools, and defined reporting procedures to ensure outreach, technical assistance, rebate processing, and measurable outcomes remain on schedule throughout the three-year performance period.

The City has budgeted staff capacity for reporting, administration, and oversight, with City resources dedicated to reviewing invoices, monitoring partner performance, tracking expenditures, compiling progress data, and submitting required reports to the Air District. The high-level budget identifies City of Benicia reporting, administration, and oversight costs, while Solano EDC will support outreach, events, and marketing, and Franklin Energy will support technical implementation and rebate administration. The City anticipates dedicating partial FTE capacity from existing administrative, finance, and

program management staff to oversee the grant, with additional implementation capacity provided by the Co-Applicant and partners. This structure allows the City to maintain accountability as Lead Applicant while leveraging partner expertise to deliver community outreach, technical assistance, assessments, rebate processing, and quality control.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The City of Benicia has the financial management systems and public agency experience necessary to manage grant funds efficiently and ensure funds are used only for approved grant activities. As a municipal government, the City maintains established budgeting, accounting, procurement, contract management, invoicing, and financial reporting procedures for public funds. The City will serve as the Lead Applicant and fiscal agent for the grant, with responsibility for tracking expenditures, reviewing partner invoices, submitting reimbursement requests, maintaining documentation, and ensuring compliance with Bay REPAIR requirements.

Grant funds will be tracked separately from other City funds through dedicated accounting codes, project numbers, or cost centers established specifically for the Benicia Energy & Air Quality Rebate Program. The City will review all expenditures against the approved scope of work, budget, and grant agreement before payment or reimbursement is processed. Co-Applicants will be required to submit invoices, backup documentation, activity summaries, and performance data on a regular schedule. The City will verify that costs are allowable, reasonable, properly documented, and tied to eligible grant activities such as outreach, technical assistance, rebate processing, assessments, quality control, and approved re-grants or rebates.

The City will also maintain internal controls to support transparent and accountable use of funds, including review by program and finance staff, documentation retention, budget-to-actual monitoring, and regular reconciliation of grant expenditures. Rebate and re-grant funds will be tracked separately from implementation and oversight costs to ensure that direct incentives are distributed in accordance with adopted program guidelines and approved eligibility criteria. This structure will allow the City to monitor spending throughout the grant period, identify budget issues early, and ensure that all grant funds are used to advance the program's goals of reducing air pollution, improving public health, and expanding equitable access to clean energy improvements.

Application Title: Benicia Energy and Air Quality Rebate Program

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget
1	Benicia Rebate Program	will provide rebates, outreach, and technical	Outcomes	City of Benicia	29.1%	$ 5,000,000	$ -	0.0%	$ 5,000,000	$ 3,542,952	$ 1,457,048
2					0.0%			0.0%	$ -		
3					0.0%			0.0%	$ -		
4					0.0%			0.0%	$ -		
5					0.0%			0.0%	$ -		
6					0.0%			0.0%	$ -		
7					0.0%			0.0%	$ -		
8					0.0%			0.0%	$ -		
9					0.0%			0.0%	$ -		
10					0.0%			0.0%	$ -		
				TOTALS	**29.1%**	**$ 5,000,000**	**$ -**	0.0%	**$ 5,000,000**	**$ 3,542,952**	**$ 1,457,048**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia Energy and Air Quality Rebate Program
Lead Applicant Name	City of Benicia
Project Location	City of Benicia
Overall Funding Request	$5,000,000
Grant Term Request	$5,000,000
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Benicia Energy and Air Quality Rebate Program
Project Lead	City of Benicia
Project Location	City of Benicia
Project Funding Request	$5,000,000

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Benicia Energy & Air Quality Rebate Program aims to combat the disproportionate effects of air pollution emitted from the Valero refinery by providing rebates, outreach, and technical assistance to help Benicia residents and businesses complete clean energy, energy efficiency, electrification, and indoor air quality improvements. Because the refinery is located within Benicia and near residential neighborhoods, schools, businesses, and community-serving facilities, Benicia residents experience the most direct local exposure to refinery-related emissions in Solano County. Through the program, eligible participants may receive support for upgrades such as heat pump HVAC systems, heat pump water heaters, electrical panel upgrades, rooftop solar, battery storage, EV charging infrastructure, insulation, dual-pane windows, and air filtration or ventilation improvements.

The City of Benicia will lead the project in partnership with Solano Economic Development Corporation (Solano EDC) as co-applicants and Franklin Energy Services, LLC (Franklin Energy) as a partner. The program will focus on community education, targeted outreach to approximately 11,000 homes, quarterly technical assistance workshops, application support, assessments, and rebate administration. By helping households and businesses reduce energy use and transition away from fossil fuel-based systems, the project will reduce air pollution, improve public health, lower energy burdens, and expand equitable

access to clean energy improvements throughout Benicia. Marin Clean Energy (MCE) will also provide no-cost technical assistance to support development of the regranting and rebate criteria, drawing on its experience with clean energy, electrification, and residential energy programs

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The Benicia Energy & Air Quality Rebate Program aligns most directly with the strategy to reduce air pollution and improve health outcomes by helping residents and businesses complete upgrades that reduce fossil fuel combustion, improve indoor air quality, and lower energy use. This is especially important in Benicia because the Valero refinery is located within the City and near homes, schools, businesses, and community-serving facilities, making Benicia residents the Solano County population most directly affected by refinery-related emissions and related air quality impacts. By supporting improvements such as heat pump HVAC systems, heat pump water heaters, electrical panel upgrades, solar, battery storage, EV charging, insulation, dual-pane windows, ventilation, and filtration, the program will help reduce household-level emissions while also mitigating exposure to air pollution impacts in the surrounding community.

The project also supports economic resilience for a just transition by helping Benicia residents and small businesses participate in the clean energy transition rather than being left behind by the cost and complexity of electrification. Through rebates, technical assistance, incentive-stacking support, and quarterly workshops, the program will reduce financial and informational barriers to clean energy improvements, particularly for older homes, low- and moderate-income households, and properties closer to refinery-related air quality impacts. This approach advances public health, reduces pollution exposure, and supports a more resilient local economy as Benicia adapts to long-term changes in the fossil fuel sector.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project will be implemented citywide throughout the City of Benicia in Solano County. Because this is a communitywide rebate, outreach, education, and technical assistance program, there is no single project site or address. Program activities will be available to eligible residents, households, and businesses across all six Benicia census tracts:

06095252000, 06095252102, 06095252105, 06095252106, 06095252107, and 06095252108. The citywide geography is important because the Valero refinery is located in Benicia, meaning the residents, workers, schools, and businesses within the City are the closest Solano County community to the emissions source associated with the penalty funds.

The program will serve all neighborhoods within Benicia, including single-family homes, multifamily housing with four units or fewer, local businesses, and community-serving properties. Outreach will be conducted citywide, with targeted engagement for properties in closer proximity to the Valero refinery and related industrial emissions, as well as older homes and buildings that may need energy efficiency, electrification, and indoor air quality upgrades. The City will use targeted mailers, digital outreach, technical assistance workshops, and partner outreach to ensure residents and businesses throughout Benicia are informed of available rebate opportunities.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The City of Benicia used a public, community-informed process to identify priorities for the proposed Energy & Air Quality Rebate Program. The project was shaped through five widely publicized public meetings where residents, commissioners, City Councilmembers, and other community stakeholders had the opportunity to discuss eligible Bay REPAIR project concepts and provide feedback. These meetings included the February 19, 2026 Annual City Council Goal Setting Workshop, the March 16, 2026 Community Sustainability Commission meeting, the March 18, 2026 Industrial Safety Citizen Oversight Commission meeting, the April 21, 2026 City Council meeting, and the May 19, 2026 City Council meeting. Through these meetings, the City gathered input from both elected officials and citizen-led advisory bodies with direct interest in sustainability, industrial safety, air quality, public health, and community resilience.

The feedback received through this process directly informed the City's decision to pursue a regranting and rebate program for Benicia residents and businesses who are disproportionately disadvantaged by the Benicia Valero Refinery's emissions. Participants recognized that because the refinery operates within the City's boundaries, the benefits of penalty funds should be directed back to Benicia households and businesses that live and operate closest to the source of emissions. Community members and commissioners identified residential and commercial incentive programs as a top priority because they would provide direct and practical benefits to Benicia residents and

businesses, particularly those in older buildings or properties located closer to refinery-related air quality impacts. The Community Sustainability Commission and Industrial Safety Citizen Oversight Commission also supported projects that reduce emissions, improve air quality, and help the community transition to cleaner and more energy-efficient technologies. Based on this input, the City refined its application to focus on a citywide rebate program that combines direct financial assistance, public education, technical assistance workshops, and outreach to help residents and businesses access energy efficiency, electrification, indoor air quality, and clean energy improvements.

The project will continue this community engagement approach during implementation. Solano EDC will lead outreach, events, marketing, and quarterly technical assistance workshops, while the City and Franklin Energy will support program information, application assistance, technical review, and implementation tracking. MCE will provide no-cost guidance on rebate program design and community-facing criteria to help ensure the program reflects best practices in clean energy access, electrification, and equitable participation. Engagement methods will include targeted mailers to approximately 11,000 single-family and multifamily homes, digital outreach, business outreach, public workshops, and ongoing reporting on participation and program outcomes. This approach will ensure that community members are informed of available benefits, have opportunities to ask questions and receive technical support, and can help shape program implementation over the three-year grant period.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The proposed Benicia Energy & Air Quality Rebate Program directly responds to community-identified needs for practical, accessible, and locally available rebate programs that help residents and businesses complete energy efficiency, electrification, and air quality improvements. Through the City's public engagement process, residents and citizen-led commissions identified regranting, incentive, and rebate programs for residential and commercial properties as a top priority because they provide direct, tangible benefits to the community. The project will serve residents and businesses citywide across all six Benicia census tracts, with targeted outreach to older homes, low- and moderate-income households, seniors, medically vulnerable residents, small businesses, and properties located closer to the Valero refinery and related industrial emissions.

The project addresses environmental justice and public health challenges by helping ensure that the residents most impacted by refinery-related air quality concerns receive direct benefits from penalty funds. Among Solano County communities, Benicia residents are uniquely and most directly affected because the refinery is located within Benicia and near the homes, schools, businesses, and public facilities where residents live, work, learn, and gather. Many Benicia homes and businesses are located near the Valero refinery and related industrial activity, and residents have expressed a need for projects that reduce pollution exposure, improve indoor air quality, and support long-term community health. At the same time, many older homes and commercial buildings lack the electrical capacity, efficient HVAC systems, adequate insulation, modern windows, or roof conditions needed to support clean energy technologies such as heat pumps, solar panels, battery storage, and EV charging. Without financial and technical assistance, these upfront readiness costs can prevent households and small businesses from participating in clean energy upgrades.

The rebate program is specifically designed to address those barriers. Eligible improvements may include roof repairs needed to make a home solar-ready or solar-eligible, which is often a major obstacle for lower-income homeowners who want solar but cannot afford the roof upgrades required before installation. Similarly, the program may support electrical panel upgrades, wiring, and related electrical work needed to make homes and businesses ready for solar, battery storage, heat pumps, or EV charging. These enabling improvements are critical because many traditional rebate or incentive programs focus only on the final technology and do not cover the underlying repairs or infrastructure upgrades needed to make participation possible.

The project will also serve Benicia's "missing middle," including residents who may earn too much to qualify for income-restricted programs but not enough to afford major electrification, solar, roof, window, HVAC, or electrical upgrades on their own. This is particularly important in Benicia, where household incomes may appear too high for some assistance programs even though the cost of older-home improvements remains financially out of reach for many families. By combining rebates, education, technical assistance, application support, and incentive-stacking guidance, the program is designed to meet residents and businesses where they are and help them navigate the full path from interest to completed improvements.

The project will demonstrate community impact through measurable outcomes tied to outreach, education, assessments, and completed improvements. The City anticipates reaching approximately 11,000 single-family and multifamily homes through targeted mailers, in addition to digital outreach, business outreach, and community-based engagement. Solano EDC will lead quarterly informational and technical assistance workshops over the three-year performance period, resulting in approximately 12

workshops focused on clean energy rebates, electrification, indoor air quality, incentive stacking, solar readiness, and project readiness. The City and its partners will also track the number of inquiries received, applications submitted, homes and businesses assessed virtually or in person, rebates awarded, and properties that ultimately receive improvements. While final installation totals will be available at the end of the grant term, ongoing reporting will show whether the program is increasing awareness, reducing participation barriers, and moving Benicia residents and businesses toward healthier, cleaner, and more energy-efficient buildings.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The City and its partners will use a multi-channel engagement strategy to keep community members informed of implementation progress and available project benefits throughout the grant term. Outreach will include targeted mailers to approximately 11,000 single-family and multifamily homes in Benicia, regular email updates to the City's email list of more than 4,000 residents, digital outreach through City and partner communication channels, updates on the City's website, business outreach through Solano EDC, and quarterly informational and technical assistance workshops. These methods will ensure residents and businesses understand available rebates, eligibility criteria, incentive stacking opportunities, solar and EV readiness requirements, roof and electrical upgrade needs, indoor air quality improvements, and the steps needed to move from application to completed project.

Workshops will be intentionally designed to meet people where they already are. The City anticipates holding workshops at familiar and accessible community locations such as the Benicia Senior Center, while also offering evening and weekend workshops so that working individuals, families, and small business owners can participate outside of traditional business hours. Solano EDC will lead much of this outreach and engagement work, drawing on its extensive experience conducting community and business outreach, marketing energy programs, coordinating technical assistance, and connecting residents and businesses with clean energy resources. Franklin Energy will support accessibility by offering translation services in more than 100 languages, including access to Spanish and Tagalog-speaking staff, which is important because Spanish and Tagalog are among the most commonly spoken languages in Benicia after English.

Community feedback will be collected throughout implementation through workshop discussions, participant surveys, website inquiry forms, application assistance interactions, email responses, contractor and partner feedback, and ongoing engagement with City staff, Solano EDC, and Franklin Energy. Feedback will be reviewed during regular project coordination meetings to identify barriers to participation, common questions, gaps in eligibility, outreach needs, and opportunities to improve program materials or rebate criteria. The City will use this information to refine outreach strategies, adjust workshop topics, improve application guidance, and ensure that the program continues to meet residents and businesses where they are. This feedback loop will help ensure that program benefits remain accessible, that implementation responds to community needs, and that residents most affected by refinery-related air quality impacts are able to access the clean energy, air quality, and building readiness improvements supported by the project. The approach is consistent with the program's emphasis on ongoing community engagement, two-way communication, and mechanisms for incorporating community feedback throughout implementation.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Benicia Energy & Air Quality Rebate Program is a citywide initiative designed to help residents and businesses complete clean energy, energy efficiency, electrification, solar readiness, EV readiness, and indoor air quality improvements. The project vision is to ensure that the community members most affected by Valero refinery emissions and related industrial air quality impacts receive direct benefits from the penalty funds through practical, accessible rebates and hands-on technical assistance. The program is also designed to serve Benicia's "missing middle," including households that may not qualify for income-restricted programs but still cannot afford major home upgrades such as roof repairs for solar, electrical panel upgrades, heat pump systems, insulation, windows, or EV charging readiness.

Major project components include direct rebates and contractor payments for eligible residential and business improvements, virtual or in-person assessments, targeted mailers to approximately 11,000 single-family and multifamily homes, quarterly technical assistance workshops over the three-year performance period, business outreach, multilingual engagement, and ongoing application support. Eligible improvements may include heat pump HVAC systems, heat pump water heaters, electrical upgrades, solar panels, battery storage, EV chargers, insulation, dual-pane windows, air filtration,

ventilation upgrades, roof repairs needed to make homes solar-ready, and electrical work needed to support solar or EV charging. These activities are consistent with eligible project examples such as indoor air quality improvements, green and healthy residential buildings, zero-NOx appliances, energy efficiency and weatherization retrofits, technical assistance, clean energy technologies, EV infrastructure, and public education related to air quality and climate resilience.

Measurable outcomes will focus on community education, participation, assessments, and completed improvements. The City and its partners will track the number of households and businesses reached through mailers, email updates, digital outreach, and workshops; the number of technical assistance workshops held and participants served; the number of inquiries and applications received; the number of homes and businesses assessed virtually or in person; the number of rebates awarded; and the number of properties that ultimately receive improvements. Final improvement totals will be available at the end of the grant term, but progress will be tracked and reported throughout implementation through regular partner coordination and required progress reporting.

The City of Benicia will serve as Lead Applicant and will oversee grant administration, fiscal management, reporting, compliance, partner coordination, and final approval of program direction and eligibility priorities. Solano EDC, as a co-applicant, will lead outreach, marketing, business engagement, intake routing, and quarterly technical assistance workshops. Franklin Energy will serve as the technical implementation partner, supporting application processing, eligibility review, rebate scoring, customer care, assessments, quality control, funding administration, and reporting. MCE will provide no-cost technical assistance to help develop the regranting guidelines and rebate criteria, ensuring that the program incorporates best practices for clean energy, electrification, equity, and customer accessibility.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The proposed project budget totals $5,000,000 over the three-year grant period. The budget is structured to maximize direct community benefit, with $3,392,952, or 68% of total funds, dedicated to re-grants, rebates, incentives, assessments, and contractor payments for eligible residential and business improvements. These funds will support

energy efficiency, electrification, solar readiness, EV readiness, indoor air quality, and related building improvements that help Benicia residents and businesses reduce energy use, lower emissions, and mitigate exposure to air pollution impacts. The re-grant budget is phased over the implementation period, with $848,238 in Year 1, $1,357,181 in Year 2, and $1,187,533 in Year 3.

The remaining $1,607,048, or 32% of the total budget, will support implementation, community outreach, technical assistance, administration, and oversight. This includes $150,000 for City of Benicia reporting, administration, and oversight; $557,048 for Solano EDC to lead outreach, events, marketing, and community engagement; and $900,000 for Franklin Energy to support program implementation, rebate processing, customer care, engineering review, quality control, and reporting support. Implementation costs also include quarterly technical assistance workshops, application support, outreach to residents and businesses, program management, marketing, re-grant processing, and quality control. These activities are necessary to ensure the program is accessible, equitably implemented, and able to reach residents who may otherwise face barriers to participating in clean energy and air quality improvement programs.

The budget anticipates a startup period followed by three years of implementation. During the startup period, funds will be used to establish program systems, finalize eligibility and rebate criteria, prepare outreach materials, and coordinate partner roles. During Years 1 through 3, the project will scale outreach, assessments, technical assistance, rebate approvals, and completed improvements. The budget includes several implementation scenarios, including options to fund approximately 500 to 1,000 selective assessments and approximately 250 to 500 completed rebate projects depending on final program design, average rebate size, and conversion rates. Final participation totals will depend on community demand, project cost, household and business readiness, and the types of improvements selected by participants.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Benicia Energy & Air Quality Rebate Program is consistent with local, regional, and statewide priorities to reduce air pollution, improve public health, expand access to clean energy, and support an equitable transition away from fossil fuel-based systems. At the local level, the project supports Benicia's broader sustainability, climate resilience, and public health priorities by helping residents and businesses reduce energy consumption,

improve indoor air quality, and prepare older buildings for clean technologies such as solar, battery storage, heat pumps, and EV charging. The project also responds directly to community input received through City Council meetings, the Community Sustainability Commission, and the Industrial Safety Citizen Oversight Commission, where residents and commissioners identified residential and commercial rebate programs as a priority strategy for delivering direct benefits to the community.

The project also aligns with regional air quality and environmental justice priorities by investing penalty funds back into a community affected by refinery-related emissions and industrial air quality impacts. Benicia homes, schools, businesses, and residents are located in proximity to the Valero refinery, and the proposed program is designed to ensure that those most affected by refinery emissions can access direct benefits through clean energy, electrification, energy efficiency, and indoor air quality improvements. This approach supports regional objectives to reduce exposure to air pollution, improve health outcomes in impacted communities, and increase equitable access to clean energy resources. Eligible project examples specifically include indoor air quality improvements, green and healthy residential buildings, zero-NOx appliances, residential energy efficiency and weatherization retrofits, clean energy technologies, EV infrastructure, and technical assistance for households facing barriers to participation.

At the statewide level, the project supports California's clean energy, building decarbonization, transportation electrification, and environmental justice goals. By helping residents and businesses complete improvements such as heat pump installations, electrical upgrades, solar readiness, EV charging readiness, insulation, windows, ventilation, filtration, and roof repairs needed for solar, the program advances statewide efforts to reduce greenhouse gas emissions and transition buildings and transportation systems away from fossil fuel combustion. The project also complements existing programs offered through regional and utility partners by filling gaps for Benicia's "missing middle," including residents who may not qualify for income-restricted programs but still cannot afford major clean energy or building readiness upgrades without assistance.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of Benicia has the experience and administrative capacity to serve as Project Lead for the Benicia Energy & Air Quality Rebate Program. As a municipal government, the City regularly manages public funds, contracts, procurement processes, community engagement efforts, public reporting, and multi-partner projects that require coordination

across City departments, outside agencies, consultants, and community stakeholders. For this project, the City will provide overall grant oversight, fiscal management, reporting, compliance, partner coordination, and final decision-making authority for program direction, eligibility priorities, and use of funds.

The City has also structured the project to ensure that the right implementation capacity is in place by bringing in experienced Co-Applicants with specialized expertise. Solano EDC will support outreach, events, marketing, administrative routing, business engagement, and technical assistance workshops. Solano EDC has prior experience working with Benicia through energy and business support programs and serves as a regional BayREN partner, with experience promoting energy efficiency programs and connecting Solano County residents and businesses with clean energy resources.

Franklin Energy, as a partner, will provide technical implementation support, including rebate processing, eligibility review, customer support, assessment coordination, engineering support, quality control, and reporting assistance. Franklin Energy has extensive experience administering energy efficiency and rebate programs, including more than 450 programs for 175 clients across 47 states, and has issued more than 334,340 rebate and incentive payments totaling over $881 million over the past seven years. Franklin Energy also administers similar programs for Bay Area entities such as BayREN and has California experience serving residential, multifamily, and commercial participants.

This partnership model ensures that the City does not rely solely on internal capacity to implement a complex rebate and regranting program. Instead, the City will provide public accountability and grant oversight while Solano EDC leads community outreach and participant engagement, and Franklin Energy manages technical program delivery and rebate administration. This division of responsibilities provides the management capacity, financial controls, community reach, and technical expertise necessary to implement the project successfully over the three-year grant period.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The City of Benicia will manage project implementation as the Lead Applicant and will be responsible for overall grant administration, fiscal oversight, partner coordination, reporting, compliance, reimbursement requests, and final approval of program direction and eligibility priorities. The City will establish a regular coordination structure with Solano

EDC and Franklin Energy to review outreach progress, workshop schedules, application activity, assessments, rebate approvals, expenditures, and measurable outcomes. City staff will also ensure that grant funds are tracked separately, invoices and supporting documentation are reviewed before reimbursement, and required progress reports are submitted on schedule.

The project budget includes dedicated City resources for reporting, administration, and oversight, with partial FTE capacity from existing City staff expected to support implementation throughout the three-year performance period. The budget includes $150,000 for City reporting, administration, and oversight, along with partner resources for Solano EDC to lead outreach, events, marketing, and technical assistance, and Franklin Energy to support program implementation, customer care, engineering review, rebate processing, and quality control. This structure allows the City to maintain public accountability while relying on specialized Co-Applicant and partner capacity for day-to-day outreach, technical assistance, assessment coordination, application review, and rebate administration.

The project will also leverage outside resources by helping residents and businesses stack Benicia rebate funds with other available utility, regional, state, and federal incentives where applicable. Solano EDC and Franklin Energy will help participants understand available funding opportunities, while MCE will provide no-cost technical assistance to help shape regranting criteria based on clean energy program best practices. This leveraged approach is especially important for older homes, small businesses, and 'missing middle' households that may need roof repairs, electrical upgrades, or other enabling improvements before they can access solar, EV charging, heat pumps, or other clean energy technologies.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

The project does not require City acquisition of property, leasehold interests, easements, or right-of-way because it is structured as a citywide rebate and technical assistance program for voluntary residential and business improvements. Eligible work will occur on privately owned homes, small multifamily properties, and commercial properties throughout Benicia, and participation will be initiated by the property owner or authorized applicant. Site control will therefore be addressed at the individual project level through applicant documentation, property owner authorization, and any required permission from landlords, homeowners' associations, or building owners before rebates are approved.

For owner-occupied homes and owner-operated businesses, the applicant will be required to confirm ownership or provide documentation demonstrating authority to approve the proposed work. For rental housing, small multifamily properties, tenant-occupied commercial spaces, or other properties where the applicant is not the property owner, the program will require written property owner permission before any rebate-funded improvement moves forward. Franklin Energy and the City will incorporate these requirements into the rebate application and eligibility review process, and no funds will be disbursed for property-specific improvements until appropriate site access and authorization have been confirmed. The City will ensure that site control or property permission documentation is collected and maintained for applicable projects prior to execution of rebate agreements or contractor payments, and any broader program-level site control documentation required by the Air District will be provided by the time the Grant Agreement is executed.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Because the project is structured as a rebate and technical assistance program, operations and maintenance responsibilities will primarily rest with the participating property owners, homeowners, landlords, businesses, and contractors that complete eligible improvements. Physical infrastructure funded through the program may include equipment or improvements such as heat pump HVAC systems, heat pump water heaters, solar panels, battery storage, EV chargers, electrical upgrades, roof repairs needed for solar readiness, windows, insulation, ventilation, and air filtration systems. Prior to rebate approval, applicants will be required to acknowledge their responsibility for maintaining the installed improvements after project completion and for complying with any manufacturer warranties, contractor maintenance guidance, permitting requirements, and applicable building standards.

The City, Franklin Energy, and Solano EDC will help ensure long-term viability by incorporating operations and maintenance expectations into the rebate application, technical assistance, and project review process. Franklin Energy will support eligibility review, technical review, quality control, and documentation to help ensure that funded improvements are appropriate, installed by qualified contractors where applicable, and supported by relevant warranties or service information. For improvements installed on rental, multifamily, or commercial properties, the program will require appropriate property owner authorization before funding is approved, helping ensure that the party responsible for long-term maintenance understands and accepts those obligations.

No grant funds are anticipated to be used for operations and maintenance expenses after the grant term. Ongoing maintenance costs will be the responsibility of the property owner or business receiving the improvement, while utility bill savings, available warranties, manufacturer service agreements, and any applicable maintenance plans may help support long-term performance. This approach is consistent with the program requirement that physical infrastructure projects describe how operations and maintenance will be assured during and after the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Several implementation barriers are anticipated, but the project has been designed to address them through direct financial assistance, technical support, and strong partner

capacity. One of the primary barriers is the high upfront cost of clean energy and air quality improvements, especially for older homes and small businesses that may need roof repairs, electrical panel upgrades, wiring, or other readiness work before they can install solar panels, EV chargers, heat pumps, or battery storage. Many Benicia residents may also fall into the “missing middle,” meaning they earn too much to qualify for existing income-restricted programs but not enough to afford major building upgrades on their own. The project will address this barrier by providing local rebates that can help cover both final improvements and enabling work, while Solano EDC and Franklin Energy will help participants identify opportunities to stack the City’s rebate with utility, regional, state, and federal incentives.

Another barrier is the complexity of navigating clean energy upgrades, contractor selection, eligibility requirements, rebate applications, and permitting. This can discourage residents and businesses from applying, particularly seniors, working families, small business owners, renters, and residents with limited time or technical knowledge. The project will address this through quarterly technical assistance workshops, targeted mailers, regular email updates, City website information, multilingual support, and one-on-one customer assistance. Workshops will be held at accessible community locations such as the Benicia Senior Center, Benicia Community Center, Benicia Library, as well as during evenings and weekends to reach working individuals and families. Franklin Energy will support technical review, application processing, quality control, and customer care, while Solano EDC will use its experience with community and business outreach to generate participation and help route residents and businesses to the appropriate resources.

A final implementation risk is uncertainty around demand, project readiness, contractor capacity, and the mix of improvements residents and businesses ultimately request. Some homes may require more extensive assessments or readiness work than anticipated, while others may be ready for immediate installation. To manage this uncertainty, the City will use a phased implementation approach, with a startup period to finalize eligibility criteria, outreach materials, intake systems, assessment protocols, and partner workflows before scaling rebates. The City and its partners will track inquiries, applications, assessments, rebate approvals, project completions, workshop participation, and budget utilization throughout the grant term. Regular coordination meetings will allow the City, Solano EDC, and Franklin Energy to identify bottlenecks early, adjust outreach strategies, refine application guidance, and ensure that funds are directed toward eligible activities that provide meaningful air quality, public health, and community resilience benefits.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Benicia Energy & Air Quality Rebate Program will provide citywide outreach, education, technical assistance, assessments, and rebates to help Benicia residents and businesses complete energy efficiency, electrification, solar readiness, EV readiness, and indoor air quality improvements. The project is designed to ensure that residents and businesses most impacted by Valero refinery emissions and related industrial air quality concerns receive direct benefits from penalty funds, while also serving Benicia's "missing middle" households that may not qualify for existing income-restricted programs but cannot afford major clean energy upgrades on their own. The program will meet residents where they are through direct mailers, email updates, workshops at accessible community locations, evening and weekend events, multilingual assistance, and hands-on support from the City, Solano EDC, and Franklin Energy.

Measurable Outcome	Indicator(s)
1. Increase citywide awareness of clean energy, air quality, and rebate opportunities among Benicia residents and businesses by the end of the grant term.	• Targeted mailers sent to approximately 11,000 single-family and multifamily homes; regular email updates sent to the City's email list of more than 4,000 residents; number of businesses reached through Solano EDC outreach; website visits, inquiries, or digital engagement related to the program.
2. Increase resident and business understanding of electrification, indoor air quality improvements, incentive stacking, solar readiness, EV readiness, and available rebates through quarterly technical assistance workshops.	• Approximately 12 workshops delivered over the three-year performance period; number of workshop participants; number of workshops held during evenings or weekends; participant survey results showing increased understanding of rebate opportunities, air quality benefits, and project readiness steps.

3. Provide individualized technical assistance and assessments to help residents and businesses identify feasible clean energy and air quality improvements.	• Number of inquiries received; number of applications started; number of virtual or in-person assessments completed; target range of approximately 500 to 1,000 selective assessments depending on final program design and demand; number of participants receiving guidance on roof repairs, electrical work, solar readiness, EV charging readiness, or other enabling improvements.
4. Complete rebate-funded improvements that reduce energy use, support electrification, improve indoor air quality, and help reduce pollution exposure.	• Number of rebates approved; number of homes and businesses receiving improvements; target range of approximately 250 to 500 completed rebate projects depending on average rebate size and program demand; total rebate dollars distributed; types of improvements completed, such as heat pumps, electrical upgrades, roof repairs for solar readiness, solar, battery storage, EV chargers, insulation, windows, ventilation, or filtration.
5. Expand equitable access to clean energy improvements for priority households and businesses, including residents closer to Valero refinery impacts, older homes, low- and moderate-income households, seniors, medically vulnerable residents, small businesses, and “missing middle” households.	• Number and share of participants from priority groups; geographic distribution of applications and rebates across all six Benicia census tracts; number of older homes or buildings served; number of participants receiving support for enabling upgrades that are often not covered by traditional programs, such as roof repairs and electrical readiness work.
6. Maintain accountable, collaborative implementation through ongoing partner coordination, reporting, and community feedback.	• Regular coordination meetings held among the City, Solano EDC, and Franklin Energy; semi-annual progress reports and final report completed; reimbursement documentation submitted; participant feedback collected and reviewed;

	examples of program adjustments made based on community feedback.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Program outreach strategy finalized	1. Finalize outreach calendar, target audiences, and messaging; prepare mailer and digital content; coordinate website updates	City of Benicia	Solano EDC, Franklin Energy	Startup period
		2.			
		3.			
	B. Citywide launch materials distributed	1. Send targeted mailers to approximately 11,000 homes; send email updates to 4,000+ resident email list; launch website and digital outreach	Solano EDC	City of Benicia	Year 1 Q1-Q2
		2.			
		3.			
	C. Ongoing outreach maintained	1. Continue digital, email, business, and community outreach; track engagement data; adjust outreach based on participation trends	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
2.	A. Workshop curriculum and materials developed	1. Develop workshop topics on rebates, air quality, electrification, solar readiness, EV readiness, and incentive stacking; prepare translated or accessible materials as needed	Solano EDC	City of Benicia, Franklin Energy	Startup period
		2.			
		3.			

	B. Quarterly workshops delivered	1. Hold quarterly workshops, including workshops at the Benicia Senior Center; offer evening and weekend options; provide language access and technical assistance	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
	C. Workshop feedback collected and used	1. Collect participant surveys; summarize common questions and barriers; refine future workshop topics and materials	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
3.	A. Intake and assessment process finalized	1. Finalize application intake, eligibility screening, assessment protocols, and referral workflow between partners	Solano EDC	City of Benicia, Solano EDC	Startup period
		2.			
		3.			
	B. Participant assessments completed	1. Conduct virtual or in-person assessments; identify eligible improvements; document readiness needs such as roof repairs, electrical upgrades, or ventilation improvements	Solano EDC	Franklin Energy	Years 1-3
		2.			
		3.			
	C. Assessment results tracked	1. Track assessment volume, recommended improvements, priority population participation, and barriers to project completion	Solano EDC	City of Benicia	Years 1-3

		2.			
		3.			
	A. Rebate criteria and approval process finalized	1. Finalize rebate categories, eligible costs, scoring criteria, documentation requirements, and approval process	City of Benicia	Franklin Energy, Solano EDC	Startup period
		2.			
		3.			
4.	B. Rebate applications reviewed and approved	1. Review applications, verify eligibility, score applications, confirm documentation, and approve eligible rebates	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
	C. Improvements completed and documented	1. Track completed projects, contractor payments or reimbursements, quality control documentation, and types of improvements installed	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
5.	A. Priority outreach approach finalized	1. Identify priority outreach groups and geographies, including older homes, fenceline-adjacent areas, seniors, medically vulnerable residents, small businesses, and “missing middle” households	City of Benicia	Franklin Energy	Startup period
		2.			
		3.			

	B. Priority populations engaged	1. Conduct targeted outreach through mailers, email, workshops, business outreach, and partner communication channels	Solano EDC	City of Benicia, Franklin Energy	Years 1-3
		2.			
		3.			
	C. Equity participation tracked	1. Track geographic distribution, participant characteristics where available, priority household/business participation, and access to enabling upgrades such as roof and electrical work	City of Benicia	Franklin Energy, Solano EDC	Years 1-3
		2.			
		3.			
6.	A. Partner coordination structure established	1. Establish regular project meetings, shared tracking tools, reporting responsibilities, and invoice review procedures	City of Benicia	Franklin Energy, Solano EDC	Startup period
		2.			
		3.			
	B. Progress and reimbursement reporting completed	1. Collect invoices, activity summaries, outreach metrics, assessment data, rebate data, and supporting documentation; submit required reports and reimbursement requests	City of Benicia	Franklin Energy, Solano EDC	Years 1-3
		2.			
		3.			
	C. Community feedback incorporated	1. Review workshop feedback, surveys, inquiry trends, and partner observations;	City of Benicia		Years 1-3

	adjust outreach, technical assistance, and program materials as needed		Franklin Energy, Solano EDC	
	2.			
	3.			

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	0	$3,542,952.00	$0.00	$0.00	$3,542,952.00	0.0%	0.0%	$0.00	0.0%	70.9%
Co-Applicant 1	0	$557,048.00	$0.00	$0.00	$557,048.00	0.0%	0.0%	$0.00	0.0%	11.1%
Co-Applicant 2	0	$900,000.00	$0.00	$0.00	$900,000.00	0.0%	0.0%	$0.00	0.0%	18.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$5,000,000.00**	**$0.00**	**$0.00**	**$5,000,000.00**	**0.0%**	**0.0%**	**$0.00**	**0.0%**	**29.1%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$5,000,000.00

Project Name: Benicia Rebate Program
Lead Applicant Name: City of Benicia
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Other Direct Costs	Direct	Reporting, Admin, Oversight	Startup $15,000	$15,000.00
Other Direct Costs	Direct	Reporting, Admin, Oversight	Year 1 $45,000	45000
Other Direct Costs	Direct	Reporting, Admin, Oversight	Year 2 $45,000	45000
Other Direct Costs	Direct	Reporting, Admin, Oversight	Year 3 $45,000	45000
Other Direct Costs	Direct	Year 1 Re-Grant Assessments (aka rebates, incentives, contractor payments)	Selective Assessments (250), Assessment Budget ($75,000)	$75,000.00
Other Direct Costs	Direct	Year 1 Re-Grant Rebates (aka rebates, incentives, contractor payments)	Target Project Rebates (125), Rebate Budget going to residents ($773,238)	$773,238.00
Other Direct Costs	Direct	Year 2 Re-Grant Assessments (aka rebates, incentives, contractor payments)	Selective Assessments (250), Assessment Budget ($75,000)	$120,000.00
Other Direct Costs	Direct	Year 2 Re-Grant Rebates (aka rebates, incentives, contractor payments)	Target Project Rebates (125), Rebate Budget going to residents ($773,238)	$1,237,181.00
Other Direct Costs	Direct	Year 3 Re-Grant Assessments (aka rebates, incentives, contractor	Selective Assessments (250), Assessment Budget	$105,000.00
Other Direct Costs	Direct	Year 3 Re-Grant Rebates (aka rebates, incentives, contractor	Target Project Rebates (125), Rebate Budget going to	$1,082,533.00

Project Name: Benicia Rebate Program
Co-Applicant 1 Name: Solano Economic Development Corporation
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Outreach, Events, &	Startup $55,705	$55,705.00
Community Engagement	Direct	Outreach, Events, &	Year 1 $194,967	$194,967.00
Community Engagement	Direct	Outreach, Events, &	Year 2 $222,819	$222,819.00
Community Engagement	Direct	Outreach, Events, &	Year 3 $83,557	$83,557.00

Project Name: Benicia Rebate Program
Co-Applicant 2 Name: Franklin Energy Services, LLC
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	Implementation	Startup: $90,000	$90,000.00
Construction	Direct	Implementation	Year 1: $225,000	$225,000.00
Construction	Direct	Implementation	Year 2 $315,000	$315,000.00
Construction	Direct	Implementation	Year 3 $270,000	$270,000.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity

Mt. Diablo Unified School District Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

General Instructions:

- The "Overall Narrative" is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community's civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to "Partnership Structure" (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The "Overall Narrative" for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	MDUSD Clean Air
Lead Applicant	Mount Diablo Unified School District
Application Location	Bay Point
Overall Funding Request	$5,000,000
Grant Term Request	3 Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The "MDUSD Clean Air" initiative is a comprehensive, multi-stakeholder Opportunity Grant designed to mitigate extreme air pollution exposure, tangibly improve public health, and build economic resilience for a just transition in Bay Point, California. To holistically address these challenges, our application integrates four highly synergistic projects: 1) upgrading the failing Ventilation/HVAC systems at Riverview Middle School; 2) deploying a fleet of six electric school buses while permanently destroying six legacy diesel buses; 3) expanding the farm-to-school education and nutrition program located on a 1-acre garden farm at Rio Vista Elementary and installing a school-based air-monitoring network of 8-10 monitors to better understand

student outdoor air pollutant exposure and potential impacts of school greening; and 4) funding middle and after-school STEM programs to build clean-economy workforce pathways.

The following table quantifies the anticipated environmental and health benefits of our two primary capital infrastructure projects: the Electric Bus Fleet and the Riverview HVAC Upgrade. Utilizing standardized methodologies—including the US EPA Diesel Emissions Quantifier (DEQ) for mobile sources and BAAQMD midpoint factors for school HVAC upgrades—these calculated metrics demonstrate our application's capacity to directly eliminate localized toxic emissions, reduce greenhouse gases, and yield quantifiable health benefits in Bay Point:

MEASURE
Replace 6 Diesel Buses with EV School Buses
Calculation from US EPA Diesel Emissions Quantifier (DEQ)

Eelctric School Bus Emissions Benefits Results

Annual Results (short tons) **2**	NOx	PM2.5	HC	CO	CO2	Fuel3
Baseline for Upgraded Vehicles/Engines	0.863	0.053	0.163	0.409	91.8	8,160
Amount Reduced After Upgrades	0.863	0.053	0.163	0.409	91.8	8,160
Percent Reduced After Upgrades	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Lifetime Results (short tons) **2**						
Baseline for Upgraded Vehicles/Engines	4.603	0.283	0.871	2.181	489.6	43,520
Amount Reduced After Upgrades	4.603	0.283	0.871	2.181	489.6	43,520
Percent Reduced After Upgrades	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Lifetime Cost Effectiveness ($/short ton reduced)						
Capital Cost Effectiveness4						
(unit & labor costs only)	$475,799	$7,742,693	$2,513,649	$1,003,848	$4,473	
Total Cost Effectiveness4						
(includes all project costs)	$475,799	$7,742,693	$2,513,649	$1,003,848	$4,473	

1 Emissions from the electrical grid are not included in the results.
2 1 short ton = 2000 lbs.
3 In gallons; fuels other than ULSD have been converted to ULSD-equivalent gallons.
4 Cost effectiveness estimates include only the costs which you have entered.

Electric School Bus Health Benefits Results

County and State	Annual Diesel PM2.5 Reduction (short tons)	Annual Benefits	Annualized Unit & Labor Costs
Contra Costa*, California	0.053	$74,000	-
Total	0.053	$74,000	$470,000

HVAC Retrofit Emissions Benefits - Riverview MS, Bay Point, CA

BAAQMD midpoint factors for School HVAC upgrades		
	Electricity	**Natural Gas**
	tons/MWh	**lbs/MMBtu**
NOx	0.0004	
SO2	0.0001	0.000588
PM2.5	0.00002	0.0194

	MWh savings	**MMBTU savings**
	-	0
Air benefits	**short tons**	**short tons**
NOx	-	
SO2	-	-
PM2.5	-	-

Consistent with EPA/eGRID factors for electricity, and
Consistent with BAAQMD/AP-42 factors for on-site combustion

BAAQMD regulates stationary sources locally
Electricity emissions occur outside the airshed
But still contribute to regional pollutant formation

Rather than addressing symptoms in isolation, this proposal tackles the root causes of exposure and inequity through integrated solutions. The destruction of six legacy diesel buses will eliminate 100% of the targeted fleet's localized ambient emissions, removing 0.053 short tons of Diesel PM2.5 and 0.863 short tons of NOx annually. The new electric buses will be explicitly utilized to transport students from across the district to the Rio Vista Pacifica Garden Farm for

outdoor education, with this grant directly funding the required bus driver stipends. The farm features outdoor classrooms constructed organically from hay bales and operates as a low-carbon, closed-loop ecosystem where food grown on site is harvested and sent to the cafeteria for student meals, and cafeteria food waste is composted back into the farm. The Pacifica Garden Farm will serve as an urban green community hub where impacted students and community members will be engaged in the project through community events, plant giveaways, and community update and feedback sessions. Meanwhile, the STEM pathways keep students engaged after school and prepare them for high-road clean economy jobs, and the high-efficiency HVAC upgrades (which will yield annual energy savings of 18.33 MWh of electricity and 2,022.9 MMBTU of natural gas) ensure a safe, breathable indoor environment for developing lungs. Crucially, MDUSD has already installed solar arrays at 90% of our school facilities and is awaiting a California Energy Commission (CEC) grant for battery storage, allowing this Opportunity Grant to hyper-focus on the specific environmental justice vulnerabilities of Bay Point.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Bay Point is a geographically vulnerable, unincorporated community lacking robust municipal resources and governed by the county board of supervisors. Geographically, the community is situated in an inland waterway where hazardous particulate matter from the nearby refinery belt is funneled into and trapped by a large hill to the north. As a result, the Title I school communities and residents of Bay Point suffer from some of the poorest, most concentrated air quality in the Bay Area. The specific populations targeted by this proposal are the heavily disadvantaged students, their families, and at-risk workers living directly within this pollution bottleneck.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Mount Diablo Unified School District (MDUSD) serves as the Lead Applicant, bringing deep institutional roots, infrastructure, and operational capacity across the eligible geography, specifically operating three schools directly in Bay Point. We are partnering with three local Co-Applicants: (i) the Mount Diablo Education Foundation (MDEF) (ii) Growing Healthy Kids, and (iii) Sigler Corp. MDEF is a dedicated non-profit with a proven track record of funding educational enrichment and STEM pathways for at-risk youth in the district. Growing Healthy Kids is a community-based organization deeply connected to the community that actively manages the 1-acre food farm and outdoor education spaces at Rio Vista Elementary. Sigler Corporation is a local employer based in Concord, CA, and will serve as the specialized local contractor for the Riverview Middle School project.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

Together, we have developed a meaningful, deeply rooted co-management structure. MDUSD will oversee overarching project management, major capital procurement (including the HVAC units and electric buses), prevailing wage compliance, and financial reporting. MDEF will co-manage the implementation of after-school STEM pathways, develop and implement a year-long career exploration course for middle school students focused on engaging them in preparation for the STEM career pathways offered in MDUSD high schools, and expose middle school students to STEM and sustainability/green job careers through field trips. Growing Healthy Kids will manage the farm-to-table greening, field trip and school-day outdoor education, and the deployment of the "flex air" Purple Air monitors. GHK Head of Programs Angela Barry (MPH, Epidemiology) and Garden Educator Kim Chacon (Ph.D, Geography) will design and implement the Bay Point school air-monitoring network in order to 1) better understand student air-pollution exposure along the Bay Point corridor and 2) examine the air-quality improvement benefits of school greening projects at impacted sites. Sigler Corporation is a local employer, based in Concord, CA, and is a local supplier of Ventilation and HVAC equipment. The equipment for the Riverview Middle School Ventilation/HVAC project will be sourced from Sigler.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

To ensure transparent decision-making, the entities will form a Project Steering Committee that meets quarterly. MDUSD will coordinate overall community engagement activities by hosting bilingual town halls and deploying surveys to parents and stakeholders. Crucially, the Steering Committee will utilize an actionable feedback loop; if the community indicates that bus routes are inaccessible or STEM hours conflict with working parent schedules, the Committee holds the authority to adjust workflows to meet these evolving needs. For indicator tracking, the partnership has explicitly budgeted dedicated staff time to monitor outcomes, utilizing [redacted]'s epidemiological expertise to manage the air quality data, with [redacted] from MDEF overseeing STEM reporting responsibilities. MDUSD will handle all centralized financial administration, processing reporting and reimbursements to our Co-Applicants on a monthly basis. To reflect their substantive contributions to the project's success, MDEF, Growing Healthy Kids, and Sigler Corporation will collectively be allocated exactly 25.0% of the overall $5,000,000 budget, strictly adhering to the Local Community Benefits Fund partnership requirements.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Yes, the Lead Applicant is subject to a Board of Education. This proposal possesses exceptionally strong political alignment; the President of the MDUSD Board of Education, Deborah Mason, is a Bay Point resident who intimately understands the community's needs and environmental challenges. The preliminary project design was presented to the board on April 15, 2026, and Board Resolution 25/26-78 authorizing the project was unanimously passed at the May 13, 2026 board meeting. Additionally, MDEF has a Board of Directors, who enthusiastically approved their role as a co-applicant at their May 11, 2026, board meeting.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

MDUSD possesses extensive, proven experience managing large-scale public funds, complex state and federal grants, and multimillion-dollar capital improvement bonds. Demonstrating our profound financial readiness and organizational commitment, MDUSD is contributing $1,564,805 from its own facilities and transportation funds to leverage the grant request for the Riverview Middle School HVAC project and Electric Bus driver overtime. MDUSD will dedicate 0.5 FTE Facilities Director, 0.25 FTE Grants Manager, and 0.15 FTE Data Analyst to oversee the programmatic implementation of this grant. Furthermore, Co-Applicant Growing Healthy Kids and MDUSD successfully completed a $300,000 farm-to-school grant from the California Department of Food and Agriculture (CDFA) for the Rio Vista site, proving the exceptional capacity of our partnership network.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

MDUSD utilizes established, audit-ready accounting systems and rigorous internal controls to track public funds efficiently. Grant expenditures will be strictly segregated and tracked using the district's secure financial software, ensuring transparent financial reporting and compliance with reimbursement-based funding rules. All invoices, payroll records, and subcontractor expenses will be reviewed against the approved budget to ensure funds are spent exclusively on authorized grant activities. MDUSD maintains sufficient liquidity to manage cash flow prior to

reimbursement and has no unresolved material audit findings. Demonstrating exceptional financial efficiency, this application operates with an incredibly lean 0.2% indirect cost rate and a 1.7% professional services rate, ensuring that nearly 100% of the $5,000,000 request flows directly into tangible community benefits and hard capital.

MDUSD LCBF Budget Narrative

The total LCBF grant request is $5,000,000. Additionally, MDUSD is contributing an additional $1,500,000 towards the Riverview Middle School Ventilation/HVAC project. The total project costs are $6,500,000.

MDUSD is the LCBF Lead Applicant. There are three LCBF Co-Applicants, two that are local non-profit organizations (i) Growing Healthy Kids; (ii) Mt. Diablo Education Foundation, and the third that is a local for-profit business and employer, (iii) Sigler Corporation.

There are four (4) projects included in MDUSD's LCBF grant request.

- **$2,274,437;** Purchase six (6) EV School Buses and destroy (6) Diesel School Buses, plus Grant Administration. (Lead-Applicant, public school district.)
- **$125,000;** Implement an ambient air-monitoring network and provide funding for an established food-to-school farm program in the Bay Point community. (Growing Healthy Kids, non-profit.)
- **$125,000;** Provide funding for Middle-School STEM programs in the Bay Point community. (Co-Applicant, Mt. Diablo Education Foundation, non-profit.)
- **$2,475,563;** Implement a Ventilation / HVAC retrofit and air filtration upgrade at the Riverview Middle School in the Bay Point community. (Sigler Corporation, for-profit.)

Total LCBF Grant Request: $5,000,000.

Additionally, MDUSD is contributing $1,500,000 from its Facilities, Maintenance and Operations funds towards project #4, Riverview MS Ventilation / HVAC. MDUSD will pay for DSA required upgrades to the Riverview Middle School campus that result as a consequence of the Riverview MS Ventilation / HVAC project, plus up to $583,121 for finishing work contingencies to the school resulting from the project, and will pay sales tax on the Ventilation / HVAC & Air Filtration project equipment. The Bay Area Air District can therefore be assured that the LCBF funding is being spent on the items that are providing direct air-basin community benefits.

Total Project Costs: $6,500,000

Application Title: Mt Diablo USD

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget
1	Electric Bus Fleet	Replace six (6) Diesel School Buses with EV zero-emission school buses. Destroy six diesel buses.	Reduce Air Pollution and Improve Health Outcomes	[redacted]	0.0%	$ 2,274,437	$ 84,563.00	3.7%	$ 2,274,437	$ 2,274,437			
2	STEM Career Exploration	Support local Middle-school STEM Education programs in Bay Point, CA.	Build Economic Resilience for a Just Transition	[redacted]	100.0%	$ 125,000	$ -	0.0%	$ 125,000		$ 125,000		
3	Rio Vista Farm	Farm to School, Rio Vista Elementary School, Bay Point, CA / Epidemiological Ambient Air Monitoring Network	Both	[redacted]	100.0%	$ 113,636	$ -	0.0%	$ 125,000			$ 125,000	
4	Riverview HVAC Upgrade	Indoor Air Quality and Energy Savings - Riverview Middle School, Bay Point, CA	Both	[redacted]	100.0%	$ 2,322,292	$ 117,265.00	5.0%	$ 2,475,563				$ 2,475,563
5					0.0%			0.0%	$ -				
6					0.0%			0.0%	$ -				
7					0.0%			0.0%	$ -				
8					0.0%			0.0%	$ -				
9					0.0%			0.0%	$ -				
10					0.0%			0.0%	$ -				
				TOTALS	**54.5%**	**$ 4,835,365**	**$ 201,828**	4.2%	**$ 5,000,000**	**$ 2,274,437**	**$ 125,000**	**$ 125,000**	**$ 2,475,563**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	MDUSD Clean Air
Lead Applicant Name	Mount Diablo Unified School District
Project Location	Bay Point
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Electric Bus Fleet
Project Lead	Mount Diablo Unified School District
Project Location	Bay Point / District-wide routes
Project Funding Request	$2,274,437

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This project will rapidly decarbonize student transportation by procuring and deploying six (6) new electric, zero-emission school buses to its evolving EV School Bus fleet. Crucially, the project pledges the verifiable permanent retirement and physical destruction of six (6) legacy diesel school buses to guarantee the permanent removal of those highly localized emission sources. Significant EV charging resources (16 Ports) are already installed and presently operable on a daily basis. An additional ten (10) DC Fast Chargers are presently under construction, funded under BAAQMD Grant Agreement #25SBP123. A Notice of Proposed Award, recently received under CEC GFO-25-301 will add yet another 10 fast charging ports in 2027, in coordination with a PG&E Flex-Connection, ensuring an economical and reliable school bus charging depot. Now that the charging resources are evolving predictably, MDUSD needs to accordingly increase its EV School Bus fleet size, while also reducing its diesel-fueled fleet vehicles, locking in long term air basin benefits for years to come.

Beyond hardware, this project creates a vital educational synergy. The requested grant funds explicitly include contract stipends to cover the salaries and benefits of MDUSD bus drivers to operate these specific vehicles for weekly outdoor educational field trips. These drivers will utilize the new electric buses to transport students from across the entire district to the 1-acre Rio Vista Elementary farm in Bay Point, merging emission reductions with hands-on environmental education.

(Please refer to the consolidated Air Benefits table located under Question 1 in the Overall Narrative document for a complete, itemized breakdown of this project's calculated emission reductions, energy savings, and estimated health benefits).

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project strongly aligns with the "Reduce Air Pollution and Improve Health Outcomes" strategy. By permanently retiring and destroying six legacy diesel buses, the project directly eliminates 100% of the targeted fleet's tailpipe emissions. According to calculations utilizing the US EPA Diesel Emissions Quantifier (DEQ), this upgrade will result in an annual reduction of 0.863 short tons of NOx, 0.163 short tons of HC, 0.409 short tons of CO, and 91.8 short tons of CO2. Most critically for our vulnerable student populations, the project will eliminate 0.053 short tons of Diesel PM2.5 annually. Based on the EPA's Health Benefits Results, this specific reduction in PM2.5 directly translates to an estimated $74,000 in annual health benefits for Contra Costa County.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The electric vehicles will be housed and charged at the MDUSD bus yard in Concord, CA (1490 Gasoline Alley and 2326 Bisso Lane, both MDUSD owned properties that are contiguous to each other). The buses will serve daily routes within Bay Point and surrounding eligible fenceline communities, as well as district-wide field trip routes to Rio Vista Elementary in Bay Point.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Through ongoing district-wide transportation reviews and direct feedback from parents and community-based organizations (like our Co-Applicant, Growing Healthy Kids), local stakeholders consistently expressed a need for cleaner, safer transit options. Residents of Bay Point have specifically highlighted that the constant presence of idling diesel buses exacerbates the already extreme air quality issues they face from nearby industrial zones, elevating zero-emission transit to a top community priority.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Bay Point faces a profound environmental justice challenge; due to local topography, heavy refinery emissions are channeled and trapped against a large hill north of the Highway 4 corridor. Legacy diesel school buses compound this crisis by exposing children and neighborhoods to additional, highly localized toxic air contaminants. Retiring and physically destroying six diesel engine blocks addresses this challenge head-on, guaranteeing these vehicles will never again pollute the Bay Area. Our measurable outcomes will track the calculated annual reduction of 0.053 short tons of diesel PM2.5 and 0.863 short tons of NOx, proving a quantifiable, permanent public health benefit for the community.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

To inform the community of project benefits, we will prominently feature the new electric buses at "Back to School" nights and community fairs, providing bilingual materials and allowing parents and students to tour the zero-emission vehicles. To ensure two-way communication, we will distribute digital and physical surveys soliciting feedback on bus route optimization. The Project Steering Committee will review this feedback to ensure we prioritize deploying these clean vehicles on the routes and in the neighborhoods with the highest CalEnviroScreen pollution burden scores.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The vision for this project is to reduce mobile diesel exposure for our most vulnerable students and create a clean-transit bridge to outdoor agricultural education. Measurable outcomes include the verified destruction of 6 diesel buses and successful deployment of 6 electric buses. Project milestones include placing the vehicle order with AtoZ Bus Sales by January 10, 2027, receiving delivery by December 10, 2027, and formally submitting the legacy diesel buses to a Vehicle Recycler for destruction by January 10, 2028. MDUSD will serve as the Lead Entity, handling the major capital procurement of the vehicles, and managing the transit workforce. Furthermore, in alignment with Appendix D guidelines, MDUSD will prioritize the recruitment of workers laid off or facing layoffs from refineries, as well as local residents, for any associated infrastructure installation labor.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

We are requesting $2,189,874 in direct grant funding to procure six electric buses, with an additional $84,563 allocated for centralized grant administration. No funds are requested for the charging infrastructure as MDUSD has already secured sufficient EV charging ports to reliably service the six additional EV School Bus vehicles as soon as they are received. Importantly, while the LCBF grant budget does not request funding for stipends/salaries for the bus drivers facilitating the weekly Rio Vista farm trips, MDUSD will subsidize these bus driver salaries, benefits, and overtime in accordance with its existing Transportation labor agreements. An estimate of these costs, $75,000 over three years, is calculated and shown in the budget under Other Sources of Funding. Any infrastructure installation utilizing contractors will stringently adhere to prevailing wage labor standards and prioritize state-registered apprenticeship programs to ensure high-road economic benefits. *(Please see the attached Excel Budget document).*

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project directly advances the California Air Resources Board's (CARB) aggressive mandates to transition heavy-duty fleets and school buses to zero-emission vehicles. Furthermore, it operates as a critical mobile piece within MDUSD's broader, district-wide climate action portfolio; the district has already installed solar arrays at 90% of our schools. Additionally, MDUSD recently received a Notice of Proposed Award for the highly competitive California Energy Commission (CEC) GFO-25-301 grant for advanced battery storage, and UL-3141 microgrid aligned with the PG&E Flex-Connect program.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

MDUSD possesses extensive, proven experience successfully managing complex capital improvement projects and heavy-duty vehicle deployments. Our transportation and logistics teams possess the technical capacity, routing expertise, and administrative oversight historically proven to successfully manage strict state transit compliances and workforce training.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The district will dedicate 0.5 FTE Transportation Director to manage the procurement, infrastructure integration, and deployment of the vehicles. MDUSD's robust existing administrative infrastructure will support the financial tracking and deployment without requiring outside consultants, maximizing the grant dollars spent directly on the six (6) additional EV School Buses and supporting the local workforce.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The present EV infrastructure project funded under BAAQMD Grant Agreement no. 25SBP123 is permitted by City of Concord building permit number B252615, issued on November 14, 2025. The permit and inspection card is uploaded with this submittal for your review and verification.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The installation of electric vehicle charging stations within existing facilities is typically categorically exempt under CEQA. A CEQA Notice of Exemption was filed with the appropriate Local and State authorities on September 25, 2025, §15304 Minor Alterations to Land. The CEQA NOE is uploaded with this submittal for your review and verification.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

MDUSD holds sole ownership and direct operational control of the bus yards where the vehicles will be housed and charged: (i) 1490 Gasoline Alley, and (ii) 2326 Bisso Lane.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

MDUSD's transportation department will manage the ongoing operations and maintenance of the fleet. The district anticipates significant, permanent operational savings from the elimination of diesel fuel purchases, which will be directly reinvested into the general operating budget to fund long-term EV maintenance and charging upkeep beyond the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary barrier to fleet electrification is the risk of delays in utility grid upgrades and charging infrastructure installation. MDUSD has an executed Agreement in Place with the PG&E EV Fleets Program, No. FLEET014662732. The utility grid upgrade project is presently in the Construction Phase.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The vision for this project is to rapidly decarbonize student transportation by procuring 6 zero-emission electric school buses while verifiably and permanently destroying 6 legacy diesel buses, reducing mobile diesel exposure in fenceline communities.

Measurable Outcome	Indicator(s)
1. Verify the permanent retirement and physical destruction of 6 legacy diesel school buses.	• Official documentation and certificates of destruction from certified vehicle recyclers for 6 diesel engine blocks.
2. Procure and successfully deploy 6 zero-emission electric school buses on optimized routes.	• Delivery and active routing of 6 EV buses. Calculated estimated annual reduction in diesel PM and NOx emissions.
3.	•
4.	•
5.	•
6.	•

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Retire and Destroy Legacy Diesel Buses	1. Identify 6 specific legacy diesel buses for retirement	MDUSD		Month 2
		2. Transfer buses to a certified heavy-duty vehicle recycler	MDUSD		Month 12
		3. Obtain and record official certificates of destruction	MDUSD		Month 14
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			
2.	A. Procure Electric Buses	1. Issue purchase orders for 6 EV School Buses	MDUSD		Month 4
		2. Receive delivery of 6 EV School Buses	MDUSD		Month 16
		3. Complete mandatory EV transit training for bus drivers	MDUSD		Month 18
	B. Deploy EV Buses on Optimized Routes	1. Distribute community surveys for route optimization feedback	MDUSD		Month 6
		2. Deploy EV buses on routes prioritizing high CalEnviroScreen pollution areas	MDUSD		Month 18
		3. Utilize EV buses for district-wide student field trips to the Rio Vista farm (leveraging MDUSD's $75,000 existing labor agreements for driver salaries)	MDUSD		Ongoing
	C.	1.			
		2.			

		3.			
3.	A.	1.			
		2.			
		3.			
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			
4.	A.	1.			
		2.			
		3.			
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			
5.	A.	1.			
		2.			
		3.			
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			

		3.			
6.	A.	1.			
		2.			
		3.			
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Mt. Diablo Unified School District	$2,274,437.00	$0.00	$0.00	$2,274,437.00	0.0%	0.0%	$84,563.00	3.7%	45.5%
Co-Applicant 1	Mt Diablo Education Foundation	$125,000.00	$0.00	$0.00	$125,000.00	0.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 2	Growing Healthy Kids, Local non-profit	$113,636.36	$11,363.64	$0.00	$125,000.00	10.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 3	Sigler Corp., Local Ventilation HVAC Equipment Supplier	$2,322,291.74	$153,271.25	$0.00	$2,475,563.00	6.6%	0.0%	$117,265.00	5.0%	49.5%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$4,835,365.10**	**$164,634.89**	**$0.00**	**$5,000,000.00**	**3.4%**	**0.0%**	**$201,828.00**	**4.2%**	**54.5%**

Total Other Sources (All Applicants)	$1,500,000.00
Total Project Cost Including Other Sources (All Applicants)	$6,499,999.99

Project Name:	Mt Diablo USD
Lead Applicant Name:	Mt. Diablo Unified School District
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	Microbird EV School Bus	Purchase six (6) Microbird EV School Buses & Destroy six (6) Diesel School Buses	##########
Professional Services & Consultants	Direct	Grant Administration	Professional Services Subcontractor - Grant	$84,563.00

Project Name:	Mt Diablo USD
Co-Applicant 1 Name:	Mt Diablo Education Foundation
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	STEM Program Support	Middle and After School STEM program support	$125,000.00

Project Name:	Mt Diablo USD
Co-Applicant 2 Name:	Growing Healthy Kids, Local non-profit
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Educational Field trips	Garden Educators/Farmer $36.50 hr • $35,040 for 60 field trips (960 hours training, delivery, set up, and prep) • $23,360 = 640 hours farm labor / maintenance • $1460 = 40 hrs curricuulm development 15% fringe benefits	$68,839.00
Personnel/Staff Costs	Direct	Monitoring Plan, Data Collection, Analysis, Grant Management	Head of Program: .1 FTE x $80,000 (.8 FTE salaried) x 3 years with 20% fringe (3.2 hr / week)	$19,200.00
Personnel/Staff Costs	Direct	Field trip supplies management and community events coordination	Operations Manager: .05 FTE x $75,000 (1.0 FTE salaried) x 3 years with 20% fringe (2 hr / week)	$13,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Propagation Supplies, Purple Air Monitors	Year 1 only: Purple Air Flex Air Quality Monitors & power supplies (estimated $4000) and Propagation supplies	$7,097.36
Community Engagement	Direct	Outreach materials	Signage, outreach materials, and food for community events, translation	$5,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		10%: accounting services, insurance	$11,363.64

Project Name: Mt Diablo USD
Co-Applicant 3 Name: Sigler Corp., Local Ventilation HVAC Equipment Supplier
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Professional Services & Consultants (≤25% of Direct Costs at	Direct	A/E Design – Ventilation HVAC	Architectural & Engineering Design for Riverview Middle School Ventilation HVAC Project	$117,265.00
Construction	Direct	Prevailing Wage Labor -- Ventilation HVAC	Local contractor prevailing wage labor for Riverview Middle School Ventilation HVAC project	$748,126.42
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment Ventilation HVAC	Local contractor equipment cost for Riverview Middle School Ventilation HVAC project (plus salt-resist coil coating)	$750,825.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Materials -- Ventilation HVAC	Local contractor materials cost for Riverview Middle School Ventilation HVAC project	$76,140.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air filtration upgrades and enhanced ventilation controls	Local contractor air filtration upgrades and enhanced ventilation controls for Riverview Middle School Ventilation HVAC project	$303,150.00
Construction	Direct	Crane/Forklift rental, storage, fencing --	Local contractor crane and forklift rental for Riverview Middle School Ventilation HVAC project	$81,075.00
Construction	Direct	Electrical Ventilation HVAC	Local contractor electrical cost for Riverview Middle School Ventilation HVAC project	$135,125.00
Contingency (≤10% of Direct Costs at PROJECT	Direct	Contingency Ventilation HVAC	5% contingency	$110,585.32
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	MDUSD Indirect Cost	MDUSD Indirect cost rate 6.6%	$153,271.25

BAY AREA AIR QUALITY MANAGEMENT DISTRICT

CARL MOYER PROGRAM

Electric Vehicle Infrastructure Training Program (EVITP) Certification Form

California Public Utilities Code 740.20 states that for work performed on or after January 1, 2022, all electric vehicle charging infrastructure and equipment on the customer side of the electrical meter funded or authorized by this Grant Agreement shall be installed by a contractor with the appropriate license classification, as determined by the Contractors' State License Board (CSLB), and at least one electrician on each crew, at any given time, who holds an Electric Vehicle Infrastructure Training Program (EVITP) certification. Projects that include installation of a charging port supplying 25 kilowatts or more to a vehicle shall have at least 25 percent of the total electricians working on the crew for the project, at any given time, who hold EVITP certification. One member of each crew may be both the contractor and an EVITP certified electrician.

The requirements stated in this paragraph do not apply to any of the following:

1. Electric vehicle charging infrastructure installed by employees of an electrical corporation or local publicly owned electric utility.
2. Electric vehicle charging infrastructure funded by moneys derived from credits generated from the Low Carbon Fuel Standard Program (Subarticle 7 (commencing with Section 95480) of Article 4 of Subchapter 10 of Chapter 1 of Division 3 of Title 17 of the California Code of Regulations).
3. Single-family home residential electric vehicle chargers that can use an existing 208/240-volt outlet.

By signing this certification form, the Grantee attests under penalty of perjury under State of California law that

(X) the charging infrastructure installation project using Bay Area Air Quality Management District (Air District) Carl Moyer Program funding, Project #: 25SBP123, will comply with California Public Utilities Code 740.20.

( ) California Public Utilities Code 740.20 does not apply to the charging infrastructure installation project using Air District Carl Moyer Program funding, Project #:_____, for the following reason(s):

_____

_____

CHARGING LOCATION INFORMATION

The charging location address must match the address listed in the executed Grant Agreement.

Charging Location Address: 1490 Gasoline Alley (2326 Bisso Lane - PG&E Service Address)

City: Concord State: CA Zip Code: 94520 County: Contra Costa

GRANTEE INFORMATION

I declare under penalty of perjury that the funded charging infrastructure project (project number referenced above) will comply with California Public Utilities Code 740.20.

Grantee Organization: Mt. Diablo Unified School District

Authorized Signatory Name: Adrian Vargas Title: Chief Finance Officer

Phone: [redacted] Email: vargasadrian@mdusd.org

Signature of Authorized Signatory: Date: 9/24/25

PROJECT INFORMATION

Make	Model	kW Maximum Output (per connector)	Quantity of Equipment in this Configuration
Tritium	RTM 75	75 kW	5 (total 10 ports)

Name of contractor on site: Bockman & Woody Contractor's License #: [redacted]

Total number of state-certified general electricians who will be on-site: 3 ea

Name(s) of EVITP certified electrician(s) on-site with valid EVITP certifications who will install electric vehicle infrastructure during work hours on site:

Electrician Name	EVITP Certification Number
[redacted]	[redacted]

I declare under penalty of perjury under California law that all foregoing statements are true and correct. I acknowledge that the Air District reserves the right to request proof of EVITP certification, and electrician and contractor information upon request. Failure to provide requested information may result in the cancellation of the funded project.

CONTRACTOR SIGNATURE

Name: [redacted] **Title:** [redacted]

Company Name (as it appears on the California CSLB): Bockmon & Woody Electric Co., inc.

Signature of Contractor: [signature] **Date:** 9/5/2025

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Contra Costa
555 Escobar St
Martinez, CA 94553

From: (Public Agency): Mt. Diablo Unified School District
1936 Carlotta Dr
Concord, CA 94519
(Address)

Project Title: Fleet electric vehicle charging and solar energy system

Project Applicant: Mt. Diablo Unified School District, 1936 Carlotta Dr, Concord, CA 94519, tel. 925-682-8000

Project Location - Specific:
MDUSD School Bus Transportation yard, 2326 Bisso Lane, Concord, CA 94520

Project Location - City: Concord Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:
Installation of fleet electric vehicle charging equipment including integrated solar energy generation system for the public school district's electric vehicle school bus fleet needs.

Name of Public Agency Approving Project: City of Concord Building Division

Name of Person or Agency Carrying Out Project: The KYA Group

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15304 Minor alterations to land
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The activities funded by the agreement will not cause a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because CEQA exemption 15304 (f) minor trenching and backfilling where surface is restored.

Lead Agency
Contact Person: _____ Area Code/Telephone/Extension: [redacted]

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Executive Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

BUILDING PERMIT & INSPECTION CARD

City of Concord
Building Division
1950 Parkside Drive, MS/51
Concord, CA 94519
(925) 671-3330 (Inspectors)

PERMIT INFORMATION:

PERMIT NO.: **B252615**
PARCEL NO.: **112211043**
JOBSITE ADDRESS: 2326 BISSO LN

DATE ISSUED: 11/14/2025
VALUATION: $3,000,000.00

DESCRIPTION OF WORK: Installation of (10) new level 3 EV bus chargers for fleet charging, with steel canopy above the chargers

SCHEDULING AN INSPECTION:

Schedule your inspection at www.cityofconcord.org/BuildingInspections by selecting the "Request an Inspection" button.

All inspection requests are scheduled for the next business day. For example, a request submitted up to 11:59pm on Thursday will be scheduled for Friday. A request submitted any time Friday through 11:59pm Sunday will be scheduled for Monday. Holidays are treated the same as a weekend day.

Next day inspections are not guaranteed. You will be notified if your inspection needs to be rescheduled.

While we do our best to accommodate preferred AM or PM time windows, requests are not guaranteed.

After 8 a.m. the day of your inspection, you can confirm your inspection and AM or PM time window at www.cityofconcord.org/BuildingInspections by selecting the "View Today's Building Inspection Schedule" button.

REQUIRED AT TIME OF INSPECTION:

1. Permit card must be on site
2. For those permits with plans, a **printed hard copy** of the City approved plans must be on site
3. For contractor installed work, contractor must be on site for inspections, not just the home owner
4. Work must be completed and ready for inspection

If any of these requirements are not met, a re-inspection fee may be charged.

For general inspection questions, please email the inspectors at *inspectors@cityofconcord.org* or call the inspector's hotline at (925) 671-3330. Inspectors' office hours are 7:30 to 8:30 a.m. and 4 to 4:30 p.m. Monday through Friday.

Smoke and Carbon Monoxide Alarms: For residential additions, alterations or repair projects smoke alarms and carbon monoxide alarms must be installed per the California Residential Building Code.

Feedback:
Your feedback on Community and Economic Development Department services would be appreciated. Please take a moment to complete our on-line surveys here:
For development review services: *http://www.surveymonkey.com/s/DRS1*
For building inspection services: *http://www.surveymonkey.com/s/BuildingInspection1*

Address: 2326 BISSO LN

JOBSITE INSPECTION RECORD

Permit No.: B252615

- Inspections shall be made in consecutive order as shown. Do not cover or proceed with any work until the required Inspections have been made.
- Clearance from all Departments and Jurisdictions and payment of all applicable fees are required before Final Inspections will be made
- Permits shall expire if a major inspection is not passed within 12 months of permit issue, or within 12 months of a previously passed major inspection.

	MASTER	ELECTRICAL	MECHANICAL	PLUMBING
Foundation	SETBACK	SLAB	GROUND	GROUND
	PIERS	UFER		SEWER
	HOLDDOWN	GROUND		RW LEADER
	FTG/SLAB	OKAY TO POUR		WATER SER
Floor	SUBFLOOR	SUBFLOOR	SUBFLOOR	SUBFLOOR
	INSULATE			
	DIAPHRAM	OKAY TO POUR		
Frame	ROUGH	ROUGH	ROUGH	TOPOUT
	T-BAR	T-BAR	T-BAR	GAS LINE
	SHEARWALL	SERVICE	FLUE	GAS TEST
	ROOF/DIA	TEMP PWR	EXHAUST	WATERLINE
	LATH		HVAC	SHR PAN
	CMU		F DAMPER	RW LEADER
	FP FHA		TI HOOD	WATER HTR
	INSULATE		SOLAR	BOILER
	WETWALL	OKAY TO COVER		
	GYP BD			
	PRE GUNITE			
	REINF	BONDING		WATER TEST
	OKAY TO GUNITE		SOLAR	BOILER
Pool/Spa	**PRE DECK**			
	REINF	BONDING		
	SECURITY			
	B90-BLDG ELECT	E90-ELECT PLUMB		GAS TEST
	OKAY TO PLASTER			

Allowed construction hours: CMC Section 8.25.020(1)y

Monday - Friday – Citywide (all zones) 7:30 am to 6:00 pm

Saturday – Citywide (all zones) 8:00 am to 5:00 pm

Sunday – Residential Zones (by homeowner, homeowner's contractor, and/or tenant) and Commercial Zones 8:00 am to 5:00 pm

The Building Official is authorized to modify the permitted hours of construction under any issued building permit, unless otherwise restricted by an environmental mitigation and monitoring program.

No 3rd party debris boxes allowed in Concord. Mt. Diablo Resource Recovery and self-hauling only.

COMMENTS

FINAL INSPECTIONS			
PLANNING DIVISION	ENGINEERING DIVISION	FIRE DISTRICT	HEALTH DEPARTMENT

AFTER THE APPLICABLE FINAL INSPECTIONS ABOVE HAVE BEEN SIGNED, SCHEDULE YOUR FINAL BUILDING INSPECTION

OCCUPANCY GRANTED PRIOR TO FINAL:	BUILDING FINAL

SEE INFORMATION BULLETIN IB-029 FOR TEMPORARY CERTIFICATE OF OCCUPANCY REQUIREMENTS.

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	MDUSD Clean Air
Lead Applicant Name	Mount Diablo Unified School District
Project Location	Bay Point
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	STEM Career Exploration
Project Lead	Mount Diablo Education Foundation (Co-Applicant)
Project Location	Riverview Middle School, Bay Point
Project Funding Request	$125,000

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

MDEF will support the development and implementation of a year-long career exploration course for MDUSD middle school students, focused on engaging middle school students in preparation for the STEM career pathways offered in MDUSD high schools; and exposing middle school students to STEM and sustainability/green job careers through field trips.

This project will fund the creation of a middle school career exploration program, focusing on STEM (Science, Technology, Engineering, and Mathematics) and sustainable/green job career paths for Riverview, a Title I middle school serving the unincorporated community of Bay Point. Our Co-Applicant, the Mount Diablo Education Foundation (MDEF), will serve as fiscal agent for this initiative, which will develop a high-quality environmental education and foundational career preparation program focusing on STEM and environmental education directly to students living in a deeply disadvantaged, blue-collar fenceline community. Additionally, this project will encourage future STEM and sustainability/green job careers for middle school students through field trips.

While most career and technical education (CTE) courses aren't offered until high school, this project would engage students earlier to raise their curiosity about career options. Offering a career exploration course for middle school students in the seventh and eighth grades will allow them to make a more informed decision about joining high school STEM pathways. MDUSD high schools offer a variety of STEM career pathways, including engineering, healthcare, and robotics.

By establishing this career exploration program for seventh and eighth graders at Riverview Middle School, we will equip them to make educated decisions about entering the STEM career pathways available at MDUD high schools. Additionally, field trips to local STEM-industry companies and organizations will give the students a first-hand look at the career options – many of which are unknown to students - that they could pursue after graduating from high school.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project strongly aligns with the "Build Economic Resilience for a Just Transition" strategy. A just transition requires a prepared, localized workforce. While California has invested heavily in high school Career Technical Education (CTE) programs, this project closes a critical pipeline gap by targeting middle school students. By engaging younger students in foundational STEM concepts, this project prepares them to seamlessly transition into high school CTE pathways and, ultimately, high-road jobs in STEM and the expanding clean-economy sector. Additionally, by supporting the creation of a career exploration program, middle school students from an economically underserved area will be exposed to career options that could significantly impact their life's economic resiliency.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project will be located at a Title I middle school (Riverview) operating in the unincorporated community of Bay Point, CA, serving students who reside entirely within the eligible community boundary. The career exploration project will be created for the students of Riverview Middle School, 205 Pacifica Ave., Bay Point, CA.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-*

based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.

From the deep organizational ties and continuous dialogue with Bay Point families, MDUSD and local educators consistently identified a critical gap in early workforce exploration. Furthermore, local stakeholders identified that students from these disadvantaged neighborhoods were often entering high school unprepared to take advantage of advanced CTE and green-technology pathways compared to their peers in more affluent areas of the district. This program will bridge the gap, allowing the Riverview students to make educated, informed decisions when choosing their high school career pathways.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Located in Bay Point, Riverview Middle School serves 677 students in sixth through eighth grade. 89.30% of Riverview's students qualify for free and reduced-price meals, and 34.8% of the students are English Language Learners. The minority population of Riverview is 97.6% and 81% of the students come from socioeconomically disadvantaged homes. According to the State Accountability Report Card (SARC) and *U.S. News* Report Card, the chronic absenteeism rate at Riverview is 33%, only 39% of students were at grade level for math and 9% were at grade level for language arts/literacy. We need to inspire these students to not only attend school but give them the inspiration needed to not only complete middle school but look forward to high school and career pathways. This program is all-about offering options and opportunities to explore.

As Paige Tutt stated in her Aug. 13, 2025, article in *Edutopia*, "By giving (middle school) kids the opportunity to explore possible careers without the heavy burden of expectation on their shoulders (often placed on high school students), we can help students determine not just what jobs they might want in the future, but who they are. What makes their eyes light up? What are they curious to try? What can they talk about for hours? The research says middle schoolers crave these opportunities: 85% are already thinking about future careers and 87% are interested in ways to match their skills and interests to potential careers, according to a 2022 report from American Student Assistance." This program strives to encourage those cravings.

This project addresses a fundamental environmental justice and just transition challenge: ensuring that the communities most burdened by fossil fuel pollution are actually equipped to secure the high-quality jobs generated by the clean-energy transition. By establishing robust middle school STEM programs, we are building economic resilience from the ground up. Our

measurable outcomes will track student enrollment numbers and utilize longitudinal surveys to measure students' increased knowledge and confidence in pursuing clean-energy and technology careers, demonstrating a tangible pipeline toward long-term community economic resilience

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

To ensure the curriculum remains culturally responsive and relevant, the MDUSD will form a Parent Advisory Group to review program materials before it is offered to the students. Riverview will host interactive, end-of-year community showcases where students present their STEM projects to their families, fostering a two-way dialogue about the importance of clean-economy education. Additionally, local STEM-industry employers will be involved in both the course creation as well as hosting student field trips - showcasing the future local STEM careers that could be available to the students.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The vision for this project is to build an equitable, early-education pipeline to the clean economy for Bay Point's youth. Measurable outcomes include enrolling up to 40 seventh and eighth grade middle school students annually in the elective STEM career exploration program, delivering a full academic year (140 hours) of specialized curriculum and field trips, and tracking a measurable increase in students' readiness and intention to enter high school CTE pathways. MDEF will serve as the fiscal agent for the project, working with the district's Director and Assistant Director of Curriculum and Instruction as they develop the program. MDUSD teachers will be hired (or given re-assign time) to develop curriculum and to procure Paxton lab materials, which are engaging, accessible and easy to implement, allowing students to dive into career research. The course teachers will partner with local STEM-industry employers to host field trips for the students. These grant funds will also underwrite the cost of transportation and substitute teachers for field trip days.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

We are requesting $125,000 to cover curriculum development, program materials, transportation to field trip sites and substitute teachers for field trip days. By purchasing a well-established, proven career exploration lab program (Paxton), the career exploration program will go beyond the traditional lecture model and actively engage the students to spur interest and excitement. Importantly, the budget is designed to deliver immediate economic benefits to the local workforce by offering highly competitive, high-road stipends to district teachers assigned to this program. The budget also allocates specific MDUSD staff time for indicator tracking and grant reporting. *(Please see the attached Excel Budget document).*

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project bridges a critical, widely recognized gap in California's statewide Career Technical Education (CTE) pathways, which traditionally under-invest in middle school foundational skills. The Golden State Pathways Program (AB 181) is a statewide initiative designed to create seamless transitions from TK–12 education to postsecondary education and high-quality careers in high-wage, high-skill, and high-growth industries. The program's overarching goal is to ensure that all Californians, especially those from historically underserved groups, can access meaningful educational and career opportunities.

The Middle School STEM Career Exploration project puts Bay Point Riverview students on the path to those high-quality careers, and to be prepared for the transition into high school by introducing them early to STEM career options, making their high school career path a deliberate choice. Furthermore, it directly aligns with regional workforce development board goals to cultivate a robust pipeline of homegrown talent for the expanding green energy, advanced manufacturing, and climate technology sectors in the Bay Area.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

As an official Co-Applicant and fiscal agent, the Mount Diablo Education Foundation (MDEF) is a dedicated non-profit organization with a long, proven history of successful fundraising, grant management, and delivering high-quality educational enrichment across the district. The Mt.

Diablo Education Foundation, second Co-Applicant, has been supporting educational enrichment programs for the students of the Mt. Diablo Unified School District, focusing primarily on Title I schools, since 2018. MDEF works with the teachers, principals and staff of our most severely underfunded schools to help bridge the equity gap and provide enrichment programs for all students – regardless of their socio-economic status.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

MDEF possesses the administrative capacity to oversee the fiscal and reporting responsibilities of this program. As MDUSD hires or re-assigns specialized educators, who then will develop responsive curriculum and purchase customized lab equipment and materials, MEDF will assure that funding is available and accessible as needed. MDEF has no paid FTEs and is a 100% volunteer organization. With over 15 years of multi-million-dollar grant oversight experience, MDEF's [redacted] and volunteer, [redacted], will oversee the fund distribution and reporting responsibilities for the program. As a highly leveraged benefit, the deeply rooted partnership between MDEF and MDUSD allows the delivery of this program seamlessly within existing MDUSD classrooms, completely eliminating facility overhead costs and ensuring that 100% of grant funds are directed toward student programming and high-road educator stipends.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A. No construction, environmental modifications, or ground disturbances are required for the implementation of this educational programming.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A. After-school educational programs hosted within existing school facilities do not trigger CEQA compliance requirements.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Programs will take place within existing MDUSD classrooms. Site access is already secured and authorized under the formal, legally binding partnership agreement between MDUSD (the Lead Applicant and property owner) and MDEF (the Co-Applicant). Additionally, MDEF's Board of Directors enthusiastically approved this project on May 11, 2026.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A for physical infrastructure. The STEM curriculum and program framework developed under this grant will be maintained by MDEF for use in future educational cycles beyond the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary anticipated barrier is the difficulty of recruiting qualified STEM educators to work during after-school hours. MDEF will overcome this risk by proactively offering competitive, high-road stipends to attract top-tier teaching talent, ensuring the program is fully staffed by dedicated professionals. Additionally, MDEF has a Board of Directors, who enthusiastically agrees to be co-applicant on this important project at their May 11, 2026, board meeting.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The vision for this project is to build an equitable, early-education pipeline to the clean economy for Bay Point's youth by establishing a robust, year-long middle school STEM career exploration course.

Measurable Outcome	Indicator(s)
1. Enroll middle school students annually in the year-long career exploration course and deliver specialized curriculum.	• Number of enrolled 7th and 8th-grade students. Number of specialized curriculum hours and STEM field trips delivered
2. Increase students' readiness, knowledge, and intention to enter high school CTE (Career Technical Education) and clean-energy pathways.	• Pre- and post-program longitudinal surveys measuring student confidence and intention to pursue green STEM careers.
3.	•
4.	•
5.	•
6.	•

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Develop Year-Long Course and Recruit Educators	1. Procure Paxton lab materials and customize the in-school, year-long curriculum	MDEF	MDUSD	Month 3
		2. Hire specialized educators using competitive, high-road stipends	MDEF	MDUSD	Month 4
		3. Form Parent Advisory Group to review materials	MDEF	MDUSD	Month 5
	B. Execute Curriculum and Field Trips	1. Enroll 7th and 8th-grade students in the year-long course	MDEF	MDUSD	Month 6
		2. Deliver interactive STEM lab hours during the academic year	MDEF	MDUSD	Ongoing
		3. Underwrite and conduct clean-economy career field trips, including funding transportation and substitute teachers	MDEF	MDUSD	Ongoing
	C.	1.			
		2.			
		3.			
2.	A. Evaluate Program Impact and Readiness	1. Administer baseline career-readiness surveys to enrolled students	MDEF	MDUSD	Month 7
		2. Host interactive end-of-year community STEM showcases	MDEF	MDUSD	Month 12 (Annually)
		3. Administer end-of-year surveys and analyze longitudinal shifts in CTE pathway intention	MDEF	MDUSD	Month 12 (Annually)
	B.	1.			
		2.			
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	C.	1.			
		2.			
		3.			
3.	A.	1.			
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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Mt. Diablo Unified School District	$2,274,437.00	$0.00	$0.00	$2,274,437.00	0.0%	0.0%	$84,563.00	3.7%	45.5%
Co-Applicant 1	Mt Diablo Education Foundation	$125,000.00	$0.00	$0.00	$125,000.00	0.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 2	Growing Healthy Kids, Local non-profit	$113,636.36	$11,363.64	$0.00	$125,000.00	10.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 3	Sigler Corp., Local Ventilation HVAC Equipment Supplier	$2,322,291.74	$153,271.25	$0.00	$2,475,563.00	6.6%	0.0%	$117,265.00	5.0%	49.5%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$4,835,365.10**	**$164,634.89**	**$0.00**	**$5,000,000.00**	**3.4%**	**0.0%**	**$201,828.00**	**4.2%**	**54.5%**

Total Other Sources (All Applicants)	$1,500,000.00
Total Project Cost Including Other Sources (All Applicants)	$6,499,999.99

Project Name:	Mt Diablo USD
Lead Applicant Name:	Mt. Diablo Unified School District
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	Microbird EV School Bus	Purchase six (6) Microbird EV School Buses & Destroy six (6) Diesel School Buses	$2,189,874.00
Professional Services & Consultants	Direct	Grant Administration	Professional Services Subcontractor - Grant	$84,563.00

Project Name: Mt Diablo USD
Co-Applicant 1 Name: Mt Diablo Education Foundation
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	STEM Program Support	Middle and After School STEM program support	$125,000.00

Project Name: Mt Diablo USD
Co-Applicant 2 Name: Growing Healthy Kids, Local non-profit
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Educational Field trips	Garden Educators/Farmer $36.50 hr • $35,040 for 60 field trips (960 hours training, delivery, set up, and prep) • $23,360 = 640 hours farm labor / maintenance • $1460 = 40 hrs curricuulm development 15% fringe benefits	$68,839.00
Personnel/Staff Costs	Direct	Monitoring Plan, Data Collection, Analysis, Grant Management	Head of Program: .1 FTE x $80,000 (.8 FTE salaried) x 3 years with 20% fringe (3.2 hr / week)	$19,200.00
Personnel/Staff Costs	Direct	Field trip supplies management and community events coordination	Operations Manager: .05 FTE x $75,000 (1.0 FTE salaried) x 3 years with 20% fringe (2 hr / week)	$13,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Propagation Supplies, Purple Air Monitors	Year 1 only: Purple Air Flex Air Quality Monitors & power supplies (estimated $4000) and Propagation supplies	$7,097.36
Community Engagement	Direct	Outreach materials	Signage, outreach materials, and food for community events, translation	$5,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		10%: accounting services, insurance	$11,363.64

Project Name: Mt Diablo USD
Co-Applicant 3 Name: Sigler Corp., Local Ventilation HVAC Equipment Supplier
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Professional Services & Consultants (≤25% of Direct Costs at	Direct	A/E Design -- Ventilation HVAC	Architectural & Engineering Design for Riverview Middle School Ventilation HVAC Project	$117,265.00
Construction	Direct	Prevailing Wage Labor -- Ventilation HVAC	Local contractor prevailing wage labor for Riverview Middle School Ventilation HVAC project	$748,126.42
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment Ventilation HVAC	Local contractor equipment cost for Riverview Middle School Ventilation HVAC project (plus salt-resist coil coating)	$750,825.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Materials -- Ventilation HVAC	Local contractor materials cost for Riverview Middle School Ventilation HVAC project	$76,140.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air filtration upgrades and enhanced ventilation controls	Local contractor air filtration upgrades and enhanced ventilation controls for Riverview Middle School Ventilation HVAC project	$303,150.00
Construction	Direct	Crane/Forklift rental, storage, fencing --	Local contractor crane and forklift rental for Riverview Middle School Ventilation HVAC project	$81,075.00
Construction	Direct	Electrical Ventilation HVAC	Local contractor electrical cost for Riverview Middle School Ventilation HVAC project	$135,125.00
Contingency (≤10% of Direct Costs at PROJECT	Direct	Contingency Ventilation HVAC	5% contingency	$110,585.32
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	MDUSD Indirect Cost	MDUSD Indirect cost rate 6.6%	$153,271.25

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	MDUSD Clean Air
Lead Applicant Name	Mount Diablo Unified School District
Project Location	Bay Point
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Rio Vista Farm
Project Lead	Growing Healthy Kids (Co-Applicant)
Project Location	Ray Vista Elementary, Bay Point
Project Funding Request	$125,000

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This project will expand an existing 1-acre educational garden farm and field trip program, increase on-site propagation of and community access to California Native plants species that improve outdoor air quality, increase school greening efforts by planting CA Native carbon sinking gardens at Bel Air, Shore Acres and Delta View Elementary Schools, and deploy a rigorous, hyper-local air-monitoring network and associated student curriculum. Led by our official Co-Applicant, Growing Healthy Kids, the 1-acre Pacifica Garden Farm acts as an immersive outdoor education space featuring innovative, low-impact outdoor classrooms centered around California Native plant species such as Coast Live Oaks and Elderberries that capture carbon, improve soil quality, and increase local biodiversity. The produce grown on the farm directly supplies the Rio Vista Elementary school cafeteria, as well as being used for class tastings, cooking and nutrition lessons, organically lowering the carbon footprint of commercial food delivery. Any food waste generated by the cafeteria is actively composted and recycled directly back into the farm to grow the next crop cycle.

Simultaneously, this project will deploy a network of 8-10 high-tier "flex air" Purple Air monitors to gather vital comparative epidemiological data. We will install these 8-10 monitors directly at the Pacifica Garden Farm, throughout the broader Bay Point fenceline community, and in non-greened outdoor campus areas. To measure success and analyze the exposure data without the use of an outside control group, Growing Healthy Kids will identify differences in exposure between urban green space and non-greened areas to track the differences in exposure and build a community-owned epidemiological data network. GHK will develop a standards aligned, grade level appropriate curriculum about air pollution, carbon sequestration, and CA Native plants that will be used during field trips and incorporate examining real-time air-monitoring data from the network and discussion of strategies for health protection.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project aligns directly with the "Reduce Air Pollution and Improve Health Outcomes" strategy by expanding urban greening, reducing commercial food transport emissions, and establishing a community-owned data network to inform public health decisions.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project is located at Rio Vista Elementary, 611 Pacifica Ave, and will also serve students at Bel Air, Shore Acres, and Delta View Elementary Schools in the unincorporated community of Bay Point, CA. The air monitoring network will be deployed in the neighborhoods surrounding the schools to monitor air quality in the Highway 4 corridor pollution belt.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

As a deeply rooted community-based organization, Growing Healthy Kids maintains continuous dialogue with Bay Point families. Through our existing school programming and community events, residents consistently identified two compounding environmental justice needs: first, persistent lack of green space, food access and fresh produce challenges; and second, a profound lack of granular, neighborhood-level air quality data. While residents know their air is heavily polluted by nearby refineries, they expressed frustration over lacking the specific, hyper-local

data required to advocate for change or make daily health decisions for their children.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Bay Point faces an extreme environmental justice challenge due to topography that traps refinery emissions directly within the community, as well as an identified lack of access to green space and healthy, fresh food. The MDUSD 2023-2024 CA Healthy Kids Survey highlighted student health and access inequities, illustrating the need to increase access to nature and healthy foods in the lowest income and most highly polluted communities of Bay Point. Approximately 25% of MDUSD 5th graders self-report that they need to be driven or walk 15 minutes or more to access safe and healthy natural spaces outside of school environments, demonstrating a need for access to nature which is exacerbated in MDUSD's low-income areas including Bay Point. This project addresses the identified data gap by creating a community-owned air monitoring network that directly targets the Title I school communities and families within this pollution bottleneck and increases community urban green space both at school and at homes through distribution of air cleaning CA Native plants, which are often inaccessible due to cost and rarity. We will track number of community events held and attendees, assess knowledge, attitudes and practices (KAP) about air-pollution before and after a sample of field trips, number of students attending field trips and number and location of plants distributed and planted.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Growing Healthy Kids will hold quarterly, bilingual community meeting and harvest days at the Pacifica Garden Farms. Project staff will provide project report-outs, encourage community involvement, invite families to volunteer on the farm, teach about sustainable agriculture, distribute plants, and solicit direct, two-way feedback on the program. The Project Steering Committee will review this feedback monthly to adjust operations, ensuring project data remains accessible through community reports that highlight how to access Purple Air data and identify school based sensors, and the food grown and plants given away reflect the rich multitude of cultures present in the Bay Point community.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The vision is to establish a sustainable, hyper-local farm-to-school food system and CA Native plant nursey in conjunction with a school-based air-monitoring network. Measurable outcomes include installation and location mapping of 8-10 high-tier "flex air" monitors, publication of comparative epidemiological air-quality and project status community reports, mapping of neighborhood planting locations of air-quality improving CA Native plants and tracking total number and plant species given away, tracking number of students who receive field trips, assessing increase in KAPs after receiving air-pollution field trip curriculum from sample of field trips, and tracking the pounds and type of local produce generated and sent to school cafeteria. Growing Healthy Kids will serve as the Lead Entity for this project, leveraging MDUSD's facility access for the farm and monitor installations.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

We are requesting $125,000 to fund the procurement and installation of the advanced "flex air" Purple Air monitors, necessary data analysis software, and the agricultural materials required to expand the farm's yield and hay bale outdoor classrooms. Crucially, the budget explicitly allocates dedicated staff time (FTEs) for indicator tracking and rigorous data analysis, ensuring grant outcomes are scientifically measured. *(Please see the attached Excel Budget document).*

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project aligns seamlessly with the California Department of Food and Agriculture's (CDFA) urban greening and farm-to-school initiatives, from which the project already receives foundational support. Furthermore, it aligns with the Air District's explicit goals—and the Community Air Protection Program (AB 617)—to expand community-owned air monitoring

networks and exposure-reduction strategies within disproportionately impacted fenceline communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

As an official Co-Applicant and Project Lead for this component, Growing Healthy Kids is highly capable and financially ready. The organization is successfully managed a $300,000 budget from the California Department of Food and Agriculture (CDFA) for this exact site, proving their profound operational success and capacity to manage public funds.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Crucially, the Program Director overseeing this initiative for Growing Healthy Kids, [redacted], holds a Master of Public in Epidemiology, and project education lead [redacted] holds a Ph.D in landscape architecture, specializing in the ecosystem and air quality benefits of urban greening. GHK staff's advanced academic credentials make the organization uniquely qualified to lead this project and further impactful farm-to-school and greening projects in MDUSD while managing the air monitoring network, perform rigorous comparative epidemiological data analysis, and translate complex health data into actionable insights.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The purple-air monitors are lightweight, battery-powered, fit in the palm of one's hand, and will be attached to existing structures with adhesive, therefore requiring no building permit. The agricultural component requires no major permitting, and we are fully prepared to secure any minor sensor installation approvals well within the 3-year grant term.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The installation of minor environmental sensors (air monitors) and the maintenance of an existing community garden on public school property typically qualify for a categorical exemption under CEQA §15061(b)(3).

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Site control is already fully established. The 1-acre farm operates seamlessly on MDUSD property at Rio Vista Elementary, managed under a legally binding, existing joint-use partnership agreement between the Lead Applicant (MDUSD) and the Co-Applicant (Growing Healthy Kids).

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Growing Healthy Kids will maintain the farm infrastructure and monitor hardware using their established organizational budget and existing CDFA funding, ensuring the sustainability of the agricultural and monitoring network far beyond the conclusion of the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary anticipated barrier is the technical troubleshooting and ongoing calibration of the air monitors to ensure data integrity. We will mitigate this risk directly through our staffing model:

[redacted] advanced epidemiological expertise and the organization's existing technical capacity will ensure immediate hardware maintenance and scientific validity throughout the lifespan of the project.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The vision is to establish a sustainable, hyper-local farm-to-school food system and CA Native plant nursery in conjunction with a community-owned, school-based air-monitoring network to measure and mitigate student exposure to pollutants.

Measurable Outcome	Indicator(s)
1. Deploy a network of high-tier "flex air" Purple Air monitors to gather comparative epidemiological air-quality data.	• Installation and location mapping of 8-10 high-tier monitors. Publication of comparative epidemiological air-quality community reports comparing the fenceline to control areas.
2. Increase community urban green space and establish a closed-loop food system.	• Mapping of neighborhood planting locations for CA Native plants. Tracking total number and species of plants given away. Tracking pounds of local produce generated and sent to the cafeteria. Calculated reduction in carbon footprint from eliminating commercial food delivery using the UT Austin peer-reviewed methodology.
3. Increase environmental health knowledge and awareness among students and the community.	• Number of students attending agricultural and air-quality field trips. Pre- and post-program assessments measuring increases in Knowledge, Attitudes, and Practices (KAPs) regarding air pollution. Number of community events held and attendees.
4.	•
5.	•
6.	•

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Install Air Monitoring Network	1. Procure 8-10 "flex air" PurpleAir monitors	Growing Healthy Kids	MDUSD	Month 3
		2. Secure permits and install monitors at Rio Vista, Bel Air, Shore Acres, Delta View, the fenceline community, and Walnut Creek	Growing Healthy Kids	MDUSD	Month 6
		3. Calibrate sensors and bring public data dashboard online	Growing Healthy Kids	MDUSD	Month 8
	B. Analyze and Publish Epidemiological Data	1. Collect continuous localized air-quality data	Growing Healthy Kids	MDUSD	Ongoing
		2. Analyze comparative epidemiological data to assess greening benefits	Growing Healthy Kids	MDUSD	Month 18
		3. Publish and present translated data reports at community town halls	Growing Healthy Kids	MDUSD	Month 24
	C.	1.			
		2.			
		3.			
2.	A. Expand Farm Yield and Distribute Plants	1. Procure agricultural materials and plant CA Native carbon-sinking gardens at Rio Vista, Bel Air, Shore Acres, and Delta View Elementary Schools	Growing Healthy Kids	MDUSD	Month 6
		2. Track pounds of local produce harvested and calculate carbon footprint reduction using UT Austin methodology	Growing Healthy Kids	MDUSD	Ongoing
		3. Host quarterly harvest days/events to distribute plants and map neighborhood planting	Growing Healthy Kids	MDUSD	Ongoing
	B.	1.			

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3.	A. Deliver Field Trips and Education	1. Design standards-aligned air pollution and native plant curriculum	Growing Healthy Kids	MDUSD	Month 6
		2. Host visiting MDUSD students for farm-based field trips	Growing Healthy Kids	MDUSD	Ongoing
		3. Administer and evaluate pre/post KAP assessments	Growing Healthy Kids	MDUSD	Ongoing
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Co-Applicant 1	Mt Diablo Education Foundation	$125,000.00	$0.00	$0.00	$125,000.00	0.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 2	Growing Healthy Kids, Local non-profit	$113,636.36	$11,363.64	$0.00	$125,000.00	10.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 3	Sigler Corp., Local Ventilation HVAC Equipment Supplier	$2,322,291.74	$153,271.25	$0.00	$2,475,563.00	6.6%	0.0%	$117,265.00	5.0%	49.5%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$4,835,365.10**	**$164,634.89**	**$0.00**	**$5,000,000.00**	**3.4%**	**0.0%**	**$201,828.00**	**4.2%**	**54.5%**

Total Other Sources (All Applicants)	$1,500,000.00
Total Project Cost Including Other Sources (All Applicants)	$6,499,999.99

Project Name:	Mt Diablo USD
Lead Applicant Name:	Mt. Diablo Unified School District
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	Microbird EV School Bus	Purchase six (6) Microbird EV School Buses & Destroy six (6) Diesel School Buses	##########
Professional Services & Consultants	Direct	Grant Administration	Professional Services Subcontractor - Grant	$84,563.00

Project Name:	Mt Diablo USD
Co-Applicant 1 Name:	Mt Diablo Education Foundation
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	STEM Program Support	Middle and After School STEM program support	$125,000.00

Project Name:	Mt Diablo USD
Co-Applicant 2 Name:	Growing Healthy Kids, Local non-profit
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Educational Field trips	Garden Educators/Farmer $36.50 hr • $35,040 for 60 field trips (960 hours training, delivery, set up, and prep) • $23,360 = 640 hours farm labor / maintenance • $1460 = 40 hrs curricuulm development 15% fringe benefits	$68,839.00
Personnel/Staff Costs	Direct	Monitoring Plan, Data Collection, Analysis, Grant Management	Head of Program: .1 FTE x $80,000 (.8 FTE salaried) x 3 years with 20% fringe (3.2 hr / week)	$19,200.00
Personnel/Staff Costs	Direct	Field trip supplies management and community events coordination	Operations Manager: .05 FTE x $75,000 (1.0 FTE salaried) x 3 years with 20% fringe (2 hr / week)	$13,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Propagation Supplies, Purple Air Monitors	Year 1 only: Purple Air Flex Air Quality Monitors & power supplies (estimated $4000) and Propagation supplies	$7,097.36
Community Engagement	Direct	Outreach materials	Signage, outreach materials, and food for community events, translation	$5,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		10%: accounting services, insurance	$11,363.64

Project Name: Mt Diablo USD
Co-Applicant 3 Name: Sigler Corp., Local Ventilation HVAC Equipment Supplier
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Professional Services & Consultants (≤25% of Direct Costs at	Direct	A/E Design -- Ventilation HVAC	Architectural & Engineering Design for Riverview Middle School Ventilation HVAC Project	$117,265.00
Construction	Direct	Prevailing Wage Labor -- Ventilation HVAC	Local contractor prevailing wage labor for Riverview Middle School Ventilation HVAC project	$748,126.42
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment Ventilation HVAC	Local contractor equipment cost for Riverview Middle School Ventilation HVAC project (plus salt-resist coil coating)	$750,825.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Materials -- Ventilation HVAC	Local contractor materials cost for Riverview Middle School Ventilation HVAC project	$76,140.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air filtration upgrades and enhanced ventilation controls	Local contractor air filtration upgrades and enhanced ventilation controls for Riverview Middle School Ventilation HVAC project	$303,150.00
Construction	Direct	Crane/Forklift rental, storage, fencing --	Local contractor crane and forklift rental for Riverview Middle School Ventilation HVAC project	$81,075.00
Construction	Direct	Electrical Ventilation HVAC	Local contractor electrical cost for Riverview Middle School Ventilation HVAC project	$135,125.00
Contingency (≤10% of Direct Costs at PROJECT	Direct	Contingency Ventilation HVAC	5% contingency	$110,585.32
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	MDUSD Indirect Cost	MDUSD Indirect cost rate 6.6%	$153,271.25

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	MDUSD Clean Air
Lead Applicant Name	Mount Diablo Unified School District
Project Location	Bay Point
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Riverview HVAC Upgrade
Project Lead	Sigler Corp (General Contractor) / MDUSD
Project Location	Riverview Middle School, Bay Point
Project Funding Request	$2,475,563

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This project proposes a comprehensive HVAC and ventilation upgrade for Riverview Middle School, a Title I school located in Bay Point. The focus of the Riverview MS HVAC project is to improve ventilation where children learn. By replacing existing, failing legacy infrastructure in classrooms and other essential learning environments—including multi-purpose rooms (MPRs) and gymnasiums—with new, high-efficiency equipment featuring the replacement of gas heating with heat pump technology, and the replacement of high GWP refrigerants with a new low GWP type. With advanced air filtration and demand-controlled ventilation, the project aims to create a safe, breathable indoor learning environment for vulnerable students and staff exposed to severe industrial pollution.

Based on BAAQMD midpoint factors for school HVAC upgrades, estimated benefits are based on replacing existing equipment, which will yield substantial annual energy savings in electricity and natural gas. This reduction in on-site combustion and electrical grid demand translates to direct environmental benefits, eliminating localized NOx, SO2, and PM2.5 emissions annually.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project strongly aligns with the "Reduce Air Pollution and Improve Health Outcomes" strategy. By facilitating high-efficiency air filtration upgrades where children learn in a public school facility, this project tangibly improves community health and well-being. It specifically mitigates indoor exposure to trapped, hazardous refinery emissions, directly protecting the respiratory health of a highly burdened student population.
(Please refer to the consolidated Air Benefits table located under Question 1 in the Overall Narrative document for a complete, itemized breakdown of this project's calculated emission reductions, energy savings, and estimated health benefits).

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project is located at Riverview Middle School, 205 Pacifica Ave., in Bay Point, CA. Bay Point is an unincorporated community situated along an inland waterway between Concord and Pittsburg; in an area where upwind refinery emissions tend to concentrate due to topographical conditions and prevailing sea-breezes.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Through school surveys and maintenance requests, parents and staff consistently identified the aging ventilation units as a primary health and comfort concern, triggering the district to prioritize Riverview MS for this capital upgrade.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The environmental justice challenges of Bay Point mean students are chronically exposed to hazardous outside air. Therefore, indoor school environments must act as clean-air sanctuaries. This project directly addresses this need. Measurable outcomes include verified reductions in energy use (MWh and MMBTU savings) and calculated removal of PM2.5, NOx, and SO2 pollutants.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

MDUSD and Sigler Corp. will utilize bilingual (English/Spanish) communication strategies to ensure transparent, two-way engagement. We will host quarterly community town halls at Riverview Middle School, providing essential support such as childcare and refreshments to eliminate barriers to participation. During these meetings, we will update parents on the construction progress, timelines, and expected health benefits in the spaces where their children learn. Furthermore, we will distribute regular surveys to solicit ongoing community feedback. The Project Steering Committee will review this feedback monthly to adjust our implementation strategies—for example, shifting construction phasing if residents express concerns regarding noise disruptions or communication gaps.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The vision for this project is to create a safe, breathable, and climate-resilient indoor learning environment for the students and staff at Riverview Middle School by reducing their exposure to refinery-related particulate matter. The primary measurable outcome is to significantly reduce indoor PM2.5 levels, verifying energy savings, and tracking pre- and post-installation air quality indicators. Co-Applicant Sigler Corporation will serve as the General Contractor and Project Lead, running the entirety of the project and overseeing the procurement, specialized installation, and final commissioning of the HVAC units across the campus. In alignment with the grant's high-road labor standards, Sigler Corp. will prioritize the recruitment of workers laid off or facing layoffs from regional refineries, as well as local Bay Point residents, to fulfill the specialized installation labor.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

We are requesting **$2,475,563** in grant funding to cover the capital costs of the high-efficiency HVAC equipment and specialized labor, according to the submitted budget. Co-applicant Sigler Corporation, a local Concord-based employer will serve as the General Contractor running the project.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project aligns directly with the Bay Area Air Quality Management District's goals to support climate resilience initiatives and indoor air quality improvements in public facilities. Furthermore, the transition to high-efficiency ventilation systems and heat pumps supports state and regional Climate Action Plans focused on building decarbonization and efficiency, while aligning with the Community Air Protection Program (AB 617) by focusing critical infrastructural investments in a disproportionately impacted fenceline community. Notably,

Riverview Middle School already generates 59,000 kWh annually from an on-site solar PV array. The new electric equipment replacing legacy natural gas units will be partially powered by this existing renewable energy, creating a powerful zero-emission synergy.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

As the General Contractor running the project, Co-Applicant Sigler Corporation possesses extensive commercial experience and a projected annual operating budget of $184.4 million, providing exceptional financial stability and liquidity to seamlessly manage this large-scale installation and their $2,475,563 grant allocation without risk.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Sigler Corp. will act as the General Contractor leading the project's execution. MDUSD will act in a supporting role, dedicating 0.5 FTE Facilities Director to oversee the district-side compliance and contractor management.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

MDUSD and Sigler Corp. are highly experienced with, and fully prepared to secure the necessary DSA approvals well within the 3-year grant term. Sufficient matching funds have been allocated based on architectural estimates to cover any required DSA upgrades (such as ADA restrooms, T-24 lighting, structural roof reinforcements, and fire alarms) triggered in the spaces where children learn. The team has allocated more than the sufficient 20% cost requirement for anticipated DSA upgrades, the exact scope of which will be determined by the final equipment replacement layout.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Ventilation/HVAC replacements at existing public schools generally qualify for categorical exemptions under the California Environmental Quality Act (CEQA) §15301. A CEQA NOE will be filed by MDUSD with local and State authorities, accordingly.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

MDUSD holds sole, legally binding ownership and operational control of the Riverview Middle School facility and the surrounding campus.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

MDUSD's facilities department will oversee the ongoing operations and maintenance of the new HVAC system for its entire functional lifespan. These ongoing maintenance costs will be securely financed through the district's general operating budget.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary anticipated barrier to this project is the risk of ongoing supply chain delays for commercial HVAC components. To mitigate this risk, Sigler Corp. and MDUSD will initiate the procurement process as soon as the Grant Agreement is executed. An additional primary regulatory barrier is ensuring the modernization does not exceed the Division of the State Architect (DSA) limit of 50% of the building's total replacement cost (DSA EB-4). Exceeding

this would trigger mandatory, expensive structural and seismic code upgrades. The team will carefully manage the generalized equipment replacement scope to avoid this threshold.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The vision for this project is to create a safe, breathable, and climate-resilient indoor learning environment for Riverview Middle School by upgrading failing HVAC systems and significantly reducing student exposure to refinery-related particulate matter.

Measurable Outcome	Indicator(s)
1. Significantly reduce indoor PM2.5 levels and improve indoor air quality in the 5,130 sq. ft. Multi-Purpose room (and add-alternates).	• Pre- and post-installation indoor air quality metrics demonstrating a percentage reduction in PM2.5.
2. Replace aging HVAC infrastructure to increase ventilation, improve efficiency, and remove natural gas reliance while meeting DSA compliance.	• Verified removal of 12 aging R-22 RTUs and existing gas lines. Verified installation of new variable speed heat pumps featuring CO2 demand-controlled ventilation and actuated outside air dampers. Completion of necessary ADA and restroom upgrades.
3.	•
4.	•
5.	•
6.	•

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Baseline and Post-Install Monitoring	1. Measure baseline indoor PM2.5 levels in the MP room and Gym	MDUSD		Month 2
		2. Measure post-installation indoor PM2.5 levels	MDUSD		Month 24
		3. Publish comparative indoor air quality improvement report	MDUSD		Month 26
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			
2.	A. Pre-Construction, Design, and Approvals	1. Finalize engineering designs for the MP room, Gym, and Kitchen	MDUSD		Month 6
		2. File the CEQA Notice of Exemption (NOE) under §15301 for the existing facility	MDUSD		Month 8
		3. Secure DSA structural and accessibility approvals, including ADA and restroom upgrades funded by MDUSD match	MDUSD		Month 10
	B. Installation of Centerpiece HVAC and Add-Alternates	1. Remove 12 legacy RTUs and cap/remove natural gas lines	MDUSD		Month 16
		2. Install high-efficiency heat pumps/ventilation in 5,130 sq ft MP room and execute DSA-triggered ADA/restroom upgrades	MDUSD	Sigler	Month 20
		3. Install add-alternate HVAC units in the Gymnasium and Kitchen	MDUSD	Sigler	Month 22

	C. Commissioning and Demand Control Implementation	1. Implement CO2 demand-controlled ventilation logic	MDUSD		Month 23
		2. Calibrate Belimo-actuated outside air dampers for maximum occupancy (342 persons)	MDUSD		Month 24
		3. Final system commissioning and project closeout	MDUSD		Month 24
3.	A.	1.			
		2.			
		3.			
	B.	1.			
		2.			
		3.			
	C.	1.			
		2.			
		3.			
4.	A.	1.			
		2.			
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	B.	1.			
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	C.	1.			
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		3.			
5.	A.	1.			
		2.			
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	C.	1.			
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6.	A.	1.			
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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Mt. Diablo Unified School District	$2,274,437.00	$0.00	$0.00	$2,274,437.00	0.0%	0.0%	$84,563.00	3.7%	45.5%
Co-Applicant 1	Mt Diablo Education Foundation	$125,000.00	$0.00	$0.00	$125,000.00	0.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 2	Growing Healthy Kids, Local non-profit	$113,636.36	$11,363.64	$0.00	$125,000.00	10.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 3	Sigler Corp., Local Ventilation HVAC Equipment Supplier	$2,322,291.74	$153,271.25	$0.00	$2,475,563.00	6.6%	0.0%	$117,265.00	5.0%	49.5%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
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Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$4,835,365.10**	**$164,634.89**	**$0.00**	**$5,000,000.00**	**3.4%**	**0.0%**	**$201,828.00**	**4.2%**	**54.5%**

Total Other Sources (All Applicants)	$1,500,000.00
Total Project Cost Including Other Sources (All Applicants)	$6,499,999.99

Project Name:	Mt Diablo USD
Lead Applicant Name:	Mt. Diablo Unified School District
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	Microbird EV School Bus	Purchase six (6) Microbird EV School Buses & Destroy six (6) Diesel School Buses	$2,189,874.00
Professional Services & Consultants	Direct	Grant Administration	Professional Services Subcontractor - Grant	$84,563.00

Project Name: Mt Diablo USD
Co-Applicant 1 Name: Mt Diablo Education Foundation
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	STEM Program Support	Middle and After School STEM program support	$125,000.00

Project Name:	Mt Diablo USD
Co-Applicant 2 Name:	Growing Healthy Kids, Local non-profit
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Educational Field trips	Garden Educators/Farmer $36.50 hr • $35,040 for 60 field trips (960 hours training, delivery, set up, and prep) • $23,360 = 640 hours farm labor / maintenance • $1460 = 40 hrs curricuulm development 15% fringe benefits	$68,839.00
Personnel/Staff Costs	Direct	Monitoring Plan, Data Collection, Analysis, Grant Management	Head of Program: .1 FTE x $80,000 (.8 FTE salaried) x 3 years with 20% fringe (3.2 hr / week)	$19,200.00
Personnel/Staff Costs	Direct	Field trip supplies management and community events coordination	Operations Manager: .05 FTE x $75,000 (1.0 FTE salaried) x 3 years with 20% fringe (2 hr / week)	$13,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Propagation Supplies, Purple Air Monitors	Year 1 only: Purple Air Flex Air Quality Monitors & power supplies (estimated $4000) and Propagation supplies	$7,097.36
Community Engagement	Direct	Outreach materials	Signage, outreach materials, and food for community events, translation	$5,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		10%: accounting services, insurance	$11,363.64

Project Name:	Mt Diablo USD
Co-Applicant 3 Name:	Sigler Corp., Local Ventilation HVAC Equipment Supplier
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Professional Services & Consultants (≤25% of Direct Costs at	Direct	A/E Design – Ventilation HVAC	Architectural & Engineering Design for Riverview Middle School Ventilation HVAC Project	$117,265.00
Construction	Direct	Prevailing Wage Labor – Ventilation HVAC	Local contractor prevailing wage labor for Riverview Middle School Ventilation HVAC project	$748,126.42
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Materials, Supplies & Equipment (> $5K itemized)	Direct	Air filtration upgrades and enhanced ventilation controls	Local contractor air filtration upgrades and enhanced ventilation controls for Riverview Middle School Ventilation HVAC project	$303,150.00
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Construction	Direct	Electrical Ventilation HVAC	Local contractor electrical cost for Riverview Middle School Ventilation HVAC project	$135,125.00
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Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	MDUSD Indirect Cost	MDUSD Indirect cost rate 6.6%	$153,271.25

MT. DIABLO UNIFIED SCHOOL DISTRICT

Agenda Item

Agenda | << Previous | 10.3 (Original Item 10.4) Review and Potential Appr | Next Item >>

Meeting Date: 5/13/2026 - 6:00 PM

Category: Recognitions and Resolutions

Type: Action

Subject: 10.3 (Original Item 10.4) Review and Potential Approval of Resolution 25/26 (78) Authorizing Submission of Applications for the Bay Area Air District Local Community Benefits Fund Competitive Grant Program

LCAP (Local Control Accountability Plan) Goal:

Goal 1:
All students will receive a high quality education in a safe and welcoming environment with high expectations and rigorous instruction in the California State Standards that prepare them for college and career. All students will demonstrate growth meeting standards in English, English language development, and mathematics.

Goal 2:
Highly qualified, culturally proficient, and responsive staff will create learning environment respectful of all students' backgrounds ensuring they are college and career ready when they graduate.

Goal 3:
Families and community will be informed and empowered as partners with Mt. Diablo Unified to support student learning and improve student outcomes.

Policy:

Enclosure Resolution 25/26 (78) Bay Area Air District Local Community Benefits Fund (LCBF) Competitive Grant Program Project Information

File Attachment:

- Resolution Bay Area Air District Local Community Benefits Fund (LCBF) Competitive Grant Program.pdf
- Bay Area Air District Local Community Benefits Fund (LCBF) Competitive Grant Program Project Information.pdf

Summary:

Staff is requesting Board approval of Resolution 25/26 (78) authorizing the Mount Diablo Unified School District to submit applications to the Bay Area Air District Local Community Benefits Fund (LCBF) Competitive Grant Program.

The Local Community Benefits Fund was established to reinvest air quality penalty and mitigation funds into communities disproportionately impacted by air pollution. Eligible applicants include school districts and local government agencies serving qualifying communities within the Bay Area.

Through this grant opportunity, the District intends to pursue funding for several projects and initiatives, including:

Procurement of additional electric school buses;
Rio Vista Elementary School Farm to School and community air monitoring initiatives;
Riverview Middle School HVAC, ventilation, and indoor air quality upgrades; and
Expanded middle and after-school STEM programming through the Mt. Diablo Education

Foundation partnership.

The proposed projects align with the goals of the LCBF program, including reduction of greenhouse gas emissions, improvement of indoor air quality, expansion of clean transportation infrastructure, and support for underserved communities impacted by air pollution.

Approval of the resolution authorizes staff to submit grant applications prior to the May 29, 2026 application deadline. If awarded, staff will return to the Board for consideration and acceptance of grant funding.

Funding:

Fiscal Impact :

Recommendation: Move to Approve the Resolution 25/26 (78) Authorizing Submission of Applications for the Bay Area Air District Local Community Benefits Fund Competitive Grant Program

Approvals:

Recommended By:

Signed By: *Signature*

Melanie Koslow - Executive Director, Maintenance and Operations

Signed By: *Signature*

Cristian Lepe - Director of Transportation Services

Signed By: *Signature*

Adrian Vargas - Chief Business Officer

Signed By: *Signature*

Dr. Adam Clark - Superintendent

Vote Results:

Original Motion
Member **Keisha Nzewi** Moved, Member **Thomas McDougall** seconded to approve the **Original** motion 'Move to Approve the Resolution 25/26 (78) Authorizing Submission of Applications for the Bay Area Air District Local Community Benefits Fund Competitive Grant Program'. Upon a Roll-Call Vote being taken, the vote was: Aye: **5** Nay: **0**.
The motion **Carried** 5 - 0

Thomas McDougall	Yes
Keisha Nzewi	Yes
Debra Mason	Yes
Brian Lawrence	Yes
Linda Mayo	Yes

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Bay Area Air District Local Community Benefits Fund (LCBF) Competitive Grant Program

Project Discussion:

MDUSD presently owns and operates 23 EV School Buses in its overall 106 school bus fleet. Its goal is to add an additional seventeen (17) EV Vehicles to its fleet by 2029, including at least eleven (11) EV School Buses. The additional EV Vehicles are intended to be added if/as grant funding becomes available over the course of the next three years. The LCBF Opportunity Grant is one of the early opportunities for MDUSD to meet its EV Fleet growth objectives.

The LCBF grant identifies a list of local communities that are both underserved and impacted by air pollution from regional oil refinery operations. One of the key identified communities is Bay Point, which being unincorporated, would not otherwise be in a position to apply to the LCBF Opportunity Grant.

Staff is focusing on two Bay Point schools and project proposals in its LCBF Grant Application: (i) Rio Vista Elementary Farm to School program and local air monitoring network by Growing Healthy Kids local non-profit, and (ii) Riverview Middle School HVAC/Ventilation/Indoor air quality system upgrades.

Additionally, staff is also including support for middle- and after-school STEM programs in its LCBF Grant Application through its partnership with the Mt. Diablo Education Foundation.

MDUSD's LCBF Opportunity Grant Application is in alignment with the following example projects and outcomes written in Appendices C & D of the LCBF Grant Guidelines:

- Facilitate high-efficiency air filtration upgrades in schools, libraries, daycares, senior centers, or other buildings frequented by the public;
- Fund community-based organizations to develop and deliver effective outreach and education regarding any of the above technologies to overburdened and hard-to- reach households;
- Installation of electric vehicle charging infrastructure;
- Vehicle replacement and clean vehicle programs;
- Establish community gardens or plant nurseries on public or underutilized land;
- Calculable emission reductions from stationary or mobile sources of air pollution;
- Quantifiable reduction in exposure to air pollution, through strategies such as air filtration and clean air centers;
- Demonstration of how air monitoring data collected meets a community need unmet by existing data, increases the understanding of local impacts of air pollution emissions, and provides information needed for specific actions that reduce emissions or exposure;
- Achieve co-benefits of reducing greenhouse gas emissions that contribute to climate change.

Budget Discussion

The following table summarizes the budget request for the LCBF Grant Application.

Role	Applicant Name	Total Funds Requested	Total Professional Services & Consultants Costs	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Mt. Diablo Unified School District	$ 3,749,999	$ 84,563	75.0%
Co-Applicant 1	Mt Diablo Education Foundation	$ 125,000	$ -	2.5%
Co-Applicant 2	Growing Healthy Kids	$ 125,000	$ -	2.5%
Co-Applicant 3	Local HVAC Ventilation Vendor	$ 1,000,001	$ -	20.0%
TOTAL		**$ 5,000,000**	**$ 84,563**	**25.0%**

LCBF Opportunity Grant – Proposed Budget

Additionally, the District will contribute and additional $1,500,000 towards the cost of the Riverview Middle School HVAC/Ventilation/Indoor Air Quality project. These funds are allocated from the District's Operations and Maintenance Budget.

BOARD OF EDUCATION
MT. DIABLO UNIFIED SCHOOL DISTRICT
Resolution 25/26-78

RESOLUTION AUTHORIZING FILING OF APPLICATION(S) FOR THE BAY AREA AIR DISTRICT LOCAL COMMUNITY BENEFITS FUND COMPETITIVE GRANT FOR THE MOUNT DIABLO UNIFIED SCHOOL DISTRICT

WHEREAS, In May 2024, the Bay Area Air District established the Community Benefits Penalty Funds Policy, which reinvests air quality penalties in communities disproportionately impacted by air pollution; and

WHEREAS, The Local Community Benefits Fund (LCBF) for Benicia, Richmond, and the surrounding areas is reinvesting approx. $100,000,000 in penalties and mitigation funds in the specific communities affected by the air quality violations associated with those funds; and

WHEREAS, Eligible communities in the Benicia air basin include Vallejo, Rodeo, Crockett, Port Costa, Mountain View, Vine Hill, Pacheco, Clyde, Bay Point, Pittsburg, Portions of Concord and Martinez; and

WHEREAS, Eligible lead applicants include non-profit organizations, local government agencies, cities, counties, school districts, unions and California Native American Tribes; and

WHEREAS, School Districts are eligible to apply to the LCBF under the Opportunity Grant category, eligible for total funding up to five million dollars, and

WHEREAS, the Mount Diablo Unified School District ("District") intends to file applications for funding to procure an additional six (6) EV School Buses, and for two projects for its Bay Point schools, (i) Rio Vista Elementary Farm to School program, and (ii) Riverview Middle School HVAC/Ventilation/Indoor air quality system upgrades. Additionally to provide funding for middle and after-school STEM programs through its partnership with the Mt. Diablo Education Foundation; and

WHEREAS, MDUSD will supplement the LCBF funding, if awarded, with sufficient operations and maintenance funds from its own accounts, to ensure all requirements of the Riverview MS HVAC/Ventilation project are completed to the highest standards; and

NOW, THEREFORE BE IT RESOLVED, that the Governing Board of the Mount Diablo Unified School District hereby authorizes the filing of application(s) for the Bay Area Air District Local Community Benefits Fund Competitive Grant Program, and authorizes the Superintendent or designee to execute and submit all documents, applications, agreements, and related materials necessary to apply for and administer such grant funds on behalf of the District.

AYES: NOES: ABSENCES: ABSTENTIONS:

_____	_____
Debra Mason, Board President	Keisha Nzewi, Board Vice President
_____	_____
Brian Lawrence, Board Member	Linda Mayo, Board Member
_____	_____
Thomas McDougall, Board Member	Dr. Adam Clark, Superintendent

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Resolution 25/26-78

Adopted at the meeting of the MDUSD Governing Board of Education on 5/13/2026

BOARD OF EDUCATION
MT. DIABLO UNIFIED SCHOOL DISTRICT
Resolution 25/26-78

RESOLUTION AUTHORIZING FILING OF APPLICATION(S) FOR THE BAY AREA AIR DISTRICT LOCAL COMMUNITY BENEFITS FUND COMPETITIVE GRANT FOR THE MOUNT DIABLO UNIFIED SCHOOL DISTRICT

WHEREAS, In May 2024, the Bay Area Air District established the Community Benefits Penalty Funds Policy, which reinvests air quality penalties in communities disproportionately impacted by air pollution; and

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WHEREAS, Eligible communities in the Benicia air basin include Vallejo, Rodeo, Crockett, Port Costa, Mountain View, Vine Hill, Pacheco, Clyde, Bay Point, Pittsburg, Portions of Concord and Martinez; and

WHEREAS, Eligible lead applicants include non-profit organizations, local government agencies, cities, counties, school districts, unions and California Native American Tribes; and

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WHEREAS, MDUSD will supplement the LCBF funding, if awarded, with sufficient operations and maintenance funds from its own accounts, to ensure all requirements of the Riverview MS HVAC/Ventilation project are completed to the highest standards; and

NOW, THEREFORE BE IT RESOLVED, that the Governing Board of the Mount Diablo Unified School District hereby authorizes the filing of application(s) for the Bay Area Air District Local Community Benefits Fund Competitive Grant Program, and authorizes the Superintendent or designee to execute and submit all documents, applications, agreements, and related materials necessary to apply for and administer such grant funds on behalf of the District.

AYES: 5 NOES: ∅ ABSENCES: ∅ ABSTENTIONS: ∅

Debra Mason, Board President

Keisha Nzewi, Board Vice President

Brian Lawrence, Board Member

Linda Mayo, Board Member

Thomas McDougall, Board Member

Dr. Adam Clark, Superintendent

Resolution 25/26-78

Adopted at the meeting of the MDUSD Governing Board of Education on 5/13/2026

MT. DIABLO UNIFIED SCHOOL DISTRICT

1936 Carlotta Drive | Concord, California 94519-1358
(925) 682-8000
www.mdusd.org

May 26, 2026

Dear Members of the Bay Area Air District Review Committee,

On behalf of Mt Diablo Unified School District, this letter confirms that, if awarded, the District will provide all required permits and approvals, if applicable, necessary to begin implementation of the project. This will include separate documentation demonstrating the status of any required architectural, utility, or related permits and approvals.

The District also confirms that, if awarded, it will provide all required CEQA compliance documentation, if applicable. This will include separate documentation demonstrating CEQA compliance, including any applicable exemption filings, determinations, or approvals necessary for project implementation.

Mt Diablo Unified School District understands these items are required as part of the project award and implementation process and will submit the applicable documentation in support of the project.

Sincerely,

Melanie Kolsow
Executive Director
Maintenance, Operations & Facilities
Mt. Diablo Unified School District

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity

NorthBay Healthcare Corporation Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants, Overall Narrative

Application Information	
Application Title	Vallejo BREATHE Initiative (VBI)
Lead Applicant	NorthBay Health
Application Location	884 Admiral Callaghan Ln, Vallejo, CA
Overall Funding Request	$5M
Grant Term Request	36 months

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The Vallejo BREATHE Initiative (VBI) is a collaborative environmental health and workforce development initiative led by NorthBay Health in partnership with Touro University California (TUC) that addresses the disproportionate burden of air-pollution-related cardiopulmonary disease in Vallejo. The initiative integrates three coordinated project components: 1) the Air Aware Healthcare Workforce, which recruits and trains Vallejo residents as Community Health Workers (CHWs) to support environmental health outreach, asthma prevention, and home-based interventions while creating long-term healthcare career pathways; 2) BREATHE Healthy Homes, which provides home environmental assessments, asthma education, HEPA air purifiers, indoor air quality mitigation resources, and household-level interventions for high-risk residents; and 3) the BREATHE Cardiopulmonary Care Clinic, a dedicated outpatient specialty clinic focused on early diagnosis, treatment, and management of respiratory and cardiovascular conditions associated with environmental exposure. Collectively, these components establish an integrated prevention and care continuum that links workforce development, environmental mitigation, community outreach, specialty clinical care, referral coordination, and longitudinal care management for residents disproportionately impacted by poor air quality, wildfire smoke exposure, and cumulative environmental burdens.

VBI advances the goals of the Local Community Benefits Fund by reducing air pollution exposure and health impacts through environmental health interventions, improved access to care, and community prevention in Vallejo's high-burden neighborhoods. Outcomes include fewer indoor pollutants and asthma triggers, household mitigation, better respiratory management, expanded outpatient cardiopulmonary care, shorter referral wait times, earlier detection of respiratory and cardiovascular issues, fewer emergency department (ED) visits for asthma, and stronger healthcare pathways. The initiative also supports economic resilience by creating healthcare career opportunities via CHW workforce development, scholarships, mentorship, training, and education. By integrating healthcare, academic, community, and public health partners, VBI promotes collaborative, community-driven solutions to environmental justice, health disparities, workforce inequities, and resilience.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The proposed project will benefit residents of Vallejo, California, a diverse community of approximately 123,000 residents that are disproportionately impacted by environmental pollution, poor air quality, and longstanding health and economic inequities. The initiative will primarily focus on neighborhoods within and surrounding ZIP code 94590, where residents experience elevated rates of asthma, cardiopulmonary disease, environmental exposure, and socioeconomic vulnerability. Vallejo includes a high proportion of low-income households, Medi-Cal beneficiaries, communities of color, and residents historically impacted by cumulative pollution burdens associated with transportation corridors, industrial activity, wildfire smoke exposure, and poor indoor air quality. Vallejo communities have also historically experienced disproportionate environmental burdens and reduced access to preventive healthcare and environmental mitigation resources compared to more affluent Bay Area communities.

Residents of Vallejo experience persistent environmental health challenges associated with exposure to fine particulate matter (PM2.5), wildfire smoke, transportation emissions, and other environmental pollutants linked to respiratory and cardiovascular disease. Solano County’s asthma-related ED visit rate (61.1 per 10,000 residents) significantly exceeds the statewide California rate (34.9 per 10,000 residents) (Tracking California, 2023). Within ZIP code 94590, asthma-related ED utilization reaches 94.5 visits per 10,000 residents, approximately 2.7 times the statewide rate. CalEnviroScreen 4.0 further identifies census tracts in Vallejo as among the highest cumulative pollution-burden communities in Solano County and the broader Bay Area region.
VBI is designed to directly serve populations disproportionately impacted by these conditions, including individuals with diagnosed or undiagnosed asthma and other

cardiopulmonary conditions, residents with frequent ED utilization, and individuals with limited access to preventive and specialty healthcare services. Priority populations include Medi-Cal and uninsured residents, children, older adults, households with limited resources to improve indoor air quality, and residents living in neighborhoods with elevated environmental and socioeconomic vulnerability.

Community engagement efforts informed the development of the initiative through discussions with healthcare providers, community-based organizations, Fresh Air Vallejo, TUC, and other local stakeholders regarding environmental health needs and barriers to care. These discussions consistently identified transportation challenges, cost concerns, distrust of healthcare systems, fragmented referral pathways, and limited access to culturally responsive care as barriers contributing to delayed diagnosis and reliance on emergency services. NorthBay Health also launched a bilingual community survey (Appendix A), which received 70 responses from Vallejo residents and workers, to better understand how air quality affects them and to identify community priorities related to respiratory health, environmental mitigation, and access to care. Preliminary findings demonstrated strong interest in household air-quality interventions, environmental health education, improved access to respiratory care, and workforce opportunities in healthcare and environmental health fields.

In addition to improving health outcomes, the initiative will create accessible workforce development and healthcare career pathways for residents of impacted communities through training and employment opportunities for CHWs and environmental health workers. By investing in local workforce capacity, culturally responsive outreach, and community-based prevention strategies, the initiative supports long-term economic resilience, strengthens community capacity to respond to environmental health challenges, and advances a more equitable, community-centered approach to improving health outcomes and resilience in Vallejo communities.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

NorthBay Health's mission is to improve the well-being of our communities by providing conveniently accessible, high-quality care. This initiative directly aligns with this mission by expanding access to integrated clinical, environmental, and community-based interventions focused on reducing the health impacts of air pollution exposure in Vallejo.

NorthBay Health is expanding its presence in Vallejo by developing a new primary care and urgent care clinic at 884 Admiral Callaghan Lane, expected to open in early 2027. This investment establishes a long-term clinical presence within the community and

serves as the foundation for the BREATHE Cardiopulmonary Care Clinic and broader VBI. NorthBay Health brings extensive experience managing large-scale healthcare operations, integrated care programs, electronic health record infrastructure, grant-funded initiatives, and community health improvement activities.

TUC's mission is to provide educational excellence in the health sciences and public health, expand community access to healthcare through partnerships, and prepare graduates to serve underserved populations. As a Vallejo-based institution with longstanding ties to the community, TUC brings deep expertise in public health, workforce development, interdisciplinary healthcare education, and community engagement. TUC will lead the implementation of workforce development, CHW training, Healthy Homes interventions, outreach, and environmental health education activities associated with the VBI.

Together, NorthBay Health and TUC provide complementary expertise in clinical care delivery, environmental health, public health education, community engagement, workforce development, and interdisciplinary training necessary to implement a comprehensive and sustainable environmental health initiative.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

NorthBay Health will serve as the Lead Applicant and fiscal agent for VBI, with TUC serving as the Co-Applicant and lead implementation partner for community-based outreach, workforce development, Healthy Homes interventions, and environmental health education activities. The partnership is designed to integrate outpatient specialty care, household-level environmental mitigation, CHW engagement, and workforce development into a coordinated, community-centered model addressing the health impacts of air pollution exposure in Vallejo.

NorthBay Health will provide overall project leadership, fiscal oversight, grant administration, performance monitoring, reimbursement management, compliance oversight, and clinical implementation. NorthBay will establish and operate the BREATHE Cardiopulmonary Care Clinic, oversee clinical care pathways, coordinate referrals between project components, and manage data integration and outcome tracking through the Epic electronic health record platform.

TUC will lead community-based implementation activities, including CHW recruitment and supervision, Healthy Homes interventions, environmental health outreach, workforce development programming, educational pathway activities, and community-based program evaluation. TUC will also coordinate student field placements,

interdisciplinary environmental health education, and career pathway opportunities associated with the Air Aware Healthcare Workforce Project.

The initiative will be governed through a collaborative decision-making structure led by a joint Steering Committee composed of leadership representatives from both organizations. The Steering Committee will provide strategic oversight, review implementation progress, evaluate measurable outcomes, and guide program refinements based on community feedback and evaluation findings. Day-to-day implementation activities will be coordinated through a NorthBay-led Project Manager working collaboratively with designated Touro operational and evaluation leads. Decision-making for programmatic activities will be collaborative and consensus-driven, while NorthBay Health will retain final authority over fiscal oversight, compliance, reimbursement requests, contractual obligations, and submission of required reports.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

Community Engagement Coordination: NorthBay Health and TUC will jointly coordinate community engagement activities throughout the grant period. TUC will lead day-to-day outreach, environmental health education, CHW deployment, Healthy Homes implementation, and workforce recruitment activities, while NorthBay Health will provide strategic oversight, integration with clinical services, and referral pathways.

CHWs will conduct outreach, education, environmental assessments, and navigation activities within priority neighborhoods while helping connect residents with cardiopulmonary specialty services, environmental mitigation resources, and other community supports. Community meetings, listening sessions, outreach events, and partnerships with community-based organizations will support ongoing engagement and responsiveness to community priorities.

Tracking and Reporting on Measurable Outcomes: NorthBay Health and TUC will collaborate on evaluation, performance monitoring, and reporting activities. NorthBay Health will oversee overall data integration, clinical outcome tracking, Epic registry management, and consolidated funder reporting. TUC will lead community-based data collection, environmental assessment tracking, workforce development evaluation, implementation monitoring, and milestone reporting.

NorthBay Health will use its Epic EHR system to establish a VBI registry to track clinical utilization, ED visits, referral completion, specialty care engagement, and continuity-of-care indicators. TUC will collect standardized, community-based data on home assessments, indoor air-quality interventions, CHW engagement, workforce participation, outreach activities, and participant-reported outcomes.

Both organizations will participate in ongoing data review meetings to assess implementation progress, monitor measurable outcomes, identify emerging needs, and guide continuous quality improvement activities.

Reporting, Reimbursement, and Invoicing: NorthBay Health will manage all grant reporting, reimbursement requests, financial oversight, and compliance activities. TUC will operate under a subaward agreement and submit invoices and supporting documentation for reimbursement.

NorthBay Health will review and approve all subrecipient invoices, monitor expenditures for consistency with approved budgets and deliverables, maintain financial documentation, and submit consolidated reimbursement requests and required reports to the funder. Both partners will maintain detailed financial and programmatic records to support compliance, audit readiness, and accurate reporting during the grant period.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Both NorthBay Health and TUC are governed by formal board and executive leadership structures and are subject to established review and approval processes for new initiatives, grant-funded activities, and partnership agreements.

For NorthBay Health, projects of this scope are reviewed through executive leadership and Board of Trustees governance processes. TUC similarly uses institutional, administrative, and board-level oversight to approve new academic, workforce, and externally funded initiatives. At the time of application submission, both organizations have reviewed and advanced the proposed Vallejo BREATHE Initiative concept through their respective internal planning and leadership review processes. Final organizational approvals and authorizations will be secured prior to execution of any grant agreement, consistent with funder requirements.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

NorthBay Health has the infrastructure, leadership, and experience to oversee VBI. As Lead Applicant, it will manage project coordination, clinical oversight, finances, compliance, and ensure grant alignment. Staff includes a 0.60 FTE BREATHE Clinic Operations Manager for daily operations, workflows, and reporting, and a 0.60 FTE APN for outpatient assessment, treatment, and care coordination. Additional support comes from existing NorthBay resources. TUC will provide operational, outreach, workforce, and evaluation staff to support community activities, oversee CHW training, environmental outreach, and program evaluation. Cohorts of Air Aware CHWs will be trained annually to support outreach, education, and community-clinical linkages in Vallejo. NorthBay's infrastructure, including clinical operations, electronic health records, and partner management, offers a strong foundation. It will also handle subawards, finances, and performance monitoring, with regular meetings and governance to maintain alignment. With dedicated staff and leadership from both entities, VBI aims to improve environmental health outcomes and access in Vallejo.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

As Lead Applicant and fiscal agent, NorthBay will oversee budgeting, expenditure tracking, reimbursements, subawards, reporting, and compliance for VBI. Grant expenditures are tracked in dedicated project cost centers within its financial system, keeping them separate from other operations. The organization employs standardized controls, including segregation of duties, multi-level approvals, routine monitoring, monthly reconciliations, and reviews, to ensure expenditures align with budgets, milestones, allowable costs, and grant requirements. Its finance and grants teams have experience with state and federal funding, reimbursement models, compliance, documentation, audits, and reporting.

NorthBay will manage the subaward with TUC, which will submit invoices and documentation for review. All expenditures will be reviewed for allowability, accuracy, and alignment before reimbursement requests and reports are submitted. To ensure transparency, NorthBay will keep detailed records of expenses, contracts, invoices, activities, and program data, and will work with operational and evaluation staff to align resources with progress and outcomes. These practices position NorthBay well to manage funds efficiently, remain compliant, and responsibly steward the Local Community Benefits Fund.

Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget (sum of columns to right)	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget	Co-Applicant 4 Budget	Co-Applicant 5 Budget
Vallejo BREATHE Initiative (VBI)	The Vallejo BREATHE Initiative is a comprehensive, community-centered model that integrates environmental health outreach, Healthy Homes interventions, Community Health Worker workforce development, and specialty cardiopulmonary care to reduce air pollution-related health impacts among high-risk and disproportionately impacted Vallejo residents. In partnership with NorthBay Health and Touro University California, the initiative trains Community Health Workers to deliver outreach, home-based air quality interventions, education, care navigation, and linkage to specialty care, while strengthening local workforce pathways and improving respiratory and cardiocascular health outcomes.	Reduce Air Pollution and Improve Health Outcomes	Christy Hansen, MBA - Director, Strategy & Business Development, NorthBay Health	5,000,000		2,500,000	2,500,000			
			BUDGET TOTAL	5000000						

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Vallejo BREATHE Initiative (VBI)
Lead Applicant Name	NorthBay Health Corporation
Project Location	884 Admiral Callaghan Ln, Vallejo, CA 94591
Overall Funding Request	$5M
Grant Term Request	36 months
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Vallejo BREATHE Initiative
Project Lead	Christy Hansen (NorthBay Health), in partnership with Touro University, California
Project Location	1310 Club Drive, Vallejo, CA 94592 and 884 Admiral Callaghan Ln, Vallejo, CA 94591
Project Funding Request	$5M

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Vallejo BREATHE Initiative (VBI) is an integrated environmental health initiative designed to reduce the burden of air-pollution-related cardiopulmonary disease in Vallejo neighborhoods disproportionately impacted by environmental exposures, poor air quality, and cumulative health disparities. The initiative combines three integrated components: 1) Air Aware Healthcare Workforce, which recruits and trains Vallejo residents as Community Health Workers (CHWs) to conduct home-based air-quality and asthma interventions while creating long-term healthcare career pathways; 2) BREATHE Healthy Homes, which provides home environmental assessments, asthma education, indoor air quality mitigation resources, and household-level interventions for high-risk residents; and 3) BREATHE Cardiopulmonary Care Clinic, a community-based outpatient program focused on early diagnosis, prevention, treatment, and ongoing management of respiratory and cardiovascular conditions associated with environmental exposure.

Collectively, these components establish a coordinated prevention and care continuum that links community outreach, workforce development, environmental mitigation, specialty clinical care, and longitudinal care coordination. CHWs trained through the initiative will support community engagement, home-based interventions, referral coordination, and linkage to the outpatient cardiopulmonary clinic, strengthening continuity between community-based prevention and specialty medical care. The initiative prioritizes low-income and medically underserved populations, including Medi-Cal beneficiaries, older adults, children, and individuals with chronic respiratory conditions living in high-burden Vallejo neighborhoods (e.g., ZIP code 94590). VBI

addresses environmental disease factors, expands access to preventive and specialty care, reduces ED visits, strengthens community health resilience, and builds sustainable workforce capacity in communities burdened by environmental issues.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    a. *Reduce air pollution and improve health outcomes*
    b. *Build economic resilience for a just transition*

VBI aligns directly with the Local Community Benefits Fund strategies to ***reduce air pollution and improve health outcomes,*** and ***build economic resilience for a just transition.*** The initiative addresses the environmental and clinical impacts of poor air quality through an integrated model that combines CHW workforce development, household-level environmental mitigation, and outpatient cardiopulmonary specialty care for residents disproportionately impacted by environmental burdens in Vallejo.

The initiative reduces exposure to indoor and outdoor air pollutants by identifying and mitigating asthma triggers, improving asthma self-management, expanding early intervention and preventive care, and increasing access to coordinated outpatient cardiopulmonary services for high-risk residents, including Medi-Cal beneficiaries, older adults, children, and individuals with chronic respiratory conditions living in CalEnviroScreen priority communities such as ZIP code 94590.

Through the integration of the BREATHE Healthy Homes and BREATHE Cardiopulmonary Care components, residents receive coordinated environmental health interventions, referral navigation, access to specialty care, and longitudinal care management designed to reduce avoidable emergency department utilization and improve long-term respiratory and cardiovascular health outcomes.

The initiative promotes economic resilience and a just transition by creating accessible healthcare career paths for local residents impacted by environmental exposures and health inequities. Vallejo residents will be trained as CHWs supporting environmental health interventions, outreach, asthma prevention, and care coordination. It also supports workforce development through mentorship, scholarships, interdisciplinary training, and educational pathways into public health and healthcare, strengthening the regional workforce and community capacity to address environmental health issues.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

VBI activities will occur across multiple coordinated community, academic, and clinical settings. Located at 1310 Club Drive, Vallejo, CA 94592, TUC will serve as the initiative's primary hub for Air Aware Workforce development, training, and coordination. CHW training, workforce development activities, interdisciplinary education, student field placements, and implementation oversight for the Air Aware Healthcare Workforce and BREATHE Healthy Homes components will be administered by TUC in partnership with local healthcare providers, CBOs, and public health partners throughout Vallejo.

The BREATHE Cardiopulmonary Care Clinic will be located at 884 Admiral Callaghan Lane, Vallejo, CA 94591, within NorthBay Health's new primary and urgent care site (opening Q1 2027). The clinic will serve as an integrated community health resource within the broader BREATHE Initiative, expanding access to early detection, prevention, treatment, and ongoing care for Vallejo residents disproportionately impacted by poor air quality, wildfire smoke exposure, and environmental health inequities.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement efforts informing the VBI include reviewing NorthBay Health's 2025 Community Health Needs Assessment (CHNA), analyzing local public health and environmental health data, maintaining ongoing engagement with local public health partners, healthcare providers, and CBOs, and collaborating with organizations that work directly with families affected by asthma and environmental exposures in Vallejo and Solano County. Stakeholder engagement activities included 1) communication via email and Zoom with Fresh Air Vallejo, the City of Vallejo, and Solano County Public Health; 2) administering NorthBay Health's community survey (Appendix A) and distributing the survey QR code at food distribution and Earth Day events.

Community engagement consistently identified significant concerns related to asthma burden, poor indoor air quality, environmental exposures, transportation barriers, distrust of healthcare systems, cost concerns, provider shortages, long wait times, fragmented referral pathways, and limited access to culturally/linguistically responsive care. Residents and stakeholders emphasized the need for more proactive, home-based prevention services; stronger education on environmental triggers and asthma management; improved navigation between community services and clinical care; and expanded workforce opportunities in healthcare, environmental health, and community resilience. These findings informed the development of the integrated model.

The project addresses significant environmental justice and public health needs in Vallejo, particularly in ZIP code 94590, where residents experience disproportionate exposure to poor air quality and elevated rates of asthma and cardiopulmonary disease associated with environmental exposure. Solano County's asthma-related ED visit rate (61.1 per 10,000 residents) significantly exceeds the statewide California rate (34.9 per 10,000 residents), while ZIP code 94590 experiences rates as high as 94.5 per 10,000 residents, *2.7 times greater* than the statewide average. CalEnviroScreen 4.0 data further identify census tracts within and around ZIP code 94590 as among the highest cumulative-pollution-burden areas in the Bay Area

NorthBay Health's bilingual community survey (Appendix A) targeted Vallejo residents and workers to understand the effects on air quality and community health priorities. Results from the seventy responses highlighted concerns about asthma, indoor air quality, access to specialty care, and the need for environmental interventions, improved access to care, and workforce training. Respondents also expressed interest in HEPA purifiers, indoor air support, asthma education, respiratory care services, and healthcare and environmental job training.

Despite prior statewide asthma mitigation investments through California's Department of Health Care Services' Asthma Mitigation Project (AMP), administered by The Center at Sierra Health Foundation, Solano County did not receive substantial infrastructure investment to support coordinated asthma prevention and environmental health programming. The Vallejo BREATHE Initiative addresses these persistent gaps by integrating CHW workforce development

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

VBI addresses significant environmental justice, health, and workforce issues in Vallejo by integrating CHW development, household environmental mitigation, and outpatient cardiopulmonary care into a unified strategy. It addresses high asthma, COPD, and respiratory illness rates in vulnerable communities, where poor air quality, wildfire smoke, housing, transportation, and environmental burdens increase health risks. Low-income households face barriers to improving indoor air quality due to financial and resource constraints.

VBI provides integrated interventions in prevention, environmental mitigation, workforce development, and clinical care. The Air Aware Healthcare Workforce trains a community-based team in environmental health, asthma management, and home-based air quality interventions. Vallejo residents recruited and trained as CHWs support outreach, Healthy Homes activities, asthma education, environmental assessments, and referral linkage. They also receive mentorship in career pathways into healthcare professions and scholarship opportunities for continued study in health, with recruitment prioritizing impacted communities through partnerships with organizations, workforce programs, public health agencies, schools, faith groups, and bilingual outreach. The BREATHE Healthy Homes component targets household environmental exposures via assessments, asthma education, trigger reduction, indoor air mitigation, and clinical referrals. Households may receive HEPA purifiers, monitors, cleaning supplies, pest management, dehumidifiers, and minor ventilation or mold improvements, with priority given to low-income households, including Medi-Cal-eligible children, older adults, and those with chronic respiratory conditions.

To reduce barriers to participation and improve equitable access to services, VBI will provide targeted participant supports and engagement incentives for eligible residents participating in workforce development, Healthy Homes, outreach, and evaluation activities. Supports may include transportation assistance for outpatient cardiopulmonary appointments, follow-up services, community engagement activities, and environmental health interventions; childcare and transportation support for Community Health Worker training and community listening sessions; and survey or key informant participation incentives to encourage meaningful community engagement and feedback from historically underserved populations. These supports are intended to reduce barriers to participation, strengthen sustained engagement, and ensure that low-income residents and families disproportionately affected by environmental burdens can fully access program services and opportunities.

The BREATHE Cardiopulmonary Care Clinic focuses on early diagnosis, treatment, and management of respiratory and cardiovascular conditions linked to environmental exposures. It serves residents from Healthy Homes, frequent ER users, high-exposure communities, and those referred by providers or community groups. CHWs support care linkage, navigation, and disease management.

This integrated model strengthens links between outreach, household interventions, workforce development, prevention, and clinical care. Outcomes include reductions in indoor pollutants and asthma triggers, increased adoption of mitigation measures, improved management of respiratory symptoms, better access to specialty care, shorter referral times, higher diagnosis rates, fewer asthma-related ED visits among

participants, and greater workforce participation. These progress indicators aim to reduce environmental exposure, build community capacity, improve continuity of care, and enhance resilience in communities facing environmental burdens.

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement during implementation of VBI will occur through sustained collaboration among NorthBay Health, TUC, CBOs, local public health agencies, healthcare providers, and CHWs participating in the Air Aware Healthcare Workforce initiative. Engagement activities will focus on improving awareness of available environmental health and cardiopulmonary services, strengthening referral pathways, supporting workforce development opportunities, and ensuring that implementation remains responsive to evolving community needs and barriers identified throughout the grant period.

CHWs trained through the initiative will serve as the primary community-facing workforce and trusted community liaisons, conducting home visits, outreach activities, asthma education, environmental trigger assessments, referral coordination, and navigation into outpatient specialty care and environmental mitigation resources. CHWs will also maintain continuous feedback loops regarding environmental conditions, barriers to care, transportation needs, scheduling concerns, language access needs, and community priorities. Their role is intentionally designed to strengthen trust, improve communication between residents and providers, and ensure VBI remains grounded in residents' lived experiences and neighborhood-level environmental health concerns.

Implementation will begin with an initial community outreach and listening phase to gather additional input from Vallejo residents, CBOs, public health partners, and healthcare providers on project eligibility, recruitment strategies, outreach priorities, and program rollout. NorthBay Health and TUC will coordinate with community organizations to conduct listening sessions, stakeholder meetings, and community forums in conjunction with existing neighborhood meetings, outreach events, and local gatherings in high-burden communities. Throughout implementation, project staff and CHWs will continue participating in local community events, outreach activities, and educational efforts designed to increase awareness of environmental health risks, Healthy Homes resources, workforce development opportunities, and cardiopulmonary prevention and care services.

Residents participating in Healthy Homes and Cardiopulmonary Care components will engage with the initiative through direct, high-touch household and clinical interactions, including home visits, environmental health assessments, asthma self-management education, indoor air quality mitigation activities, outpatient specialty care encounters, and care coordination services. Participants will have opportunities to provide feedback regarding program effectiveness, environmental mitigation strategies, referral coordination, scheduling, transportation barriers, communication, language access, and overall access to services. The initiative will also maintain a public-facing website where residents can access program information, submit questions, and apply for participation.

Community feedback will be collected through structured and pulse surveys, listening sessions, interviews, CHW encounter records, patient satisfaction surveys, community meetings, and ongoing informal feedback from home visits, outreach activities, and clinical interactions. Participant questionnaires administered at enrollment, at six months, and at program completion will assess participants' experiences, barriers to participation, satisfaction with services, and recommendations for improvement. CHWs will also provide real-time observations of emerging environmental concerns, neighborhood-level barriers, and shifting community priorities that may not be captured by formal systems.

Feedback collected through these engagement activities will be systematically reviewed through quarterly leadership meetings, project team discussions, partner convenings, and continuous quality improvement processes. Findings will be used to refine outreach strategies, workforce training content, educational materials, referral workflows, equipment distribution practices, patient navigation support, scheduling processes, language access strategies, and follow-up services. Summary findings and implementation updates will be shared with participating households, CBOs, public health partners, and other stakeholders to maintain transparency, strengthen accountability, and ensure continued alignment with community priorities.

To assess distrust of healthcare systems/providers, the CHW community screening will include an index to measure it among participants. Possible indices for this project include the Past Discrimination in Healthcare Scale, Group-Based Medical Mistrust Scale, Medical Mistrust Index, and the Healthcare System Distrust Scale.

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The **vision** of VBI is to reduce the burden of air-pollution-related disease in Vallejo by integrating CHW workforce development, household-level environmental mitigation, and outpatient specialty cardiopulmonary care into a coordinated environmental health prevention and care model. The initiative is designed to strengthen long-term regional healthcare capacity, improve continuity between community-based environmental interventions and specialty medical care, and expand pathways into healthcare careers for residents from disproportionately impacted communities.

Major components of the initiative include: 1) recruitment, training, and supervision of CHWs; 2) implementation of workforce development and career pathway activities; 3) interdisciplinary environmental health education, student field placements, and clinical rotations; 4) home environmental trigger assessments and indoor air quality mitigation interventions; 5) self-management asthma education and environmental health outreach within home visits; 6) establishment of a dedicated outpatient cardiopulmonary care clinic in Vallejo; and 7) coordinated referral, navigation, and community-clinical linkage activities integrated across all components of the broader BREATHE Initiative.

Air Aware Healthcare Workforce Outcomes: the number of CHWs trained; the number of trainees pursuing additional healthcare education pathways and receiving scholarships; MPH student field practicums completed; clinical rotations completed in cardiopulmonary, environmental, and community health settings; and demonstrated competency gains among clinical and public health students in environmental health, asthma prevention and management, interdisciplinary care coordination, and collaboration with CHWs in community-based settings. Competency gains will be measured through structured assessments and faculty and/or preceptor evaluations.

BREATHE Healthy Homes Outcomes: the number of homes enrolled and assessed; reductions in indoor air pollutant levels such as PM2.5; increased adoption of environmental mitigation strategies; participant evaluations of program effectiveness; and improvements in self-reported respiratory symptoms measured through validated survey instruments, including assessment tools like the Asthma Control Test and Healthy Homes and Asthma Test. These outcomes demonstrate progress toward reducing environmental exposure, strengthening household-level environmental health capacity, and improving respiratory health outcomes among vulnerable populations.

BREATHE Cardiopulmonary Care Outcomes: increased access to outpatient specialty care; reduced time from referral to appointment; improved follow-up completion; increased early-stage diagnosis of cardiopulmonary conditions; improved continuity between community-based environmental interventions and specialty medical management; and reduced asthma-related emergency department utilization among

participating residents. These outcomes demonstrate progress toward reducing environmental health disparities and improving long-term community health outcomes in disproportionately impacted communities.

NorthBay Health will serve as Lead Applicant and provide overall project oversight, fiscal management, clinical integration, Epic-enabled data infrastructure, outpatient clinic operations, referral coordination, performance monitoring, and overall implementation management. TUC will serve as Co-Applicant and lead implementation of workforce development activities, CHW training and supervision, interdisciplinary healthcare education, student placements, Healthy Homes implementation activities, and community-based outreach and environmental health interventions.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators, and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Air Aware Healthcare Workforce budget component funds interdisciplinary environmental health workforce activities to develop regional capacity in asthma and air pollution prevention, community care, and environmental health response. It covers personnel for project leadership, workforce development, bilingual outreach, curriculum creation, faculty oversight, and Community Health Worker staffing. Curriculum and training activities are led by TUC faculty with expertise in public health, environmental health, asthma, and healthcare education, in collaboration with NorthBay Health. The budget also supports MPH practicums, clinical student rotations, scholarships for Vallejo residents, CHW training, outreach, engagement, and evaluation to enhance long-term workforce capacity and environmental health resilience in impacted communities.

The BREATHE Healthy Homes budget component funds community-based environmental mitigation and asthma prevention to lower indoor air pollution in Vallejo. It covers personnel for project oversight, bilingual outreach, CHW staffing, education, and implementation coordination. Funds are used for household assessments, HEPA air purifiers, indoor air quality monitoring, mold mitigation, pest management resources, asthma-safe supplies, transportation, and ventilation interventions to reduce asthma triggers. Additional costs support community engagement, CHW training, outreach materials, listening sessions, participant support, and independent evaluation.

The BREATHE Cardiopulmonary Care Clinic budget supports a specialty outpatient clinic for early detection, diagnosis, and management of respiratory and cardiovascular conditions linked to environmental exposure. Major costs include tenant improvements and shared infrastructure at NorthBay Health Vallejo, such as exam rooms, telehealth, diagnostic equipment, and patient access upgrades. Personnel costs fund leadership, clinical staff, care coordination, referral systems, patient navigation, and oversight. It also includes construction management support for tenant improvements, permitting, contractor coordination, and clinic readiness. Other costs cover telehealth infrastructure, transportation, outreach, diagnostic equipment, Epic EHR integration, and support services to connect household interventions, CHW work, and outpatient care.

The proportional allocation of the clinic remodel, construction contractor, architect, and engineering costs was determined by identifying the dedicated exam rooms and additional shared space within the renovated footprint. The clinic exam rooms represent 18% of the total renovated area; a conservative 15% allocation was applied to account for associated shared patient circulation, workflow, and operational support spaces that support project implementation. For imaging (CT, X-ray, and ultrasound), the allocation methodology reflects estimated utilization associated with the dedicated cardiopulmonary clinic and related outpatient respiratory health services.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional, or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Vallejo BREATHE Initiative aligns with state, regional, and local environmental justice, air quality, workforce development, climate resilience, and public health priorities. The initiative supports California’s Community Air Protection Program (AB 617) and Bay Area Air Quality Management District priorities by addressing both the environmental and health impacts of cumulative pollution exposure in high-burden communities. Through CHW outreach, Healthy Homes interventions, environmental mitigation, workforce development, and expanded access to specialty care, the initiative strengthens community health resilience by building local capacity to respond to wildfire smoke exposure, chronic air pollution exposure, asthma exacerbations, and environmental health emergencies.

The initiative also aligns with NorthBay Health’s Community Health Needs Assessment (CHNA), the Solano County Public Health Improvement Plan, and the City of Vallejo's planning efforts, identifying significant needs related to environmental health, chronic disease prevention, transportation barriers, access to specialty care, culturally

responsive outreach, and workforce shortages. Certain barriers identified in the CHNA, including transportation access, specialty care shortages, and care navigation challenges, are addressed through the integrated structure of the broader BREATHE Initiative rather than through any single component alone**.**

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

NorthBay Health, a nonprofit serving Solano, Napa, and Yolo Counties, operates two hospitals, a Level II Trauma Center, and 21 outpatient clinics offering primary, specialty, urgent, and occupational care. It supports outpatient services, care coordination, specialty care, referral management, quality improvement, telehealth, population health, and community health for underserved populations. Recently, NorthBay managed healthcare projects including clinical construction, operational integration, and regulatory compliance. Notably, it received a $14.9 million grant for the NorthBay Behavioral Health & Addiction Medicine Center in Fairfield, which combines behavioral health/mental health urgent care, substance use treatment, and outpatient counseling on a single campus. This project requires planning, construction, compliance, workflow integration, and interdisciplinary programs. The leadership team has experience in outpatient and infrastructure projects, care coordination, and community health. For the Vallejo BREATHE Initiative, NorthBay will oversee clinic development, permitting, operational planning, referral systems, workflow, quality, and sustainability.

TUC maintains accredited colleges of osteopathic medicine, pharmacy, physician assistant studies, and public health and has longstanding partnerships with healthcare systems and community organizations throughout Northern California, including NorthBay Health, Solano County Public Health, Kaiser Permanente, Sutter Health, federally qualified health centers, community clinics, and nonprofit community organizations serving vulnerable populations.

TUC currently operates a bilingual Community Health Worker Micro-Credential Program and has extensive experience supporting interdisciplinary training, workforce development, public health practicums, community-based learning activities, and student placements focused on underserved communities. CHWs participating in the initiative are not required to possess bachelor's degrees. The initiative is intentionally designed to create accessible healthcare career pathways for Vallejo residents, including individuals without prior healthcare education experience. Scholarships and mentorship opportunities will support educational advancement following successful participation in the program.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

NorthBay Health will serve as Lead Applicant and provide fiscal oversight, grant administration, compliance monitoring, operational coordination, Epic-enabled data integration, reporting, clinic implementation oversight, and coordination across all project components.

TUC will serve as Co-Applicant and lead workforce development activities, CHW training and supervision, interdisciplinary environmental health education, Healthy Homes implementation, student placements, outreach, and evaluation support.

The initiative will be supported by a multidisciplinary implementation team that includes a Program Director, Program Coordinator, bilingual Outreach Coordinator, Faculty Lead, Community Health Workers, Clinic Operations Manager, Advanced Practice Nurse, independent Evaluation Consultant, and in-kind construction project management support responsible for coordination of tenant improvements, permitting oversight, contractor coordination, and clinic readiness activities.

NorthBay Health will leverage existing Epic infrastructure, referral coordination systems, patient registries, telehealth capabilities, and operational systems to support implementation. NorthBay Health is also evaluating interoperable care coordination platforms that support CHW mobile workflows and closed-loop referral tracking.

Long-term sustainability will be supported through institutional investment; integration of workforce activities into ongoing academic programming; outpatient reimbursement revenue; applicable Medi-Cal Community Health Worker and Asthma Preventive Services reimbursement pathways, where available; and future environmental health and workforce development funding opportunities. While future reimbursement and external funding cannot be guaranteed, both NorthBay Health and Touro University California are committed to sustaining core workforce, outreach, and clinical activities through broader organizational infrastructure and operational systems.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The Air Aware Workforce and Healthy Homes components do not require construction-related permits. The BREATHE Cardiopulmonary Care Clinic will require standard tenant improvement permits, including building, MEP, accessibility, and fire/life safety approvals for outpatient medical office buildout activities. NorthBay Health has experience managing outpatient healthcare permitting and anticipates that all required approvals can be obtained within the grant term. An executed lease agreement and a site plan are included as Additional Documentation (per *GUIDE_Application Instructions)*.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The Air Aware Workforce and Healthy Homes components do not require CEQA review. The proposed clinic involves tenant improvements at an existing commercial development site that previously underwent environmental review and obtained entitlement approvals. NorthBay Health anticipates that any required CEQA review will be limited and can be completed within the grant term.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

No additional site acquisition or easements are required for the Air Aware Workforce or Healthy Homes components. The proposed clinic will operate in a leased outpatient healthcare space at 884 Admiral Callaghan Lane, Vallejo, California. NorthBay Health has secured leasehold site control and expects to provide all required documentation prior to execution of the Grant Agreement. The executed lease agreement is included as Additional Documentation (per *GUIDE_Application Instructions)*.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

NorthBay Health will be responsible for ongoing operations and maintenance of the proposed clinic, including utilities, janitorial services, IT support, diagnostic equipment

maintenance, telehealth infrastructure, and operational oversight. Certain operational and maintenance costs associated with clinic infrastructure and implementation support may be reflected as organizational in-kind support. Facility operations and maintenance expenses will be covered by NorthBay Health operating funds and outpatient reimbursement revenue from commercial insurance, Medicare, Medi-Cal, and other payer sources.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Potential implementation barriers include coordination among multiple partners, timing related to leased clinical space and tenant improvements, healthcare workforce recruitment challenges, transportation barriers, participant engagement challenges, and distrust of healthcare systems among historically underserved populations.

The initiative is intentionally structured as a phased implementation model, allowing workforce development, outreach, environmental mitigation, referral coordination, and implementation planning to begin before full clinic operations. NorthBay Health will work closely with contractors, architects, property owners, and the City of Vallejo through proactive project management, implementation timelines, and regular coordination meetings to minimize permitting or construction delays.

Healthcare workforce recruitment challenges will be addressed through interdisciplinary workforce pipelines, bilingual CHW recruitment, partnerships with Touro University California, utilization of existing NorthBay Health clinical infrastructure, and creation of local healthcare career pathways designed to strengthen long-term workforce retention in Vallejo communities.

Transportation barriers and distrust of healthcare systems will be addressed through culturally responsive outreach, bilingual CHW-led engagement, home-based interventions, referral navigation support, transportation assistance where feasible, partnerships with trusted community organizations, and recruitment of CHWs from the communities being served. These approaches strengthen trust, improve communication between residents and providers, and increase utilization of preventive and specialty care services.

Long-term sustainability of outreach and preventive care activities will be supported through integration into NorthBay Health outpatient and population health infrastructure, reimbursement-supported clinical service delivery, integration into Touro University

California academic programming, and continued organizational commitment to addressing environmental health disparities in Vallejo communities.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:

NorthBay Health, in partnership with Touro University California (TUC), proposes the Vallejo BREATHE Initiative (VBI), a comprehensive, community-centered environmental health initiative designed to reduce the health impacts of air pollution exposure in Vallejo, California. The initiative integrates three coordinated components: 1) Air Aware Healthcare Workforce, which trains local residents as Community Health Workers (CHWs) while building long-term educational and healthcare career pathways focused on environmental health, asthma prevention, and community-based care; 2) the BREATHE Healthy Homes Project, which provides home-based environmental assessments, indoor air quality mitigation resources and improvements, asthma education, and environmental trigger reduction support; and 3) the BREATHE Cardiopulmonary Care Clinic, which provides outpatient specialty evaluation, treatment, and ongoing management of asthma and cardiopulmonary conditions associated with environmental exposure.

Collectively, these components establish an integrated prevention and care continuum designed to expand workforce opportunities for residents disproportionately impacted by environmental burdens, reduce exposure to indoor air pollutants, improve asthma self-management, expand access to specialty care, strengthen continuity of care, and reduce asthma-related emergency department utilization. Through CHW-led outreach, environmental mitigation, referral coordination, medication adherence support, and ongoing care navigation, the initiative addresses both the environmental and clinical drivers of respiratory and cardiopulmonary disease while strengthening long-term community health resilience.

VBI directly advances the goals of the Local Community Benefits Fund by reducing the harmful impacts of air pollution through targeted household and clinical interventions, improving public health outcomes through integrated preventive and specialty care, and promoting economic resilience through workforce development and educational pathways for local residents. Through sustained partnerships with community stakeholders, healthcare providers, public health agencies, and community-based organizations, the initiative is designed to remain responsive to community priorities while advancing a scalable and sustainable model to address the long-term health impacts of cumulative environmental exposure and historically inequitable environmental conditions.

Measurable Outcome	Indicator(s)
1. **AIR AWARE WORKFORCE DEVELOPMENT:** Develop and implement a sustainable Air Aware Healthcare Workforce pipeline focused on environmental health, asthma prevention, and community-based care coordination.	• Total # of CHWs hired • Total # of Vallejo residents participating in workforce development pathways • Total # of MPH practicum placements completed • Total # of student clinical rotations completed • Total # of scholarships awarded to Vallejo residents pursuing healthcare or public health careers • % of workforce trainees demonstrating competency gains in environmental health, asthma management, interdisciplinary care coordination, and community-based outreach • Workforce trainee retention
2. **REDUCE INDOOR AIR POLLUTION EXPOSURE:** Reduce indoor air pollutant exposure among participating households through Healthy Homes interventions	• Total # of asthma home visits (includes both environmental assessments and asthma self-management education) initiated • Total # of households and individuals receiving environmental mitigation resources • % of households implementing at least one mitigation recommendation • Participant-reported changes in respiratory triggers and symptoms • Participant satisfaction with Healthy Homes interventions and support services
3. **EARLY IDENTIFICATION OF CARDIOPULMONARY CONDITIONS:** Expand participation in community-based cardiopulmonary screening, referral, and specialty care services among high-risk Vallejo residents.	• Total # of individuals screened or assessed through CHW outreach, Healthy Homes interventions, and NorthBay referral pathways using evidence-informed environmental health, asthma, and cardiopulmonary risk assessment tools and standardized screening measures • Screening yield rate (asthma, COPD, hypertension, or cardiopulmonary condition diagnoses per 100 screenings) • Total # of referrals for outpatient cardiopulmonary care from CHW Outreach & Healthy Homes • % of referred patients completing initial visit • Average time from screening referral to completion of initial clinic visit
	• Total # of referrals generated from CHW Outreach, Healthy Homes, NorthBay • % of referred patients completing initial visit

4. IMPROVE ACCESS, REFERRAL COORDINATION, & CONTINUITY OF CARE: Increase access to outpatient cardiopulmonary specialty care & improve continuity of care for Medi-Cal and high-risk populations.	• Total # of patients seen in *Cardiopulmonary Care Clinic* • % of patients served from high-burden zip codes (e.g., 94590) • % of patients insured by Medi-Cal or uninsured • Average time from screening referral to completion of initial clinic visit • Follow-up completion rates within 30/60 days
5. REDUCE ASTHMA-RELATED ED-UTILIZATION: Reduce asthma-related ED visits among enrolled participants by 25% within three years.	• Reduction in asthma-related ED visits among participants actively engaged in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months, comparing pre-enrollment and post-enrollment utilization • Reduction in asthma-related hospitalizations among participants actively engaged in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months, comparing pre- and post-enrollment utilization • % of participants *actively engaged** in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months demonstrating improved scores on validated asthma control measures between enrollment and 12-month follow-up • % of participants *actively engaged** in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months, demonstrating improved asthma self-management behaviors including trigger reduction, symptom monitoring, and adherence to care plans • % of participants *actively engaged** in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months, demonstrating improved adherence to prescribed asthma or cardiopulmonary medication regimens • % of participants *actively engaged** in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services for at least 12 months reporting reductions in respiratory symptoms, asthma triggers, and environmental exposure concerns

*For evaluation purposes, *active engagement* will be operationally defined in a detailed and measurable manner during the implementation and planning period. For purposes of this application, active engagement refers to ongoing participation in Healthy Homes and/or BREATHE Cardiopulmonary Care Clinic services over a minimum 12-month period, including participation in program activities such as home visits, environmental mitigation activities, outpatient visits, care coordination, asthma education, CHW engagement, and follow-up services.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
AIR AWARE HEALTHCARE WORKFORCE DEVELOPMENT	Launch Air Aware Workforce Infrastructure and Curriculum Development	Develop a CHW curriculum that includes modules on environmental health, asthma prevention, indoor air quality, wildfire smoke exposure, and cardiopulmonary disease, integrating existing content where possible. NorthBay Health and TUC will explore participation in the Asthma Management Academy (AsMA), a training program designed to teach community health workers, educators, and frontline medical staff how to provide evidence-based asthma education to patients and families.	Touro University California (TUC)	NorthBay Health (NB)	Month 6
		Develop interdisciplinary training materials and a student placement framework	TUC	NB	Month 6
		Establish scholarship, mentorship, and career pathway framework	TUC	NB	Month 6
	Implement workforce recruitment, training, and deployment activities	Recruit Vallejo residents into CHW training pathways through bilingual outreach, community partnerships, and NorthBay asthma ED visit referral.	TUC	NB	Months 6-18
		Conduct CHW training, supervision, and deployment into Healthy Homes and outreach activities	TUC	NB	Months 9-36
		Coordinate MPH practicums and PA, PharmD, and medical student clinical rotations	TUC	NB	Months 9 - 36
	Evaluate workforce development outcomes	Conduct trainee competency assessments and evaluations	TUC	Evaluation consultant	Annually
		Monitor scholarship utilization, educational advancement, and workforce placement outcomes	TUC	Evaluation consultant	Annually

REDUCE INDOOR AIR POLLUTION EXPOSURE	Launch Healthy Homes outreach and enrollment activities	Conduct outreach and enrollment in high-burden Vallejo communities	TUC	CHWs, CBO partners	Months 1-12
		Identify eligible households through referrals, outreach, and ED utilization data	TUC	NorthBay Health,	Months 6-12
		Schedule and conduct household environmental assessments	TUC CHWs	CHWs	Months 12-36
	Implement household environmental mitigation interventions	Distribute HEPA air purifiers and environmental mitigation resources	TUC CHWs	NorthBay Health	Months 12-36
		Provide asthma education and environmental trigger reduction counseling	TUC CHWs	CHWs	Months 12-36
		Coordinate ventilation, HVAC, moisture, and mold-related mitigation activities	TUC CHWs	NorthBay Health	Months 12-36
	Evaluate household environmental outcomes	Conduct participant respiratory symptoms and satisfaction surveys	TUC CHWs	Evaluation Consultant	Months 12-36
EARLY IDENTIFICATION OF CARDIOPULMONARY CONDITIONS	Establish screening and referral workflows	Develop standardized environmental health and cardiopulmonary screening tools	NorthBay Health	TUC	Months 4-9
		Develop Epic-enabled participant tracking and referral coordination workflows	NorthBay Health	IT/Analytics Teams	Month 9
		Train CHWs and clinical staff on screening and referral protocols	NorthBay Health	TUC	Months 9-12
	Implement outreach and screening activities	Conduct home-based environmental and cardiopulmonary screenings	TUC CHWs	NorthBay Health	Months 12-36
		Identify high-risk residents requiring specialty care referral	TUC CHWs	NorthBay Health	Months 12-36
		Refer high-risk participants into BREATHE Cardiopulmonary Care Clinic	TUC CHWs	NorthBay Health	Months 12-36
	Evaluate screening and referral outcomes	Monitor screening completion and referral rates	TUC/NorthBay Health	Evaluation Consultant	Months 12-36
		Analyze diagnostic yield and early-stage identification outcomes	NorthBay Health	Evaluation Consultant	Months 12-36

IMPROVE ACCESS, REFERRAL COORDINATION, AND CONTINUITY OF CARE	Establish integrated specialty care infrastructure	Launch community-centered outpatient cardiopulmonary prevention and care services (clinic)	NorthBay Health	Construction and Facilities Teams	Month 9
		Develop closed-loop referral coordination workflows	NorthBay Health	TUC	Month 9
		Implement interoperable referral and care coordination systems	NorthBay Health	IT/Analytics Consultants	Month 12
	Implement Coordinated specialty care services	Provide outpatient diagnostic and specialty cardiopulmonary care services	NorthBay Health	Clinical providers	Months 9-36
		Provide bilingual navigation, scheduling, and follow-up support	CHWs	NorthBay Health	Months 12-36
		Coordinate referrals from Healthy Homes, CBOs, and healthcare providers	NB	TUC CHWs, CBO partners	Months 12-36
	Evaluate continuity of care outcomes	Track referral completion and follow-up rates	NB	Eval Consultant	Quarterly
		Monitor appointment access and participant retention	NB	TUC	Quarterly
REDUCE ASTHMA RELATED ED UTILIZATION	Implement integrated asthma prevention and disease management interventions	Coordinate CHW-led asthma self-management education and medication adherence support	TUC	NB	Months 12-36
		Provide coordinated environmental mitigation and outpatient specialty care services	NB	TUC	Months 12-36
		Conduct longitudinal care coordination and follow-up activities	TUC CHWs	NorthBay Health	Months 12-36
	Evaluate utilization and health outcomes	Compare pre- and post-enrollment asthma-related ED utilization	NorthBay Health	Evaluation Consultant	End of Y2; End of Y3
		Monitor asthma hospitalization rates and symptom improvement outcomes	NorthBay Health	Evaluation Consultant	End of Y2; End of Y3
		Conduct quarterly CQI review and program improvement activities	NorthBay Health	TUC	Quarterly

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Grand Total	Indirect % (cap 15%)	Contingency % of Direct (cap 10%)	Partner % of Total
Lead Applicant	NorthBay Health	$1,932,000.00	$375,000.00	$193,000.00	$2,500,000.00	15.0%	10.0%	50.0%
Co-Applicant 1	Touro University California	$2,133,920.00	$320,088.00	$45,992.00	$2,500,000.00	12.8%	2.2%	50.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
TOTAL		**$4,065,920.00**	**$695,088.00**	**$238,992.00**	**$5,000,000.00**	**13.9%**	**5.9%**	**50.0%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost (All Applicants))	$5,000,000.00

Project Name:	Vallejo BREATHE Initiative: Cardiopulmonary Care Clinic
Lead Applicant Name:	NorthBayHealth
Grant Term Request:	

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	BREATHE Clinic remodel / tenant improvements ($4,096,000 x 15%)	Proportional allocation of clinic remodel and tenant improvement costs associated with implementation of the BREATHE Cardiopulmonary Care initiative, including exam room modifications, shared-use clinical workflow improvements, telehealth integration, patient-access enhancements, and infrastructure supporting outpatient environmental health and respiratory care services. Shared renovation and infrastructure costs were proportionally allocated to the project based on estimated clinic utilization and square footage associated with the dedicated cardiopulmonary clinic space. The clinic exam rooms represent 18% of the total renovated area; a conservative 15% allocation methodology was applied to account for associated shared patient circulation, workflow, and operational support space supporting project implementation.	$614,400.00
Professional Services & Consultants (<25% of total budget)	Direct	Construction Contractor ($65K x 15%)	Preconstruction planning, estimating, and implementation coordination services associated with the BREATHE cardiopulmonary clinic buildout.	$9,750.00
Professional Services & Consultants (<25% of total budget)	Direct	Architect and Engineering Design Services ($260K x 15%)	Architectural, engineering, permitting coordination, and reimbursable design services associated with proportional buildout and implementation of the BREATHE cardiopulmonary clinic and shared-use diagnostic integration.	$39,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	CT ($899,308 x 5%)	Proportional allocation of shared-use CT imaging infrastructure supporting diagnostic evaluation and early identification of cardiopulmonary conditions associated with environmental exposures, including asthma complications, chronic respiratory disease, and other pollution-related health impacts among high-risk and underserved populations participating in the BREATHE Initiative. Allocation methodology reflects estimated utilization associated with the dedicated cardiopulmonary clinic and related outpatient respiratory health services.	$44,965.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	X-ray ($318,617 x 5%)	Proportional allocation of shared-use X-ray imaging infrastructure supporting outpatient assessment and management of respiratory and cardiopulmonary conditions associated with the BREATHE Initiative.	$15,931.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Ultrasound ($145,193 x 5%)	Proportional allocation of shared-use ultrasound imaging infrastructure supporting cardiopulmonary evaluation, diagnostic services, and outpatient care coordination activities associated with implementation of the BREATHE Initiative.	$7,260.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Spacer Devices for Metered-Dose Inhalers (in kind)	Spacer devices to support asthma and respiratory disease self-management, improve medication delivery, and reduce preventable exacerbations among high-risk participants. In-kind valued at $7000.	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Peak Flow Meters (in kind)	Peak flow monitoring devices for respiratory assessmeent, patient education, and home monitoring of asthma symptoms and pulmonary function. In-kind valued at $12,000.	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Spirometry Equipment and Supplies (in kind)	Spirometry testing equipment and disposable supplies to support early identification and management of pollution-related respiratory disease. In-kind valued at $20,000.	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Nebulizer Equipment and Supplies (in kind)	Nebulizer equipment and respiratory treatment supplies for outpatient stabilization and patient education activities. In-kind valued at $11,000.	
Other Direct Costs	Direct	Respiratory Education Materials (in kind)	Educational materials and printed resources related to asthma management, air quality exposure reduction, wildfire smoke safety, and respiratory disease prevention. In-kind valued at $5000.	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Limited Respiratory Starter Supplies for Uninsured Participants	Limited patient respiratory support kits for uninsured/high-risk participants, including basic asthma self-management supplies and discharge support materials.	$24,694.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Clinical Furniture and Fixtures (in-kind: $185K x 15%)	Proportional allocation of clinical furniture and fixtures assoicated with implementation of the BREATHE cardiopulmonary care model, including exam room furnishings, patient seating, care coordination workstations, and shared patient access infrastructure. In-kind valued at $27,750.	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Signage ($85K x 15%)	Proportional allocation of patient-access, educational, and wayfinding signage associated with implementation of the BREATHE cardiopulmonary care initiative, including clinic identification, environmental health education, patient navigtaion, and shared-use clinical access signage.	$12,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Moveable Medical Equipment (in-kind: $110K x 15%)	Proportional allocation of general movable clinical equipment and patient-care devices associated with implementation of the BREATHE cardiopulmonary care initiative, including mobile carts, exam room support equipment, monitoring accessories, telehealth support equipment, and shared outpatient clinical care devices. In-kind valued at $16,500.	
Construction	Direct	Security and Access ($205K x 15%) Infrastructure	Proportional allocation of security, access-control, and patient-safety infrastructure associated with implementation of the BREATHE cardiopulmonary care initiative within shared-use outpatient clinical environment.	$30,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Network and Clinical Data Infrastructure ($45K x 15%)	Proportional allocation of network electronics and clinical data infrastructure supporting implementation of the BREATHE cardiopulmonary care initiative, including telehealth connectivity, clinical workflow integration, patient tracking, and environmental health program reporting	$6,750.00
Other Direct Costs	Direct	Permitting and Regulatory Fees ($65K x 15%)	Porportional allocation of permitting, plan review, inspection, and regulatory compliance fees associated with implementation of the BREATHE cardiopulmonary care clinic within a shared-use outpatient healthcare facility.	$9,750.00
Personnel/Staff Costs	Direct	Pulmonary APN (0.6 FTE, 30 months)	Pulmonary nurse practitioner supporting outpatient evaluation, treatment, follow-up care, environmental exposure assessment, and care coordination for patients with pollution-related cardiopulonary conditions through the BREATHE cardiopulmonary care initiative. APN will begin seeing patients after the initial six month planning and	$416,000.00
Personnel/Staff Costs	Direct	Cardiopulmonary Clinic Operations / Project Manager (0.6 FTE, 36 months)	The Clinic Operations / Project Manager will oversee operational implementation of the BREATHE Cardiopulmonary Care clinic and serve as the primary coordination lead for clinic-based activities associated with the broader BREATHE Initiative. Responsibilities include startup coordination, clinic workflow development, scheduling and referral system implementation, coordination with Touro University California and community partners, operational troubleshooting, grant reporting support, quality monitoring, procurement and equipment coordination, compliance support, and oversight of implementation timelines and deliverables. The position will also coordinate with Epic and data teams regarding patient tracking, referral workflows, outcome monitoring, and reporting infrastructure. This role is essential to ensuring successful integration between clinical services, community-based environmental health interventions, and workforce development activities. The Project Manager will be responsible for planning and coordination at the start of the grant period.	$288,000.00
Personnel/Staff Costs	Direct	Construction Project Manager (in-kind)	Operational oversight and implementation support associated with BREATHE clinic development, construction coordination, and operational readiness activities (in-kind)	
Personnel/Staff Costs	Direct	Patient Receptionist / Care Coordinator (0.6 FTE, 30 months)	Patient navigator responsible for scheduling support, referral coordination, patient outreach, follow-up tracking, care navigation, and linkage to cardiopulmonary and environmental health services for participants in the BREATHE Initiative. Patient Receptionsit will begin scheduling and referring patients at the end of the initial six	$147,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Epic Registry Build, Referral Tracking, and Outcomes Reporting Infrastructure	Development of a project-specific Epic registry and associated reporting infrastructure to support participant tracking, referral management, outcome monitoring, care coordination workflows, and implementation reporting for the BREATHE Initiative. Costs include Epic configuration, workflow development, reporting/dashboard support, and integration of community-based environmental health interventions with outpatient cardiopulmonary care services.	$140,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Interoperability / Care Coordination Platform Consultant	This individual will configure field platform and workflow integration, support interoperability planning, coordinate secure referral workflows, support CHW/mobile documentation processes, and ensure data compatibility between field platforms and Epic workflows.	$85,000.00

Project Summary (auto-calculated)

Total Direct Costs	$1,932,000.00
Total Indirect Costs	$375,000.00
Total Prof. Services & Consultants	$273,750.00
Total Contingency	$193,000.00
Total Funds Requested	$2,500,000.00
Cross-check Total Budget	YES
Indirect % of Total	15.0%
Prof. Services & Consultants % of Dire	11.0%
Contingency % of Direct	10.0%

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Other Direct Costs	Direct	Patient Transporation Assistance (1,000 supported visits x $40 per trip)	Transportation assistance to support access to outpatient cardiopulmonary care, follow-up services, and environmental health interventions for high-risk participants experiencing transportation barriers.	$40,000.00
Other Direct Costs	Direct	Translation / Interpretation Services (in-kind)	Translation and interpretation services to support equitable access to cardiopulmonary care, environmental health education, outreach activities, patient navigation, and clinical communication for multilingual and underserved participants in the BREATHE Initiative.	
Personnel/Staff Costs	Direct	Physician Oversight of APN (in-kind)	In-kind physician oversight and clinical supervision supporting implementation of the BREATHE cardiopulmonary care initiative, including APN supervision, clinical guidance, quality oversight, care coordination support, and integration of outpatient respiratory care services.	
Contingency (10% of Direct Costs)	Contingency	Project Contingency	Contingency funding to address unforeseen implementaion, construction, equipment, and operational costs associated with the BREATHE initiative.	$193,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect Costs (15%)	Indirect costs supporting administrative, operational, compliance, financial management, and organizational infrastructure necessary for implementation of the BREATHE Initiative.	$375,000.00
Only add lines above this line				
			TOTAL:	**$2,500,000.00**

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name: Vallejo BREATHE Initiative: Healthy Homes and Workforce Development
Co-Applicant 2 Name: Touro University California
Grant Term Request:

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Director	Salary ($92,500) and benefits (20%) for lead supervisor and strategic planner. Included a 2% COLA for year 2 and year 3.	$339,704.00
Personnel/Staff Costs	Direct	CHWs	4 CHWs salary and benefits ($52,000+20% benefits) for three years (2 CHW are bilingual). YR1 will be 6 months	$639,076.00
Capacity-Building and Training	Direct	CHW training	Healthy Homes training and support costs (childcare, transportation) $2,000/each x 8	$16,000.00
Community Engagement	Direct	Healthy Homes Funds	Funds to address home asthma triggers (600 homes: HEPA filters, mold remediation, pest control, mattress covers, electric stoves).	$600,000.00
Community Engagement	Direct	Data Collection (Monitoring and	Survey incentives ($25 for 500 survey or key informant respondents)	$12,500.00
Community Engagement	Direct	Data Collection (Monitoring and Evaluation)	Listening Session Support (transportation and childcare vouchers $50 for 100 people at two listening sessions)	$20,000.00
Personnel/Staff Costs	Direct	Faculty Lead (0.05 FTE)	Environmental health professor as principal investigator. Salary ($123,309) and benefits (30%). Included a 2% COLA for year 2 and year 3.	$24,529.00
Capacity-Building and Training	Direct	Air Aware Scholarships	Education schoarlship for Vallejo-based individuals who want to pursue any higher education in the area of environmental health ($15,000 for 3)	$45,000.00
Capacity-Building and Training	Direct	Student Rotations	Clinical and Field Study Rotations for TUC students (5 students/year @ $1000 per student)	$12,500.00
Capacity-Building and Training	Direct	Training and Support	CHW training--Healthy Homes training and support costs (childcare, transportation) $1500 ea	$12,000.00
Personnel/Staff Costs	Direct	Program Coordinator	CHW and Clinical Rotations Coordinator annualized salary ($70,000) and benefits (20%). Position will be part-time at .50 FTE. Will be hired after first quarter in YR 1. Included a 2% COLA for year 2 and year 3.	$236,074.00
Community Engagement	Direct	CBO planning meetings	Snacks and stipends for 3 meetings	$1,500.00
Personnel/Staff Costs	Direct	Outreach Coordinator (.5 FTE)	Recruiting families, liaison with providers for referrals, assignment of CHS, reporting duties ($70,000+benefits 22%, .5 FTE for 2.75 years) (biligual). Included COLA of 2% for year 2 and year 3.	$118,037.00
Professional Services & Consultants (<25% of total	Direct	Evaluation Design and Oversight (in-kind)	TUC staff will provide in-kind services to design evaluation methodology and provide evaluation oversight	
Professional Services &	Direct	Evaluation Consultant	Independent Evaluation Consultant to Assess Project	$30,000.00
Indirect Costs (≤ 15%)	Indirect	University Indirects	Set at 15%	$320,088.00
Travel	Direct	Mileage for Home Visit	Funds for mileage reimbursement, electric transit or e-bike purchase	$27,000.00
Contingency (10% of Direct	Contingency			45,992
		Only add lines above this line		

Project Summary (auto-calculated)

Total Direct Costs	$2,133,920.00
Total Indirect Costs	$320,088.00
Total Prof. Services & Consultants	$30,000.00
Total Contingency	$45,992.00
Total Funds Requested	$2,500,000.00
Cross-check Total Budget	YES
Indirect % of Total	12.8%
Prof. Services & Consultants % of Dire	1.2%
Contingency % of Direct	2.2%

PARTITION GRAPHIC LEGEND

1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	BRACED SOUND PARTITION	08b
	BRACED SOUND PARTITION	08d
	BRACED PARTITION	08a
	FURRING PARTITION	0Fa

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
      1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
      2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE DETAILS ON THE A7 SHEETS.
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKE PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.
7. EXISTING PARTITIONS APPEAR AS "HALF-TONE" ON PLANS.
8. FOR LEVEL 5 DRYWALL FINISH LOCATIONS REFER TO FINISH LEGEND AND FINISH PLANS.



1 FLOOR PLAN - FLOOR 1
A3.10 | A2.10 1/4" = 1'-0"

BOULDER ASSOCIATES
1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT P257459.00

NB VALLEJO IMAGING CENTER

SCHEMATIC DESIGN

DATE

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

FLOOR PLAN - FLOOR 1

SHEET NUMBER

A2.10

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CEILING TYPES

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	COLOR/ FINISH	SIZE	COMMENTS	ENVIRONMENTAL DOCUMENTATION	HMI RATING	FIRE CLASS	ATTIC STOCK	REVISION
ACT-1A	2'x2' ACOUSTIC PANEL CEILING										
GYP-1	GYP. BOARD CEILING					SEE MATERIALS LIST FOR PAINT INFORMATION.					

WINDOW TREATMENT TYPE

MARK	FABRIC TYPE	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	COLOR/ FINISH	COMMENTS	LOCATION	ENVIRONMENTAL DOCUMENTATION	HMI RATING	FIRE CLASS	ATTIC STOCK	REVISION

LIGHTING FIXTURE LEGEND

DOWNLIGHT FIXTURES

MOUNTING

- SURFACE MOUNT
- RECESSED MOUNT

TYPE / OPTIONS

- WALL WASHER
- DECORATIVE TRIM
- RECESSED INDIRECT FIXTURE - SIZE AS INDICATED
- RECESSED PRISMATIC LENS FIXTURE - SIZE AS INDICATED
- RECESSED PARABOLIC LENS FIXTURE - SIZE AS INDICATED
- UC — UNDERCABINET LIGHT
- COVE LIGHTING
- RECESSED LINEAR FIXTURE
- SURFACE LINEAR FIXTURE
- SUSPENDED LINEAR FIXTURE
- WALL-MOUNTED FIXTURE
- WALL SCONCE
- DECORATIVE SURFACE FIXTURE - RECTANGULAR
- DECORATIVE SURFACE FIXTURE - ROUND
- DECORATIVE SURFACE FIXTURE - DRUM
- DECORATIVE PENDANT - DRUM
- DECORATIVE PENDANT - LARGE
- DECORATIVE PENDANT - SMALL
- TRACK LIGHTING FIXTURES
- ILLUMINATED EXIT SIGN
- XRAY — 'XRAY IN USE' LIGHT
- NURSE CALL LIGHT

CEILING GRAPHICS LEGEND

- ACT 2 / P# / 9'-0" — CEILING TYPE, SEE CEILING SCHEDULE; FINISH TYPE, WHERE APPLICABLE; CEILING HEIGHT
- A / B — WINDOW TREATMENT STYLE; WINDOW TREATMENT CONTROL SIDE (R OR L)
- P12 — SOFFIT SIDE/FACE FINISH
- P3 — SOFFIT BOTTOM FINISH
- ACOUSTIC CEILING TILE- 2x2 OR 2x4 AS INDICATED.
- GYP. BD. CEILING
- AREA NOT IN PROJECT SCOPE
- S — SPEAKER
- CEILING ACCESS PANEL
- SUPPLY DIFFUSER - SEE MECHANICAL
- RETURN GRILLE - SEE MECHANICAL
- EXHAUST - SEE MECHANICAL
- CUBICLE CURTAIN TRACK. SEE ACCESSORY SCHEDULE FOR MANUFACTURER INFORMATION.

EDITOR'S NOTE: MODIFY THE NOTES LISTED TO YOUR PROJECT SPECIFIC NEEDS OR REMOVE THEM ENTIRELY.

IF YOUR PROJECT IS IN SEISMIC DESIGN CATAGORY C, D, OR E THEN ADD THESE NOTES TO THE CEILING PLAN GENERAL NOTES:

SEISMIC:

1. *CONTRACTOR TO PROVIDE SEISMIC MOUNTING FOR CEILINGS AND FIXTURES PER DETAILS ON A7.40 FOR ALL CEILINGS.*
2. *CONTRACTOR TO PROVIDE ADDITIONAL SUPPORT PER DETAILS ON A7.40 FOR ALL SPACES OVER 144SF.*
3. *CONTRACTOR TO PROVIDE ADDITIONAL LATERAL BRACING PER DETAILS ON A7.40 FOR ALL SPACES GREATER THAN 1,000SF.*

CEILING PLAN GENERAL NOTES

CEILING FINISH:

1. GENERAL CEILING PAINT SHALL BE [P3], UNLESS NOTED OTHERWISE.
2. [PAINT AND WALLCOVERING INDICATED FOR SOFFITS SHALL WRAP ALL EXPOSED SURFACES OF SOFFIT, UNLESS NOTED OTHERWISE.]
3. [ALL SIDES OF GYP. BOARD SOFFITS ABOVE UPPER CABINETRY SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH, UNLESS NOTED OTHERWISE.]
4. REFER TO MATERIALS LIST ON A2 SHEETS FOR PAINT AND WALLCOVERING INFORMATION.
5. [EDGES OF CUT CEILING TILES ARE TO BE PAINTED WITH CEILING MANUFACTURER'S MATCHING TOUCH UP PAINT.]

CEILING GRID:

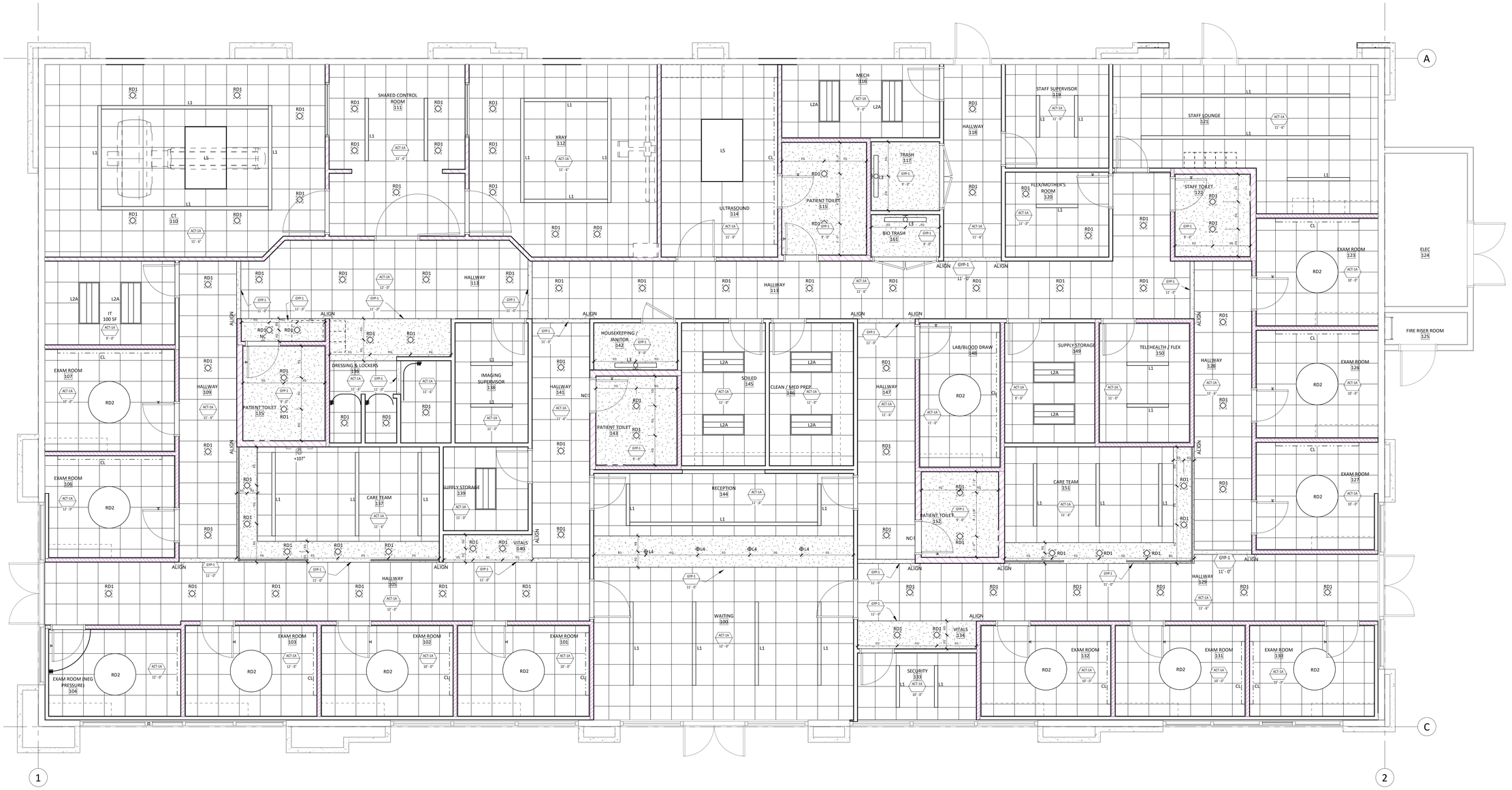
1. LOCATE FIXTURE IN RELATION TO CEILING GRID AS SHOWN ON PLAN. IF ACTUAL CONDITIONS CONFLICT WITH PLAN, CONTACT ARCHITECT PRIOR TO INSTALLATION.
2. SUSPENDED CEILING SYSTEMS TO COMPLY WITH APPLICABLE PROJECT CODES.
3. [ACT BRACING TO BE ANGLED/ATTACHED AWAY FROM OPEN STRUCTURE. SEE TYPICAL DETAILS.]

MEP COORDINATION:

1. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LIGHTING, REGISTER, GRILLES, AND DIFFUSER LEGENDS.
2. AT GWB CEILINGS PROVIDE ACCESS PANELS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, INCLUDING BUT NOT LIMITED TO: FIRE SMOKE DAMPERS, FIRE LIFE SAFETY UJ-BOXES, FAN COILS AND VAV BOXES PER MANUFACTURER'S WRITTEN RECOMMENDATIONS, CONDUIT BANK PULL BOXES, CONTROL AND SHUT-OFF VALVES. UNLESS OTHERWISE SHOWN PROVIDE FLUSH DRYWALL TYPE ACCESS PANELS W/ CONCEALED FRAME AT ALL NON-RATED LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. [IN OPEN TO STRUCTURE AREAS ALL WIRES AND CABLING SHALL BE RUN IN TIGHT BUNDLES, RIGID CONDUIT, OR CABLE TRAYS AS COORDINATED WITH ARCHITECT AT A UNIFORM HEIGHT ABOVE FINISH FLOOR.]
4. [REFERENCE LIGHTING & ELECTRICAL DRAWINGS AND CUTSHEETS FOR MOUNTING HEIGHTS, DIMENSIONS, AND ADDITIONAL INFORMATION NOT SHOWN ON DRAWINGS. NOTIFY ARCHITECT OF CONFLICTS IN MOUNTING LIGHT FIXTURES.]
5. [WHERE WALL WASHERS ARE CO-LOCATED WITH WHITE BOARDS CENTER THE WHITEBOARD UNDER THE WALL WASHER FIXTURE AND ACT.]
6. [COORDINATE AV ITEM LOCATIONS SUCH AS PROJECTOR, SPEAKERS, CAMERA, MICROPHONES WITH ACOUSTIC CEILING TILE IN AV ROOMS, AV AND AV READY CONFERENCE ROOMS W/ ARCHITECT & OWNER PRIOR TO INSTALLATION.]
7. [REFER TO ENGINEERING DRAWINGS FOR LIFE SAFETY DEVICES REQUIRED BY CODE AND EMERGENCY LIGHT FIXTURES. COORDINATE LOCATION OF DEVICES W/ ARCHITECTURAL DOCUMENTS.]

OTHER:

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, STRUCTURAL GRIDS, AND CENTERLINES WHERE INDICATED.



1 REFLECTED CEILING PLAN - FLOOR 1

A3.10 | A2.41 1/4" = 1'-0"

BOULDER ASSOCIATES
1651 ALHAMBRA BLVD, SUITE 120
SACRAMENTO, CALIFORNIA 95816
916.492.8796

PROJECT P257459.00

NB VALLEJO IMAGING CENTER

SCHEMATIC DESIGN

DATE

REVISIONS

#	DESCRIPTION	DATE

THIS SHEET MUST BE PRINTED IN COLOR

SHEET TITLE

REFLECTED CEILING PLAN - FLOOR 1

SHEET NUMBER

A2.41

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Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity
Public Health Institute Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Childcare Clean Air & Resilient Environments (C-CARE): Benicia
Lead Applicant	Regional Asthma Management & Prevention (RAMP), a project of the Public Health Institute
Application Location	Benicia and surrounding communities
Overall Funding Request	$2,473,897.88
Grant Term Request	3 years

PROPOSAL VISION (10 points)

1. *Provide a short summary that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund.*

The Childcare Clean Air & Resilient Environments (C-CARE): Benicia project will mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Because young children are particularly vulnerable to the health impacts of air pollution, our goal is to improve air quality in the locations where children ages 0-5 spend most days: childcare settings. We will achieve this through:

- Improved air filtration through the distribution of high-efficiency particulate air (HEPA) cleaners and replacement filters to a target of at least 500 of the childcare facilities in the area.
- Heating, air conditioning and ventilation systems (HVAC) optimization and upgrades at select facilities including First 5 resource centers in Vallejo and Pittsburg and 3-4 large childcare centers.
- Education of childcare providers about indoor air quality including cleaning products, pests and pesticides, moisture and mold, and gas stoves, and outdoor air pollution including refinery emissions and wildfire smoke.
- Education of parents/caregivers who attend the First 5 resource centers on air quality and actions they can take to improve indoor air quality.
- Distribution of 200 HEPA air cleaners and replacement filters to parents/caregivers who attend the First 5 resource centers who attend the trainings.

This project directly advances the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes by integrating education, environmental interventions, and monitoring to mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. The project also supports economic resilience for a just transition by investing in community-based organizations, strengthening local childcare infrastructure, and reducing the economic burden of asthma and poor air quality on families and providers.

The proposed scope of work meets community-identified needs and engages communities in the development and implementation of the project. For this proposal, we engaged for over three months with our community partners, including CoCo Kids, Solano Family and Children's Services, First 5 Contra Costa, First 5 Solano, Bay Area Community Resources (BACR), and Lincoln Families to develop this

project. We also conducted surveys (using smartphone compatible platforms including SurveyMonkey and Qualtrics) of childcare providers in the Benicia area and parents who attend the First 5 Resource Centers in Vallejo and Pittsburg. The surveys were conducted in Spanish and English in February through April 2026. Additionally, the Parent Advisory Group of the First 5 Resource Center in Pittsburg provided input. The purpose of the surveys and advisory group input was to gather information on community air quality needs and priorities and help shape the proposed project.

Measurable outcomes, co-developed with our partners and informed by surveys, include:

- Reduction in indoor air pollution in childcare settings.
- Increased knowledge of childcare providers and parents/caregivers with young children about the health effects of air pollution and how to effectively reduce exposure to outdoor and indoor air pollution in childcare and home settings.
- Changes in behaviors that influence indoor air quality in order to improve air quality in childcare and home settings.
- Improved asthma symptoms among young children who attend childcare settings.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The population that will benefit most from the proposed project is young children who are at greater risk from inhaled pollutants. Relative to body size, children eat, breathe, and drink more than adults, and their natural biological defenses are less developed. The protective barrier surrounding the brain is not fully developed, and children's nasal passages aren't as effective at filtering out pollutants. Developing lungs, immune, and metabolic systems are also at risk. Children are particularly susceptible during development. Environmental exposures during fetal development, the first few years of life, and puberty have the greatest potential to influence later growth and development.[i]

The First 5 Center in Pittsburg serves about 1,100 children annually and the First 5 Center in Vallejo serves about 1,800. The number of children attending childcare facilities in the project area is approximately 11,100. Overall, the children and their families served by this project are racially and ethnically diverse, including large percentages of both Black/African American and Latino/Hispanic children. For example, of the families served in the last year by Lincoln Families (in the Pittsburg area of Contra Costa), 64% identified as Hispanic or Latino and 14% as African American or Black, while Solano Family and Children's Services reports that in the Solano County portion of the grant area, 32% of the children are Hispanic or Latino and 33% are African American or Black. This is noteworthy as asthma disproportionately impacts Black/African American and Latino/Hispanic populations.

Meanwhile, the following chart shows the asthma emergency department rate and per capita income for several of the zip codes served by this project. These communities have a lower per capita income and have faced numerous environmental challenges (many, in fact, are ranked in high percentiles for various types of air pollution on the CalEnviroScreen), leading to higher asthma emergency department rates than for California as a whole.

City	Zip code	Asthma ED rate/10,000*	Per Capita income**
Pittsburg	94565	74.9	28,100

Concord (a portion of which is in the target area)	94520	42.9	28,900
Vallejo	94590	94.5	27,200
Rodeo	94572	56.8	35,000
Bay Point	94565	74.9	28,100
California		34.9	37,300
*Data from Tracking California. https://trackingcalifornia.org/#gsc.tab=0 Accessed March 5, 2026.			
**Data from California Healthy Places Index. https://map.healthyplacesindex.org/ Accessed March 5, 2026.			

A secondary population that will benefit is the childcare workers themselves, as most childcare workers are low-income women. Low-income Californians experience more asthma symptoms, use the emergency room more for asthma care, miss more school due to asthma, and are more likely to encounter asthma risk factors.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Childcare Clean Air & Resilient Environments (C-CARE): Benicia, was developed by a diverse team of partner organizations that jointly developed two proposals—C-CARE: Benicia and C-CARE: Richmond—with the recognition that young children in both areas face the same health risks of indoor air pollution. Regional Asthma Management & Prevention (RAMP), a project of the non-profit Public Health Institute is the lead on C-CARE: Benicia, UCSF is the lead on C-CARE: Richmond. The two proposals were carefully designed to be complementary and not duplicative. Each proposal can be implemented independently, yet if both proposals are funded, they will be implemented in a coordinated manner.

Regional Asthma Management & Prevention (RAMP), a project of the non-profit Public Health Institute, has extensive experience working with communities to reduce exposure to air pollution and will serve as the project lead. Co-Applicants include: the University of California, San Francisco (UCSF) and its Western States Pediatric Environmental Health Specialty Unit (PEHSU); Bay Area Community Resources (BACR) and Lincoln Families, each of which manages educational programming at family resource centers on behalf of the First 5 organizations; and two childcare resource and referral networks, CoCoKids and Solano Family and Children's Services. First 5 Solano County and First 5 Contra Costa County will serve as advisors and participate in the Leadership Team as an in-kind contribution. Additional descriptions of the project team follow.

RAMP, the lead applicant, works to reduce the burden of asthma with a focus on health equity. Emphasizing both prevention and management, RAMP builds capacity, creates linkages, and mobilizes networks to advocate for policy and systems changes targeting the root causes of asthma disparities. RAMP staff have over two decades of experience providing responsive technical assistance in support of asthma work in both Solano and Contra Costa Counties.

The University of California, San Francisco will be a co-applicant, bringing in expertise from the UCSF Division of Occupational, Environmental and Climate Medicine (OECM) and from the Western States Pediatric Environmental Health Specialty Unit (PEHSU). The Division of OECM, led by [redacted] has extensive experience with implementation science, community-engaged health research, and air pollution monitoring. The PEHSU's mission is to improve reproductive and children's health by leading

the integration of environmental health into clinical care and public health while supporting communities. The PEHSU team has extensive experience co-developing and delivering training programs with and for community partners.

Bay Area Community Resources (BACR) works in the heart of communities to foster generational change. Lincoln Families disrupts cycles of poverty and trauma, empowering children and families to build strong futures. Among many other services, each organization manages the programming at a First 5 Resource Center: BACR manages First 5 Vallejo and Lincoln Families manages First 5 Pittsburg.

CoCoKids and Solano Family & Children's Services are two childcare resource and referral agencies that champion and advance quality childcare and early education. They provide services to improve the lives of thousands of children, families and early educators through: free child care referrals for all families; parent education and resources, including links to other community services; financial assistance to at-risk and low-income working families so disadvantaged children can have access to child care and preschool education; child safety, health and nutrition education; provider training and support to help child care professionals build sustainable businesses and to provide quality, healthy and age-appropriate care; and public education about the importance of a child's early years of growth and development, and the need to invest in children for our future.

First 5 agencies were established by a ballot measure in 1998 in all 58 counties in California. They are dedicated to improving the lives of California's young children and their families through a comprehensive system of education, health services, childcare, and other programs. First 5 Solano County and First 5 Contra Costa County will both provide in-kind support and will serve on the Leadership Team to support effective project implementation.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

As the Lead Applicant, RAMP convened a Leadership Team that worked together to develop this proposal; that same group will continue meeting throughout the 3-year grant term to serve as the key venue for collaborative decision-making to ensure the project is implemented effectively, guided by the overall goal of advancing integrated efforts to holistically meet community needs. The Leadership Team includes a representative from each Co-Applicant organization plus each of the First 5 agencies. Together, the members of the Leadership Team offer a well-balanced mix of different content and skill strengths coupled with across-the-board experience in project implementation. To take two examples: RAMP and UCSF have extensive experience in designing and implementing trainings on a wide range of air quality topics, while the other Co-Applicants have extensive experience in structuring the delivery of trainings to respond well to the often competing demands faced by the training participants (i.e., parents/caregivers and childcare providers). Similarly, RAMP and UCSF have experience in researching and selecting air cleaners appropriate for different spaces, while the Co-Applicants have considerable understanding how best to get those air cleaners to childcare providers and parents/caregivers.

During the proposal writing process, the Leadership Team worked collaboratively to develop the overall scope of work, as well as roles and responsibilities, for the proposed project. As the Lead Applicant, RAMP will be responsible for overall project management and administration. Together, RAMP and UCSF (a Co-Applicant) will play a key role in developing the training curricula, providing trainings, selecting air cleaners for distribution, and evaluating the project. UCSF will also take the lead on air quality monitoring and HVAC upgrade assessments. Other Co-Applicants, including BACR, Lincoln

Families, CoCoKids, and Solano Family and Children's Services will serve as the primary liaison with the parents/caregivers and childcare providers, including providing feedback on the training curricula, handling the logistics of ongoing trainings including recruitment, and distributing air cleaners to training participants. First 5 Solano County and First 5 Contra Costa County will serve as advisors and participate in the Leadership Team as an in-kind contribution. They will also serve as a point of contact for HVAC improvements at First 5 resource centers, as they own the facilities.

While these roles are clear, they will not be executed in disconnected silos. Rather, cooperation and collaboration is central to this project, so over the course of the project, the Lead Applicant and Co-Applicants will continue their joint planning efforts. Specifically, once the grant period begins, the Leadership Team will meet at least monthly for the first 6 months, reducing to bi-monthly or quarterly for the remainder of the grant depending on needs. The Leadership Team will jointly make all key decisions about project design and implementation, including working together to identify and overcome challenges. Importantly, the Leadership Team will ground its decisions in community perspectives, as RAMP and the Co-Applicants will individually and/or collectively gather community input throughout the grant period (see the next section for additional details about this project's community engagement and responsiveness). RAMP will also serve as a liaison between the Leadership Team and other funded projects in the greater Benicia area to ensure complementary efforts are implemented in a coordinated and effective manner.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to: Coordinate overall community engagement activities; Track and report on indicators to assess progress towards measurable outcomes; Collect and process reporting, reimbursement and invoicing requirements.*

Coordinate overall community engagement activities: The Co-Applicants based in the greater Benicia area have extensive connections to the communities they serve, including parent advisory councils, in-person engagement through classes and drop-in visits, and regular email communication that can be used to share updates or request input. This community engagement infrastructure will be central to project implementation. The infrastructure provided input that shaped this proposal's development; for example, the Solano First 5 Parent Advisory Group identified both indoor and outdoor air quality as priority concerns. Parent surveys conducted by BACR and Lincoln Families showed that 60% of respondents consider the intrusion of outdoor air pollution as a top concern related to indoor air quality. Some of the top outdoor air quality concerns included roads/freeways (69% of respondents), wildfire smoke (54% of respondents), and refineries (52% of respondents). Sixty percent of respondents said that they have never used an air cleaner, and 85% said they would use an air cleaner if they were given one. Similarly, CoCo Kids and Solano Family and Children's Services surveyed childcare providers as part of the grant development process and found that 68% of respondents are concerned about outdoor air pollution getting inside. With regard to air quality outside their childcare facilities, 68% said they are concerned about pollution from nearby freeways, 64% are concerned about pollution from nearby refineries or industries, and 54% are concerned about wildfire smoke. Among respondents who do not currently use an air cleaner in their childcare facility, 58% said that it is because they cannot afford an air cleaner or replacement filters. Ninety-eight percent said they would use an air cleaner if given one.

Using the existing communication infrastructure, we will also seek input on the educational materials and the content and format of trainings so that continuous improvements can be made in

response to community priorities. We will also share air monitoring data and details of building improvements with childcare providers and parents/caregivers using the facilities. RAMP will lead development of surveys or tools; the Benicia-area based Co-Applicants will use their communication channels to gather input and RAMP staff will conduct follow-up analyses in coordination with UCSF.

Track and report on indicators to assess progress towards measurable outcomes: To evaluate air quality and document improvements, UCSF will monitor indoor and outdoor PM2.5, PM10, CO2, relative humidity, and temperature at each First 5 resource center with monitors in each of the child activity rooms and one monitor outdoors. Staff will also install monitors in each of the childcare facilities that receive HVAC upgrades, including one monitor indoors and one monitor outdoors. We will provide consumer-grade monitors to building staff and will develop a schedule for testing and calibrating them with research-grade instruments. As the Lead Applicant, RAMP will coordinate with UCSF and the First 5 center staff and childcare center staff to ensure completion of these activities with minimal burden on the regular activities of the centers and facilities. UCSF will analyze the data and share the findings with the Leadership Team and the center/facility staff. As part of the HVAC upgrades, UCSF will train staff at the centers/facilities on how to use and maintain the HVAC systems, including protocols to implement during wildfire smoke events or other high pollution days, such as closing windows and external doors, turning on the portable air cleaners, changing the settings of the HVAC system to recirculate air and operate continuously, pushing invitations to client families and the greater community to use the community cleaner air facilities and modifying programming to emphasize indoor activities.

RAMP will lead activities related to the indicators on knowledge, behavior change, and health outcomes. This will include developing surveys in partnership with the Leadership Team and administering pre/post-surveys for all training participants (for both parent/caregiver trainings and childcare provider trainings). RAMP staff will work with BACR and Lincoln Families to administer 3-month post-surveys to participating parents/caregivers and with CoCo Kids and Solano Family and Children's Services to administer 3-month post-surveys to participating childcare providers. The surveys will assess changes in knowledge, changes in behaviors related to indoor air quality, and changes in asthma symptom frequency.

Collect and process reporting, reimbursement and invoicing requirement: Since its inception thirty years ago, RAMP has served as the lead on hundreds of federal, state, regional and private foundation grants, always successfully completing grant objectives as well as reporting and financial tracking requirements. As the Lead Applicant, RAMP will collect all information necessary to produce reports for the funder. RAMP will work with central administration staff at the Public Health Institute to establish agreements with each Co-Applicant that outlines their scope of work, reporting requirements, and invoicing processes. Once the agreements are in place, RAMP staff will track progress on the scope of work and will ensure that reporting and invoicing are completed in a timely manner.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council?*

The Lead Applicants and Co-Applicants' boards do not have a role in approving the proposed project.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

RAMP staff have extensive experience overseeing a range of grants and contracts. [redacted], has been the [redacted] of RAMP for 24 years. She served as the PI on a REACH US grant from the US Centers for Disease Control and Prevention, four 3-year Cooperative Agreements with the US EPA, a contract with the Bay Area Air District, as well as hundreds of other government and private grants. Under [redacted] direction, RAMP has significantly expanded its breadth, scope, and size. [redacted] is a graduate of Bowdoin College and received a Master's degree in Public Health from the University of Michigan. She will dedicate 25% FTE to this project. [redacted], has been the [redacted] of RAMP for 23 years and served as Program Manager on the CDC grant. He has extensive experience in project management, tool development, providing technical assistance, and conducting trainings. He also has a background in communications and extensive experience with dissemination. After graduating from Whitman College, he served as a Peace Corps volunteer. He will dedicate 40% FTE to this project. [redacted], RAMP [redacted], has been with PHI since 2014. Prior to that, [redacted] worked in higher education including CSU Los Angeles, CSU East Bay and CSU Sacramento. At CSU, he served as A/P Manager and Management Analyst for the University Auxiliary Services Inc. Contracts and Grants Department. He will dedicate 10% FTE to this project, bringing his extensive experience with financial management as well as contract and invoice management.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

RAMP, as project of PHI, has the necessary fiscal management systems and staffing experience in place to ensure funds are used per the work plan, the intent of the funding opportunity, and to prevent unobligated balances. RAMP has successfully completed grants and contracts from federal agencies, including the US Environmental Protection Agency, and the Centers for Disease Control and Prevention, as well as state agencies, including the California Department of Pesticide Regulations and California Department of Public Health, and regional agencies, including the Bay Area Air District. RAMP's Program Administrator utilizes tools to track anticipated expenditures against actual expenditures on a monthly basis. Combined with PHI's internal systems for tracking finances, invoices, and subcontract expenditures, effective systems are in place to ensure accurate tracking and reporting. PHI offers robust program support consisting of grants and contracts management, operations, finance and accounting, legal and communications. The team provides close monitoring of project progress in terms of finance and award compliance to assure project implementation is on track and within budget. PHI's Finance and Accounting department manages the money of PHI's programs, ensuring financial compliance and performing over 17,000 accounting transactions every year. The finance department manages banking and credit relationships, oversees the audits of our financial statement and 403b plan, and prepares PHI's annual Federal Form 990 filing and all other state and local filings. PHI has a history of receiving unqualified opinions on its audits - an important designation that indicates financial compliance and transparency, and which makes PHI a trustworthy partner and low risk for federal funding agencies.

[i] California Air Resources Board. Children and Air Pollution. https://ww2.arb.ca.gov/resources/documents/children-and-air-pollution. Accessed April 30, 2026.

Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget (sum of columns to right)	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget	Co-Applicant 4 Budget	Co-Applicant 5 Budget
Childcare Clean Air	The Childcare Clean Air & Resilient Environments (C-CARE): Benicia project will mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Because young children are particularly vulnerable to the health impacts of air pollution, our goal is to improve air quality in the locations where children ages 0-5 spend most of their days: childcare settings.	This project directly advances the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes by integrating education, environmental interventions, and monitoring to mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities	Public Health Institute (RAMP)	$2,473,898	$1,458,071	$647,407.45	$91,137.75	$94,808.00	$89,883.60	$92,590.08
			BUDGET TOTAL	2473897.88						

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Childcare Clean Air & Resilient Environments (C-CARE): Benicia
Lead Applicant Name	Regional Asthma Management & Prevention (RAMP), a project of the Public Health Institute
Project Location	Benicia and surrounding communities
Overall Funding Request	$2,473,897.88
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Childcare Clean Air & Resilient Environments (C-CARE): Benicia
Project Lead	Regional Asthma Management & Prevention, a project of the Public Health Institute
Project Location	Benicia and surrounding communities
Project Funding Request	$2,473,897.88

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Childcare Clean Air & Resilient Environments (C-CARE): Benicia project will mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Because young children are particularly vulnerable to the health impacts of air pollution, our goal is to improve air quality in the locations where children ages 0-5 spend most days: childcare settings. We will achieve this through:

- Improved air filtration through the distribution of high-efficiency particulate air (HEPA) cleaners and replacement filters to a target of at least 500 of the childcare facilities in the area.
- Heating, air conditioning and ventilation systems (HVAC) optimization and upgrades at select facilities including First 5 resource centers in Vallejo and Pittsburg and 3-4 large childcare centers.
- Education of childcare providers about indoor air quality including cleaning products, pests and pesticides, moisture and mold, and gas stoves, and outdoor air pollution including refinery emissions and wildfire smoke.
- Education of parents/caregivers who attend the First 5 resource centers on air quality and actions they can take to improve indoor air quality.
- Distribution of 200 HEPA air cleaners and replacement filters to parents/caregivers who attend the First 5 resource centers and attend the trainings.

Measurable outcomes include: reduction in indoor air pollution in childcare settings; increased knowledge of childcare providers and parents/caregivers with young children about the health effects of air pollution and how to effectively reduce exposure to outdoor and indoor air pollution in childcare and home settings; changes in behaviors that influence indoor air quality in order to improve air quality in

childcare and home settings; and, improved asthma symptoms among young children who attend childcare settings.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project directly advances the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes by integrating education, environmental interventions, and monitoring to mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Improving air filtration in childcare settings as well as in children's homes, combined with education for childcare providers and parents/caregivers, will not only reduce exposure to air pollution today but will also help reduce exposure risks in the future from poor air quality from a wide range of industrial or other (e.g., wildfire smoke) sources. This project aligns with several of the examples provided in the grant guidelines under this strategy, including: indoor air quality improvements; green and healthy residential and public buildings; exposure reduction strategies; and health programming for communities impacted by air pollution.

The project also supports economic resilience for a just transition by investing in community-based organizations, strengthening local childcare infrastructure, and reducing the economic burden of asthma and poor air quality on families and providers. By building knowledge, capacity, and healthier indoor environments in communities disproportionately impacted by pollution, the project contributes to a more equitable and sustainable transition away from the harms of a fossil fuel–based economy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Overall, this project will serve children ages 0 to 5 throughout Benicia and surrounding communities as defined in the grant guidelines. Many of the project activities will occur at two First 5 resource centers: East County First 5 Center, 355 E. Leland Rd, Pittsburg and Vallejo First 5 Center Address 3375 Sonoma Blvd, Ste 10, Vallejo. Activities at these sites will include HVAC upgrades, parent/caregiver education, and HEPA air cleaner and replacement filter distribution. Other activities will occur at childcare facilities within the geographic boundaries identified in the grant announcement. Two Co-Applicants, CoCo Kids and Solano Family and Children's Services (the childcare resource and referral agencies that serve the grant area), serve the following numbers and types of childcare facilities in the grant's geographic area:

Solano Family & Children's Services	
Vallejo Family Childcare	141
Vallejo Licensed Centers	19
Vallejo Exempt Centers	15
Vallejo Family, Friend, and Neighbor providers	638
Benicia Family Childcare	14

Benicia Licensed Centers	12
Benicia Exempt Centers	3
Benicia Family, Friend, and Neighbor providers	27
CoCo Kids (for the East County communities within the geographic parameters of the grant)	
Family Childcare	239
Licensed Centers	97
Licensed Exempt Centers	11
Family, Friend, and Neighbor providers	254

(Per the CA Department of Social Services, licensed family childcare is care offered in a childcare provider's home with smaller adult-to-child ratios. Licensed childcare centers are facilities that operate in a commercial setting by community-based organizations, school districts, religious institutions, or private businesses. Licensed exempt centers are typically after-school programs run by schools or affiliated organizations. Licensed exempt family, friend or neighbor providers provide care in a child's or childcare provider's home by a person who is a relative, friend, neighbor.)

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement identified and informed the needs and priorities of the C-CARE Benicia project and will continue to shape the project as it progresses. Four Co-Applicants (Bay Area Community Resources [BACR], Lincoln Families, CoCoKids, and Solano Family and Children's Services) have a long history of significant community engagement with residents – specifically parents/caregivers and childcare providers – in the grant area. Additionally, First 5 Solano County and First 5 Contra Costa County, which own the First 5 resources centers managed by BACR and Lincoln Families, respectively, will be involved in the project and have deep community ties. While both organizations are not Co-Applicants, they will serve on the Leadership Team to support effective project implementation.

Parents/caregivers: BACR and Lincoln Families manage the programmatic offerings at two First 5 resource centers (Vallejo and Pittsburg, respectively). In their management roles, BACR and Lincoln Families regularly engage with parents/caregivers who use the First 5 resource centers. This engagement includes providing parent/caregiver classes and drop-in visits, facilitating a parent advisory council, and communicating regularly through email to share updates or request input. Air quality has long been identified as a community concern by both parents/caregivers and Center staff. A staff member noted that families with young children and expecting parents frequently express concerns about asthma flare-ups, breathing difficulties, and eye, nose, and throat irritation during periods of poor air quality. During unhealthy air quality days, parents often seek guidance on how to safely protect infants and young children, limit outdoor exposure, and reduce respiratory health risks. Sometimes their concerns keep them away from the center and other times they find the center to be a clean and healthy solution. Additionally, parents express concerns about traffic-related pollution because one center is located near heavily traveled roadways with daily commuter traffic. Parents worry about the impact that prolonged exposure to vehicle emissions and fine particulate matter can have on developing lungs, particularly for infants, toddlers, and children with asthma or other respiratory sensitivities.

Additionally, members of the Solano First 5 Parent Advisory Group identified both indoor and outdoor air quality as high priority concerns; for instance, some parents mentioned worries about pollution from nearby traffic and industrial areas, including toxins from the refineries. They also expressed concerns about dust, allergens, and strong odors from cleaning products or cooking that can build up indoors. Families expressed that these issues can sometimes lead to allergies, breathing discomfort, or other health concerns for both children and adults. Of the 69 parents/caregivers who responded to a recent survey (conducted in both English and Spanish), 60% of respondents consider outdoor air pollution as a top concern related to indoor air quality. Some of the top outdoor air quality concerns included roads/freeways (69% of respondents), wildfire smoke (54% of respondents), and refineries (52% of respondents). Sixty percent of respondents said that they have never used an air cleaner, but 85% said they would use an air cleaner if they were given one.

Childcare providers: The grant area's two childcare resource and referral agencies, CoCo Kids and Solano Family and Children's Services (both Co-Applicants), regularly engage childcare providers through a variety of methods, including providing educational and professional development classes and other resources, and regularly communicating via email. Similar to the parent/caregiver-focused organizations, both CoCo Kids and Solano Family and Children's Services have long heard from childcare providers about their air quality concerns and interest in learning steps they can take to better protect the children in their care (as well as their own staff members). For instance, staff at the organizations shared that childcare providers note asthma is prevalent among the children they serve, and they regularly have questions about how to care for them during extreme heat events or when air quality is poor from a variety of sources including wildfire smoke. Many childcare providers report needing clearer, practical guidance on when to keep children indoors, and what affordable tools or upgrades can meaningfully improve the indoor air quality at their site.

Recently the agencies surveyed childcare providers in the Benicia grant area about air quality concerns and found that of the 62 respondents, 71% are concerned about outdoor air pollution getting inside their childcare facilities. Further, 65% said they are concerned about pollution from nearby freeways, 61% are concerned about pollution from nearby refineries or industries, and 48% are concerned about wildfire smoke. Among respondents who do not currently use an air cleaner in their childcare facility, 92% said they would use an air cleaner if given one.

Additionally, conversations with BACR and Lincoln Families staff at the First 5 resource centers identified indoor air problems (such as high temperatures and stuffiness or stale-feeling air) as well as the need to improve indoor air quality through planning and training. For example, the staff working at each site are responsible for turning the HVAC system off and on, adjusting the temperature and reporting problems. The HVAC controls also have a "fan only" setting; however, staff were unaware that using this might improve air quality during wildfire smoke episodes. Both sites have portable air cleaners for each classroom, and the staff know to turn them on when the air quality is bad, but most of the air cleaners have inadequate clean air delivery rates for the rooms they are in; some air cleaners emitted potentially harmful ions (which may generate aldehydes – a type of volatile organic compound – in indoor air); and there were clear conflicts between optimal positioning of the air cleaners and maintaining the free movement of the children. This project will help address these indoor air challenges.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project directly addresses priority community needs in Benicia and surrounding communities, including Vallejo, Pittsburg, and nearby areas impacted by industrial activity and transportation-related air pollution. These communities experience ongoing environmental health challenges related to refinery emissions, cumulative pollution exposures, and indoor asthma triggers and other pollutants. Families with young children and childcare providers in these areas often face barriers to accessing resources, information, and infrastructure needed to reduce indoor air pollution exposures, despite spending the majority of time indoors where exposures can be significant.

The project responds to these needs through an integrated set of interventions focused on improving indoor air quality and reducing asthma risk in homes and childcare settings serving young children (ages 0–5), particularly in low-income communities and communities of color disproportionately impacted by environmental burdens. Key activities include culturally appropriate training for parents/caregivers and childcare providers on asthma prevention and indoor air quality; distribution of high-efficiency air cleaners and replacement filters; targeted HVAC assessments and upgrades in early childhood settings; and air quality monitoring to assess changes in exposure. By working through trusted community partners such as CoCo Kids, Solano Family & Children's Services, BACR, Lincoln Families, First 5 Contra Costa, and First 5 Solano, the project ensures that interventions are accessible, culturally responsive, and reach those most affected.

Portable, HEPA filter-based air cleaners will be our primary physical means of improving indoor air quality, supported by HVAC upgrades at select childcare centers. Air cleaner technology is changing rapidly. Our criteria for selecting the air cleaners we provide will include:

- HEPA filters with particle removal rates that are verified in accord with ANSI/ASHRAE Standard 52.2, AHRI 680 or ISO 16890 methods.
- Front-to-top air path: In our prior research, we found that portable air cleaners that drew air in through the front and vented out the top were much more likely to be used than air cleaners that drew air on four sides. Childcare centers and low-income homes are often crowded. Being able to place the air cleaner next to walls and furniture without blocking airflow was very important to the families we worked with and a critical predictor of air cleaner use and improved indoor air quality.
- Affordable, durable replacement filters and washable pre-filters: We want the childcare centers and families to keep using their air cleaners after this project ends, so we will prioritize air cleaners with replacement filters that last a long time, are inexpensive, and easy to find.
- Child-safe: We will choose air cleaners that do not have exterior parts (grilles, knobs) that are easily removed, damaged or may present entanglement or choking hazards.
- Ionization and UV germicidal features on some air cleaners have the potential to create additional air pollutants. We will only choose air cleaners that either do not have these features or allow them to be inactivated.

Other selection criteria: Where feasible we will purchase air cleaner filters that include activated charcoal to remove gas phase air pollutants like nitrogen oxides, hydrocarbons, and other volatile organic compounds.

In our pre-proposal assessment of First 5 resource centers in in the grant area within Contra Costa and Solano counties, we found that most sites had air cleaners that were too small to achieve at least the recommended 4.8 air changes per hour in the rooms they were located in. Because they are often more crowded and used for higher activity levels, childcare centers have higher air exchange rate recommendations than residential spaces, typically 10 CFM per person, per area. We will use a target equivalent air exchange rate of 7 per hour to achieve the goal of 80% reduction in $PM_{2.5}$ pollutant concentrations during emission events and wildfires in the challenging environment of childcare centers. Further, participating families will receive an air cleaner sized to provide ~5 air changes per hour to a small studio apartment (350 ft2) or ~12 air changes per hour to a large bedroom (150 ft2).

Air cleaner distribution and Installation: We will provide the air cleaners and replacement filters to childcare facilities when staff attend the trainings or later at the facilities, and provide extension cords and materials to secure the air cleaners to walls for safety. For families, the air cleaners and replacement filters will be distributed from the First 5 resource centers to families who attend a training session on air quality.

Curricula on air pollution, indoor air quality and the actions childcare providers can take to protect children's health will be developed by UCSF and RAMP, in collaboration with Lincoln Families, BACR, Solano Family & Children's Services, and CocoKids. The training will include information on the health hazards of air pollution, and specific recommendations on ways to reduce indoor air pollution, including reduction of emissions from cooking, gas appliances, cleaning products, incense, candles and pesticides. Additional training on indoor environmental pollutants and concerns will include safe control of household insects, moisture and mold, and other to-be-identified issues. Education on outdoor air pollution will focus on refinery emissions, transportation sources, and wildfire smoke.

We will work with CoCo Kids and Solano Family & Children's Services to identify childcare centers that participated in training and received an air cleaner that may also benefit from HVAC optimization and upgrades. UCSF staff will visit each site to further assess needs and capacity. Three to four sites will be chosen for improvements based on the following criteria: poor baseline indoor air quality and temperature control, serving 25 or more children, the capacity to authorize modifications to the HVAC and building systems, and geographic distribution within the grant area.

For the HVAC improvements, we will use competitive bidding to select and hire a local HVAC contractor to assess the HVAC systems and building envelopes. The HVAC contractors will develop recommendations for each site, informed by ASHRAE Guideline 44-2024, to improve indoor air quality and mitigate pollution exposure during industrial pollutant release events and wildfires. This will include assessing the ease/difficulty of implementing each measure identified, estimating costs, and creating a ranked set of recommendations for each site. In ascending order of cost, the improvements may include any or all of the following: sealing gaps in the HVAC unit to improve filtration, upgrading HVAC controls, replacing gas-burning kitchen stoves with electric stoves, repairing or installing kitchen stove hoods that vent to the outdoors, upgrading fans and filter holders to allow the use of filters with higher MERV ratings, upgrading ducting to reduce leaks and condensation, and installing new, energy-efficient heating and air conditioning units.

By working together with trusted community partners —including BACR, Lincoln Families, CoCoKids, Solano Family and Children's Services, First 5 Contra Costa, and First 5 Solano – the project ensures that interventions reach those most impacted and are delivered in accessible, community-centered ways.

This work addresses critical environmental justice and public health challenges by reducing inequitable exposure to harmful air pollutants and mitigating associated respiratory health impacts during early childhood, a particularly vulnerable developmental period. It also supports a just transition by investing in healthier, more resilient community infrastructure in areas facing economic and environmental changes related to shifts in the fossil fuel industry, helping reduce the health and financial burden of poor air quality on families and childcare providers.

Measurable outcomes will demonstrate progress toward community impact through multiple indicators:

- Environmental outcomes will include documented improvements in indoor air quality, measured through pre- and post-intervention indoor and outdoor monitoring for temperature, relative humidity, PM_{10}, $PM_{2.5}$, CO_2, total VOCs (TVOCs), and nitrogen oxides (NO_x) in the First 5 resource centers and selected childcare facilities (Model O-1PST, AirGradient Co. or for sites without outdoor power, Model Node-S, Clarity Co., Ltd.). We will visit each site quarterly to check the placement and usage of the air cleaners, clean the prefilters and spot test the air monitoring instruments using research-grade $PM_{2.5}$ monitors (model AM520, TSI Inc.).
- Knowledge and behavioral outcomes will include increased understanding and adoption of air quality–protective practices among parents and childcare providers. These will be assessed through surveys conducted prior to trainings, immediately following the trainings, and again 3-months after the trainings. Surveys will include questions assessing knowledge of air pollution health effects, indoor and outdoor sources of air pollution, and effective strategies to reduce air pollution. Behavioral outcomes measures will focus on self-reported actions taken to improve indoor air quality. To the extent possible, we will adapt existing validated air quality surveys to allow our results to be comparable to prior published studies.
- Health-related outcomes will include improvements in asthma-related indicators, such as caregiver-reported symptom reduction or improved management.
- Process measures—such as the number of individuals trained, air cleaners distributed, and facilities upgraded—will demonstrate project reach and implementation progress.

Together, these outcomes provide a comprehensive framework for assessing reductions in exposure, improvements in health, and increased community capacity, demonstrating meaningful progress toward addressing the cumulative environmental health burdens faced by the communities in the grant area.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

As detailed above, four of the Co-Applicants – BACR, Lincoln Families, CoCo Kids and Solano Family and Children's Services – have ongoing and extensive community engagement activities, which will be leveraged to keep community members informed about the project's progress, including the benefits available to community members. Other Leadership Team members First 5 Contra Costa and First 5 Solano have similarly extensive community connections. For example, BACR and Lincoln Families regularly communicate with the First 5 Centers' parent advisory councils, conduct in-person engagement through classes and drop-in visits, and exchange regular email messages with parents and caregivers – all of which will be used to inform the community about upcoming indoor air quality classes and the availability of air cleaners and replacement filters for those parents/caregivers that participate in the educational sessions. Similarly, CoCo Kids and Solano Family and Children's Services have well-developed, preexisting infrastructure that keeps them in frequent communication with childcare providers in the grant area. That communication network will be leveraged for this project to keep childcare providers informed and updated. We will solicit and respond to community feedback through multiple pathways:

- The project's Leadership Team will include representatives from the community-based partner organizations, and everything we do will reflect co-development with these groups to ensure that the project is tailored to their needs and community needs from start to finish.
- Using the existing communication infrastructure, we will seek input on the educational materials and the content and format of trainings so that they are tailored to community priorities, at a level that is readily understandable and engaging to community members and childcare providers.
- Pre- and post-training surveys will provide feedback on the curriculum and guide any adjustments; surveys three months after the training will provide feedback on the air cleaner usage and behavioral changes, allowing us to make additional adjustments as needed.
- We will share summaries of air monitoring data and building improvements with childcare providers and parents/caregivers who use the facilities.
- BACR and Lincoln Families staff will provide regular feedback about the HVAC improvements and adjustments at the First 5 Centers, which may result in additional adjustments to HVAC-related procedures.
- RAMP will work with the four community partner organizations to identify the best activities for community engagement and will take the lead in the development of any surveys or other tools. The co-applicants will use their communication channels to gather input with parents/caregivers and childcare facility staff, and RAMP staff will conduct follow-up analysis.
- Given that BACR, Lincoln Families, CoCo Kids, Solano Family and Children's Services, First 5 Contra Costa, First 5 Solano are regularly in touch with parents/caregivers and/or childcare providers, the co-applicants will also be able to provide their own feedback on what they're seeing and hearing about project implementation and shape implementation accordingly.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Childcare Clean Air & Resilient Environments (C-CARE): Benicia project will mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Because young children are particularly vulnerable to the health impacts of air pollution, our goal is to improve air quality in the locations where children ages 0-5 spend most days: childcare settings. We will achieve this through:

- Improved air filtration through the distribution of high-efficiency particulate air (HEPA) cleaners and replacement filters to a target of at least 500 of the childcare facilities in the area.
- Heating, air conditioning and ventilation systems (HVAC) optimization and upgrades at select facilities including First 5 resource centers in Vallejo and Pittsburg and 3-4 large childcare centers.
- Education of childcare providers about indoor air quality including cleaning products, pests and pesticides, moisture and mold, and gas stoves, and outdoor air pollution including refinery emissions and wildfire smoke.
- Education of parents/caregivers who attend the First 5 resource centers on air quality and actions they can take to improve indoor air quality.
- Distribution of 200 HEPA air cleaners and replacement filters to parents/caregivers who attend the First 5 resource centers who attend the trainings.

Measurable outcomes include:

- By the end of the grant term, reduce indoor air pollution in childcare settings through the distribution of appropriately sized HEPA air cleaners to 500 childcare facilities and HVAC upgrades to 2 First 5 resource centers and a minimum of 3 childcare centers.
- By the end of the grant term, increase knowledge of a minimum of 85% of the participating 500 childcare providers and 200 parents/caregivers of young children in the greater Benicia area about the health effects of air pollution and how to effectively reduce exposure to outdoor and indoor air pollution in childcare and home settings.
- By the end of the grant term, document changes in behaviors to improve air quality in homes and childcare settings among 75% of childcare providers and parents/caregivers who participated in trainings.
- By the end of the grant period, improve asthma outcomes among 50% of young children who use the 2 First 5 resource centers or attend childcare in the greater Benicia area.

The nonprofit Public Health Institute's program, Regional Asthma Management & Prevention (RAMP), has extensive experience working with diverse communities across the Bay Area to reduce exposure to air pollution and will serve as the lead, working in partnership with the University of California, San Francisco (UCSF), including their Western States Pediatric Environmental Health Specialty Unit (PEHSU). Other Co-Applicants include the Bay Area Community Resources (BACR) and Lincoln Families, each of which manages educational programming at a family resource center on behalf of the First 5 agencies (Contra Costa and Solano), and two childcare resource and referral networks, CoCoKids and Solano Family and Children's Services. First 5 Solano County and First 5 Contra Costa County will serve as advisors and participate in the Leadership Team as an in-kind contribution.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to*

measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

In collaboration with project partners, RAMP has thoughtfully developed a project budget that:

- Supports the valuable roles of Co-Applicants with 41.1% of the total budget going to partner organizations.
- Directs funds toward sustainable air quality improvements by including $300,000 for HVAC upgrades and over $344,000 for air cleaners and replacement filters.
- Incorporates support for substantial community-focused training on reducing risks from air pollution in home and childcare settings, as well as corresponding funding to support meaningful engagement, including translation services and participant incentives.
- Ensures robust measurement of the outcomes and indicators, including the use of both consumer- and research-grade air quality monitors as well as surveys of childcare providers and parents/caregivers at different points in time, so that successful components can be scaled across the Air District's jurisdiction.
- Minimizes the use of consultants and professional services to just 14.5% of the overall budget, the vast majority of which are for HVAC improvements at select locations in alignment with the grant program goals.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is closely aligned with key community, regional, and statewide initiatives aimed at reducing air pollution and addressing environmental health inequities in Benicia and surrounding communities, including Vallejo, Pittsburg, and other areas identified in the Local Community Benefits Fund geography. It supports the Bay Area Air District's Community Benefits Fund goals by reinvesting resources into communities impacted by industrial emissions and advancing projects that reduce pollution exposure, improve public health, and strengthen community resilience.

At the regional level, the project complements local Climate Action and Adaptation Plans in Benicia, Vallejo, and Contra Costa and Solano Counties, which emphasize improving building efficiency, reducing exposure to air pollution, and protecting vulnerable populations—especially young children—from environmental hazards, including wildfire smoke and industrial emissions. The focus on indoor air quality improvements, air filtration, and HVAC upgrades directly advances these priorities by strengthening the resilience of homes and childcare settings. The focus on the greater Benicia area also connects to the District's longstanding efforts to connect Pittsburg, Rodeo, Vallejo and adjacent communities to the state's Community Air Protection Program authorized under AB 617; these areas are

all identified by the California Air Resources Board as Consistently Nominated Communities that would benefit from additional and focused air quality improvement efforts.

The project also aligns with broader California environmental justice and public health initiatives, including efforts to reduce disparities in asthma and other pollution-related health outcomes, particularly among low-income communities and communities of color living near industrial and transportation corridors. By leveraging trusted community-based organizations and early childhood systems, the project supports coordinated, place-based strategies that enhance community capacity, reduce health and economic burdens associated with poor air quality, and contribute to a more equitable transition away from fossil fuel–related impacts.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Since its inception thirty years ago, RAMP has served as the lead on hundreds of federal, state, regional and private foundation grants, from $25,000 over one year to $5m over five years. No matter the size or scope of the award, RAMP has always successfully completed grant objectives as well as reporting and financial tracking requirements. Public funders include the US Environmental Protection Agency, and the Centers for Disease Control and Prevention; state agencies, including the California Department of Pesticide Regulation and California Department of Public Health; and regional agencies, including the Bay Area Air District.

A common characteristic among the large grants that RAMP has led is the involvement of multiple partner organizations. In some cases, the partners have been subcontractors. For example, through a multi-year grant from the Blue Shield of California Foundation, RAMP contracted over half of the budget to four partner organizations focused on tenants' rights and affordable housing. Part of RAMP's role was to successfully facilitate coordination among partners and to ensure that each partner completed their deliverables with their allocated budget to collectively achieve our shared objectives. Using a similar model, RAMP subcontracted with La Clinica and Black Cultural Zone on a successful grant from the San Francisco Foundation. RAMP has also served as the lead on partnerships where we don't have a grantor/grantee relationship with the partner organizations. For example, the Sierra Health Foundation funded 28 asthma home visiting programs to participate in the Asthma Mitigation Project, while separately funding RAMP to provide technical assistance and coordination to those 28 groups. Despite the fact that RAMP did not fund the asthma home visiting programs, we succeeded in ensuring that all funded partners completed their individual grant objectives so that the overall project could be a success. As another example, The California Endowment funded asthma coalitions across the state to conduct an array of local activities and also funded RAMP to coordinate a network of the asthma coalitions called Community Action to Fight Asthma. Even though The California Endowment stopped funding these activities over a decade ago, RAMP still convenes regular meetings of the Community Action to Fight Asthma network at the request of local partners who saw such a benefit from RAMP's coordination and leadership role that they wanted to keep participating even without funding. Our approaches include: developing shared goals and priorities; providing clear, proactive communication; identifying and addressing challenges early; keeping detail-oriented records of activities, decisions, and data; and facilitating group discussions in a way that builds trust among partners.

The RAMP staff leading this proposed project have each been in their current positions for over 20 years and were involved in the above examples in leadership and/or management roles. Staff will leverage their experience, expertise, and relationships with partners to successfully implement the grant.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Through careful consideration and planning, RAMP developed the following staffing plan to sure effective and efficient implementation of this project. Specific staff roles follow:

- [redacted], has been the [redacted] of RAMP for 24 years. She served as the PI on a REACH US grant from the US Centers for Disease Control and Prevention, four 3-year Cooperative Agreements with the US EPA, a contract with the Bay Area Air District, as well as hundreds of other government and private grants. Under [redacted] guidance and direction, RAMP has significantly expanded its breadth, scope, and size. [redacted] is a graduate of Bowdoin College and received a Master's degree in Public Health from the University of Michigan. She will dedicate 25% FTE to this project, serving as the point of contact with the funder and providing overall leadership to ensure grant deliverables are completed effectively.
- [redacted], has been the [redacted] of RAMP for 23 years and served as Program Manager on the CDC grant. He has extensive experience in project management, tool development, providing technical assistance, and conducting trainings. He also has a background in communications and extensive experience with dissemination. After graduating from Whitman College, he served as a Peace Corps volunteer. He will dedicate 40% FTE to this project, including the day-to-day management of grant activities as well as serving as the primary point of contact with the other Co-Applicants.
- [redacted], RAMP [redacted], has been with PHI since 2014. Prior to that, [redacted] worked in higher education including CSU Los Angeles, CSU East Bay and CSU Sacramento. At CSU, he served as A/P Manager and Management Analyst for the University Auxiliary Services Inc. Contracts and Grants Department. He will dedicate 10% FTE to this project, bringing his extensive experience with financial management as well as contract and invoice management.

[redacted] and the UCSF project lead, [redacted], have successfully implemented multiple grants together including two from the Rose Foundation for Communities and the Environment and one from the US Environmental Protection Agency. Our positive working relationship will help facilitate the success of this project.

Given the extensive experience of RAMP staff in successfully implementing similar projects with large budgets and multiple partners, we are ready to implement the proposed scope of work. Between our partnership practices that facilitate effective communication and build trust and our thorough and detail-oriented approach to financial management, we will apply our best practices to this project while also being open to adjusting in response to suggestions from the funder or partners.

The budget also includes support for the Co-Applicants. Both First 5 Solano County and First 5 Contra Costa County will provide in-kind support as advisors and members of the Leadership Team.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project N/A*

The HVAC improvements at the First 5 resource centers and the childcare centers will require that building owners agree to the work. The First 5 agencies (i.e., First 5 Contra Costa and First 5 Solano) own their buildings, so approvals will not be difficult. As for the HVAC improvements for the childcare facilities, RAMP will collaborate with the Leadership Team to select 3-4 childcare facilities according to criteria that include: Larger size (>25 children served), building owner agreement to the HVAC improvements, and staff agreement to collect data at the site. Based on discussions with CoCo Kids and Solano Family and Children's Services, we do not anticipate difficulty finding four facilities that meet these criteria. The HVAC improvements will require permitting, which will be done by the HVAC contractor. RAMP will select a contractor after receiving three formal bids from local companies.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Standard permitting will be required for the HVAC improvements. These will be obtained by the HVAC contractor and will not result in delays.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The project budget includes funds to provide HVAC upgrades and repairs at two First 5 resource centers and 3-4 childcare facilities. As part of that process, RAMP, in collaboration with UCSF, will provide training and written operations and maintenance protocols to staff at each location, including such things as a schedule for filter replacement that will continue after the completion of the grant. With sufficient training and follow-up, we anticipate that ongoing operations and maintenance will be easily factored into the facilities' overall upkeep.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

RAMP does not anticipate significant barriers associated with this project. We have already developed excellent working relationships with First 5 Contra Costa, First 5 Solano County, BACR, Lincoln Families, CoCo Kids and Solano Family & Children's Services. These trusted community partners shaped this proposal, and they are comfortable and confident it can be implemented successfully at their sites. As is normal for a project of this size and complexity, we anticipate multiple minor challenges with scheduling and logistics, as well as minor technical challenges with air monitoring equipment and HVAC systems. These challenges are ones we have encountered in prior projects and successfully addressed. Such minor barriers are accounted for in the project timelines and can be successfully addressed by this strong project team.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Childcare Clean Air & Resilient Environments (C-CARE): Benicia project will mitigate air pollution's impacts and improve public health for young children in childcare settings in Benicia and surrounding communities. Given that young children are particularly vulnerable to the health impacts of air pollution, the overall goal of the project is to improve indoor air quality in the locations where young children spend most of their days: childcare settings with additional support for their home environments.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, reduce indoor air pollution in childcare settings through the distribution of appropriately sized HEPA air cleaners to 500 childcare facilities and HVAC upgrades to 2 First 5 resource centers and a minimum of 3 childcare centers.	• HVAC improvements made in 2 First 5 resource centers and 3-4 childcare centers • Pre- and post-air monitoring for PM2.5, PM10, NOx and VOCs conducted in 2 First 5 resource centers and 3-4 childcare centers where HVAC improvements are made • Appropriately sized HEPA air cleaners distributed to 40% of childcare settings (target 500)
2. By the end of the grant term, increase knowledge of a minimum of 85% of the participating 500 childcare providers and 200 parents/caregivers of young children in the greater Benicia area about the health effects of air pollution and how to effectively reduce exposure to outdoor and indoor air pollution in childcare and home settings.	• Education provided to 500 childcare providers and 200 parents/caregivers of young children • Increased knowledge of a minimum of 85% of training participants (both childcare providers and parents/caregivers) comparing pre- and post-surveys • Improved knowledge retained for a minimum of 75% of training participants (both childcare providers and parents/caregivers), as documented through 3-month post-survey
3. By the end of the grant term, document changes in behaviors to improve air quality in homes and childcare settings among 75% of childcare providers and parents/caregivers who participated in trainings.	• Changes in behaviors related to indoor air quality reported by 75% of childcare staff in a survey conducted 3 months after attending a training session

	• Changes in behaviors related to indoor air quality reported by 75% of parents/caregivers in a survey conducted 3 months after attending a training session • Protective behaviors and actions reported in a survey conducted after a significant air pollution event, e.g., wildfire or refinery release. (Note: This survey will be conducted only if an event occurs.)
4. By the end of the grant period, improve asthma outcomes among 50% of young children who use the 2 First 5 resource centers or attend childcare in the greater Benicia area.	• Reduction in asthma symptoms among children reported by 50% of childcare staff in a survey conducted 3 months after attending a training session and receiving an appropriately sized HEPA air cleaner. • Reduction in asthma symptoms reported by 50% of parents/caregivers in a survey conducted 3 months after attending a training session and receiving an appropriately sized HEPA air cleaner.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
By the end of the grant term, reduce indoor air pollution in childcare settings through the distribution of appropriately sized HEPA air cleaners to 500 childcare facilities and HVAC upgrades to 2 First 5 resource centers and a minimum of 3 childcare centers.	A. Collect pre- and (after completion of HVAC upgrades per the next milestone) post-intervention air quality data at First 5 centers and selected childcare centers	1. Install AirGradient monitors (Model I-9PSL for indoors, Model O-1PST for outdoors) at each First 5 resource center including 1) monitors in each of the child activity rooms and 2) one monitor outdoors.	UCSF	First 5s, RAMP	Y1, Q1
		2. Continuously monitor indoor and outdoor $PM_{2.5}$, PM_{10}, NO_x, VOCs, CO_2, relative humidity, and temperature at First 5 resource centers	UCSF	First 5s, BACR, Lincoln Families,	Ongoing from Y1, Q2 through Y3, Q2
		3. Select a local HVAC contractor after 3 bids and select 3-4 childcare centers to receive HVAC upgrades or repairs based upon criteria established by the Leadership Team	CoCo Kids and Solano Family & Children's Services	RAMP, UCSF	Y1, Q1-Q2
		4. Install AirGradient monitors (Model I-9PSL for indoors, Model O-1PST for outdoors) in main childcare room at the selected childcare centers.	UCSF	CoCo Kids, Solano Family & Children's Services, RAMP	Y1, Q3
		5. Continuously monitor indoor and outdoor $PM_{2.5}$, PM_{10}, NO_x, VOCs, CO_2, relative humidity, and	UCSF	Selected childcare centers	Ongoing from Y1, Q3 through Y3, Q2

	temperature at selected childcare centers			
	6. Conduct quarterly testing and calibration of AirGradient monitors with research-grade instruments (Model AM520, TSI, Inc.). Also conduct troubleshooting site visits whenever monitors go offline.	UCSF	First 5s, BACR, Lincoln Families, Selected childcare centers	Ongoing from Y1, Q1 through Y3, Q2
B. Provide HVAC upgrades and/or repairs at First 5 centers and selected childcare centers	1. Conduct assessment of First 5 HVAC needs and prioritize repairs and/or upgrades focused on health and aligned with the program budget	UCSF, HVAC consultant	First 5s, RAMP	Y1, Q2
	2.Complete HVAC optimization and upgrades at First 5 centers including providing appropriately sized HEPA air cleaners	HVAC consultant	UCSF, First 5s, RAMP	Y2, Q1
	3. Conduct assessment of selected childcare centers' HVAC needs and prioritize repairs and/or upgrades focused on health and aligned with program budget	UCSF HVAC consultant	CoCo Kids, Solano Family & Children's Services, RAMP	Y1, Q3
	4. Complete HVAC optimization and upgrades at childcare centers including providing appropriately sized HEPA air cleaners	HVAC consultant	UCSF, CoCo Kids, Solano Family & Children's	Y1, Q4 through Y2, Q1

				Services, RAMP	
		5. Educate staff at First 5 centers and childcare sites about best practices in the use of the HVAC systems	UCSF	BACR, Lincoln Families, RAMP	Y2, Q1 and Y2, Q1
	C. Analyze pre- and post-intervention air quality data at First 5s and selected childcare centers	1.Conduct analysis of pre- and post-data	UCSF		Y2, Q3 and Y3, Q3
		2.Share findings from analysis with First 5 staff and childcare centers staff	UCSF	First 5s, RAMP, BACR, Lincoln Families	Y2, Q4 and Y3, Q4
	D. Provide appropriately sized HEPA air cleaners to 500 childcare facilities.	1.Collect information on room size of main childcare room from childcare facilities that sign up for air quality training (described below)	CoCo Kids and Solano Family & Children's Services	RAMP	Y1, Q3 through Y2, Q2
		2. Procure mechanical HEPA air cleaners based on indicated room sizes.	RAMP		Y1, Q3 through Y2, Q2
		3. Provide air cleaners to training participants and record the facility and point person. Provide replacement filters a year later.	CoCo Kids and Solano Family & Children's Services	RAMP	Y1, Q3 through Y3, Q3
By the end of the grant term, increase knowledge of a minimum of 85% of the participating 500	A. Conduct comprehensive air quality training for First 5 staff at two resource centers	1. Develop curriculum on air quality, health, and actions childcare providers can take to keep children healthy.	UCSF RAMP	BACR, Lincoln Families, CoCo Kids, Solano	Y1, Q2-3

childcare providers and 200 parents/caregivers of young children in the greater Benicia area about the health effects of air pollution and how to effectively reduce exposure to outdoor and indoor air pollution in childcare and home settings.				Family & Children's Services	
		2. Provide input on draft curriculum from community to ensure cultural and linguistic accessibility.	BACR, Lincoln Families, CoCo Kids, Solano Family & Children's Services	RAMP UCSF	Y1, Q3
		3. Refine and translate training materials and produce final versions of PowerPoints, factsheets, and other materials (e.g., videos, flipbooks).	RAMP UCSF		Y1, Q3
		4. Conduct a training session for First 5 staff at each First 5 center	UCSF RAMP	BACR, Lincoln Families	Y2, Q1
		5. Conduct pre- and post- knowledge surveys and analyze results	RAMP	BACR, Lincoln Families	Y1, Q3
	B. Conduct at least 9 comprehensive air quality trainings for staff from 500 childcare facilities supported by the CoCo Kids	1.Coordinate at least 3 training sessions per year, including outreach to childcare facilities, getting facilities registered for training, and hosting the trainings.	CoCo Kids, Solano Family & Children's Services	RAMP	Y1, Q3 through Y3, Q3

and Solano Families & Children	2.Conduct the training sessions.	UCSF RAMP	CoCo Kids, Solano Family & Children's Services	Y1, Q3 through Y3, Q3
	3. Conduct pre- and post- knowledge surveys and analyze results	RAMP	CoCo Kids, Solano Family & Children's Services	Y1, Q3 through Y3, Q3
C. Conduct in-depth trainings on additional air quality topics, like safe cleaning products and safe pest management practices for staff from up to 50 childcare facilities.	1. Develop, test, refine and produce curricula on expanded training topics.	UCSF	RAMP	Y1, Q4
	2.Coordinate at least 2 training sessions, including outreach to childcare facilities, getting facility staff registered for training, and hosting the trainings.	CoCo Kids and Solano Family & Children's Services	RAMP	Y2, Q1 through Y3, Q3
	3. Conduct pre- and post- knowledge surveys and analyze results	RAMP	CoCo Kids and Solano Family & Children's Services	Y2, Q1 through Y3, Q3
D. Conduct asthma and air quality training for 200 parents/caregivers who use the First 5 resource centers and provide each	1.Develop curricula on asthma, air quality, and actions parents/caregivers can take at home	UCSF RAMP	BACR and Lincoln Families	Y1, Q4
	2. Train and support BACR and staff to conduct trainings for parents at	UCSF RAMP BACR		Y2, Q1

	participant with an air cleaner.	one site (RAMP/UCSF will conduct trainings at other site)			
		3. Coordinate 9 trainings at each First 5 resource center, including outreach to parents/caregivers, hosting the trainings, and gathering information about the participants.	BACR Lincoln Families	RAMP	Y2, Q2 through Y3, Q3
		4. Provide mechanical HEPA air cleaners to each training participant.	BACR Lincoln Families	RAMP	Y2, Q2 through Y3, Q3
		5. Conduct pre- and post- knowledge surveys, including 3-month post-survey and analyze results	RAMP	BACR Lincoln Families	Y2, Q2 through Y3, Q3
By the end of the grant term, document changes in behaviors to improve air quality in homes and childcare settings among 75% of childcare providers and parents/caregivers who participated in trainings.	A. Assess changes in behaviors resulting from the trainings for childcare staff and parents/caregivers, described above.	1. Incorporate questions related to behaviors that improve or worsen indoor air quality to the pre-post surveys developed for childcare providers and parents/caregivers, described above.	RAMP		Y1, Q2
		2. In addition to the pre-post training surveys described above, conduct the survey again 3 months post-training and analyze results.	RAMP	CoCo Kids, Solano Family & Children's Services, BACR, Lincoln Families	Y1, Q4 through Y3, Q4
		3. Develop a post-event survey for use after an air quality pollution	UCSF	RAMP	Y1, Q4

		event (e.g., wildfire, refinery release).			
		4. Deploy and analyze the post-event survey if an air quality event occurs.	UCSF	RAMP, CoCo Kids, Solano Family & Children's Services, BACR	[contingent on timing of event]
By the end of the grant period, improve asthma outcomes among 50% of young children who use the 2 First 5 resource centers or attend childcare in the greater Benicia area.	A. Assess changes in asthma symptoms among childcare facilities that attended a training and received HVAC upgrades.	1. Develop tracking form to assess frequency of inhaler/nebulizer use, absences, and ED visits in children with asthma	UCSF	RAMP	
		2. Track inhaler/nebulizer use, absences and ED visits for 3 months pre-HVAC upgrades	Childcare facilities	RAMP, CoCo Kids, Solano Family & Children's Services	Y1, Q4
		3. Track inhaler/nebulizer use, absences and ED visits for 3 months post-HVAC upgrades	Childcare facilities	RAMP, CoCo Kids, Solano Family & Children's Services	Y2, Q3
		4.Analyze data	UCSF	UCSF	Y3, Q1
	B. Assess changes in asthma symptoms among children whose parents/caregivers	1. Incorporate questions about asthma symptom frequency, ED visits, hospitalizations to the pre-	RAMP	UCSF	Y2, Q3

	attended a training and received a HEPA air cleaner.	survey and the 3-month post-survey described above.			
		2. Analyze data	RAMP	UCSF	Y3, Q2

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Public Health Institute \ Regional Asthma Management & Prevention (RAMP)	$1,268,071.00	$190,000.00	$0.00	$1,458,071.00	15.0%	0.0%	$313,132.00	24.7%	58.9%
Co-Applicant 1	The Regents of the University of California, San Francisco	$562,963.00	$84,444.45	$0.00	$647,407.45	15.0%	0.0%	$0.00	0.0%	26.2%
Co-Applicant 2	Bay Area Community Resources	$79,250.25	$11,887.50	$0.00	$91,137.75	15.0%	0.0%	$0.00	0.0%	3.7%
Co-Applicant 3	CoCo Kids	$87,280.00	$7,528.00	$0.00	$94,808.00	8.6%	0.0%	$0.00	0.0%	3.8%
Co-Applicant 4	Lincoln Families	$78,159.60	$11,724.00	$0.00	$89,883.60	15.0%	0.0%	$0.00	0.0%	3.6%
Co-Applicant 5	Solano Family & Children's Services	$80,926.69	$11,663.39	$0.00	$92,590.08	14.4%	0.0%	$180.90	0.2%	3.7%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$2,156,650.54**	**$317,247.34**	**$0.00**	**$2,473,897.88**	**14.7%**	**0.0%**	**$313,312.90**	**14.5%**	**41.1%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$2,473,897.88

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE): Benicia
Lead Applicant Name:	Public Health Institute \ Regional Asthma Management & Prevention (RAMP)
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	RAMP [redacted] .25FTE	[redacted] will serve as the Principal Investigator	$ 176,222.00
Personnel/Staff Costs	Direct	RAMP [redacted] .40 FTE	[redacted] will serve as project director on this grant leadi	$270,859.00
Personnel/Staff Costs	Direct	RAMP [redacted] .10 FTE	[redacted] will be responsible for grant management act	$55,274.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Translation services	Translation of all materials into Spanish	$5,000.00
Travel	Direct	Travel to childcare facilities and First 5 resource centers	12 trips in Y1; 10 trips in each of Y2 and Y3 to centers in Vallejo and Pittsburg	$2,976.00
Other Direct Costs	Direct	Storage facilities	Rent ($8,000) for storage facilities for air cleaners and replacement filters to be distributed by Co-Applicants working direclty with childcare providers and parents/caregiviers;	$8,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Office supplies	includes software/office tools app (i.e. MS office annual renewal cost)	$1,734.00
Community Engagement	Direct	Communications	Includes Zoom, website maintenance, domain names	$4,132.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air monitors	Monitors for assessing PM2.5, PM10, humidity, temperature, and CO2 at First 5s and childcare settings that receive HVAC upgrades	$40,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air cleaners	500 for childcare facilities offered in two sizes, plus 200 for parents who participte in trainings	$344,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	HVAC upgrades	HVAC repairs and upgrades at 2 First 5 resource centers and 3-4 large childcare facilities	$304,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	IT support	IT support from [redacted], contractor working with RAMP, calculated based on FTE	$4,132.00
Fiscal Sponsor Costs	Direct	Subaward Management Fee	Subaward magagemnet fee that PHI charges to serve as the lead applicant	$51,742.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	PHI IDC	A blended indirect cost methodology resulting in an effective rate of 10.83% has been applied across project costs. This approach incorporates PHI's standard federally negotiated indirect cost rates, including 16.2% on applicable direct costs and 4.4% on applicable partner/fiscal sponsor costs, while ensuring alignment with the sponsor's indirect cost limitation.	$190,000.00
		Only add lines above this line		
			TOTAL:	$1,458,071.00

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$1,268,071.00
Total Indirect Costs	$190,000.00
Total Prof. Services & Consultants	$313,132.00
Total Contingency	$0.00
Total Funds Requested	$1,458,071.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	24.7%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE) - Benicia
Co-Applicant 1 Name:	The Regents of the University of California, San Francisco
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Consortium PI (5% effort over 3 years)	[redacted] will contribute health expertise to inform all aspects of the project, including the educational materials, decisions about HVAC upgrades, and questionnaires. She will also manage the subaward to UCSF and ensure that UCSF meets all deliverables under this grant. These costs include salary and fringe benefits.	$49,192.00
Personnel/Staff Costs	Direct	[redacted], PERSU (20% in Year 1 and 15% in Years 2-3)	[redacted] will oversee development of all educational materials for this project, ensuring scientific accuracy, community consultation, and excellent design. He will also develop FAQs to address air quality and health questions from community members. These costs include salary and fringe benefits.	$97,268.00
Personnel/Staff Costs	Direct	Air pollution intervention specialist (20% effort over 3 years)	[redacted] will manage air quality measurements, assess how many and what kind of air cleaners each site needs and lead parent and childcare provider classes. She will also work with the HVAC contractors to assess sites and determine appropriate and cost-effective interventions. These costs include salary and fringe benefits.	$174,354.00
Personnel/Staff Costs	Direct	Research Assistant (20% effort over 3 years)	[redacted] will install air monitors indoors and outdoors at the First 5 sites and selected childcare centers, test and calibrate the instruments monthly, download data monthly, and analyze the air pollution data for this project. These costs include salary and fringe benefits.	$86,036.00
Personnel/Staff Costs	Direct	Project Coordinator (15% effort over 3 years)	[redacted] will coordinate meetings, schedules, and trainings, ensuring efficient information flow and quick responses to questions from community partners. These costs include salary and fringe benefits.	$59,591.00
Personnel/Staff Costs	Direct	Project Pediatrician (5% effort over 3 years)	[redacted] will work closely with [redacted] and [redacted] on development of educational materials. She will deliver talks to childcare center staff. These costs include salary and fringe benefits.	$39,122.00
Personnel/Staff Costs	Direct	Data Analyst (10% effort in Year 1 and 5% effort in Years 2-3)	[redacted] will design and test surveys in RedCAP, an IRB-approved survey platform. She will analyze survey results for all surveys that contain health-related questions. These costs include salary and fringe benefits.	$41,875.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment	For purchase of research-grade particle monitor and CO_2 monitor for regular calibration of the low-cost air monitors that will be installed indoor and outdoors.	$5,000.00
Travel	Direct	Local Travel ($800/year)	12-24 round-trip drives from San Francisco to the Benicia area to install, check and calibrate air monitoring equipment, download data, lead trainings, and meet with local partners. These costs are limited to mileage reimbursement.	$2,400.00
Other Direct Costs	Direct	Data Network Recharge	This vital component of the University's ENS provides funding for critical equipment in support of UCSF's electronic information flow and is based on the current rate per FTE, consistent with the current billing rates. Calculations are based on the percent effort to be charged to the project for each person named in the grant.	$2,123.00
Other Direct Costs	Direct	IT Field Services (ITFS) Desktop Support	ITFS includes software installation/updates, internet security, hardware setup/configuration, and centrally managed patching, storage and backup. The ITFS charge is based on the current rate per FTE, consistent with the current billing rates. Calculations are based on the percent effort to be charged to the project for each person named in the grant.	$2,312.00
Other Direct Costs	Direct	GAEL Insurance	GAEL funds the University's self-insurance program which provides broad coverage for the University's legal or "tort" liability which arises from University activities. GAEL provides protection of mistakes (negligence) by UCSF employees resulting in personal or bodily injury or damage to third parties. Coverage is applicable worldwide. These costs are calculated by applying the current GAEL rate x $100 of salaries budgeted.	$3,690.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs	Indirect costs are requested at 15% of direct costs budgeted.	$84,444.45

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE) - Benicia
Co-Applicant 2 Name:	Bay Area Community Resources
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Associate Director; 192 hours over 3 years	Associate Director will provide overall grant leadership, strategic coordination, and organizational oversight for the project. Acting as the primary liaison between RAMP and BACR leadership, the Associate Director will coordinate communication, ensure alignment between grant goals and Center operations, and support implementation fidelity across all project components. Responsibilities include participating in leadership and planning meetings; supporting Center Director with staff training planning and capacity building; overseeing grant reporting, budget monitoring, and compliance requirements; troubleshooting implementation challenges; and providing high-level supervision and technical assistance to the Center Director. The Associate Director will also coordinate with RAMP and internal BACR leadership to ensure timely communication, strong partnership alignment, and overall grant success.	$15,000.00
Personnel/Staff Costs	Direct	Center Director; 264 hours over 3 years	Center Director will oversee the day-to-day implementation of grant activities at the First 5 Center site. Responsibilities include scheduling and participating in all grant activities; supervising and supporting staff facilitating parent workshops to ensure successful implementation and ongoing professional development support; implementing outreach strategies to support family participation and engagement; coordinating staff participation in trainings and project-related meetings; managing on-site logistics for air filter distribution and workshop implementation; tracking participation and program activities; and ensuring grant activities are carried out consistently within the Center environment. The Center Director will collaborate regularly with the Associate Director regarding reporting needs, implementation updates, and budget-related documentation while serving as the primary on-site lead for program execution and family engagement.	$15,000.00
Personnel/Staff Costs	Direct	Parent Training Facilitators	Three staff members will participate in the Train-the-Trainer curriculum. Four parent workshops will be facilitated annually, with two staff members leading each workshop. Responsibilities include preparation and delivery of parent trainings; coordinating parent participation and engagement; classroom setup and breakdown; distribution of air cleaners and filters; participation in 1 hour debrief following each workshop during the first year of implementation; entering attendance data into the database; distributing participant surveys; and providing gift cards upon survey completion.	$30,030.00
Personnel/Staff Costs	Direct	Child Watch	Two staff members will provide childwatch services for each workshop, totaling approximately 3 hours per workshop, including setup, cleanup, and sanitizing materials. Services will be provided across 4 workshops annually over 3 years.	$3,510.00
Personnel/Staff Costs	Direct	Staff time to participate in training	Seven direct service staff will participate in one training session on air quality and actions to take to protect children from indoor and outdoor pollutants, and review and provide feedback on tools and training materials that will be developed for the parent workshops	$4,751.25
Capacity-Building and Training	Direct	Staff training food	Lunch for 4 meetings X $30/staff X 9 staff/team across 3 years= $3,240, Lunch for 4 parent trainings X $30/individual X12 individuals X 3 years = $4,320, lunch for the train the trainer meeting $30 X 5ppl (3 staff/CD/trainer) = $150	$7,710.00
Community Engagement	Direct	Workshop flyers	Printing of flyers promoting the workshops and air filter distributions, printing of handouts for parent trainings, etc	$300.00
Community Engagement	Direct	Incentive for survey completion	Gift cards for parents who complete 3-month post-training survey.	$2,500.00
Community Engagement	Direct	Workshop materials	Paper for printing, chart paper for note taking during parent trainings, markers, etc	$300.00
Travel	Direct	Travel for transporting air cleaners	Travel to pick up 100 air cleaners from storage across 3 years; 24 round trips X 10 miles x $.62=$149	$149.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs	BACR Administrative fee is 15% and includes BACR Executive Management, People and Culture, IT, Development, Payroll, Finance , Insurance and other agency infrastructure	$11,887.50

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE) - Benicia
Co-Applicant 3 Name:	CoCo Kids
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Child Health & Nutrition Director .05 FTE	Grant Communication and consultation, .05 FTE plus fringe at 36%	$28,594.00
Personnel/Staff Costs	Direct	Child Health & Nutrition Specialist .12 FTE	Outreach, communication, coordination and follow-up for workshops and distribution of incentives and air-cleaners. .12 FTE plus 36% fringe.	$45,186.00
Travel	Direct	Travel for air cleaner distribution	Travel to drive air cleaners to participating childcare facilities; $500 per year.	$1,500.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect at 10%	Indirect costs are requested at 10% of direct costs	$7,528.00
Community Engagement	Direct	Provider incentives	Gift cards for supplies to improve indoor air quality for childcare providers who complete the 3-month post survey. $50 gift cards for 240 facilities.	$12,000.00

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE) - Benicia
Co-Applicant 4 Name:	Lincoln Families
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager .02 FTE	Program Manager will lead planning, coordination, partnerships, reporting. 02 FTE each year plus 28% fringe.	$7,649.28
Personnel/Staff Costs	Direct	Program Coordinator/Facilitator .17 FTE	Program Coordinator/Facilitator will providing training support and survey follow up. .17 FTE plus 28% fringe.	$45,390.08
Personnel/Staff Costs	Direct	Administrative Assistasnt .03 FTE	Administrative Assistant will support registration, data tracking, logistics. .03 FTE plus 28% fringe.	$8,010.24
Community Engagement	Direct	Workshop flyers	Flyers, posters, multilingual print materials	$4,725.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	General office supplies	General office supplies	$3,150.00
Community Engagement	Direct	Workshop materials	Core and demonstration materials, food & hospitality	$6,300.00
Community Engagement	Direct	Incentive for survey completion	Gift cards for parents who complete 3-month post-training survey.	$2,500.00
Travel	Direct	Travel to distribute air cleaners	Local travel for staff (trainings, outreach, partner meetings	$435.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect costs	Indirect costs requested at 15% of direct costs	11,724

Project Name:	Childcare Clean Air & Resilient Environments (C-CARE) - Benicia
Co-Applicant 5 Name:	Solano Family & Children's Services
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Resource & Referral Specialist III at .0745 FTE	The R&R Specialist III supports child care providers and families by del	$22,354.00
Personnel/Staff Costs	Direct	Resource & Referral Specialist 1 at	The R&R Specialist I supports child care providers and families by mair	$4,345.41
Personnel/Staff Costs	Direct	Resource & Referral Program Manager at .0155 FTE	The R&R Program Manager is responsible for the day-to-day administ	$10,039.04
Personnel/Staff Costs	Direct	Fiscal Manager at .0019 FTE	The Fiscal Manager is responsible for overseeing the fiscal departmen	$1,472.55
Personnel/Staff Costs	Direct	Fiscal Specialist at .0058 FTE	The Fiscal Assistant is responsible for paying all agency bills, allocating	$2,481.92
Personnel/Staff Costs	Direct	Data Specialist at .0021 FTE	The Data Specialist is responsible for assisting with data collection, an	$957.99
Personnel/Staff Costs	Direct	Communication Specialist at .0041 FTE	The Communication Specialist is responsible for providing the public v	$1,962.89
Personnel/Staff Costs	Direct	Director at .0063 FTE	The Executive Director is responsible for the full implementation of ag	$7,347.46
Personnel/Staff Costs	Direct	Director of Programs at .0077 FTE	The Director of Programs represents the agency to funders and comm	$7,469.43
Other Direct Costs	Direct	Rent	Rent includes rent for staff cubicles for staff engaged in this project at	$2,961.08
Materials, Supplies & Equipment (> $5K itemized)	Direct	Postage, supplies, printing, and equipment	Postage includes mailing of provider recruitment flyers/announcemer	$5,563.64
Travel	Direct	Travel for air cleaner distribution	Travel includes mileage reimbursements for R&R Specialists delivering	$1,447.95
Other Direct Costs	Direct	Telephone	Telephone includes agency telephone system as well as internet costs	$1,542.43
Community Engagement	Direct	Provider incentives	Gift cards for supplies to improve indoor air quality for childcare providers who complete the 3-month post survey. $50 gift cards for 216 facilities.	$10,800.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Legal and audit fees	Legal & audit fees include payroll charges, bank fees and yearly indep	$180.90
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect costs		$11,663.39

Only add lines above this line

TOTAL: $92,590.08

Co-Applicant 5 Budget Summary (auto-calculated)	
Total Direct Costs	$80,926.69
Total Indirect Costs	$11,663.39
Total Prof. Services & Consultants	$180.90
Total Contingency	$0.00
Total Funds Requested	$92,590.08
Cross-check Total Budget	YES
Indirect as % of Direct	14.4%
Prof. Services & Consultants as % of Direct	0.2%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: $0.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity
Sustainable Solano Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	From Soil to Society: A Just Transition Initiative
Lead Applicant	Sustainable Solano
Application Location	Benicia and Vallejo, CA
Overall Funding Request	$2,410,392
Grant Term Request	3 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

A coalition of established Benicia and Vallejo nonprofits with strong ties in each community will work together to implement a comprehensive multiple-benefit program that addresses the immediate need to mitigate air pollution and resulting public health issues while raising awareness for longer-term just transition strategies and social change. Called "From Soil to Society," the program recognizes how community gathers around healthy public spaces that start at the soil level to improve the natural environment and people's connection to one another. It seeks to foster the creation of a just society from the ground up.

The program includes two major components: multiple nature-based green infrastructure projects through the Healing Green Spaces project, including urban forestry, community gardens and sustainable landscapes; and a Community Engagement project that involves youth and the greater community through an EcoArt Camp for younger children and teens, a high school Just Transition Youth Service Corps, and Community Conversations program and Just Transition Multimedia Journal. Healing Green Spaces will deliver immediate ecological and public health benefits through improved air quality, healthy soil and increased local food production. A new community garden farm stand will contribute to youth education, the local economy and resilience. The Community Engagement project around just transition will empower

youth through education, workforce and service opportunities and support ongoing community dialogue around reconciling the need for both community health and wealth by tackling existential questions around the transition away from a fossil fuel economy. Advisory Boards with representatives from each city will ensure community voices are part of the process from conception through program delivery and feedback-driven improvement to identify the most pressing needs in Benicia and Vallejo.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s)*

The project will benefit the broader community of Benicia and Vallejo, while recognizing that mitigating pollution will benefit historically disadvantaged groups who have been disproportionately affected by poor air quality and other environmental problems. Mitigation projects help clean the air and create publicly accessible green spaces; community gardens and a farm stand will increase local food access. The paid Just Transition Youth Service Corps will remove participation barriers for socioeconomically disadvantaged youth and encourage active participation. Free workshops, talks, tours and Community Conversations will create opportunities for people to participate and share with others within their communities; the Just Transition Multimedia Journal will share from the community's lived experience with a wider audience.

"From Soil to Society" is grounded in a holistic approach to the problems facing our communities. Closure of a major industrial facility (Valero) leaves behind environmental and public heath degradation and economic decline. Solano County received over $3M in funding to provide immediate relief to workers who lost their jobs.[1] This program's focus is healing the environment and planning for a future where communities thrive without these types of jobs. Youth Service Corps members will gain knowledge about air pollution effects and test soils for contaminants, then share their findings with the **wider community**, increasing community knowledge.

Poor air quality directly ties to health. Solano County has some of the highest asthma rates in California (22.3% vs. 15.1% statewide)[2]. Rates for emergency visits for asthma, COPD and bronchiectasis were highest for Native Hawaiian and Pacific Islander and Black residents between 2016-2024.[3] Vallejo neighborhoods are consistently above the 80th percentile for asthma — some are in the 100th percentile; Benicia asthma rates are in the 67th percentile.[4] In Solano County, Black residents have the highest age-adjusted asthma hospitalization rates.[5] Solano Public Health notes the elderly and children with asthma are most vulnerable to air pollution harms. A study published in 2020 concluded that "proximity to an oil refinery was associated with a significantly increased risk of cancer diagnosis across all cancer types examined."[6] Solano County shows higher age-adjusted cancer rates compared to the state: 29.1% vs. 23.8%.[7]

An immediate way to mitigate poor air quality is to increase the urban tree canopy. This work will be led by Benicia Tree Foundation in Benicia and guided in both cities by the Advisory Boards using relevant data to prioritize areas with the most need. Sustainable demonstration gardens with multiple ecological benefits will create sites for public education and annual tours, providing the community with approaches they can bring to their own yards and neighborhoods.

Through the Just Transition Youth Service Corps, led by Sustainable Solano in Benicia and 4th Second in Vallejo, **high school students (ages 14-19)** will learn about just transition principles, imagine a healthy society, work on green infrastructure and air quality projects, and engage with community members through outreach and the Community Conversations series. SuSol, 4th Second and Arts Benicia will develop the curriculum with input from the Advisory Boards. This opportunity will serve **Benicia and Vallejo youth** who will be most affected by climate change, and their **communities,** helping to reach community members we may not otherwise reach, since the youth share what they've learned with peers, family and neighbors.

The arts can be a powerful tool in community healing and education. Arts Benicia will equip **younger students (ages 6-14)** with environmental knowledge through experiential, arts-based ecological education and a native plant learning garden that will become part of the EcoArts Camp curriculum. Arts Benicia staff will create public educational events, offering inspiring artistic activities to the Youth Service Corps and the general public, and talks and exhibits that further the conversation around just transition, sustainability and air quality.

The community is divided: some are celebrating the exodus of a major polluter, while others are mourning the loss of stable jobs and tax income. **The program establishes an ongoing public dialogue, education, and concrete examples of the major principle of just transition: a healthy economy and a clean environment can and should co-exist**, so that the community can begin to heal.

The Community Conversations series will address just transition topics identified by community members, youth and partner organizations to nurture community dialogue, and the Multimedia Journal will capture and share from people's lived experience. Other community engagement opportunities involve public educational events establishing green infrastructure sites (urban forestry, demonstration gardens and community gardens) and talks and tours. The program will be supported by Advisory Boards with lived experience and knowledge of community needs and priorities. The Advisory Boards will assist with site selection for the green infrastructure projects, inform curriculum development and delivery for the Youth Service Corps, and advise on Community Conversations topics and public engagement in their communities.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Sustainable Solano has been serving Solano County for more than 25 years. From its beginning as Benicia Community Gardens, it has grown to a countywide nonprofit organization working towards an environmentally regenerative, economically viable and socially just future. Its accomplishments include 80 gardens that save 4.7M gallons of water annually, and almost 20,000 workshop, event and program participants. SuSol has worked with more than 400 Solano County high school youth on envisioning the world they want to live in and providing practical, hands-on experience shaping local change and educating and advocating for wider change. This funding will build a broader coalition supporting larger conversations about a just and sustainable future, living within the Earth's limits, the local economy, and healthy and happy communities.

Benicia Tree Foundation was established in 2009 to strengthen the community by promoting and supporting tree planting, maintenance, and education. It has planted almost 1,100 trees in Benicia, working mostly as an all-volunteer organization. Given the significant budget reduction in Benicia and the loss of the Tree City USA designation Benicia held since 2008, it is absolutely critical to strengthen this nonprofit. SuSol will act as a mentoring partner, managing some of the administrative and payroll functions, and is prepared to provide additional financial structures and support if needed.

Arts Benicia is another long-standing organization serving Benicia since 1987 with the mission to stimulate, educate, and nurture cultural life in Benicia primarily through the visual arts. This community-based nonprofit organization provides exhibitions, educational programs, and classes that support artists and engage the broader community. The EcoArt Camp has been serving Benicia youth for 14 years through integrating ecological and environmental concepts in ways that are engaging, age-appropriate, and aligned with educational standards.

4th Second in Vallejo was established in 2016 to catalyze systemic change through direct service, fostering collaboration, and growing community capacity to bridge gaps between community needs and resources. In 2017, 4th Second launched the Catalyst Fellowship, a hands-on social innovation fellowship to empower Vallejo youth and equip them with tools to address community needs. The organization continues building strong youth-led programs in Vallejo and currently operates two youth centers in town. Just Transition curriculum and projects will be a great addition to its current offerings.

The City of Benicia will provide support for urban greening projects on city property through staff time to review projects and prepare sites for volunteers to plant trees.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

All partners will sign a Partnership Agreement that will define governing roles, financial relationships, and decision-making processes. The program team will include all paid staff on this funding and organizational leadership. Program launch will consist of a day-long planning session to review the grant agreement and program objectives, and develop a detailed work plan, including milestones, accountability for each step and regular meetings (monthly for the paid staff on the project and quarterly for the entire program team). Advisory Boards will meet quarterly. All key decisions will be made by consent during these meetings by all partners, striving for consensus. The City of Benicia's involvement is limited to staff hours dedicated to project review and preparing sites for tree planting on city property.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

The program is envisioned within the common "From Soil to Society" framework for "rebuilding society from ground up," and will be used for all public engagement. The SuSol program manager (SuSol PM) funded through the Community Engagement project will guide planning activities, supported by a joint Master Calendar shared among the partners. SuSol PM will be responsible for overseeing program promotion (with the help of coordinators), including social and traditional media, partners' websites and newsletters, outreach through a network of community-based organizations that serve different populations, and cross-promotion during partners' public events.

SuSol PM will be responsible for ongoing tracking of program activities and collecting impact data for reporting. Management of the activities and hours for the Just Transition Youth Service Corps will be handled by the SuSol PM in Benicia and 4th Second in Vallejo, with close coordination to ensure uniformity of experiences for the youth.

Monthly working group meetings will review the work plan, accomplishments, challenges and upcoming events against the goals and milestones of the program. Collected feedback data will be discussed and inform program adjustments.

All program partners will be required to collect and report financial data in a standard format. The SuSol PM will consolidate fiscal information monthly to prepare the invoice. Program director will be the key funder contact, review submitted documents, approve the invoice, and approve the distribution of funds to partners after payment.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for*

the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.

All four nonprofit organizations are governed by their own Board of Directors. Sustainable Solano does not require board pre-approval since the program is within the organization's mission and strategic plan, and co-executive directors are given full authority to initiate new programs. The board was informed about the program and board president involved in shaping the vision and coordinating with the City of Benicia.

The 4th Second executive director has the authority granted by the organization's board and bylaws to execute contracts on behalf of the organization and to engage in expansion of current programs and new programs in alignment with the mission.

Benicia Tree Foundation's operation is entirely managed by its Board of Directors. Board President Zack Ioakimedes was actively involved in shaping the program vision and serves as the main contact. No further formal approval is required.

Arts Benicia has board approval. Arts Benicia Executive Director Celeste Smeland continues to keep the board informed, provide written updates and answer any questions about the project at monthly board meetings. No further approval to initiate the program will be needed if awarded the funding.

The Benicia City Council voted on May 19 to issue a proclamation that supports the City of Benicia as a co-applicant related to green infrastructure projects on city property.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Sustainable Solano has received numerous federal and state grants and has an established process for launching and managing multi-year complex programs, budgets and reporting. SuSol will host a project commencement partner meeting to define concrete, measurable deliverables for each team member and partner. An online program management document will allow project team members to coordinate, communicate, and share data. The program working team will meet monthly to share information, assess findings, monitor progress and plan next steps. SuSol has an established subaward management procedure, following federal guidance, that will be used to manage subawards on this project and an experienced project director who will ensure fiscal and legal compliance for all partners.

A dedicated full-time program manager through the Community Engagement project will oversee the program, including planning, on-the-ground activities, program promotion and outreach, budget management and reporting. The Healthy Green Spaces project

requires another full-time dedicated program manager, who is a longtime Benicia resident with extensive experience managing green infrastructure projects.

One full-time program coordinator, divided between SuSol and BTF, will be responsible for logistical support. SuSol will carry the payroll function through the length of the project, while assisting BTF with other funding and building their own operation.

A SuSol senior leader will serve as project director at 0.25 FTE, ensuring compliance, overall relationship with the funder and key stakeholders, and mentoring staff. Youth interns will be employed through the program to help with essential tasks in educational programs for younger children and community engagement.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

Sustainable Solano's budgets and operations are based on funded programs and strong internal financial systems. SuSol does not spend funding it does not have and keeps careful records and forecasting for each program to meet the operational needs of the organization. Program managers receive extensive fiscal management training to oversee program financials and are supported by a dedicated operations coordinator. An independent bookkeeper experienced in the nonprofit sector keeps the books: this allows for the separation of duties and strict following of accounting rules and regulations. ADP handles payroll and tax reporting. Executive leadership and a Finance Committee led by the Board Treasurer review financials in-depth monthly; the Board reviews financials at each board meeting. A CPA reviews annual financials and prepares the 990 form. While SuSol is not subject to audit based on the size of the organization, it conducts a volunteer audit every three years (upcoming audit for 2025).

References

1) EDD https://edd.ca.gov/en/about_edd/news_releases_and_announcements/california-invests-$3-million-to-support-workers-and-businesses-affected-by-valero-benicia-refinery-closure/
2) California Asthma Dashboard https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHIB/CPE/Pages/CaliforniaBreathingCountyAsthmaProfiles.aspx, accessed April 24, 2026
3) California Community Burden of Disease Engine (Accessed and analyzed by Solano Public Health staff)
4) CalEnviroScreen 4.0
5) Department of Health Care Access and Information Patient Discharge Data as provided by California Health and Human Services Open Data Portal Asthma Hospitalization Rates by County - Dataset - California Health and Human Services Open Data Portal, sited in Solano DPH Asthma Dashboard
6) Proximity to Oil Refineries and Risk of Cancer: A Population-Based Analysis https://pmc.ncbi.nlm.nih.gov/articles/PMC7691047/, accessed April 24, 2026
7) State Cancer Profiles https://statecancerprofiles.cancer.gov/incidencerates/index.php?stateFIPS=06&areatype=county&cancer=047&stage=211&race=00&sex=0&age=001&type=incd, accessed April 24, 2026

Application Titl From Soil to Society: A Just Transition Initiative

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget 4th Second	Co-Applicant 2 Budget Arts Benicia	Co-Applicant 3 Budget Benicia Tree Foundation	Co-Applicant 4 Budget City of Benicia
1	Healing Green Spaces	Create new and expand existing inspiring and healing green spaces in Benicia and Vallejo that support the health of people and planet.	Both	[redacted], Sustainable Landscaping Program Manager, SuSol supported by a senior leader	23.4%	$ 777,970	$ -	0.0%	$ 907,146	$ 695,191			$ 195,155	$ 16,800
2	Community Engagement	Support community recovery through conversations around Just Transition and provide opportunities for high school youth for meaningful community education and engagement, community benefit mitigation projects and assistance in the process of transition	Both	Project Lead TBD, supported by a senior SuSol leader	52.9%	$ 1,296,310	$ -	0.0%	$ 1,503,246	$ 707,740	$ 546,588	$ 248,918		
3					0.0%			0.0%	$ -					
4					0.0%			0.0%	$ -					
5					0.0%			0.0%	$ -					
6					0.0%			0.0%	$ -					
7					0.0%			0.0%	$ -					
8					0.0%			0.0%	$ -					
9					0.0%			0.0%	$ -					
10					0.0%			0.0%	$ -					
				TOTALS	**41.8%**	**$ 2,074,280**	**$ -**	0.0%	**$ 2,410,392**	**$ 1,402,931**	**$ 546,588**	**$ 248,918**	**$ 195,155**	**$ 16,800**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	From Soil to Society: A Just Transition Initiative
Lead Applicant Name	Sustainable Solano
Project Location	Benicia and Vallejo
Overall Funding Request	$2,410,392
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Healing Green Spaces
Project Lead	Sustainable Solano
Project Location	Benicia and Vallejo
Project Funding Request	$907,146

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

A coalition of Benicia and Vallejo nonprofits will work together to implement multiple nature-based green infrastructure projects in both cities that address the immediate need to mitigate air pollution and resulting public health issues. Projects will include urban forestry, community gardens and sustainable landscapes. This green infrastructure program, called Healing Green Spaces, will deliver immediate ecological and public health benefits through improved air quality, healthy soil and increased local food production. Through a new community garden farm stand, it will also contribute to youth education, the local economy and community resilience.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*

    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Green infrastructure projects based on the principles of sustainable landscaping, urban forestry, healthy soil, and use of secondary water sources will provide multiple ecological benefits contributing to the health of the environment and local residents: air purification, carbon sequestration, shade/heat mitigation, dust control, covering bare soil, and water capture. Community gardens and sustainable demonstration garden sites will increase access to healthy produce. Benicia and Vallejo have a chronic air pollution problem due to their proximity to the Valero and Martinez refinery operations.

Creating food-growing green spaces will start with soil health. While the immediate effects of pollutants in the air are understood, the long-term consequences to soil health are less known. The Just Transition Youth Service Corps (see Community Engagement project narrative) will incorporate soil testing and community education on air quality and soil health as part of their service — bringing knowledge to the community that touches the soil every day through gardening, landscaping and children playing.

The urban canopy of both cities will be expanded by planting trees in city parks and private property through organized community volunteer days and the Youth Service Corps, and the management of a "tree keepers" program where people can request trees to plant in their yards. More trees will reduce air pollution and increase shade, creating more comfortable, walkable spaces.

Expansion of Swenson Community Garden in Benicia will allow more people to grow their own food, and part of the garden and the orchard will be maintained and harvested by the Youth Service Corps to operate a farm stand on-site. This will increase food access and education on the benefits of reduced "food miles" when sourcing from community gardens or local farms, as the site also hosts a hub for local farms to deliver direct-to-consumer Community Supported Agriculture boxes.

These projects will be developed and installed with the community. Youth Service Corps members and community participants will gain knowledge about sustainable urban greening practices, increased physical activity planting and maintaining these spaces, and receive mental health benefits from spending time in green spaces and with fellow community members.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Some project locations have been identified; additional sites for public green spaces or demonstration gardens will be identified by the program team with support from Advisory Boards and youth who live in these communities. Projects on city-owned land will be done with City of Benicia's approval and support.

Identified shovel-ready projects:
Urban Forestry (Benicia):

- East 5th Street Corridor (1491-1493 & Francesca Terrace Park), urban forestry, 30+ trees, Benicia Tree Foundation
- East 2nd Street Slope (Riverhills to I-780), 30+ trees, Benicia Tree Foundation

- Southampton Hills (Rose Drive & Old Southampton) – a few potential sites, urban forestry, Benicia Tree Foundation

Publicly Accessible Green Spaces (Benicia):

- Swenson Community Garden extension (Heritage Presbyterian Church, corner of East Second and Military West streets), Sustainable Solano
- Arts Benicia Native Plant Learning Garden, Sustainable Solano

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The program's partners used various methods to identify needs and priorities for this program: direct observation and experience on the ground with current programming, personal experiences of each organization's staff and board members living and working in these cities, conversations with partner organizations (including those that run community gardens), surveys from participants in urban greening events; various Benicia and Vallejo city planning documents (e.g. General Plans, Climate Mitigation Plan, Parks & Rec Master Plans) created with extensive involvement by community members, presentation of the project proposal to the Benicia Community Sustainability Commission; and research data on the benefits of green urban spaces, and specific data sets. Below is a detailed description of methods and findings.

Sustainable Solano staff presented the overall grant proposal to the Benicia Community Sustainability Commission for community feedback. Commission members expressed strong support for green infrastructure projects that would grow community garden presence and more trees to improve the city's air quality. Benicia City Council approved being a co-applicant on this project for community planting on city-owned property (e.g. parks).

Sustainable Solano started as Benicia Community Gardens in 1999 with the creation of Swenson Garden, the very first community garden in Benicia. The second community garden, Avant Garden, was created on First Street in 2010. This site is a welcome green public space in the downtown area, but has been sold for development, which would affect more than 40 garden members. There is an urgent need to continue supporting urban agriculture in Benicia, while also expanding opportunities for people to grow and buy local produce, reducing food miles and improving the environment.

There is a constant request for *truly local food*. In 2015, SuSol partnered with local farms to start a Community Supported Agriculture hub near Swenson Garden, coupled with a public education program. The CSA program is still going strong, with over 50

subscribers. Organizations such as Cultivate Community Food Co-op represent an additional 350 members in Benicia and Vallejo looking for hyper-local food.

In 2014, Sustainable Solano launched a Sustainable Backyard program in Benicia, which later expanded to the entire county. Using the principles of permaculture and secondary water, the program creates lush ecosystems that include trees and understory plants using mostly rainwater captured through in-ground swales to recharge groundwater and laundry-to-landscape greywater. Twelve demonstration gardens in Benicia and 15 in Vallejo produce almost 9,000 pounds of food and save over 1.28M gallons of water annually. Rising temperatures, cost of water, and desire to grow local food have increased community interest in these gardens. Since 2015, more than 10,000 people have attended SuSol workshops to learn sustainable landscaping and gardening techniques. Survey respondents consistently ask for more workshop opportunities, and there is a waiting list of residents who want demonstration gardens. Each educational public event brings around 20 engaged community members.

SuSol's internships in Vallejo engage youth on air quality issues, and the organization has built relationships with citizen-based air quality organizations in both cities. SuSol is working with communities around air quality issues across the county. Countywide surveys show 1/3 of respondents have or know someone who has a condition worsened by poor air quality (e.g. asthma, cardiovascular disease). CalEnviroScreen data shows Vallejo neighborhoods are above the 80th percentile for asthma compared with the state; some are in the 100th percentile. For cardiovascular disease, some parts of Vallejo are as high as the 95th percentile. Benicia ranks in the 67th percentile for asthma and around the 55th percentile for cardiovascular disease. Community members who participated in tree planting events voiced a desire for more trees and shrubs to provide a buffer, particularly along roadways, to improve air quality and walkability in their communities. The call for more trees in each city is a constant request; residents desire the shade, carbon sequestration, air quality improvement and beautification.

To identify community needs around tree canopy, the Benicia Tree Foundation's board president, a lifelong Benicia resident and arborist for the City of Benicia's Parks Department, relied on his own experience and observations, as well as conversations with fellow arborists and residents. Trees in Benicia and Vallejo have been stressed and lost due to drought, disease and storm damage. The organizations have heard from residents about the need for trees and shade at playgrounds, parks and schools.

Tree removal permit applications issued in Benicia between April and September 2025 approved 40 trees for removal. This data does not capture the number of unpermitted tree removals. Cal Fire's Urban Tree Canopy Viewer provided data on Benicia's canopy loss on a larger scale from 2018 to 2022: Every neighborhood within the city

experienced canopy loss, with some areas experiencing declines of nearly 10%. Two tracts within Benicia currently have canopy levels that are “very low” when compared to the baseline state level set by Cal Fire. In Vallejo, the Canopy Viewer identified six census tracts in the city that are either “very low” or just below or near statewide levels.

Community need for the Arts Benicia Native Plant Learning Garden has been identified through ongoing observation and direct feedback from participants, visitors, and students. Arts Benicia is in a lush, park-like setting, but barren dirt and gravel areas beside the building are seen as underutilized and visually uninviting. These spaces are used during EcoArt Camp and related programs for outdoor learning and artmaking, but they lack the ecological richness and infrastructure to fully support these activities. Campers, families, and visitors have consistently expressed interest in transforming these areas into a more functional and engaging environment.

City priorities and planning, often done with community engagement, reflect the need for these types of green infrastructure projects, even when funding is not readily available.

Benicia has a *chronic air pollution problem*, and the *need for expanding the city’s green infrastructure* has been on top of the community’s priority list for decades. Benicia’s Parks, Trails and Open Space Master Plan calls for more trees and landscaping (#8 on the list of almost 40 priorities) and community gardens (#12 on the list). Community members participated in plan creation through a survey and in-person meetings.

In 2008, after a multi-year public process, the City of Benicia started a tree program with the adoption of an updated tree ordinance, which eventually lead to Benicia being designated as a Tree City USA. Community members shared pride in this designation, but it was lost a few years ago due to budget cuts and lack of resources to focus on planting and maintaining the city’s tree canopy.

It is also *difficult to fund projects in Benicia.* Due to its wealthier socioeconomic profile, the city is not considered a priority community, though serious pollution incidents have been happening here for years. This funding is a unique opportunity for Benicia nonprofits to strengthen programming and operations and support the community going through a difficult transition due to the Valero closure.

The Propel Vallejo 2040 plan includes urban greening initiatives; its 10-Year Comprehensive Parks and Recreation Master Plan emphasizes upgrading landscaping, including tree canopy improvement and shade enhancements. Both documents were driven by extensive public engagement with stakeholders and outreach to Vallejo citizens and visitors through a survey, focus group interviews, and virtual public forums.

Vallejo is facing a serious budget deficit and city leadership transition. Combined with a lack of capacity for Vallejo-based nonprofits to focus on urban greening, this presents a serious risk for further green space development and upkeep.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Green spaces created through this program will provide direct and immediate ecological and human health benefits to communities in Benicia and Vallejo.

The proposed 12 urban greening projects and planting more than 300 trees will address gaps in both cities' capacity to develop and maintain green spaces, which are a stated priority for both cities. These green spaces will provide multiple community benefits, including air pollution mitigation, healthy soil, carbon sequestration, shade, pollinator habitat, walkable spaces, educational spaces, and local food production. Active community engagement through at least 30 public events will provide physical activity, mental health benefits from increased green space, and social cohesion leading to improved physical and emotional health.

There is a growing body of research that confirms "urban green spaces provide environmental benefits through their effects on negating urban heat, offsetting greenhouse gas emissions, and attenuating storm water. They also have direct health benefits by providing urban residents spaces for physical activity and social interaction, and allowing psychological restoration to take place."[1]

"Exposure to urban green spaces ... significantly improves community health by lowering stress, enhancing mental well-being, and promoting physical activity. Access to nature fosters social cohesion and reduces health disparities, with particularly pronounced benefits for mental health, immune function, and cardiovascular health."[2] The World Health Organization finds increased access to quality, safe green spaces is a key factor in improving overall public health and promoting healthier lifestyles.[3]

For increased tree canopy to improve air quality, shade, walkability and beauty, the data will help prioritize projects with the most community benefit. The Cal Fire Urban Tree Canopy Viewer underscores areas of opportunity for planting more trees; CalEnviroScreen data identifies environmental justice communities that suffer the most from health conditions affected by poor air quality and would benefit from such projects. American Forests' Tree Equity Score shows Vallejo would need nearly 27,000

additional trees to get all of its communities to an equity score of 75. Scores range from 0-100. For Benicia, it would take an additional 11,000 trees. A Tree Equity Score shows "whether there are enough trees in a neighborhood for everyone to experience the health, economic and climate benefits that trees provide."[4] Locations identified by the community and the Advisory Board will be prioritized.

Strengthening the Benicia Tree Foundation fills a gap in city capacity for urban forestry by empowering a local nonprofit whose mission is tree planting and maintenance for long-term health.

Food-producing demonstration and community gardens and expansion of Swenson Garden to supply a farm stand will help meet demand for local food that is healthy for people and planet and show Benicia residents the benefits of economic diversification that focuses on the local economy and local supply chains. Just Transition Youth Service Corps members will build that knowledge by working on garden installations, the farm stand and community outreach. Community gardens in both cities will increase food production and access. In Vallejo, many community gardens are run as outreach efforts for those who most need it in the local community (e.g. unhoused or under-resourced residents).

The demonstration gardens will provide environmental benefits in their communities and widespread benefit from the educational workshops, talks and tours. They will help restore healthy soils and green spaces to communities that have often shifted to dead lawns or hardscape to deal with drought and the high cost of water.

Arts Benicia Native Plant Learning Garden will replace a bare dirt and gravel surface with living vegetation, helping reduce localized air pollution and dust, sequester carbon, and improve overall air quality. By offering free or low-cost programming for youth, school groups, and community members, the project helps reduce barriers to participation in environmental learning — especially for those who may not otherwise have access to nature-based education or garden spaces.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Each program partner has a long history of meaningful community engagement in their cities and has built long-lasting relationships with the communities they serve. The program will continue to develop community trust and interest for the entire vision of the

“From Soil to Society: A Just Transition Initiative”. The goal is to have transformative relations that can hold the community as it is going through a transitional crisis by offering space and time to connect and process uncertainty and difficult decisions. There are many opportunities for authentic community engagement during in-person interactions at garden installations and tree plantings and during Community Conversations. We expect regular visitors to the youth-run farm stand and will host speakers at various urban greening sites and annual demonstration garden tours.

Community engagement centers community-based decision-making to drive equitable choices for the program, curriculum, topics and projects. This project will rely on continuous relationship-building within both cities. Outreach and feedback will be done through each project partner’s networks, including other community partners that work directly with under-represented community members, such as churches, health clinics and other youth-serving organizations.

Sustainable Solano’s standard practice is to collect community feedback after each public event through a simple survey, asking questions about people’s expectations for the event, their experience of the activity and its impact (learning, inspiration, curiosity), and suggestions for future events. The results of these surveys will be documented and analyzed by the program manager, and all constructive feedback will be presented and discussed during quarterly program meetings with partner organizations. This feedback, coupled with check-ins with Youth Service Corps members, will inform adjustments to the program to best serve the community.

The Advisory Boards will be a powerful way to bring community voices to the process, especially in the creation of the just transition curriculum for the Youth Service Corps, identifying green infrastructure projects and developing ideas for Community Conversations around the creation of a just and regenerative economy. A Just Transition Multimedia Journal will document what comes out of the conversations, projects and program for each city.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Healing Green Spaces project is about addressing air quality and public health through near-term mitigation projects in Benicia and Vallejo. These projects will increase tree canopy, plant green spaces that improve air quality and benefit physical and mental health, and increase local food production and access. This project includes

four critical components to reduce air pollution and improve health outcomes.

1) Urban Canopy – (Benicia Tree Foundation will hold community tree planting events and manage the Benicia Tree Keepers program; Sustainable Solano will manage the Vallejo Tree Keepers program) The Benicia Tree Foundation will lead planting 300 trees while strengthening the nonprofit to fill the gap in the Benicia's tree management. This will provide direct improvement to air quality, more shade, lower temperatures and increased walkability. BTF will manage volunteer tree-planting events in Benicia at large public sites approved by the city and on private property. The Tree Keepers program will provide up to 100 fruit and shade trees to Benicia and Vallejo residents interested in planting trees in their yards.

2) Swenson Garden expansion (SuSol in Benicia) — The Swenson Community Garden expansion led by SuSol will create an opportunity for more people to grow their own food, and part of the garden and orchard will be maintained and harvested by the Just Transition Youth Service Corps for a farm stand on-site. This will increase food access and educate people about the benefits of reduced "food miles" for local food, as the site is a hub for local farms to deliver direct-to-consumer Community Supported Agriculture boxes. The expanded garden will include an outdoor education area that can host talks, demonstrations and Community Conversations.

3) Arts Benicia Native Plant Learning Garden (SuSol in Benicia) — This garden, installed through community workshops by SuSol, will be planted and supported as part of Arts Benicia's EcoArt Camp with support from the Just Transition Youth Service Corps. It will feature regionally appropriate native plant species, pollinator habitat, waterwise landscaping techniques, and interpretive signage that illustrates ecological relationships, air quality benefits, and sustainable practices. By replacing a bare dirt and gravel surface with living vegetation, the project will reduce localized air pollution and dust, sequester carbon, and improve overall air quality. The garden will serve as a hands-on teaching tool, helping students understand sources of air pollution and practical ways to reduce it — such as planting trees, conserving energy, dust reduction and making environmentally conscious transportation choices.

4) Demonstration Sustainable Gardens (SuSol in Benicia & Vallejo) — These garden installations will include at least 1 additional publicly accessible site each in Benicia and Vallejo, and 8 new gardens on private or public sites (4-5 in Vallejo and 3-4 in Benica) led by SuSol through public community workshops and the Just Transition Youth Service Corps. These gardens will demonstrate techniques to mitigate air pollution, lessen drought and stormwater flood conditions, and can provide fresh, healthy produce for the property owners and surrounding community. These could be at private homes or community gardens managed by organizations such as churches or schools. Using

the principles of permaculture and secondary water (greywater, roofwater and in-ground capture and storage through swales), lawns or bare patches of ground transform into lush and productive gardens. These gardens include fruit and native trees and supporting plants, creating a thriving ecosystem that needs very little municipal water once established. Landowners agree to host public education and open them for public tours, creating a long-lasting public education and inspiration resource.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

   Template Measurable Outcomes.docx

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Healing Green Spaces budget totals $907,146 (SuSol: $695,191; BTF: $195,155; City of Benicia: $16,800)

Sustainable Solano (direct costs related to Swenson Garden expansion, Native Plant Learning Garden, 10 additional demonstration gardens & Vallejo Tree Keepers):

- Personnel/Staff ($458,250 total): Salary and benefits for 1 full-time project manager to plan, manage and complete 30 community workshops for 12 green infrastructure projects ($104,000/year); 0.125 FTE program director for oversight of the project as part of the From Soil to Society initiative ($16,250/year); 0.5 FTE project coordinator (a position shared with BTF for community outreach and logistics support) ($32,500/year).
- Subcontractors ($32,600 total): Landscaping contractors for landscape/garden design, guiding community and youth in about 30 workshop events for 12 project installations and growing, & performing maintenance and technical tasks that cannot be performed by the community, such as site prep with machinery (based on hourly rates ranging from $65-$125/hour for 30-50 hours/project)
- Construction ($86,800 total): Base amount ($5,000/project) for plants, soil, irrigation supplies, etc., for 12 green infrastructure projects including native plant learning garden, demonstration sustainable gardens; community garden expansion ($19,400) includes fence, shade structure for educational space, garden bed materials; 50 trees for Vallejo Tree Keepers ($100/tree)
- Community Engagement ($7,000 total): Promotion/outreach materials ($1,000) and snacks/water for 30 green infrastructure community installation days ($6,000)

- Travel ($1,820): Staff mileage reimbursement directly related to travel for green infrastructure project management (site assessments, community installation workshops, outreach) or professional development
- Capacity-Building ($5,000): Professional development courses in sustainable landscaping & other relevant education for project staff
- Indirect (15%): $88,721 / Contingency (2.5%) ($15,000)

Benicia Tree Foundation (direct costs related to community tree planting events and Benicia Tree Keepers program):

- Personnel/Staff ($97,500): Salary and benefits for 0.5 FTE project coordinator (a position shared with SuSol for community outreach and logistics support)
- Construction ($68,000 total): 300 trees for volunteer-based community planting on public and private property in Benicia ($200/tree, stakes and other planting materials); 50 trees for Benicia Tree Keepers ($100/tree); tree delivery costs
- Community Engagement ($4,200 total): Community outreach/promotion ($1,000) and snacks/water for 16 community tree planting events ($3,200)
- Indirect (15%): ($25,455)

City of Benicia (direct costs related to projects on city property, such as parks):

- Personnel/Staff ($16,800 total): Salary and benefits for city staff time to coordinate with project team and review projects on city property, including the Native Plant Learning Garden and BTF tree planting projects ($5,685); Parks staff hours for site preparation for volunteers to plant 150 trees on city property based on an average hourly rate across three different pay scales ($11,115)

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

In January 2023, the City of Benicia updated its General Plan Safety Element, incorporating a new Climate Change Vulnerability Assessment (Appendix L). This assessment identifies risks such as extreme heat, flooding and wildfires, directing future sustainability efforts to reduce greenhouse gas emissions and strengthen community. Public engagement and mitigation projects in this proposal address these needs.

Climate Adaptation Plan 2016: The effects of climate change in Benicia include sea level rise, more frequent and intense heat waves, and an increase in the number of flood events. One of the named strategies is to invest in green infrastructure. This proposal addresses directly the need to invest in green infrastructure.

Benicia's General Plan includes a section on public health that describes a comprehensive definition of a healthy community that includes physical, intellectual and social environments, and emotional and spiritual health. The proposal will contribute to physical and emotional health of residents.

Other Benicia policies and guidance that are directly related to the outcomes:

- POLICY 4.3.3: Promote establishment of demonstration gardens at schools, churches, fire stations, and other sites.
- Program 4.3.D: Consider utilizing vacant City property for gardening of fruits and vegetables.
- April 2025: Industrial Safety Ordinance. The ordinance aims to help protect Benicians against potential fires, explosions and toxic emissions connected to the Valero Refinery
- Section 4: Educate the public regarding air quality issues; increase in public understanding of air pollution and measures to reduce air pollution

Benicia Parks, Trails and Open Space Master Plan – 2023 update to 1997 original plan. The community needs assessment for investment priorities (p. 3) assigned trees and landscaping 112.9 points (#8 on the list of almost 40 priorities); community gardens have 91.0 rating (#12 on the list of priorities)

In Vallejo, the Propel Vallejo 2040 plan includes urban greening initiatives, and the 10-Year Comprehensive Parks and Recreation Master Plan emphasizes upgrading landscaping, including essential tree canopy improvement and shade enhancements. This proposal aligns with that vision.

In Senate Bill 1000, local governments must incorporate environmental justice policies into their general plans, including reducing health risks and promoting civic engagement in polluted communities. This proposal engages community members in conversations and decision-making about projects within their communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Sustainable Solano has been working in urban agriculture and sustainable green infrastructure projects for over 25 years. The organization's capacity to manage complex projects has been developed organically, from relatively simple community gardens in Benicia, to a network of demonstration and community gardens on private and public land, first in Benicia and now throughout the county. SuSol has received numerous federal and state grants and has an established process for launching and

managing complex programs, their budgets and reporting. In 2025, SuSol managed an operational budget of $1.2M, including federal (USDA), state (CDFA & CARB), local and private funding. SuSol has structures in place that will serve to ensure that all partner organizations are aligned toward the same objectives with each playing their part to achieve those goals.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The intensive green infrastructure project will require a full-time dedicated program manager to lead the extension of Swenson Garden, and installing the Arts Benicia Native Plant Learning Garden, demonstration gardens and other green infrastructure projects identified during the program, managing contractors and a program coordinator. The Sustainable Landscaping program manager in this role is a longtime Benicia resident and has a bachelor of science in biology and Permaculture Design Certificate; she has been managing these types of projects for 10 years.

One full-time program coordinator will be responsible for logistical support for the program: scheduling and arranging for public education events, purchasing and ensuring delivery of the plants, materials, and supplies, and assisting with promotion. This position will be divided between SuSol and Benicia Tree Foundation: BTF has an urgent need to have dedicated paid staff, but cannot afford the payroll infrastructure. SuSol will carry this function through the length of the project, while assisting BTF with other funding and building their own operation.

One of the senior leaders of SuSol will assume the responsibility of the project director at 0.25 FTE for the entire From Soil to Society initiative, ensuring compliance, overall relationship with the funder and key stakeholders, and mentoring program staff. Youth Service Corps members will be employed through the program to support community benefit projects and help with essential tasks in educational programs for younger children and community engagement.

Greywater systems when suitable will be provided through SuSol general funds.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be

evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

Demonstration gardens on private land do not require any permits; gravity-fed laundry-to-landscape greywater systems do not require permits in California. We have the city's support to create green spaces on city-owned property, specifically the learning garden for Arts Benicia and tree planting in city parks in the proclamation from Benicia City Council (Benicia_26LCB34_Healing Green Spaces_ City of Benicia Resolution).

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.

During the grant term, additional sites and agreements will be signed. SuSol has a standard agreement used with property owners for demonstration gardens on private property, and will follow the format of current agreements it holds with cities if additional sites are identified on city property (eg. along streets, in city parks).

- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    N/A
14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A
15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The Benicia Tree Foundation will organize volunteer days to support and maintain trees planted through this program, and the Youth Service Corps will also support maintenance. Demonstration gardens created on private land and trees planted under the Tree Keeper program will be the full responsibility of the landowner — ensuring their

longevity. Community Gardens have ongoing membership fees for necessary maintenance and upkeep or are maintained by organizations as part of their community service, such as churches or schools. Arts Benicia has a solid revenue stream through public education and arts exhibitions that will support the learning garden.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

One of the obstacles to green infrastructure is the ever-rising cost of water. This is why careful attention to secondary water sources is so important to the overall design of these projects. Bioswales in the ground to slow, spread and sink rainwater, roofwater diverted to these swales, laundry-to-landscape greywater when feasible, mulching to prevent water evaporation — all of these proven methods and techniques significantly reduce the need for city water and make these gardens more accessible.

There can be a kind of “community fatigue” when people have been asked to participate in so many activities, planning, surveys, etc. The Youth Service Corps will help install the greening projects, ensuring planting will get done, even if there is low public attendance. By having a variety of activities and touchpoints (EcoArt Camp and other events in the learning garden, the farm stand at Swenson Garden, garden tours and talks), we also hope to reach those who may not be drawn to hands-on workshops.

Working with cities can take significantly more time than working with other organizations or individuals, but the benefits of projects on public property make those efforts worth it. We are in dialogue with the City of Benicia around some of these projects. In Vallejo, we have established relationships with the city through SuSol and 4th Second’s work that we hope will support conversation around potential project sites.

References

1) https://pmc.ncbi.nlm.nih.gov/articles/PMC6562165/ (accessed April 28, 2026)
2) https://pmc.ncbi.nlm.nih.gov/articles/PMC4556255/# (accessed April 28, 2026)
3) https://www.ssph-journal.org/journals/public-health-reviews/articles/10.3389/phrs.2024.1606863/full (accessed April 28, 2026)
4) https://www.treeequityscore.org/

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Create new and expand existing inspiring and healing green spaces in Benicia and Vallejo that support the health of people and planet.

Measurable Outcome	Indicator(s)
1. Increase access to public green spaces in Benicia & Vallejo by creating new and expanding existing urban green oases	• Expand Swenson Community & Market Garden in Benicia • Create Arts Benicia Native Plant Learning Garden • Guided & supported by community, identify & develop at least one more public site each in Benicia and Vallejo
2. Expand tree canopy in Benicia & Vallejo through community-supported tree plantings and care	• Plant at least 300 trees in Benicia • # of public events and volunteers participating in urban tree planting • Develop & introduce the Tree Keeper program in Benicia and Vallejo
3. Increase number of sustainable demonstration gardens in Benicia and Vallejo	• Install at least 8 new demonstration gardens (4-5 in Vallejo & 3-4 in Benicia) featuring additional trees & secondary water use
4. Educate & inspire community members about connection between green spaces & community health (air & soil quality, physical, mental & emotional health)	• Hold at least 30 public educational events throughout the grant term • # of community members attending the events • Percentage of participants who reported being educated and inspired & other feedback captured through exit surveys

Abbreviations used: Sustainable Solano – SuSol, Benicia Tree Foundation – BTF, Arts Benicia - AB, 4th Second – 4thS

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.Increase access to public green spaces in Benicia & Vallejo by creating new and expanding existing urban green oases	A. Swenson Community & Market Garden expansion	1. Work with Heritage Presbyterian Church and community members to design the expansion	SuSol		Feb. 2027
		2. Build infrastructure: level the site, install fence, irrigation, garden beds; community education shaded space, fill beds with soil	SuSol		June 2027
		3. Plant shade and fruit trees along Military West / garden edge	SuSol	BTF	April 2027
	B. Arts Benicia Learning Garden	1. Design garden with AB & its patrons & students	AB	SuSol	March 2027
		2. Install the foundation of the garden: swales, roofwater capture, irrigation, major tree	SuSol	AB	June 2027
		3. Finish planting understory with students	AB	SuSol	December 2027
	C. Develop one more publicly accessible site each in Benicia and Vallejo identified during the project implementation	1. Develop community outreach campaign & materials to gather insights from community members in Vallejo & Benicia	SuSol	4th Second	Ongoing until January 2028
		2. Gather input from the program Advisory Board & youth in the Just Transition certification program & Youth Service Corps	SuSol	4th Second	Ongoing, aiming for the first site identified by June 2027
		3. Select the sites based on community input & site feasibility, schedule design & installations	SuSol	4th Second	Ongoing, aiming to finalize the first site by Sept 2027 & install by Dec 2027
2. Expand tree canopy in	A. Tree planting Year 1	1. Confirm planting sites & prep work for Year 1 with the city and landowners	BTF	City of Benicia	Jan 2027

Benicia & Vallejo through community-supported tree plantings and care		2. Schedule public tree planting day (Youth Service Corps and general public)	BTF	SuSol	Jan 2027
		3. Order trees & supplies; coordinate with the city for prep work if feasible	BTF	SuSol	Feb-April 2027
	B. Tree planting Year 2 & 3	1. Confirm planting sites & prep work for Year 2 &3 with the city and landowners	BTF	City of Benicia	Oct. 2027 (Yr. 2) Oct. 2028 (Yr. 3)
		2. Schedule public tree planting day (Youth Service Corps and general public)	BTF	SuSol	Dec. 2027 (Yr. 2) Dec. 2028 (Yr. 3)
		3. Order trees & supplies; coordinate with the city for prep work if feasible	BTF	SuSol	Jan. 2028 (Yr. 2) Jan. 2029 (Yr. 3)
	C. Develop & implement the Tree Keepers Program	1. Develop community outreach campaign and materials, promote under the overall Just Transition program	SuSol	BTF	March 2027
		2. Finalize logistics of trees delivery & planting support	BTF (Benicia)	SuSol & 4th Second (Vallejo)	July 2027
		3. Start the program (during the rainy season to ensure success of the planting)	BTF (Benicia)	SuSol & 4th Second (Vallejo)	October 2027
3. Increase number of sustainable demonstration gardens in Benicia and Vallejo	A. Promote opportunity to landowners to become a demonstration garden keeper	1. Design & execute a promotional campaign targeting Vallejo & Benicia	SuSol		Feb 2027
		2. Reconnect with people on the waiting list to host a demo garden	SuSol		Feb 2027
		3. Follow up with all community members who expressed interest	SuSol		Ongoing from March 2027 through Nov 2029
	B. Garden planning & design	1. Select potential sites, arrange for site visits, make final selection	SuSol		Ongoing from Feb 2027 through June 2029

		2. Design each site with demo garden keepers (landowners) & professional permaculture designers (contractors)	SuSol		Ongoing from Feb 2027 through June 2029
		3. Schedule public and Youth Service Corps installations	SuSol	4th Second	Ongoing from Feb 2027 through June 2029
	C. Install demo gardens	1. Promote the final schedule	SuSol		Ongoing from Feb 2027 through June 2029
		2. Begin installations (can only be done during rainy season	SuSol		Ongoing from Feb 2027 through June 2029
4. Educate & inspire community members about connection between green spaces & community health (air & soil quality, physical, mental & emotional health)	A. Develop & maintain ongoing schedule of green infrastructure project public installations	1. Work with landowners & contractors to design the sites & schedule installations	SuSol		Ongoing throughout the program
		2. Coordinate with youth program leadership for the availability of Youth Service Corps members for these events	SuSol	4th Second	Ongoing throughout the program
		3. Publish scheduled events on the partners' websites & newsletters	SuSol	4th Second, BTF, AB	Ongoing throughout the program
	B. Review & expand current educational curriculum for public events to highlight air & soil quality, and introduce air quality information sources (health benefits are already a part of the standard curriculum)	1. Review the current curriculum with the program team and Advisory Board	SuSol	BTF, 4th Second	March 2027
		2. Research best practices and similar educational programs; consult air quality information sources & other publicly available data sources	SuSol	BTF, 4th Second	April 2027
		3. Finalize the curriculum & train program manager & other relevant staff on delivery	SuSol	4th Second	May 2027

	C. Design & implement a promotional campaign for these events	1. Design an overarching “Just Transition” program visual & informational package	SuSol	Arts Benicia	March 2027
		2. Share the program’s outreach package with all partners; ensure consistent usage across all program’s elements; provide training, if necessary	SuSol		April 2027
		3. Coordinate promotional efforts across all program activities among all partners	SuSol		Ongoing

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Sustainable Solano	$591,470.00	$88,721.00	$15,000.00	$695,191.00	15.0%	2.5%	$0.00	0.0%	76.6%
Co-Applicant 1	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Benicia Tree Foundation	$169,700.00	$25,455.00	$0.00	$195,155.00	15.0%	0.0%	$0.00	0.0%	21.5%
Co-Applicant 4	City of Benicia	$16,800.00	$0.00	$0.00	$16,800.00	0.0%	0.0%	$0.00	0.0%	1.9%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$777,970.00**	**$114,176.00**	**$15,000.00**	**$907,146.00**	**14.7%**	**1.9%**	**$0.00**	**0.0%**	23.4%

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$907,146.00

Project Name:	Healing Green Spaces
Lead Applicant Name:	Sustainable Solano
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	1 FTE Project Manager for 36 months	Plan, manage and complete 12 green infrastructure projects through community hands-on workshops	$ 312,000.00
Personnel/Staff Costs	Direct	0.5 FTE Project Coordinator for 36 months	Coordinating community outreach & logistics of green infrastructure projects (position shared with co-applicant BTF)	$ 97,500.00
Personnel/Staff Costs	Direct	Program Director (0.125 FTE, 36 months)	Senior SuSol leader to oversee the entire "From Soil to Society" program (0.25 FTE total), including Community & Youth Engagement and Healing Green Spaces projects, coordinate between partners & key stakeholders	$48,750.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Landscape contractors	Licensed professionals to assist with landscape/garden design, guiding community and youth in garden installation and growing, maintenance tasks & performing technical tasks that cannot be performed by the community, such as site prep with machinery (based on hourly rates ranging from $65-$125/hour for 30-50 hours/project for 12 projects)	$ 32,600.00
Construction	Direct	Plants & materials	Base amount ($5,000/project) for plants, soil, irrigation supplies, etc., for 12 green infrastructure project; community garden expansion ($19,400) includes fence, shade structure for educational space, garden bed materials; 50 trees for Vallejo Tree Keepers ($100/tree)	$ 86,800.00
Community Engagement	Direct	Outreach & volunteer support	Community engagement materials & promotion; snacks & water for 12 green infrastructure community installations	$ 7,000.00
Capacity-Building and Training	Direct	Staff training	Professional development courses in sustainable landscaping & other relevant education for project staff	$ 5,000.00
Travel	Direct	Mileage / staff	Estimated mileage reimbursement for travel directly related to the project implementation or professional development	$ 1,820.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect (15%)	$88,721.00
Contingency	Contingency	Contingency	Contingency	$15,000.00

Only add lines above this line

TOTAL: $695,191.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$591,470.00
Total Indirect Costs	$88,721.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$15,000.00
Total Funds Requested	$695,191.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as %	0.0%
Contingency as % of Direct	2.5%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: $0.00

Project Name:	Healing Green Spaces
Co-Applicant 3 Name:	Benicia Tree Foundation
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	0.5 FTE Project Coordinator for 36 months	Coordinating community outreach & logistics of green infrastructure projects (position shared with lead applicant Sustainable Solano)	$97,500.00
Construction	Direct	Trees & delivery	Estimated cost of 300 trees and supplies and materials for planting at $200 each for community tree planting and 50 trees at $100 each for Benicia Tree Keepers, and tree delivery	$68,000.00
Community Engagement	Direct	Tree planting events	Community outreach and snacks and water for volunteers for 16 community tree plantings	$4,200.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect (15%)	$25,455.00

Project Name: Healing Green Spaces
Co-Applicant 4 Name: City of Benicia
Term for this budget (in years): 3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Support of green infrastructure projects on city properties	City of Benicia staff time to coordinate with project team and review projects on city property ($5,685); Parks staff hours for site preparation for 150 trees on city property based on an average hourly rate across three different pay scales ($11,115)	$16,800.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	From Soil to Society: A Just Transition Initiative
Lead Applicant Name	Sustainable Solano
Project Location	Benicia and Vallejo
Overall Funding Request	$2,410,392
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Community Engagement
Project Lead	Sustainable Solano
Project Location	Benicia and Vallejo
Project Funding Request	$1,503,246

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Community engagement will start with youth engagement to drive air quality mitigation projects and just transition conversations in Benicia and Vallejo. This project engages youth ages 6-14 in Arts Benicia's EcoArt Camp, where they will learn about environmental science, art-making, and hands-on stewardship to support environmental literacy, wellness, and creative expression. Sustainable Solano and 4th Second will conduct a Just Transition Youth Service Corps for high school students ages 14-19 to advance knowledge on environmental justice, pollution mitigation, community health and wealth, and envisioning a just society and just transition. Youth Service Corps members will be paid to support urban greening projects, support the EcoArt Camp, and additional air quality and community outreach projects.

This project engages residents through Community Conversations, which will create opportunities to gather and tackle topics and issues around just transition identified as most important to community members. Community Conversations will take on a variety of formats that offer space for conversation and contemplation, such as youth presentations, expert speakers, documentaries or art exhibits. A Just Transition Multimedia Journal will capture community experience and insight. Community Advisory Boards from both cities will guide this work from their lived experience.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*

- *Reduce air pollution and improve health outcomes*
- *Build economic resilience for a just transition*

Carbon intensive activities have been critical economic sources for Benicia and Vallejo. Shutting down these facilities will have a devastating ripple effect on Benicia and Vallejo's local economy and workforce while leaving behind pollution that has exacerbated health risks such as asthma, cardiovascular disease, and low birth weight in these frontline and fenceline communities. Meaningful community engagement is critical to co-design a transition where initiatives improve community health outcomes, reduce air pollution, and build economic resilience for equitable transition.

This project empowers youth through active participation in mitigation projects within their communities that will reduce air pollution and improve health outcomes. Children and teens (ages 6-14) will participate in Arts Benicia's EcoArt Camp as an early introduction to just transition and support a native plant learning garden. High school students (ages 14-19) will have the opportunity to join the Just Transition Youth Service Corps to support urban greening projects and growing and selling local produce to community members, tying their work directly to community health and the importance of a local economy in ensuring just transition. They will conduct presentations and projects, such as building DIY air purifiers, that provide direct community benefit for air quality and health. The Youth Service Corps will offer youth employment to build workforce skills and experiences, ranging from experiential learning to public speaking and leadership, which will strengthen the next generation of community leaders.

Community Conversations will explore community-identified topics around just transition and sustainability to build community knowledge and resilience to a changing climate and economy. Topics will be determined through conversations with the youth, guidance from Advisory Boards from both cities with lived experience and knowledge of their local community, and a constant feedback loop through surveys and in-person conversations with event and Community Conversations participants. Community experiences and perspectives around just transition and reconciling community health and wealth will be captured and shared through the Just Transition Multimedia Journal.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Due to the nature of the hands-on mitigation projects and community outreach and engagement, local youth in Benicia and Vallejo participating in the Youth Service Corps will serve communities in their respective cities, empowering youth to make a tangible change in their communities to reduce air pollution and improve health outcomes.

The Benicia Youth Service Corps will be anchored in two local high schools where training and just transition curriculum education will take place (Benicia High School, 1101 Military W; and Liberty High School, 351 E J St.). The Vallejo Youth Service Corps will be open to all high school students in the city, with training and just transition curriculum education taking place at the 4th Second Youth Centers (1788 Tuolumne St. and 236 Georgia St. STE 100).

Youth Service Corps and community members will work across their cities on urban greening and air quality projects. Urban greening projects will be at locations identified in the Healing Green Spaces project narrative, including Swenson Community Garden expansion, Arts Benicia Native Plant Learning Garden, and Benicia Tree Foundation tree plantings at Benicia parks.

Community Conversations will be held in public spaces that fit the topic of conversation (eg. community centers, gardens, libraries, etc.).

The Advisory Boards, made up of community members from each city, will help shape localized action and initiatives, and will help identify project sites that best serve the needs of communities in Vallejo and Benicia.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The program's partners used various methods to identify the needs and priorities for this program, including direct experience on the ground with our current programming, direct personal experience of the staff living and working in these cities, conversations with partner organizations, and presentation of the project proposal to the Benicia Community Sustainability Commission. Below is a detailed description of some of these methods and findings.

Arts Benicia has successfully run its EcoArt Camp for 14 years. Youth and parents want dynamic arts experiences that integrate interdisciplinary environmental topics, including climate resilience, ecological health and sustainable consumer choices — in ways that are engaging, age-appropriate, and aligned with educational standards.

Through previous community engagement efforts, facilitating youth internship programs around environmental justice and youth wellness, and leading green infrastructure and air quality projects in Benicia and Vallejo, Sustainable Solano is familiar with community-identified needs and priorities in both cities.

Sustainable Solano's internship programs were created out of a need and desire from local youth to have experiences with environmental science and community service that support their pursuit of college and career pathways. The format and curriculum for those internships were built through community interviews with stakeholders that included youth, school districts, teachers, and nonprofit partners who serve youth, and continues to be improved based on feedback through intern exit surveys and collaborative partners. Youth in these internships have consistently requested additional internship opportunities.

4th Second works with under-represented youth in Vallejo who are seeking safe spaces, new opportunities for advancement, and ways to serve their communities while building leadership skills. The organization hosts youth-directed programs that give participating youth a voice and leadership in how the program is designed and run. Through youth surveys, check-ins and listening sessions, 4th Second has identified the needs and priorities of the youth in its programs.

When this grant application was presented to the Benicia Community Sustainability Commission for public feedback, members expressed strong support for paid youth internships with advancement opportunities while building service and workforce skills.

The need for Community Conversations around sustainability and just transition also comes from shared experience and community feedback across partner organizations. SuSol previously had funding for a "Conversations" series that brought in films and talks on topics ranging from soil biology and health to economics. These events were well-attended with positive feedback. Arts Benicia has an ongoing "Art Talks & Timely Conversations" series that reflects the desire in the community for tackling some of these issues and how they are referenced through the arts. SuSol has conducted internships in Vallejo that tackled air quality issues and has built relationships with citizen-based air quality organizations in both cities. These have all helped identify community needs and priorities when it comes to pollution mitigation, education and conversation around air quality. In post-event surveys, community members have expressed the desire to have conversations around the local economy, individual and community-based action, and air quality mitigation strategies.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project fosters community engagement and data-driven evidence to create localized changes in Benicia and Vallejo that are guided by community members, improve community health and build economic resilience.

The EcoArt Camp and Just Transition Youth Service Corps provide direct youth engagement in environmental learning that incorporates communication and outreach through the arts, events, and public speaking. Youth are provided a pathway that addresses their desire to advance to paid work around environmental justice, advocacy, outreach and service within their communities.

Through partnerships with local agencies and community-based organizations, this project will include Community Conversations events with residents in Benicia and Vallejo to engage them on various topics related to air quality, community health, and just transition. Community Conversations will be: 1) educational, providing residents with knowledge on just transition, sustainability, climate data analysis and personal actions they can take, and 2) empowering, giving residents ways to take action in their communities and space to share their needs and priorities to improve air quality, health outcomes, and the local economy.

Youth Service Corps projects, such as the creation of DIY air purifiers, will be distributed to populations that are most vulnerable to poor air quality through existing organizational partnerships, such as with organizations that serve low-income seniors.

Advisory Boards will comprise residents from both cities who are members of their city governments, community-based organizations, educational institutions, youth and more. Members will guide localized action in both cities around the just transition curriculum for youth, selecting sites that would benefit most from mitigation projects or outreach, and suggesting and reviewing topics for the Community Conversations series.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Each program partner has a long history of meaningful community engagement in their cities and has built long-lasting relationships with the communities they serve. The program will continue to develop community trust and interest for the entire vision of the “From Soil to Society: A Just Transition Initiative”. The goal is to have transformative relations that can hold the community as it is going through a transitional crisis by

offering space and time to connect and process uncertainty and difficult decisions. There are many opportunities for authentic community engagement during in-person interactions at garden installations and tree plantings and during Community Conversations. We expect regular visitors to the youth-run farm stand and will host speakers at various urban greening sites and annual demonstration garden tours.

Community engagement centers community-based decision-making to drive equitable choices for the program, curriculum, topics and projects. This project will rely on continuous relationship-building within both cities. Outreach and feedback will be done through each project partner's networks, including other community partners that work directly with under-represented community members, such as churches, health clinics and other youth-serving organizations.

Sustainable Solano's standard practice is to collect community feedback after each public event through a simple survey, asking questions about people's expectations for the event, their experience of the activity and its impact (learning, inspiration, curiosity), and suggestions for future events. The results of these surveys will be documented and analyzed by the program manager, and all constructive feedback will be presented and discussed during quarterly program meetings with partner organizations. 4th Second will continue its practice of engaging youth through listening sessions, surveys and check-in/check-out with youth to encourage their self-identification of what they most need from the program for further improvements. This feedback will inform adjustments to the program to best serve the community.

The Advisory Boards will be a powerful way to bring community voices to the process, especially in the creation of the just transition curriculum for the Youth Service Corps, identifying green infrastructure projects and developing ideas for Community Conversations around the creation of a just and regenerative economy. The program establishes an ongoing public dialogue, education, and concrete examples of the major principle of just transition: a healthy economy and a clean environment can and should co-exist, and a Just Transition Multimedia Journal will document people's lived experience and perspectives on those topics.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

A critical aspect of this program is the involvement of community members in supporting community healing and recovery toward a cleaner and healthier Benicia and Vallejo as the cities evolve through a just transition. This project establishes a public dialogue, education, and opportunity to practice and implement concrete examples of the major principle of just transition: a healthy economy and a clean environment can and should co-exist. This will be accomplished through Community Conversations and through education, inspiration and meaningful community benefit service opportunities for youth in Benicia and Vallejo to improve air quality and public health outcomes.

1) Just Transition Youth Service Corps

Youth are key to bringing change to communities most impacted by carbon intensive activities through their power to reshape policy through activism and drive innovation for a shift to a low carbon and regenerative economy.

The Just Transition Youth Service Corps is a paid youth program that will be led by Sustainable Solano in Benicia and 4th Second in Vallejo. SuSol, 4th Second and Arts Benicia will work together to develop the Just Transition curriculum with Advisory Board input. The organizations will develop related lessons that can be integrated into their existing youth programs as an introduction for youth interested in community action, environmental justice, and the Just Transition Youth Service Corps.

This program will be conducted in 3 stages. Stage 1 will be an intensive 5-week course where high school youth will learn about just transition, environmental justice, individual and community-based action, and building community resilience. Youth will envision a healthy society and how to achieve it, participate in inspiring artistic activities tied with evidence-based science, and volunteer in hands-on community events, such as tree planting. We anticipate four cohorts, each with up to 15 high school students, participating in this introductory course each year of the grant. Those who complete stage 1 will be eligible to join the paid Service Corps.

Stage 2 will be the start of the paid Just Transition Youth Service Corps, with members working on community benefit projects, facilitating public education workshops, advocacy and outreach, supporting the EcoArt Camp, and other projects and presentations as identified by the partner program managers, youth and the Advisory Boards. Youth in Benicia and Vallejo will help activate and expand green urban spaces that will improve health outcomes. They will gain knowledge about air pollution effects on all forms of life, from soil micro-organisms to human, and will test soils in their cities for contaminants. During this stage, Service Corps members will promote community

education and awareness by regularly presenting their experiences in the program. Stage 2 ends when they complete 160 hours of service.

Service Corps members who work beyond 160 hours are eligible for Stage 3 paid leadership roles as members of the Youth Leadership Circle, where they will take on more responsibility by leading workshops, supporting the next cohort of Service Corps members, and helping to improve the program through active feedback or serving as an Advisory Board member. In total, we expect the Just Transition Youth Service Corps to deliver up to 20,000 community benefit service hours in three years.

Each cohort will facilitate and lead community outreach and education efforts by presenting to the wider community and participating in Community Conversations. While actively engaging with the comprehensive curriculum and supporting community service projects, the youth will take action on 3 key goals: 1) supporting and protecting the city's health, 2) supporting the local economy, and 3) building community resilience through education and awareness.

The Service Corps invites students to think critically, solve real-world problems and gain practical skills. Complex concepts like just transition, environmental justice, natural resource management and sustainability come to life through hands-on experiences and localized impacts.

2) Community Conversations

Community Conversations will address community-informed just transition-related topics through speakers, films, art programs and other formats to inspire and support community discussion.

Sustainable Solano will lead the Community Conversations program in Benicia and Vallejo. Youth Service Corps members will spend some of their service hours supporting Community Conversations — with SuSol leading Benicia Youth Service Corps engagement, and 4th Second supporting Vallejo Youth Service Corps engagement. Outreach will be measured through the number of workshops and participants in the Community Conversations program in Benicia and Vallejo, the percentage of participants who report increased confidence in understanding environmental and economic challenges cities are facing, and increased confidence that the path forward will be secured. The Just Transition Multimedia Journal will create a living record of the project, people's perspectives and lived experience.

Urban greening through the Healing Green Spaces project in Vallejo and Benicia will create and expand spaces that serve as gathering and healing places for the community, promoting mental and emotional health, and improving health outcomes

and access to local, healthy food. Community members will be invited and encouraged to help develop these green spaces and join other community members in taking action that improves air quality and health outcomes for their community. These gardens will host talks and tours that foster authentic community engagement and conversations around environment, health and the local economy.

While some project locations and actions have been identified (see the Healing Green Spaces project), other locations will be identified during the implementation of the program with the support of the Advisory Boards and Youth Service Corps members who live in the community. This ensures that actions to improve air quality and health outcomes are shaped by community members.

Arts Benicia will develop public education events that provide community members with arts-based ecological education, talks by artists, family art days or exhibits that align with these themes. The path to sustainability is different for different people; by involving art, we hope to achieve broad outreach and engagement.

3) EcoArt Camp

In Arts Benicia's EcoArt Camp, students ages 6-14 will gain experiential, arts-based ecological education at the Arts Benicia Native Plant Learning Garden. Through this program, EcoArt campers will help create and maintain the learning garden and learn about the sources of air pollution and practical ways to reduce it — such as planting trees, conserving energy and natural resources, and making environmentally conscious choices that can lead to sustainable practices. Additionally, campers will understand the critical role of native plants and pollinators in supporting healthy soil and ecology, and use art to create natural dyes and garden crafts. By offering free or low-cost programming for youth, school groups and community members, the learning garden helps reduce barriers to participation in environmental learning — especially for those who may not otherwise have access to nature-based education or garden spaces.

This camp will introduce youth to these concepts and provide some foundational understanding to build their interest in joining the Just Transition Youth Service Corps. Youth Service Corps members can be paid camp counselors as part of their service opportunities. Not only will they be able to build leadership and teaching skills, but also serve as mentors in teaching campers about their responsibility in protecting nature, ensuring a greener future.

4) Local Advisory Boards

To ensure that program and project implementation are equitable, tailored to local needs, and community supported, Advisory Boards for Vallejo and Benicia will use their

lived experiences, knowledge, and connections to represent their local community. The Advisory Boards will serve as the voice of the broader community in Vallejo and Benicia and advise the program team by helping to inform the Youth Service Corps curriculum, guide site selection and implementation of green infrastructure projects, develop workshop ideas to enhance community outreach and education, and advise program teams on public engagement in their communities. Advisory Boards will be a powerful way to bring community voices to the program process and ensure that community voices are represented and heard in transitioning to a just and regenerative economy.

The Advisory Board members will include community leaders, community-based organization representatives, city leaders, and youth leaders. Members will be compensated for their participation through small meeting stipends and food at quarterly in-person meetings.

We measure success by the relationships formed and connections made. A program is successful when it increases community capacity to work together to address pressing challenges and utilize opportunities and solutions.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

   Template Measurable Outcomes.docx

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Community Engagement budget totals $1,503,246 (SuSol: $707,740; 4th Second: $546,588; Arts Benicia: $248,918)

Sustainable Solano (direct costs related to Community Conversations and Youth Service Corps):

- Personnel/Staff ($518,870 total): Salary and benefits for 1 full-time program manager to oversee the project, including Community Conversations and Youth Service Corps ($91,000/year); 0.125 FTE program director for oversight of the project as part of the From Soil to Society initiative ($16,250/year); up to 100 Benicia Youth Service Corps members (internship rate of $15/hour + 12% benefits) for up to 10,000 service hours ($168,000); and Youth Leadership Circle for a small group of youth leaders up to 0.5 FTE at $25/hour + 12% benefits ($29,120).

- Subcontractors ($33,300 total): 8 speakers per year ($450 speaker fee) for Community Conversations to increase community confidence in understanding environmental and economic challenges ($10,800); Just Transition Multimedia Journal curator to design and edit community contributions to capture community experience ($22,500)
- Community Engagement ($42,750 total): $200 stipend for 90 Benicia youth to participate in a certification program (Stage 1) to be eligible for the Youth Service Corps ($18,000); outreach, room rental and food for 30 Community Conversations events ($16,950); $50 stipends and food for quarterly meetings for 10 Advisory Board members ($7,800)
- Materials, Supplies, Equipment ($3,000 total): Materials for the Youth Service Corps to build and distribute DIY air purifiers ($1,800); and handouts, snacks and other materials for certification ($1,200)
- Mileage ($1,820): Staff travel to project sites or professional development
- Training ($7,000): Professional development in facilitation and other relevant training for staff or Youth Leadership Circle leaders
- Indirect (15%): ($91,000) / Contingency (1.6%): ($10,000)

4th Second (direct costs related to Vallejo Youth Service Corps):

- Personnel/Staff ($444,620 total): Salary and benefits for 0.5 FTE Project Manager to lead the youth certification and Youth Service Corps in Vallejo ($50,000/year); 0.5 FTE Project Coordinator to assist the project manager in those activities ($32,500/year); up to 100 Vallejo Youth Service Corps members (internship rate of $15/hour + 12% benefits) for up to 10,000 service hours ($168,000); and Youth Leadership Circle for a small group of youth leaders up to 0.5 FTE at $25/hour + 12% benefits ($29,120).
- Materials, Supplies, Equipment ($3,000 total): Materials for the Youth Service Corps to build and distribute DIY air purifiers ($1,800); and handouts, snacks and other materials for certification ($1,200)
- Community Engagement ($25,500 total): $200 stipend for 90 Vallejo youth to participate in certification program (Stage 1) to be eligible for the Youth Service Corps ($18,000); Share of building cost/room rental to host youth certification meetings ($7,500)
- Indirect (15%): ($70,968) / Contingency (0.5%): ($2,500)

Arts Benicia (direct costs related to the EcoArt Camp):

- Personnel/Staff ($187,200): Salary and benefits for 0.5 FTE to be divided among 3 Arts Benicia staff for project manager and EcoArt Camp instructors to deliver EcoArt Camp to youth and engage the public in the new learning garden
- Subcontractors ($12,000): Speaker fees for 8 visiting artists or other speakers per year for $500 speaker fee for EcoArt Camp and community engagement
- Materials, Supplies, Equipment ($17,250 total): EcoArt Camp art materials ($4,000/year); plants and supplies for learning garden maintenance ($1,000/year); municipal water for establishing garden ($750/year)
- Indirect (15%): ($32,468)

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

In January 2023, the City of Benicia updated its General Plan Safety Element, incorporating a new Climate Change Vulnerability Assessment (Appendix L). This assessment identifies risks such as extreme heat, flooding, and wildfires, directing future sustainability efforts to reduce greenhouse gas emissions and strengthen community. Public engagement and mitigation projects in this proposal address these needs.

Benicia's General Plan includes a section on public health that describes a comprehensive definition of a healthy community that includes physical, intellectual and social environments, and emotional and spiritual health. The proposal will contribute to physical and emotional health of residents.

Other Benicia policies and guidance that are directly related to the outcomes of this proposal:

- April 2025: Industrial Safety Ordinance. The ordinance aims to help protect Benicians against potential fires, explosions and toxic emissions connected to the Valero Refinery
- Section 4: Educate the public regarding air quality issues; increase in public understanding of air pollution and measures to reduce air pollution

On a state level, there are multiple legislative actions on improving youth mental health, drug use and media addiction prevention, and building meaningful youth engagement. AB 2158 (the Outdoor Learning and Environmental Literacy Act of 2026, that would help make outdoor learning experiences a reality for more students across California)

passed the Assembly Floor 61-0 and now heads to the state Senate. This proposal provides such opportunities for youth.

In Senate Bill 1000, local governments must incorporate environmental justice policies into their general plans, including reducing health risks and promoting civic engagement in polluted communities. This proposal engages community members in conversations and decision-making about projects within their communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Sustainable Solano has received numerous federal and state grants and has an established process for launching and managing complex programs, their budgets and reporting to funders. Examples of successful similar programs include: two successive rounds of CDFA funding, totaling almost $750,000 to build community awareness of and support for the local food system, including countywide public education and engagement and multiple key stakeholders policy work; and three CARB grants totaling more than $750,000 for youth internship and community engagement opportunities, funding the Youth Air Protectors internship program in multiple cities, community meetings, creation of city-based community action plans on air quality, and an upcoming countywide Air Quality Summit. CARB commended SuSol on the breadth of meaningful community engagement, capacity building, physical improvements of green spaces, and commitment to engaging and empowering youth that came out of its work on the grant that ended most recently.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The program will be overseen by a dedicated full-time program manager whose responsibility will include planning, on-the-ground activities, program promotion and outreach, budget management and reporting.

One full-time program coordinator funded in the Healthy Green Spaces project will support outreach and public engagement.

One of the senior leaders of SuSol will assume the responsibility of the project director at 0.25 FTE for the entire From Soil to Society initiative, ensuring compliance, overall relationship with the funder and key stakeholders, and mentoring program staff. Senior

leadership developed and has on-the-ground experience running SuSol's youth internships. Youth Service Corps members will have an opportunity to be employed through the program to support community benefit projects and help with essential tasks in educational programs for younger children and community engagement.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

N/A

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    N/A
14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A
15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A
16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
    N/A

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are potential barriers to youth involvement and participation. Though large numbers of students apply for internship positions, some students are not engaged or drop out of the program. With this model, the project team expects to identify those youth who are most interested in the program during Stage 1 to ensure active participation in the paid Youth Service Corps. There could be limits on how many opportunities/hours can be offered to leadership youth based on the budget if a large number are motivated and interested. The budget is realistic for the number of youth anticipated. The project team will look for future funding that will support continuing these positions once the grant ends.

Another barrier is competing with other demands on people's time for community engagement. Community members don't always turn out for garden installations or talks on air quality, depending on their interests. Addressing this barrier means working with the community-based Advisory Boards and the program partners to offer a variety of different entry points for people based on their interests. By offering Community Conversations that may be based in growing food, planting trees, art exhibits, talks on air quality, demonstrations of DIY air purifiers or just transition and the local economy, there are multiple opportunities to attract diverse audiences to engage with the program.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Support community recovery through conversations around Just Transition and provide opportunities for high school youth for meaningful community education and engagement, community benefit mitigation projects and assistance in the process of transition

Measurable Outcome	Indicator(s)
1. Support community healing & recovery through programming that increases community understanding of tension between health & wealth and ways of reconciling it, and providing tools & space for a dialogue, education, awareness and inspiration	• Number of workshops and participants in the Community Conversations program in Benicia and Vallejo • Percentage of participants who report increased confidence in understanding environmental and economic challenges cities are facing, and increased confidence that the path forward will be secured • Number of entries accepted to the Just Transition Multimedia Journal that captures community experience and perspectives on impact
2. Through education, inspiration and meaningful community benefit service opportunities, mobilize youth in Benicia and Vallejo to support air quality improvement and public health outcomes	• Number of registered students at each stage of the program: EcoArt Camp (age 6-14) in Benicia, Just Transition Certification Program (age 14-18), Benicia and Vallejo; Just Transition Youth Service Corps, Youth Leadership Circle • Percentage of youth moving to the next stage of the program • Number of community benefit service hours by the Just Transition Youth Service Corps

	• Direct benefit to the community from youth engagement: 1) # of green infrastructure projects and their impact (# of trees & other plants, area of cultivation, water, CO2/air quality impact); • 2) # and impact of other air quality projects (e.g. building DIY air purifiers for community distribution); 3) # of community engagement events led or supported by youth and # of people reached during these events

Abbreviations used: Sustainable Solano – SuSol, Benicia Tree Foundation – BTF, Arts Benicia - AB, 4th Second – 4thS

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Support community healing & recovery through programming that increases community understanding of tension between health & wealth and ways of reconciling it, and providing tools & space for a dialogue, education, awareness and inspiration	A. Advisory Board is active	1. Develop guidelines and responsibilities for Advisory Board members	SuSol	4th S, AB, BTF	February 2027
		2. Recruit Advisory Board members from Benicia and Vallejo	SuSol	4th S, AB, BTF	April 2027
		3. Schedule and conduct first in person meeting	SuSol		May 2027
	B. Develop annual schedule for Community Conversations Series in Benicia and Vallejo	1. Brainstorm topics and speakers for series with partners and Advisory Board	SuSol	4th S, AB, BTF	First 3 - March 2027; then – ongoing with Advisory Board
		2. Determine logistics of series (dates, times, location)	SuSol		Ongoing throughout the program
		3. Design & implement promotional campaign and outreach for this series	SuSol		Ongoing throughout the program
	C. Receive submissions for multimedia Just Transition community journal	1. Recruit a Journal Curator	SuSol		Feb 2027
		2. Design & develop Journal infrastructure including guidelines, requirements, and logistics of submissions, identify & secure online platform for submissions	SuSol		April 2027
		3. Promote the Journal, review, vet & post submissions	SuSol		Ongoing throughout the program

2. Through education, inspiration and meaningful community benefit service opportunities, mobilize youth in Benicia and Vallejo to support air quality improvement and public health outcomes	A. Start EcoArt Camp Program in Benicia	1. Finalize the curriculum	AB		March 2027
		2. Develop Native Learning Garden completion and ongoing maintenance plan	AB	SuSol	April 2027
		3. Start EcoArt Program	AB		April 2027
	B. Start Just Transition Certification Program, a pre-requisite to the Youth Service Corps	1.Develop Just Transition curriculum with Advisory Board & finalize operational logistics & schedule	SuSol	AB, 4thS	Feb 2027
		2. Develop promotional material and open enrollment in Benicia and Vallejo	SuSol	4thS	March 2027
		3. Select & launch a first cohort of students	SuSol	4thS	April 2027, then ongoing during grant term
	C. Activated Youth Service Corps	1. Develop youth Service Corps framework including legal / risk management, enrollment requirements & onboarding, payroll process, sign up for service opportunities, accountability & reporting, community benefit project management, feedback processes	SuSol	4thS	May 2027
		2. Introduce Service Corps to the first graduating Certification cohort, work closely with their experience to fine-tune the process	SuSol	4thS	Sep 2027
		3. Maintain Service Corps work opportunity inventory and manage the program, collect, analyze & incorporate feedback	SuSol	4thS	Ongoing
		4. Develop job description, identify meaningful work projects/ tasks & coordination framework for the Youth	SuSol	4thS	January 2028

		Leadership Circle (Service Corps members who successfully completed 160 service hours)			

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Sustainable Solano	$606,740.00	$91,000.00	$10,000.00	$707,740.00	15.0%	1.6%	$0.00	0.0%	47.1%
Co-Applicant 1	4th Second	$473,120.00	$70,968.00	$2,500.00	$546,588.00	15.0%	0.5%	$0.00	0.0%	36.4%
Co-Applicant 2	Arts Benicia	$216,450.00	$32,468.00	$0.00	$248,918.00	15.0%	0.0%	$0.00	0.0%	16.6%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,296,310.00**	**$194,436.00**	**$12,500.00**	**$1,503,246.00**	**15.0%**	**1.0%**	**$0.00**	**0.0%**	**52.9%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$1,503,246.00

Project Name:	Community Engagement
Lead Applicant Name:	Sustainable Solano
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager (1.0 FTE, 36 months)	Management of Community Conversations & Youth Service Corps and youth certification, reporting	$273,000.00
Personnel/Staff Costs	Direct	Program Director (0.125 FTE, 36 months)	Senior SuSol leader to oversee the entire "From Soil to Society" program (0.25 FTE total), including Community & Youth Engagement and Healing Green Spaces projects, coordinate between partners, key stakeholders & funder	$48,750.00
Personnel/Staff Costs	Direct	Paid Youth Service Corps	10,000 paid service hours for up to 100 youth in Benicia at $15/hr plus 12% benefit rate (Vallejo Youth Service Corps will be paid through co-applicant 1)	$168,000.00
Personnel/Staff Costs	Direct	Paid Youth Leadership Circle	0.5FTE split between a few Benicia youth leaders graduated from the Service Corps, $25/hr plus 12% benefit (Vallejo youth leaders paid through co-applicant 1)	$29,120.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Speakers / Community Conversations	Engaging speakers / conversation leaders for 8 Community Conversations speaking engagements per year, $450 speaker fee/event	$10,800.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Just Transition Multimedia Journal curator	Professional writer/ storyteller / communications and multimedia expert to assist with design & editing the Just Transition Multimedia Journal, $75/hour, 300 hours	$22,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Youth Service Corps materials	Materials for Youth Service Corps to build and distribute DIY Air Purifiers to community ($600/year); handouts, snacks and other materials for the certification cohorts ($400/year)	$3,000.00
Community Engagement	Direct	Community Conversations Series	30 Community Conversations events in Benicia and Vallejo with outreach, space rental & food	$16,950.00
Community Engagement	Direct	Advisory Board support	$50 quarterly meeting stipend for 10 Advisory Board members (12 meetings), plus food ($150/meeting)	$7,800.00
Travel	Direct	Mileage / staff	Estimated mileage reimbursement for travel directly related to the project implementation or professional development	$ 1,820.00
Capacity-Building and Training	Direct	Training	Professional development courses in facilitation and other relevant training for the staff & Youth Leadership Circle	$7,000.00
Community Engagement	Direct	Stipends Youth Program	$200 stipend for youth in certification program to be eligible for the Youth Service Corps (90 youth in Benicia) (Vallejo certification paid through co-applicant 1)	$18,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	General & Administrative	Indirect (15%)	$91,000.00
Contingency	Contingency	Contingency	Contingency	$10,000.00
			Only add lines above this line	
			TOTAL:	$707,740.00

Other Sources of Project Funding	Description and Status	Amount
Use this section only if your project has funding sources in addition to the Air District request.		

Project Name:	Community Engagement
Co-Applicant 1 Name:	4th Second
Term for this budget (in years):	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	0.5FTE Project Manager for 36 months	Leading Vallejo Youth certification and Vallejo Youth Service Corps activities; coordination with Benicia & project team	$150,000.00
Personnel/Staff Costs	Direct	0.5FTE Project Coordinator for 36 months	Assisting with Youth certification and Vallejo Youth Service Corps activities	$97,500.00
Personnel/Staff Costs	Direct	Paid Youth Service Corps	10,000 paid service hours for up to 100 youth in Vallejo at $15/hr plus 12% benefit rate (Benicia Youth Service Corps paid through lead applicant)	$168,000.00
Personnel/Staff Costs	Direct	Paid Youth Leadership Circle	0.5FTE split between a few Vallejo youth leaders graduated from the Service Corps, $25/hr. plus 12% benefit (Benicia youth leaders paid through lead applicant)	$29,120.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Youth Service Corps materials	Materials for Youth Service Corps to build and distribute DIY Air Purifiers to community ($600/year); handouts, snacks and other materials for the youth certification cohorts ($400/year)	$3,000.00
Community Engagement	Direct	Stipends Youth Program	$200 stipend for youth in certification program to be eligible for the Youth Service Corps (90 youth in Vallejo) (Benicia certification paid through lead applicant)	$18,000.00
Community Engagement	Direct	Room rent	Share of building cost to host the Youth Certification (a pre-requisite for Youth Service Corps)	$7,500.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect (15%)	$70,968.00
Contingency	Contingency	Contingency	Contingency	$2,500.00

Project Name: Community Engagement
Co-Applicant 2 Name: Arts Benicia
Term for this budget (in years): 3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	0.5 FTE staff for 36 months	Hours split between 3 Arts Benicia staff as needed: 2 EcoArt youth program instructors and 1 project manager	$187,200.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Visiting artists	Visiting artists and/or speakers for the EcoArts Camp program and community engagement	$12,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	EcoArt program supplies	Ongoing EcoArt Camp & Native Plant Learning Garden program: art materials ($4,000/year); plants and supplies for garden maintenance ($1,000/year); municipal water for establishing garden ($750/year)	$17,250.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Indirect (15%)	$32,468.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity

University of California, Berkeley Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Martinez Application Form
Lead Applicant	University of California Berkeley
Application Location	Benicia and Surrounding communities
Overall Funding Request	$682,654
Grant Term Request	3 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

This project will address exposure hazards and community education regarding air pollution exposures from day-to-day activities and from the Martinez Refining Company (MRC) complex, which is located in close proximity to Martinez homes, schools, and businesses. MRC has had over 160 violations from 2020 to 2024, which include illegal flaring, spills, coke releases, and fires, and has led to understandable concern for health and safety of Martinez residents. A 2022 spent catalyst release prompted the formation of Healthy Martinez, a grassroots organization that is dedicated to environmental health advocacy for frontline households. Healthy Martinez has played a central role in identifying air monitoring gaps, highlighting community concerns, and facilitating relationships necessary for project implementation. The team proposes to expand community measurement capabilities, develop and implement community education materials, and develop a new system for the communication of pertinent air pollution, exposure risk, and exposure mitigation information to Martinez residents. This project will also provide supplemental air, visual, and vibration monitoring in addition to the forthcoming BAAD community air monitoring site at the Martinez Reservoir at 3470 Pacheco Blvd. to supplement the singular regulatory monitoring site. This will enable spatial characterization of air quality in an area that is subject to complex wind patterns and geography. Air filtration supplies will also be made available for households with high baseline levels of $PM_{2.5}$. Project activities will take place in the City of Martinez and nearby communities, including frontline refinery households outside of City limits.

Measurable outcomes include a reduction of baseline indoor air pollution in 125 Martinez households; implementation of individualized exposure reduction plans for up to 120 Martinez residents; increased understanding of data-driven air pollution trends of up to 200 design-charrette attendees per year; and increased engagement with real-time, local data that characterizes ambient conditions driven by nearby sources through an informative website. This project aligns with the strategy to reduce air pollution and improve health through the development of personalized and household exposure mitigation plans and the dissemination of risk and mitigation information

through a public website for community education. The data collected during the project period will be related back to environmental conditions and activities at MRC using visual and vibration feedback and through various modeling approaches. Exposure mitigation activities will directly improve health outcomes by reducing the exposure burden of Martinez community members.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Martinez is unique from the perspective of the traditional demographics of an environmental justice community being that residents are mainly white and the poverty score is below 35th percentile where most residents live. However, the toxic release score for three overlapping census tracts ranges from 65-99th percentiles. This demonstrates that while environmental justice challenges in California reflect historical trends for low-income and communities of color, they can also be highly intersectional, necessitating community-driven investigations when historical indicators do not reflect present-day lived experiences. The proposed work plan will address the injustice of near-source contamination by providing educational material that supports data-driven community exposure mitigation. This is an important aspect of the project, as MRC is the second largest refinery in the Bay Area. It has dense residential housing at its fenceline with no protective barrier for adjacent households. Additionally, while portions of Martinez may not rank highly across all traditional socioeconomic indicators, residents living this closely near refinery operations (including transport) experience disproportionate exposure concerns associated with industrial emissions, accidental releases, and have limited access to monitoring data. Project benefits will be shared by over 60,000 community members of Martinez and nearby unincorporated communities (Mountain View, Vine Hill).

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

University of California Berkeley will serve as the lead applicant, and the City of Martinez will be the co-applicant. UC Berkeley's Air Quality Modeling and Exposure Lab (AQMEL) and the City work in close partnership with the grassroots advocacy group Healthy Martinez. Healthy Martinez leaders hold full-time positions in other fields, and spend their own spare time and resources to support community advocacy for their fellow neighbors. Due to capacity challenges, Healthy Martinez is not incorporated, and

hence were not able to serve as co-applicants for this proposal. However, the group has been inextricably linked to the conceptualization and development of this proposal, support of preceding studies, and all community outreach efforts to-date in Martinez. In this collaboration, UC Berkeley and the City of Martinez provide administrative and research capacity in collaboration with Healthy Martinez. This continues from ongoing work conducted as part of an organic collaboration formed around community needs.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The City of Martinez will be responsible for acquisition and distribution of air monitoring and filtration supplies. UC Berkeley will be responsible for quality assurance, data analysis, reporting, and website development and maintenance. Healthy Martinez will support community engagement, communication with their partnering organizations, and project advising to ensure alignment with cultural norms, community goals, and unmet needs. All project partners will participate in the planning and execution of community meetings and the development and distribution of educational materials.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

UC Berkeley will lead all coordination, tracking, reporting, and grant management activities. UC Berkeley will coordinate with the City of Martinez during bi-weekly during startup and implementation and less frequently during monitoring and analysis. Both entities will contribute to progress reporting, and project documents will be shared through Google Drive.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

N/A

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The project leader, [redacted], has extensive experience with project implementation. She previously led a technical and educational grant sponsored by the Community Air Protection Program for work in west San Bernardino, CA. This project consisted of household air monitoring, personal monitoring, and subsequent delivery of personalized exposure reduction plans. In a second effort that is in its last year (2022-2026), her team investigates how varying the level of personalization of exposure information impacts actionable exposure prevention in the Bay Area. The project required deployment of Clarity nodes, personal monitoring, and community education through digital summaries. Other externally funded projects (e.g., NSF and CARB projects) have been completed in the past several years. AQMEL also supports various community efforts throughout the Bay Area through UC Berkeley's Undergraduate Research Apprenticeship Program (URAP), which has become a popular avenue for research participation in our lab. Five URAP cohorts have supported community-driven research in Marin City (in collaboration with Marin City Climate Resilience, 501(c)(3)) and Martinez since the spring of 2025.

Technical activities will be carried out by graduate student researcher [redacted] with support from undergraduate research assistants and URAP cohorts in spring and fall semesters throughout the project period. [redacted] will provide grant administration, purchasing, and outreach support for the City of Martinez. Healthy Martinez will provide community knowledge, guidance, and feedback on data context, communications, and community nuances. At this time, no additional funding will be used to support project completion, aside from the 9-month salary of the PI from the University of California.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

AQMEL research funds are managed by the Engineering Research and Support Organization (ERSO) and governed by the UC Berkeley Sponsored Projects Office (SPO). Yearly effort reporting is required, and payment journals can be electronically accessed at any time through the PI Portfolio system, which promotes efficiency and transparency. Grant charges are labeled according to the proposed budget categories to ensure that actual activities match proposed budget allocations. Funds are

encumbered ahead of time to prevent overspending. UC Berkeley will administer a subaward to the City of Martinez and will oversee their project expenditures.

Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget (sum of columns to right)	Lead Applicant Budget	Co-Applicant 1 Budget
Martinez Application Form	This project will address exposure hazards and community education regarding air pollution exposures from day-to-day activities and from the Martinez Refining Company (MRC) complex, which is located within miles of Martinez community households.	Reduce Air Pollution and Improve Health Outcomes	University of California Berkeley	$682,654.00	$509,154.00	$173,500.00
			BUDGET TOTAL	$682,654.00		

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Martinez Application Form
Lead Applicant Name	University of California Berkeley
Project Location	Benicia and Surrounding Communities
Overall Funding Request	$682,654
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Healthy Martinez: Monitoring and Education for Frontline Resilience
Project Lead	University of California Berkeley
Project Location	Martinez, California
Project Funding Request	$682,654

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This project will address exposure hazards and community education regarding air pollution exposures from day-to-day activities and from the Martinez Refining Company (MRC) complex, which operates in close proximity to Martinez homes, schools, and businesses. MRC has had over 160 violations from 2020 to 2024, which include illegal flaring, spills, coke releases, and fires, and has led to understandable concern for health and safety of Martinez residents. A 2022 spent catalyst release prompted the formation of Healthy Martinez, a grassroots organization that is dedicated to environmental health advocacy for frontline households. Healthy Martinez has played a central role in identifying air monitoring gaps, highlighting community concerns, and facilitating relationships necessary for project implementation. An ongoing collaboration with the Air Quality Modeling and Exposure Lab (AQMEL) at UC Berkeley has provided microenvironmental exposures of $PM_{2.5}$ and CO_2 for community members, alongside filter-based measurements of total $PM_{2.5}$, speciated $PM_{2.5}$, temperature, and relative humidity. The City of Martinez has also supported the ongoing collaboration for nearly two years, providing insight on the use of public resources. The team proposes to expand community measurement capabilities, develop and implement community education materials, and develop a new system for the communication of pertinent air pollution, exposure risk, and exposure mitigation information to Martinez residents. This project will also provide supplemental air, visual, and vibration monitoring in addition to the forthcoming BAAD community air monitoring site at the Martinez Reservoir at 3470 Pacheco Blvd to supplement the singular regulatory monitoring site. This will enable spatial characterization of air quality in an area that is subject to complex wind patterns and geography. Air filtration supplies will also be made available for households with high baseline levels of $PM_{2.5}$. Project activities will take place in the City of Martinez and nearby communities, including frontline refinery households outside of City limits (**Figure 1**). It is worth noting that there is no fenceline monitoring on the north side of MRC's operations. This area is particularly vulnerable to releases and leaks because of the number of holding tanks and transfer points to trains and ships. These are areas where people recreate, and there are residential housing and other businesses in the area, which put more community members at risk of monitored exposures. Our project would also support the characterization of pollutants that may travel north towards Benicia.



Figure 1: City of Martinez boundary, Martinez Reservoir (gold star, 3470 Pacheco Blvd), and public-school locations. Source: cityofmartinez.org.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project aligns with the strategy to reduce air pollution and improve health through the development of personalized and household exposure mitigation plans and the dissemination of risk and mitigation information through a public website for community education. In previous efforts, AQMEL researchers have established preliminary evidence for the efficacy of access to personalized exposure data in motivating exposure prevention actions. For example, we engaged with members of the AB 617 community of west San Bernardino, CA for nine non-consecutive weeks of personalized monitoring, which took place over 6 months. Community members were provided wearable $PM_{2.5}$ monitors (Applied Particle Technology, Menlo Park, CA), and we developed individualized resilience plans based on 7-days of high temporal resolution exposure estimates.[1] In a second project involving interviews with users of indoor air monitors, we learned that having access to consumer-grade monitors enabled occupants to conduct sensitivity testing of indoor air pollution levels with respect to their activities. Data availability prompted behavioral changes, such as the use of range hoods or window opening during cooking.[2] In an ongoing Bay Area study of public engagement with exposure risk information, preliminary findings suggest that participants who had access to personalized exposure data engaged with more educational information, and 60% of all participants reported behavioral changes (**Figure 2**). In this example, participants were engaged in the study for seven consecutive days, provided with one of four levels of increasingly personalized information, and received a report in the middle of the engagement period. These studies inform the proposed plans in Martinez, where personalized data and educational activities at the individual, household, and community scale will encourage exposure mitigation actions. The data will be related back to environmental conditions and activities at MRC using visual and vibration feedback and through various modeling approaches. Exposure mitigation activities will directly improve health outcomes by reducing the exposure burden of Martinez community members.

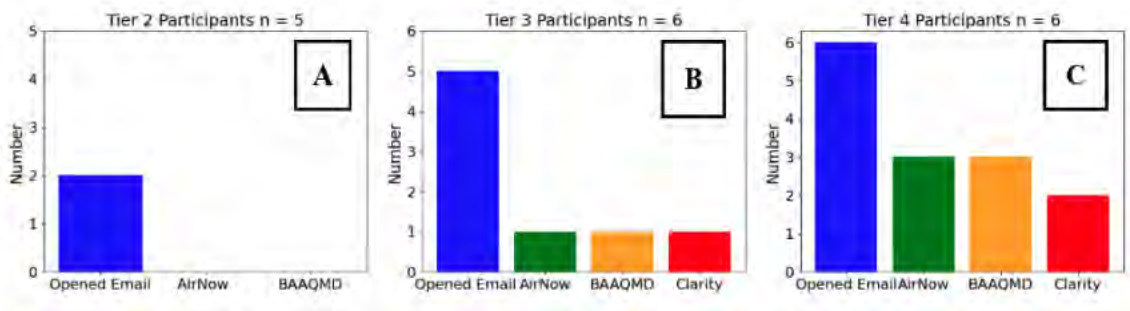


Figure 2: Bay Area study of engagement with educational material regarding air pollution exposure risks for those provided with (A) only public data, (B) public and local monitoring data, and (C) public, local, and personalized data. Source: Ji 2026.[3]

COMMUNITY IMPACT (20 points)

3. Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.

Project activities will take place throughout Martinez, California and nearby locations. The project has three main components: personal and household monitoring; co-located stationary monitoring; and community education through a public website, community meetings, and the Sustainability Subcommittee of the City of Martinez City Council. Personal and household monitoring will take place within city limits and in neighborhoods adjacent to MRC. Stationary monitoring will be co-located at the Bay Area Air District Community Monitoring Station at the Martinez Reservoir (**Figure 1**, *gold star*), and permission has been obtained for this activity from the City of Martinez Public Works Director (email attached to application). Community meetings will be held at the Martinez Library two times per year for design charrettes and intermittently via Zoom for project updates.

4. Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.

AQMEL researchers have worked alongside the Healthy Martinez advocacy group since November of 2024, when we first met with City of Martinez officials to discuss local air pollution and MRC emissions concerns. Subsequent collaborative activities include local and personal monitoring and canvassing at community events (e.g., John Muir Birthday/Earth Day Celebration, Martinez Farmers' Market) (**Figure 3)**. At local events, we engage in meaningful discussions of local air pollution concerns, distribute educational information about air filtration, and invite community members to participate in our ongoing personal monitoring study. Through these efforts, our group has learned about the specific concerns surrounding exposure to emissions from MRC and the community's desire for comprehensive characterization of MRC impacts on community exposure risk.



Figure 3: Healthy Martinez table at John Muir Birthday/Earth Day Celebration in April 2026 (*top*) and UC Berkeley/Healthy Martinez informational card with sign-up link distributed at the event (*bottom*). Source: Sumukhi Prasad.

Further, AQMEL researchers and Healthy Martinez advocates have had several planning meetings to discuss preliminary data and future community engagement plans. To date, 22 community members have participated in a week-long personal exposure monitoring activity to collect space-time $PM_{2.5}$ and CO_2 and filter-based speciated $PM_{2.5}$ concentrations. For one community member in summer of 2025, space-time distributions of $PM_{2.5}$ concentrations reveal exposure-risk variability during voluntary activities in Martinez (**Figure 4**, *left*). Healthy Martinez feedback contextualized the associated time-activity patterns based on location and their own lived experiences. For example, the stark "unhealthy" cluster in downtown Martinez is a popular restaurant, where customers often congregate around a gas-powered fire pit. Speciated $PM_{2.5}$ concentrations are time integrated and represent 8-24 hours of sample time (**Figure 4**, *right*). Speciated $PM_{2.5}$ concentrations exceeded the community average for 10 elements, and future research will include the development of methods to link speciated measurements to microenvironments.[4] We provided individualized summaries and exposure mitigation recommendations to community members, along with transect and speciated data as shown below. It is worth noting that MRC was partially shut down, so preliminary personal monitoring from summer 2025 and spring 2026 will provide a control period for comparison to conditions after the entire facility comes back online.

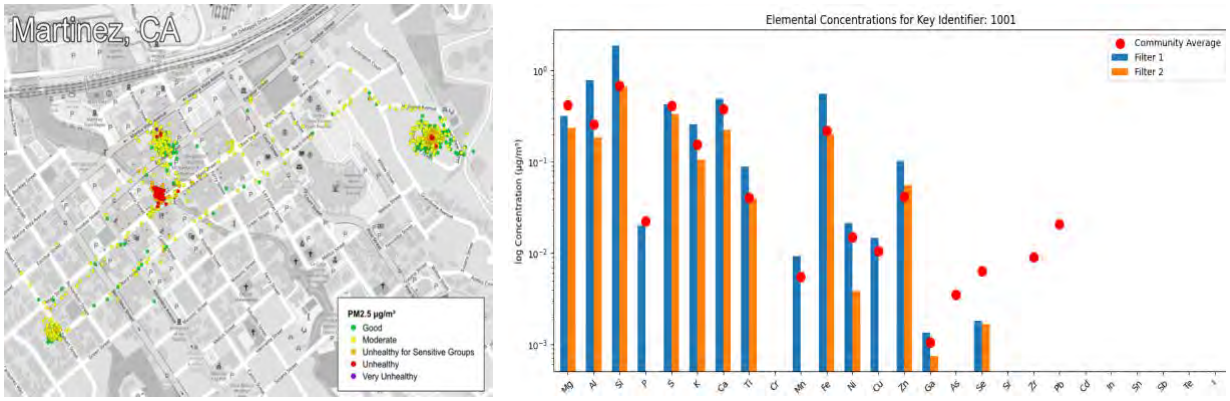


Figure 4: Space-time transects of air quality based on $PM_{2.5}$ in Martinez, CA (*left*) and time-integrated speciated $PM_{2.5}$ concentrations (*right*) for one community member. Source: Sumukhi Prasad

5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The proposed work plan addresses the concerns brought forth by community leaders regarding exposure to emissions from MRC. Healthy Martinez has communicated a focused desire for real-time access to data that captures community observations of air pollutants, wind patterns, vibrations, and visual data to inform their protective responses to fast-changing conditions that are often associated with living near a refinery fenceline (e.g., flaring, fires, accidental releases).

Providing this information to community members via a public website managed by AQMEL researchers promotes data sovereignty for the Martinez community and validates personalized exposure mitigation measures and public advocacy activities.[5] The data generated by work plan activities fills a gap in air monitoring and will support data sovereignty for community members.

Martinez is unique from the perspective of the traditional demographics of an environmental justice community being that residents are mainly white, and the poverty score is below 35th percentile where most residents live (**Figure 5**). However, the toxic release score for three overlapping census tracts ranges from 65-99th percentiles (**Figure 6**). This demonstrates that while environmental justice challenges in California reflect historical trends for low-income and communities of color, they can also be highly intersectional, necessitating community-driven investigations when historical indicators do not reflect present-day lived experiences.[6,7] The proposed work plan will address the injustice of near-source contamination by providing educational material that supports data-driven community exposure mitigation. This is an important aspect of the project, as MRC is the second largest refinery in the Bay Area. It has dense residential housing at its fenceline with no protective barrier for adjacent households. Additionally, while

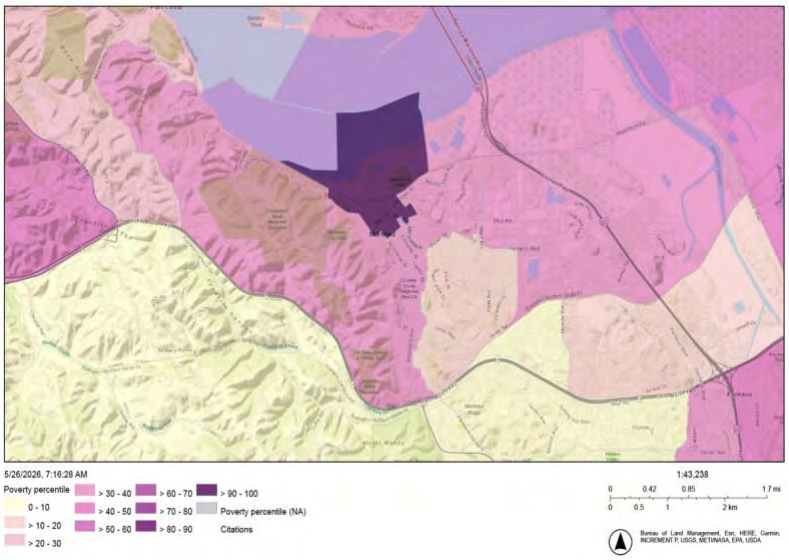


Figure 5: Poverty percentiles from CalEnviroScreen 4.0.[8]

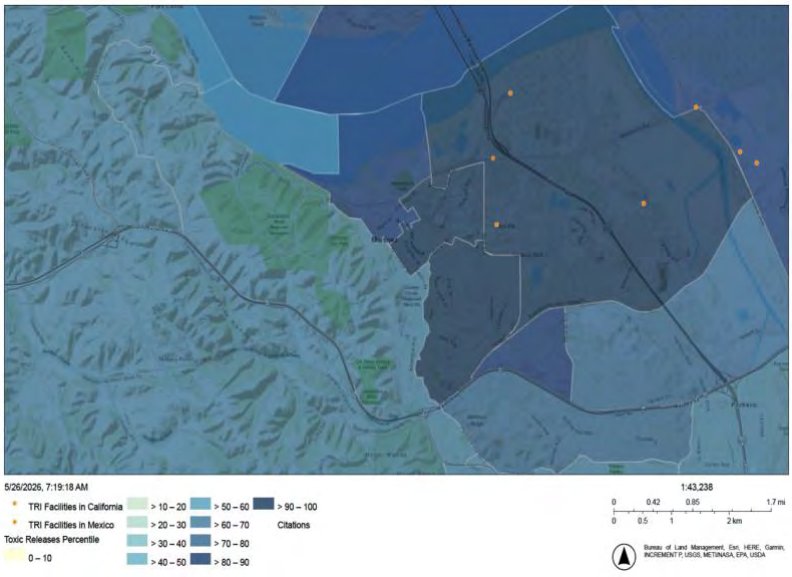


Figure 6: Toxic release facilities and percentiles from CalEnviroScreen 4.0.[8]

portions of Martinez may not rank highly across all traditional socioeconomic indicators, residents living this closely near refinery operations (including transport) experience disproportionate exposure concerns associated with industrial emissions, accidental releases, and have limited access to monitoring data. Lastly, the work plan includes several co-learning activities and opportunities to receive feedback on project efficacy.

COMMUNITY ENGAGEMENT (10 points)

6. Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

The work plan includes multiple meetings for community feedback, and they are described as follows:

Bi-annual design charettes: The project team and Healthy Martinez will host two public charrettes per year to inform the implementation and iteration of community monitoring and educational material development. Every community has a preferred communication method based on cultural norms (e.g., email vs. phone calls, printed vs. digital outreach), and we seek to understand and appropriately work along those norms. Community members also provide abundant knowledge of pollution hotspots, sensitive receptor sites, and community assets. This information will inform the selection of ambient monitoring locations. We will provide catering, childcare, and translation (as needed) at each meeting.

Bi-weekly community leadership meetings: The project team will regularly meet with Healthy Martinez leaders to discuss project data, goals, and milestone successes. These meetings are historically held via Zoom to accommodate work schedules, and we will continue this practice during the project period.

Meetings with City leaders: The project team and Healthy Martinez leaders will meet (as needed) to discuss project outcomes with the Sustainability Subcommittee of the Martinez City Council. We strive to maintain alignment with City's Climate Action Plan, which includes initiatives around transportation, energy, solid waste, water, green building, and climate adaptation. Ongoing dialogue has informed the selection of public locations for ambient monitoring with consumer-grade equipment.

Educational website: The project team will host a public website to inform community members on project implementation progress, project benefits available to community members, and key indicator tracking based on UC Berkeley Institutional Review Board (IRB) guidelines for data sharing (Protocol ID: 2024-02-17158). More details on the website are provided in the work plan that follows. Healthy Martinez partners will also share the website on their platform and push out messages and updates to their community partners and mailing list.

Community outreach: The team will continue to collaborate with Healthy Martinez for annual Earth Day celebrations, where educational information is shared with community members from Martinez and surrounding communities. We will also work together to further the Healthy Martinez campaign to distribute on how to report strange smells and observations (e.g., fallout, flaring) to the Bay Area Air District. This information is provided on magnets and will be produced in other languages as needed (**Figure 7**).



Figure 7: Educational magnet for reporting smells and observations to the Bay Area Air District. Source: Healthy Martinez.

Personalized mitigation plans: Individualized exposure mitigation plans will be provided to each community member who agrees to engage in the wearable monitoring portion of the project. Participants will receive customized recommendations for $PM_{2.5}$ and CO_2 exposure mitigation based on their collected data along with links to publicly available educational material.[1]

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

In this work plan, we detail a three-year, community-informed monitoring campaign and three years of community education to support air pollution exposure mitigation and increased public understanding of how MRC impacts the lived experiences of Martinez residents. Indoor air monitoring and filtration will be conducted in residential locations, and ambient monitoring will be conducted at the Martinez reservoir and other community-informed points of interest (**Figure 8**). The additional air monitoring is crucial for the community to have a clear understanding of the air they are breathing. We will also host a multi-pollutant monitor (QuantAQ MODULAIR) at the Martinez Reservoir, up to 25 Clarity Nodes across the community, and visual and vibration monitoring, which will fill important gaps in overall understanding of MRC impacts. Educational engagement will be conducted as described in the Community Engagement section, as incorporating community knowledge into the project workflow will ensure relevance, contextual accuracy, and viability of project activities. The project team will lead all monitoring activities and educational events, and Healthy Martinez will provide context for the data collected and guidance on all community outreach plans.

Measurable outcomes will include the following:

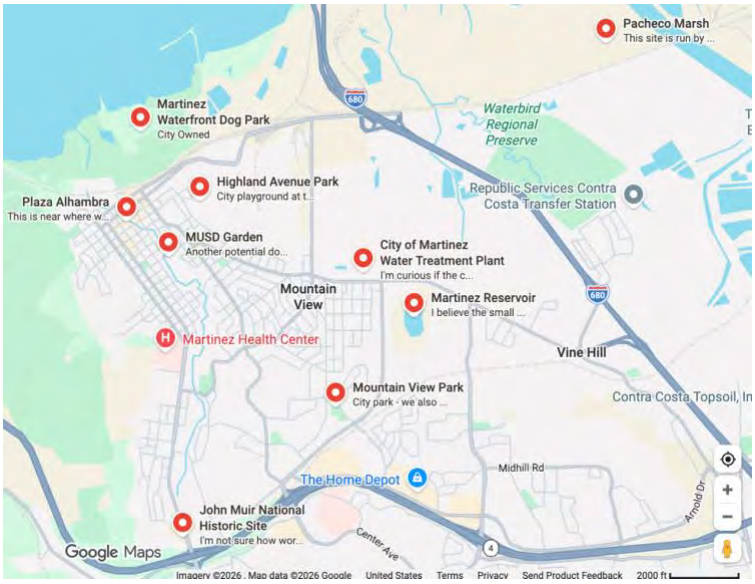


Figure 8: Points of interest for community monitoring based on recommendations from the Healthy Martinez leadership team. The ambient monitoring network will be composed of up to 25 Clarity nodes and one MODULAIR instrument at the Martinez Reservoir). Source: Healthy Martinez.

1. Reduction of baseline indoor air pollution in 125 Martinez households. By the end of the grant term, baseline average indoor $PM_{2.5}$ in 125 Martinez households will be reduced by 2 $\mu g/m^3$. This will be monitored through the installation of PurpleAir monitors in 125 Martinez households. Indoor $PM_{2.5}$ will be measured and analyzed at the beginning of the grant term and again at the end each year to identify changes in $PM_{2.5}$ levels over the grant period. Indicators will include the number of households for which PurpleAir monitors are installed (target: 125 households), $PM_{2.5}$ levels measured using PurpleAir monitors in households within the first year of grant period and annually thereafter, average $PM_{2.5}$ infiltration calculated using Clarity sensors for analysis of outdoor-indoor pollutant penetration[9], and number of air purifiers provided to the community (target: 125 air purifiers).

2. ***Implementation of individualized exposure reduction plans for up to 120 Martinez residents***. By the end of the grant term, mobility-driven personal exposure to $PM_{2.5}$ will be measured and analyzed across space and time for 120 Martinez residents to improve awareness of air pollution exposure hotspots in day-to-day activities. 120 Martinez residents will receive individualized exposure reduction plans through the Mailchimp platform. Indicators will include number of residents whose mobility-driven exposure is measured and analyzed (target: 120 residents), number of residents who received an individualized exposure reduction plan (target: 120 residents), aggregated $PM_{2.5}$ and speciated $PM_{2.5}$ across all Martinez residents to identify $PM_{2.5}$ hotspots, number of residents who engaged with their individualized exposure reduction plans tracked across the Mailchimp platform, identification of number of clicks of emails, Clarity data website, personal exposure data summary on the Mailchimp platform.

3. ***Increase understanding of data-driven air pollution trends of up to 200 design-charrette attendees per year***. By the end of the grant term, there will be increased understanding of data-driven air pollution trends and increased awareness of air pollution mitigation strategies for up to 200 design charrette attendees. Indicators will include number of attendees at the charrettes (target: 200 attendees), the percentage of individuals who reported increased awareness of air pollution exposure mitigation strategies (using surveys), percentage of individuals who reported increased understanding of data-driven air pollution trends (using surveys), participant reflections on additional air pollution sources not covered in research results, and participant reflections on avenues for further research investigation.

4. ***Increase in engagement with real-time, local data that characterizes ambient conditions driven by nearby sources (website hosting)***. The project team will host a website that will display the air pollution measurements (CO, NO, NO_2, O_3, $PM_{2.5}$), visual feed and vibration monitoring data in near-real-time. Engagement will be quantified with analytics from the website. Indicators include launching the first website rendition at the second design charrette, level of website engagement over time, and participant feedback at the remaining design charrettes. The website will be accessible to over 60,000 community members of Martinez and nearby unincorporated communities (Mountain View, Vine Hill) across all seasons and geographies in the area.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

We request $682,654 to support activities over a project period of three years. Budget items include effort for faculty, graduate, and undergraduate personnel; stipends for community partners; funds for community engagement and catering for in-person meetings; monitoring supplies for ambient and indoor environments; air purifiers; campus insurance; publication fees; travel to technical conferences; rental fees and project administration; and indirect costs. We provide details for project costs as follows.

Lead Applicant Budget: UC Berkeley

Personnel: Faculty: [redacted], will be the principal investigator of this project and will provide direction and oversight of project outcomes. Responsibilities include serving as UC Berkeley site leader and overall management of the research project. In addition to overall project responsibility, she will supervise one

graduate student researcher and several undergraduate research assistants. [redacted] will commit 0.5 summer months in each project year.

Personnel: Graduate Student Researcher: [redacted] will support monitoring and community education activities through Y3 Q3, and this builds on her current graduate work in Healthy Martinez. UAW contract for GSRs effective 2026 increases each step by roughly 4% each year. Year 2030 is outside the current contract, and a 4% flat rate is used.

Step	10/1/25	increase at next period	10/1/26	increase at next period	10/1/27	increase at next period	10/1/28	increase at next period	10/1/29
1	5,991.25	5.95%	6,348.00	5.95%	6,726.00	5.95%	7,126.00	5.95%	7,550.00
2	6,455.58	4.00%	6,714.00	3.99%	6,982.00	3.98%	7,260.00	3.99%	7,550.00
3	6,955.92	3.88%	7,226.00	3.87%	7,506.00	3.86%	7,796.00	3.87%	8,098.00
4	7,495.08	3.75%	7,776.00	3.76%	8,068.00	3.77%	8,372.00	3.75%	8,686.00
5	8,076.00	3.64%	8,370.00	3.63%	8,674.00	3.64%	8,990.00	3.63%	9,316.00
6	8,701.92	2.97%	8,960.00	2.97%	9,226.00	2.97%	9,500.00	2.97%	9,782.00

Personnel: Other Personnel: Support is allocated for undergraduate research support, which includes funding for up to 600 support hours per project year. Undergraduate researchers provide laboratory assistance for preparing samples for personal monitoring, and they provide data analysis support for GIS mapping, measurement corrections, and summary statistics. See escalation table below.

Salary Escalations: Group	FY24	FY25	FY26	FY27	FY28
Faculty, effective 7/1	4.00%	4.00%	4.00%	4.00%	4.00%
Academic Researchers (ARs), effective 7/1/23 and annually on 7/1	4.50%	3.50%	3.50%	3.50%	4.00%
Non-Academic, effective 7/1	4.00%	4.00%	4.00%	4.00%	4.00%
Graduate Student Researchers (GSRs), effective 10/1/23 and annually on 10/1	6.40%	6.40%	6.40%	6.40%	6.40%

Salaries are based on actual salaries at time of submission and are projected to include yearly escalations as per the table above. Postdoc and GSR salaries are based on experience level and escalated annually in October. All other titles escalate in July.

Personnel: Benefit Subtotal: The University of California, Berkeley Composite Fringe Benefit Rates (CFBR) have been reviewed and federally approved by the Department of Health and Human Services (DHHS) on 04/10/2024 for use by all fund sources for UC Berkeley's FY24-25. Rates beyond June 30, 2025, are estimates and are provided for

planning purposes only. Future CFBR rates are subject to review and approval by DHHS on an annual or bi-annual basis. Fringe benefits are assessed as a percentage of the respective employee's salary. The benefit rates are as follows:

	Approved						Projections* -->	
CBR Rate Group	**FY20**	**FY21**	**FY22**	**FY23**	**FY24**	**FY25**	**FY26**	**FY27-29**
Academic	36.50%	35.90%	35.90%	35.40%	34.40%	35.50%	35.90%	38.50%
Students (Graduate and Undergraduate)	2.40%	2.40%	2.60%	2.80%	2.30%	3.00%	2.30%	2.30%

**For Planning Purposes*

The University of California provides full remission of tuition, fees, and graduate student health insurance to all graduate students who are employed on-campus 25% time or greater during the academic year. For FY25-26, the rate for out-of-state remission is $19,931.75 per semester, which is escalated annually in the budget at a rate of 4% each during the project period.

Other Direct Costs: Publications: We request funds for two open-access publications in an American Chemical Society journal, such as *Environmental Science & Technology* and *ACS ES&T Air*, to support dissemination of our findings in peer-reviewed journals. Publication fees are recently quoted at a temporarily discounted rate of $3,750, which is subject to change in future years.

Other Direct Costs: GAEL: The General, Automobile, and Employment Liability (GAEL) charge was instituted in 1998 to fund the campus' share of expenses associated with claims and lawsuits defended by the University. It is essentially a payroll tax. For Fiscal Year 2025-2026 and onward, the GAEL charge is $2.35 per $100 of payroll. This applies to all funds, including gifts and grants, with the exception of direct federal contracts, grants, and flowthroughs.

Participant Support: We request funds for three years of community engagement support. This includes funds for two in-person design charrettes per year with catering ($1500 per meeting) and estimates are based on a maximum of 100 attendees per meeting. Childcare and translation will be provided upon request, but funds are not requested here for these accommodations. We also request funds for annual stipends of $10,000 for three community partners from Healthy Martinez. Additional funds will support $50 stipends per week for community members that engage with personal exposure activities, and we request support for up to 120 person-weeks.

Indirect Costs: Indirect costs are based on the allowable rate of 15% of the total budget and the rate is applied using the modified total direct cost (MTDC) formula. MTDC

excludes equipment, capital expenditures, charges for patient care, student tuition remission, participant support costs, rental costs of off-site facilities, scholarships, and fellowships, as well as the portion of each subgrant and subcontract in excess of $25,000.

Co-Applicant Budget: City of Martinez

Supplies: For indoor air monitoring, 125 PurpleAir Classic monitors will be purchased for each home to establish an indoor baseline for $PM_{2.5}$ pollution. We include funds for a 25 Clarity Nodes and a 2-year data subscription. The Clarity network will provide an ambient baseline for $PM_{2.5}$. We include funds for the purchase and pre- and post-sample weighing of UPAS (Access Sensor Technologies, Fort Collins, CO) filters at Colorado State University. We request funds for the QuantAQ MODULAIR for CO, NO_2, NO, O_3, $PM_{2.5}$, and local meteorology monitoring, plus solar power and a cloud subscription. Additionally, we include funds for standalone air purifiers and replacement filters, HVAC filters, vibration monitoring, a digital camera for visual monitoring, and miscellaneous supplies (e.g., tools, adhesives, mounting supplies, cleaning supplies, Nylon gloves, educational flyers, etc.).

Personnel and Indirect Costs: Funds will support an annual rental fee ($2000 per year) for air monitoring at the Martinez Reservoir, and project administration support for purchasing, outreach, and grant management.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project aligns with objectives of the Community Air Protection Program (AB 617). While Martinez is not an AB 617 community, the proposed project would bring similar benefits, specifically for community air monitoring. Healthy Martinez has also been in communication with BAAD for the deployment of an air monitoring station at the Martinez Reservoir (**Figure 1**, *gold star*). Our monitoring plan would supplement measurements at the new station, with a focus on visual and vibration monitoring and gaseous measurements (CO, ozone, NO_x).

The City of Martinez supports efforts to increase community awareness of air quality through educational outreach, and our plan proposes a collaborative and community-driven dashboard for sharing local insights on air pollution and nearby source activity. The City's Climate Action Plan (CAP), adopted in 2009, includes strategies to prepare the community for effects of global warming. Program A5, "Increase Public Awareness Regarding Potential Health Impacts of Global Warming," specifically focuses on public outreach to inform residents of potential health hazards associated with global warming, including ways that residents can prepare and protect themselves. The proposed project aligns with the City's CAP by prioritizing increase community awareness of air quality.

Additionally, the City's Four-Year Strategic Plan, adopted in 2025, includes "Goal E: Community health, safety, and well-being", which focuses on partnering with the community to develop programs that promote public health and safety, foster environmental responsibility, and celebrate our diverse identities, to strengthen the City's resilience and wellbeing. Goal E, Strategy 4 focuses on continuing communication and coordination with the County and Air District to advocate for the community's health, monitor community benefit payments related to the PBF Energy incident, and continue pursuing Industrial Safety Ordinance.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The UC Berkeley research team has completed collaborative projects of this size and scope, which includes a technical and educational grant from the Community Air Protection Program for work in west San Bernardino, CA.[1] This project consisted of household air monitoring, personal monitoring, and subsequent delivery of personalized exposure reduction plans. In a second effort that is in its last year (2022-2026), we investigate how varying the level of personalization of exposure information impacts actionable exposure prevention in the Bay Area (**Figure 2**).[3] The project required deployment of Clarity nodes, personal monitoring, and community education through digital summaries. We also support various community efforts throughout the Bay Area through UC Berkeley's Undergraduate Research Apprenticeship Program (URAP), which has become a popular avenue for research participation in our lab. Five URAP cohorts have supported community-driven research in Marin City and Martinez since the spring of 2025. In Martinez, 2025-2026 URAP cohorts supported laboratory preparation of personal monitoring samples, GIS mapping of personal exposures, ambient data analyses, and educational outreach at Martinez Farmers' Market. Ongoing preliminary work in Martinez was previously supported by the NSF Graduate Research Fellowship Program (2023-2026) and URAP students, and two rounds of personal monitoring and personalized mitigation plan dissemination are underway.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Project implementation will be managed by [redacted], and technical activities will be carried out by graduate student researcher [redacted] with support from undergraduate research assistants and URAP cohorts in spring and fall semesters throughout the project period. The City of Martinez will lead the acquisition and distribution of air monitoring and filtration supplies, and they will manage the distribution of supplies to community members. They will keep track of community outreach throughout the project and schedule presentations to City Council's Sustainability Subcommittee. Healthy Martinez will provide community knowledge, guidance, and feedback on data

context, communications, and community nuances. At this time, no additional funding will be used to support project completion, aside from the 9-month salary of the PI from the University of California Berkeley.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

A statement of permission is attached to this application from the City of Martinez that grants permission to co-locate project equipment at the Martinez Reservoir.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15306 (Information Collection), which applies to basic data collection, research, and resource evaluation activities that do not result in a major disturbance to environmental resources. Additionally, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it can be seen with certainty that the project has no potential to result in a significant environmental impact.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

Project team members do not need to obtain site control for the project. At the start of the project execution, the City of Martinez will have already begun steps to establish the BAAD community monitoring station at the Martinez Reservoir, and as mentioned above, we have obtained permission to add additional monitors at the site once established. Community members will participate voluntarily, so site control is not required for residential and ambient monitoring.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operation and maintenance of the MODULAIR at the Martinez Reservoir at 3470 Pacheco Blvd will be managed by UC Berkeley.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are several common barriers that arise in community-based work, including delays in deployment of equipment, equipment malfunctions, cloud inaccessibility, power losses, etc. Undergraduate research assistants will carry out checks for equipment responsiveness in regular intervals. We are working closely with Healthy Martinez to select viable deployment locations and evaluate the feasibility of the scope and scale of project activities. The engagement projections are based on the scale of community engagement during preliminary activities. We do not anticipate communication barriers given the ease of sharing information over the past year.

REFERENCES

(1) Torres, I.; Do, K.; Delgado, A.; Mourad, C.; Yu, H.; Ivey, C. E. Indoor and Ambient Influences on $PM_{2.5}$ Exposure and Well-Being for a Rail Impacted Community and Implications for Personal Protections. *Environ. Res. Lett.* **2024**, *19* (12), 124071. https://doi.org/10.1088/1748-9326/ad90f5.

(2) Ivey, C. E.; Ofodile, J. Low-Cost Sensors for Healthier Indoor Air Quality in Impacted Communities. *California Air Resources Board* **2025**, *Contract No. 22RD020*.

(3) Ji, Y. Assessing the Impact of Wildfire Smoke on Ambient Air Quality, Indoor Air Quality, and Personal Exposure: Insights from Rural Nevada, Los Angeles, and the San Francisco Bay Area. Doctoral Dissertation, University of California Berkeley, Berkeley, CA, 2026.

(4) Prasad, S.; Ivey. Source Apportionment of Mobility-Driven Personal Exposures to PM2.5. *In preparation*.

(5) Ivey, C. E.; Amegah, A. K.; Hodoli, C. G.; Kelly, K. E.; Lawal, A. S.; Pant, P.; Singh, S.; Subramanian, R.; Torres, I.; Westervelt, D. M.; Yu, H. To Share or Not To Share? Academic Incentives May Hamper Public Good. *Environ. Sci. Technol.* **2022**, acs.est.2c05721. https://doi.org/10.1021/acs.est.2c05721.

(6) Ivey, C. E.; Pruitt, J.; Garcia, J. Comment on “State-of-the-Science Data and Methods Need to Guide Place-Based Efforts to Reduce Air Pollution Inequity.” *Environ Health Perspect* **2024**, *132* (3), 038001. https://doi.org/10.1289/EHP14540.

(7) Bhandari, S.; de Ferreyro Monticelli, D.; Xie, K.; Ramkairsingh, A.; Maher, R.; Eykelbosh, A.; Henderson, S. B.; Zimmerman, N.; Giang, A. Odor, Air Quality, and Well-Being: Understanding the Urban Smellscape Using Crowd-Sourced Science. *Environ. Res.: Health* **2024**, *2* (3), 035012. https://doi.org/10.1088/2752-5309/ad5ded.

(8) August, L. *CalEnviroScreen 4.0*. OEHHA. https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40 (accessed 2023-11-27).

(9) Ji, Y.; Devlin, C.; Ivey, C. E. Evaluation of Smoke Exposure Risk from January 2025 Los Angeles Wildfires Using Crowdsourced Data. *ACS EST Air* **2026**. https://doi.org/10.1021/acsestair.5c00277.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	We envision project outcomes that increase the availability of ambient, household, and personal exposure data for a frontline community impacted by chemical refining operations. Data will inform exposure mitigation and exposure risk associated with proximity to an industrial source.

Measurable Outcome	Indicator(s)
1. ***Reduction of baseline indoor air pollution in 125 Martinez households***.	• Number of households for which PurpleAir monitors are installed (target: 125 households) • $PM_{2.5}$ levels measured using PurpleAir monitors in households within the first year of grant period and annually thereafter • Average $PM_{2.5}$ infiltration calculated using Clarity sensors for analysis of outdoor-indoor pollutant penetration • Number of air purifiers provided to the community (target: 125 air purifiers)
2. ***Implementation of individualized exposure reduction plans for up to 120 Martinez residents***.	• Number of residents whose mobility-driven exposure is measured and analyzed (target: 120 residents) • Number of residents who received an individualized exposure reduction plan (target: 120 residents) • Aggregated $PM_{2.5}$ and speciated $PM_{2.5}$ across all Martinez residents to identify $PM_{2.5}$ hotspots • Number of residents who engaged with their individualized exposure reduction plans tracked across the Mailchimp platform • Identification of number of clicks of emails, Clarity data

	website, personal exposure data summary on the Mailchimp platform.
3. ***Increase understanding of data-driven air pollution trends for up to 200 design charrette attendees per year***.	● Number of attendees at the charrettes (target: 200 attendees) ● Percentage of individuals who reported increased awareness of air pollution exposure mitigation strategies (using surveys) ● Percentage of individuals who reported increased understanding of data-driven air pollution trends (using surveys) ● Participant reflections on additional air pollution sources not covered in research results ● Participant reflections on avenues for further research investigation ● Number of people signed up for the community early warning system
4. ***Increase in engagement with real-time, local data that characterizes ambient conditions driven by nearby sources (website hosting)***.	● Launching the first website rendition at the second design charrette ● Level of website engagement over time ● Participant feedback at design charrettes

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, baseline weekly average indoor $PM_{2.5}$ in 125 Martinez households will be reduced by 2 $\mu g/m^3$.	A. Install PurpleAir monitors in 125 Martinez households.	1. Create and design engaging and accessible recruitment material and informational guides regarding expectations of the project.	UC Berkeley	City of Martinez, Community members	Y1 Q1
		2. Order and co-locate 125 PurpleAir monitors.			Y1 Q1
		3. Recruit participating households at the Martinez farmers market and distribute air monitors			Y1 Q3
		4. Provide educational information during distribution and as needed over the project period.			Y1 Q3
	B. Collect $PM_{2.5}$ measurements via PurpleAir monitors in households within the first three months of PurpleAir monitor deployment and installation.	1. Quality assurance and control of PurpleAir measurements every week within the first month of data collection to ensure effective and accurate operation of sensors.	UC Berkeley	Community members	Y1 Q3
		2. Write Python script to consolidate weekly indoor $PM_{2.5}$ measurements collected.			Y1 Q3
		3. Send summary of indoor $PM_{2.5}$ results to households using Mailchimp. Inform participants of refinery operation capacity during this data collection period.			Y3 Q3
	C. Deploy air purifiers to the 125 Martinez households for which PurpleAir monitors were installed.	1. Order air purifiers.	UC Berkeley	City, of Martinez, Community Members	Y1 Q1
		2. Recruit participating households at the Martinez farmers market and distribute air purifiers			Y1 Q3

		3. Create educational material regarding the efficacy of air purification devices and when to use.			Y1 Q3
		4. Schedule time to connect with participants for technical assistance as needed.			Y1 Q3
	D. Discuss indoor $PM_{2.5}$ results with attendees during the second design charrette (to occur during the first year of grant).	1. Summarize indoor $PM_{2.5}$ results for every household.	UC Berkeley	City of Martinez, Healthy Martinez, Community Members	Y1 Q4
		2. Populate $PM_{2.5}$ results on QGIS to identify correlation between indoor air pollution and distance from Martinez Refining Company.			Y1 Q4
		3. Contact households regarding design charrette.			Y1 Q3
	E. Discuss indoor PM2.5 results with attendees during the fourth design charrette (to occur during the second year of grant).	1. Summarize indoor $PM_{2.5}$ results for every household up until this time period.	UC Berkeley	City of Martinez, Healthy Martinez, Community Members	Y2 Q4
		2. Populate $PM_{2.5}$ results from the last two years on QGIS to identify correlation between indoor air pollution and distance from Martinez Refining Company.			Y2 Q4
		3. Contact households regarding design charrette.			Y2 Q3
	F. Discuss differences in baseline indoor air pollution levels and air pollution levels during the last 6 months of grant period with attendees during the sixth design charrette (to occur during third year of grant).	1. Summarize indoor $PM_{2.5}$ results for every household up until this time period.	UC Berkeley	City of Martinez, Healthy Martinez, Community Members	Y3 Q3
		2. Populate $PM_{2.5}$ results from the last two years on QGIS to identify correlation between indoor air pollution and distance from Martinez Refining Company.			Y3 Q3

		3. Identify the difference in air pollution levels between baseline measurements and measurements from the last 6 months of grant period.			Y3 Q3
		4. Contact households regarding design charrette.			Y3 Q3
2. Implementation of individualized exposure reduction plans for up to 120 Martinez residents	A. Collect mobility-driven personal exposure measurements and create individualized reduction plans for 40 Martinez residents in the first year of the grant period.	1. Recruit 40 participants through community events such as Farmer's Markets and Healthy Martinez connections.	UC Berkeley	City of Martinez, Community Members	Y1 Q2
		2. Deploy three personal monitors, called the Ultrasonic Personal Air Sampler, each week for 14 weeks.			Y1 Q4
		3. Send filter samples from personal monitors for X-Ray Fluorescence analysis for identification of metals in samples.			Y1 Q4
		4. Analyze optical measurements and filter measurements using Python and QGIS.			Y2 Q2
		5. Create individualized exposure reduction plans using information collected and analysis conducted to participants using Mailchimp Platform.			Y2 Q2
	B. Collect mobility-driven personal exposure measurements and create individualized reduction plans for 80 Martinez residents by the end of the second year of the grant period.	1. Recruit 40 participants through community events such as Farmer's Markets and Healthy Martinez connections.	UC Berkeley	City of Martinez, Community Members	Y2 Q2
		2. Deploy three personal monitors, called the Ultrasonic Personal Air Sampler, each week for 14 weeks.			Y2 Q4

		3. Send filter samples from personal monitors for X-Ray Fluorescence analysis for identification of metals in samples.			Y2 Q4
		4. Analyze optical measurements and filter measurements using Python and QGIS.			Y2 Q2
		5. Create individualized exposure reduction plans using information collected and analysis conducted to participants using Mailchimp Platform.			Y3 Q2
	C. Collect mobility-driven personal exposure measurements and create individualized reduction plans for 120 Martinez residents by the end of the third year of the grant period.	1. Recruit 40 participants through community events such as Farmer's Markets and Healthy Martinez connections.	UC Berkeley	City of Martinez, Community Members	Y3 Q2
		2. Deploy three personal monitors, called the Ultrasonic Personal Air Sampler, each week for 14 weeks.			Y3 Q4
		3. Send filter samples from personal monitors for X-Ray Fluorescence analysis for identification of metals in samples.			Y3 Q4
		4. Analyze optical measurements and filter measurements using Python and QGIS.			Y3 Q4
		5. Create individualized exposure reduction plans using information collected and analysis conducted to participants using Mailchimp Platform.			Y3 Q4
3. Increase understanding of data-driven air pollution trends for up to 200 design charrette	A. Conduct Year 1 Design Charrettes	1. Publicize the charrette through City mailing lists, community events, Healthy Martinez connections, and canvassing.	UC Berkeley	City of Martinez, Healthy Martinez,	Y1 Q4
		2. Coordinate catering, book venue, print material for event.			Y1 Q4

attendees per year.		3. Create an agenda and outline for the event.		Community Members	Y1 Q4
	B. Conduct Year 2 Design Charrettes	1. Publicize the charrette through City mailing lists, community events, Healthy Martinez connections, and canvassing.	UC Berkeley	City of Martinez, Healthy Martinez, Community Members	Y2 Q4
		2. Coordinate catering, book venue, print material for event.			Y2 Q4
		3. Create an agenda and outline for the event extending upon Year 1 Design Charrettes.			Y2 Q4
	C. Conduct Year 3 Design Charrettes	1. Publicize the charrette through City mailing lists, community events, Healthy Martinez connections, and canvassing.	UC Berkeley	City of Martinez, Healthy Martinez, Community Members	Y3 Q4
		2. Coordinate catering, book venue, print material for event.			Y3 Q4
		3. Create an agenda and outline for the event extending upon Year 2 Design Charrettes			Y3 Q4
4. Increase in engagement with real-time, local data that characterizes ambient conditions driven by nearby sources (website hosting)	A. Launch Website	1. Concepting, design and beta testing	UC Berkeley	City of Martinez, Healthy Martinez	Y1 Q4
		2. Data integration with air monitors, visual and vibration feed			Y1 Q4
		3. Premier at Year 1 design Charette			Y1 Q4
	B. Community Feedback	1. Collect iterative feedback on the website at each subsequent charrette after launch	UC Berkeley	Community Members	Y3 Q4
	C. Summary of 3-Year Analytics	1. Detailed summaries of website engagement throughout the project period	UC Berkeley	Community Members	Y3 Q4

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Grand Total	Indirect % (cap 15%)	Contingency % of Direct (cap 10%)	Partner % of Total
Lead Applicant	University of California,	$442,743.00	$66,411.00	$0.00	$509,154.00	13.0%	0.0%	74.6%
Co-Applicant 1	City of Martinez	$167,500.00	$6,000.00	$0.00	$173,500.00	3.5%	0.0%	25.4%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
TOTAL		**$610,243.00**	**$72,411.00**	**$0.00**	**$682,654.00**	**10.6%**	**0.0%**	**25.4%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost (All Applicants))	$682,654.00

Project Name: Martinez Application Form
Lead Applicant Name: University of California, Berkeley
Grant Term Request: 3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Faculty	Faculty salary at 0.5 summer months per year	$27,522.00
Personnel/Staff Costs	Direct	Grad. Student	GSR salary at 50% Fall/Spring, 100% Summer	$158,121.00
Personnel/Staff Costs	Direct	Other Personnel	Undergraduate researcher salary at $20 per hour	$36,000.00
Personnel/Staff Costs	Direct	Benefit Subtotal	Faculty & student benefits w/escalation	$90,461.00
Travel	Direct	Domestic Meetings	1 trip per year for Faculty and GSR	$12,430.00
Community Engagement	Direct	Participant Support	Community stipends for 120 personal exposure stipends	$6,000.00
Community Engagement	Direct	Participant Support	2 in-person events per year ($1.5k/meeting): catering,	$9,000.00
Other Direct Costs	Direct	GAEL Insurance	General, Automobile, and Employment Liability	$5,209.00
Other Direct Costs	Direct	Publications	Article Publishing Fees for ACS Journals	$8,000.00
Community Engagement	Direct	Participant Support	Stipends for 3 community partners ($10k/year/per	$90,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect Costs	15% of Modified Total Direct Costs	$66,411.00

Only add lines above this line

TOTAL: **$509,154.00**

Project Summary (auto-calculated)	
Total Direct Costs	$442,743.00
Total Indirect Costs	$66,411.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$509,154.00
Cross-check Total Budget	YES
Indirect % of Total	13.0%
Prof. Services & Consultants % of Dire	0.0%
Contingency % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: **$0.00**

Project Name:	Martinez Application Form
Co-Applicant 1 Name:	City of Martinez
Grant Term Request:	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies &	Direct	Supplies	QuantAQ MODULAIR, Weather Station, Solar, Cloud	$11,500.00
Materials, Supplies &	Direct	Supplies	125 PurpleAir Classic	$37,500.00
Materials, Supplies &	Direct	Supplies	Clarity Node Subscription Renewal for 25 Nodes (1-year)	$40,000.00
Materials, Supplies &	Direct	Supplies	Filter Analysis Fees for UPAS (4 filters per person)	$34,000.00
Materials, Supplies &	Direct	Supplies	HVAC filters, vibration monitor, and misc. supplies	$20,000.00
Materials, Supplies &	Direct	Supplies	125 Lasko Air Purifiers	$12,500.00
Personnel/Staff Costs	Direct	Project Administration	Purchasing supplies, outreach, and grant administration	$12,000.00
Indirect Costs (≤ 15%)	Indirect	Administrative Overhead	Rent/license fee for use of City properties ($2k per year)	$6,000.00

Only add lines above this line

TOTAL: $173,500.00

Project Summary (auto-calculated)	
Total Direct Costs	$167,500.00
Total Indirect Costs	$6,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$173,500.00
Cross-check Total Budget	YES
Indirect % of Total	3.5%
Prof. Services & Consultants % of Dire	0.0%
Contingency % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: $0.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity
Western States Council Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Equitable HP Transition
Lead Applicant	Western States Council of SMART
Application Location	Benicia & Surrounding Cities
Overall Funding Request	$5,000,000
Grant Term Request	3 Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

This application proposes a coordinated initiative to accelerate building electrification, improve indoor air quality (IAQ), and expand access to High-Road, family-sustaining careers in Benicia and surrounding communities through three interconnected projects. The Heat Pump Equity project expands a proven point-of-sale rebate program for high-efficiency heat pump HVAC systems and heat pump water heaters in refinery-impacted communities, with rebates tied to qualified High-Road contractors to ensure quality installations that deliver energy savings, improved IAQ, and emissions reductions. The Community Contractor Growth project supports skilled HVAC technicians in becoming High-Road contractors that provide family-sustaining wages, healthcare, retirement benefits, and long-term career pathways while expanding the region's capacity to deliver quality clean energy installations. In preparation for BAAQMD's Rule 9-4 implementation in 2029, the Workforce Impact Research project will evaluate how High-Road union rebate programs improve workforce outcomes, contractor economics, installation quality, and community economic impacts compared to conventional HVAC rebate programs, while identifying barriers to equitable participation and developing policy recommendations to improve program design and outreach in disproportionately impacted communities. Measurable outcomes include heat pump installations,

greenhouse gas emissions reductions, improved indoor air quality, contractor and technician participation, workforce advancement into clean energy careers, and a research initiative producing community-based barrier analysis, a comparative study of High-Road versus conventional HVAC rebate programs, and a publicly available report with policy recommendations for future BAAQMD electrification programs.

Together, these projects directly support the Local Community Benefits Fund goals by reducing harmful air pollution and associated health impacts while strengthening economic resilience through workforce and contractor development aligned with a just transition away from fossil fuels. By integrating consumer incentives, workforce development, contractor growth, research, and ongoing community engagement, the initiative holistically addresses environmental, public health, and economic challenges facing frontline communities. Partnerships among labor organizations, community-based organizations, researchers, and local stakeholders ensure the work remains community-driven, responsive to local needs, and focused on expanding equitable access to clean technologies and quality jobs.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The projects will benefit communities within the eligible Bay REPAIR geography, including Benicia, Vallejo, Rodeo, Crockett, Port Costa, Martinez (areas north of Highway 4), Mountain View, Vine Hill, Pacheco, Concord (areas north of Highway 4 and south of Highway 4 between I-680 and Highway 242), Clyde, Bay Point, and Pittsburg. These communities have experienced disproportionate exposure to pollution from refinery operations, industrial activity, and major transportation corridors, resulting in elevated asthma rates, lower life expectancy, and higher cumulative pollution burdens.

The program is designed to serve working families across the full eligible community geography, ensuring broad access to rebate, training, and health-focused program benefits. At the same time, the initiative will dedicate targeted outreach, responsive engagement, and a defined portion of funding to low-income households. By combining universal access with equity-focused investments, the program aims to deliver immediate health benefits through reduced emissions and improved IAQ, while also expanding long-term economic opportunities through access to high-quality clean energy careers.

Local 104's Skilled and Trained HVAC/Heat Pump Residential Rebate Program has demonstrated a strong commitment to serving disadvantaged communities across the Bay Area since 2010, with nearly 46,000 rebates issued and 6,000 completed jobs in

CalEnviroScreen Disadvantaged Communities (CDCs) and 62% of installers identifying as people of color or living in CDCs. By providing union-supported rebates for energy-efficient HVAC and heat pump upgrades, the program has reduced energy costs, lowered greenhouse gas emissions, and expanded access to high-quality clean energy services and workforce opportunities in historically underserved communities.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Lead Applicant – Western States Council of SMART

The Western States Council of SMART (Sheet Metal, Air, Rail and Transportation Workers) is well-positioned to serve as Lead Applicant due to its extensive experience managing regional workforce and energy initiatives across California. The Council coordinates apprenticeship and journey-level training programs through affiliated local unions, contractors, and Joint Apprenticeship Training Committees (JATCs), providing centralized leadership, fiscal oversight, and technical coordination.

The Council maintains longstanding connections to Contra Costa County communities through affiliated unions, contractors, and training programs serving and surrounding areas. Its work supports workforce development, economic resilience, and environmental improvements by expanding access to clean energy careers and supporting communities disproportionately impacted by industrial pollution.

Co-Applicant – Sheet Metal Workers' Local Union 104

Local 104 represents more than 9,000 skilled sheet metal and HVAC professionals across California and operates state-certified apprenticeship and journey-level training programs focused on advanced, energy-efficient technologies.

Local 104 has strong ties to Contra Costa County communities where members live and work. The union supports access to family-sustaining careers, apprenticeship opportunities, and High-Road labor standards while helping deliver building electrification projects that improve air quality and public health outcomes.

Local 104 has a proven track record of successfully administering rebate programs, funded by union member dues, that expand access to energy efficiency and IAQ improvements for all working families across eligible communities. Building on this experience, the Local 104 Rebate Program will continue providing broad community access while dedicating targeted outreach and funding to low-income households and other disproportionately impacted populations. Through this work, Local 104 seeks to lead the regional heat pump transition by combining direct consumer incentives with a

highly trained union HVAC workforce capable of installing, maintaining, and scaling advanced heat pump technologies in homes across the community.

Co-Applicant – Emerald Cities Collaborative NorCal
Emerald Cities Collaborative NorCal (ECC NorCal) works with community organizations, labor, government, and disadvantaged contractors to ensure historically underrepresented businesses and workers benefit from clean energy investments.

ECC NorCal has supported equitable building decarbonization efforts throughout the Bay Area, including collaboration with the Bay Area Air District on zero-NOx appliance implementation and participation in the East Contra Costa Healthy Homes Initiative. ECC NorCal also administered an E-Contractor training academy in Concord that trained minority and small contractors to install heat pump technologies and expand their businesses.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

This application includes three coordinated projects designed to support scalable heat pump adoption using the existing infrastructure of Local 104 and partner organizations. The Western States Council will provide overall grant administration, oversight, and coordination.

The Heat Pump Equity project and the Community Contractor Growth project will have a Lead Co-Applicant responsible for coordination among partners, subcontractors, and vendors and for ensuring all deliverables are completed. The Workforce Impact Research project will have the Western States Council coordinating subcontractors and vendors. Co-Applicants will make decisions within their approved scopes of work, while broader project decisions will be coordinated with the Council to ensure compliance with grant requirements and alignment with program goals.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

The Western States Council, as Lead Applicant, will establish a coordinated project management and reporting structure with all Co-Applicants to ensure effective implementation, accountability, and ongoing community engagement throughout the grant term. Consistent with the Bay REPAIR program's emphasis on "community-led

and collaborative solutions" and measurable outcome tracking, the partnership will utilize regular coordination meetings, shared workplans, centralized data tracking systems, and standardized reporting procedures to monitor progress toward project deliverables and measurable outcomes.

ECC NorCal, as lead for the Community Contractor Growth Project, will coordinate contractor and technician engagement activities, including outreach to small, diverse, and local High-Road contractors. ECC NorCal will collect and manage participation data, including contractor demographics, certifications, training completions, and business development indicators. ECC NorCal will also administer pre- and post-program surveys to assess contractor satisfaction, workforce outcomes, and program effectiveness. Findings and implementation updates will be incorporated into periodic progress reports and final project summaries documenting outcomes, challenges, lessons learned, and opportunities for long-term workforce and contractor development.

Local 104 will lead implementation of the Heat Pump Equity Project and oversee all rebate program administration, installation tracking, and project performance documentation. Local 104 will also coordinate ongoing engagement with trusted community-based organizations, local stakeholders, and residents to support outreach, distribute educational materials, gather participant feedback, and ensure the project remains responsive to community needs and priorities. These engagement activities align with the program requirement for ongoing two-way community engagement and mechanisms for incorporating community feedback throughout implementation.

The Council will oversee overall grant administration, partnership coordination, compliance, invoicing, reimbursement processing, and reporting requirements across all projects and Co-Applicants. The Council will maintain centralized financial tracking systems to ensure all expenditures, invoices, payroll documentation, subcontractor costs, and reimbursement requests comply with Air District grant requirements. In addition, the Council will lead the Workforce Impact Research Project and coordinate research partners and subcontractors to ensure the research team has access to implementation data, measurable outcomes tracking, contractor participation information, and community feedback generated through both the Heat Pump Equity and Community Contractor Growth projects. This integrated coordination structure will support consistent evaluation of project effectiveness, accountability to grant objectives, and timely submission of required semi-annual and final reports.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Western States Council
The Council is governed by an Executive Board that authorizes the President to enter agreements and approve projects subject to Board oversight.

Sheet Metal Workers' Local Union 104
Local 104 is governed by a Business Manager with oversight from both the membership and Executive Board. The Business Manager is authorized to approve agreements and projects.

Emerald Cities Collaborative
Emerald Cities is governed by a board that has authorized the Chief Executive Officer to review and approve the final project agreement.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The Western States Council has substantial experience managing large-scale workforce and industry initiatives across California, including statewide apprenticeship, workforce development, and energy transition programs.

The Council will dedicate approximately 2.0–3.0 Full Time Equivalent (FTE) staff to grant implementation, including a Special Projects Coordinator, Grants and Compliance Manager, and administrative support staff responsible for project oversight, reporting, compliance, data tracking, and coordination.

Additional implementation support of approximately 1.0–2.0 FTE will be provided by Co-Applicants to support project delivery, contractor coordination, participant services, and community engagement. The Council will maintain centralized oversight to ensure accountability, compliance, and consistent execution across all project components.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The Western States Council has extensive experience managing public funds, including a statewide High-Road Training Partnership (HRTP) grant exceeding $13 million, a federal Department of Energy (DOE) award totaling $2.6 million, and multiple regional workforce grants.

The Council utilizes grant-specific accounting systems that segregate funding sources and track expenditures by project. Dedicated finance and administrative staff oversee budgeting, invoicing, reimbursements, cost allocation, and compliance monitoring to ensure all expenditures are allowable and aligned with approved grant activities.

For this project, the Council will implement formal budget controls, expenditure documentation requirements, and routine financial reviews. Subawards to Co-Applicants and subcontractors will include defined scopes of work, budgets, and reporting requirements, and all reimbursement requests will be reviewed and approved by the Council.

The Council also undergoes annual independent financial audits, ensuring accountability, transparency, and compliance with all grant requirements.

Application Title: **Equitable HP Transition**

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget
1	Heat Pump Equity	The **Heat Pump Equity** project expands a proven rebate program to provide point-of-sale incentives for homeowners to install high-efficiency heat pump HVAC systems and HP water heaters, reducing upfront costs and accelerating adoption in refinery-impacted communities. Rebates are specifically tied to installations performed by qualified high-road contractors, ensuring systems are installed correctly and deliver reliable energy savings, improved indoor air quality, and emissions reductions.	Both	S.M.A.R.T., SMW Local Union No.104	89.3%	$ 3,230,160		0.0%	$ 3,637,500	$ 390,500	$ 3,247,000	$ -
2	Community Contractor Growth	The **Community Contractor Growth** project supports skilled HVAC technicians in becoming high-road contractors; businesses that provide good jobs with family-sustaining wages, comprehensive healthcare benefits, and the ability for workers to retire with dignity. By combining business development support with demand from heat pump rebate programs, the project also helps existing contractors transition to high-road standards, building a strong, community-based contractor network that delivers quality clean energy installations and long-term economic opportunity.	Both	Emerald Cities Collaborative	95.5%	$ 495,000	$ 30,000.00	6.1%	$ 975,000	$ 44,000	$ 331,000	$ 600,000
3	Workforce Impact Research	The **Workforce Impact Research** project evaluates how high-road union rebate programs compare to conventional HVAC rebate alternatives across dimensions of workforce outcomes, contractor economics, installation quality, and community economic impact. Drawing on original program data, comparative analysis, and community-based research conducted directly in Benicia and surrounding communities, the project culminates in a publicly available research report with actionable policy recommendations to help BAAQMD and future program administrators design clean energy investments that deliver measurable, lasting benefits to frontline communities navigating the transition away from fossil fuels.	Both	Western States Council of SMART	6.5%	$ 243,750		0.0%	$ 387,500	$ 362,500	$ 25,000	$ -
4					0.0%			0.0%	$ -			
5					0.0%			0.0%	$ -			
6					0.0%			0.0%	$ -			
7					0.0%			0.0%	$ -			
8					0.0%			0.0%	$ -			
9					0.0%			0.0%	$ -			
10					0.0%			0.0%	$ -			
				TOTALS	**84.1%**	**$ 3,968,910**	**$ 30,000**	0.8%	**$ 5,000,000**	**$ 797,000**	**$ 3,603,000**	**$ 600,000**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Equitable HP Transition
Lead Applicant Name	Western States Council of SMART
Project Location	Benica & Surrounding Cities
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Community Contractor Growth
Project Lead	Emerald Cities Collaborative
Project Location	Benicia & Surrounding Cities
Project Funding Request	$975,000.00

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The **Community Contractor Growth** project supports skilled HVAC technicians in transitioning into High-Road contracting businesses that provide family-sustaining wages, comprehensive healthcare benefits, career advancement opportunities, and pathways to secure retirement. The project expands access to building electrification and heat pump markets by equipping contractors with the technical, operational, and business development support needed to successfully participate in clean energy programs and deliver high-quality installations in frontline communities.

By aligning contractor capacity-building with growing demand from the Heat Pump Equity rebate program, the project also supports existing contractors in adopting High-Road labor standards and scaling clean energy services. This approach strengthens a locally rooted contractor network capable of delivering quality installations, supporting long-term emissions reductions, and creating sustainable economic opportunities in communities disproportionately impacted by air pollution and fossil fuel dependence.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project aligns with the Local Community Benefits Fund strategies to reduce air pollution, improve health outcomes, and build economic resilience for a just transition by

expanding the availability of High-Road contractors trained to properly install heat pump technologies in residential homes.

Heat pumps reduce reliance on fossil fuel combustion and, when paired with MERV 11 or MERV 13 filtration, can significantly reduce indoor concentrations of PM2.5 and PM10 (a byproduct of fossil fuel combustion), improving indoor air quality and associated health outcomes for residents in communities disproportionately impacted by air pollution. Unlike conventional combustion-based systems that burn fossil fuels to generate heat, heat pumps transfer heat using highly efficient refrigerant technology, reducing both direct emissions and household energy consumption. Proper installation is critical to achieving these benefits, yet California studies indicate that approximately 85% of new and 50% of existing HVAC systems are not operating properly, creating a growing need for a highly trained workforce as heat pump adoption accelerates.

Installation concerns are growing with increased adoption of heat pump water heaters, which are particularly susceptible to improper installation due to their configuration and performance sensitivity. This underscores the importance of expanding access to rigorously trained High-Road contractors capable of ensuring systems are correctly sized, installed, and commissioned to deliver their intended environmental and health benefits.

The project also advances economic resilience by creating pathways for Benicia-area HVAC technicians, many from disadvantaged and frontline communities, to transition into High-Road contracting businesses that provide family-sustaining wages, healthcare benefits, and long-term career opportunities. Through business development support, technical training, and connections to expanding heat pump rebate and incentive programs, participating contractors will be positioned to grow sustainable local businesses while supporting increased regional demand for quality electrification services. When paired with the Heat Pump Equity rebate program, the project will help ensure that low- and moderate-income households can access both financial incentives and qualified High-Road contractors, delivering lasting environmental, public health, and economic benefits to the community.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Project Location

The project will serve residential neighborhoods in proximity to the Valero refinery in southwestern Solano County, including Vallejo, Rodeo, Crockett, Port Costa, Mountain

View, Vine Hill, Pacheco, Clyde, Bay Point, Pittsburg and areas of Concord and Martinez. These communities are disproportionately impacted by refinery emissions, industrial activity, and transportation-related air pollution and are priority areas for emissions reductions and equitable investment.

Project activities will be implemented across residential and community-serving locations throughout the region and will include workforce development, contractor training, community outreach, and electrification education. Outreach and engagement will be conducted in partnership with trusted local organizations, workforce development programs, faith-based institutions, neighborhood councils, and community centers to ensure equitable access, culturally competent engagement, and broad participation among frontline and disadvantaged communities.

Emerald Cities Collaborative (ECC) will deliver in-person electrification and business capacity-building training in Benicia for contractors and prospective contractors across all Benica-area census tracts. Incubator services, including technical assistance, office hours, and coaching, will be provided virtually and at SMART Local 104 facilities as needed.

Local 104 will coordinate with ECC to provide additional hands-on, apprenticeship-aligned training opportunities at Benicia -area facilities. These courses will prepare prospective contractors to meet High-Road labor standards, participate in SMART Union-affiliated contracting opportunities, navigate rebate programs, and support growing regional demand for high-quality heat pump and building electrification installations.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

ECC led a year-long contractor engagement initiative with East Contra Costa Healthy Homes, a California Jobs First initiative, to gain direct input, insight, feedback, and questions from small MWVDBE contractors in the Benicia area on the equitable design of a direct install program. We administered surveys, held focus groups and conducted interviews. These critical community members indicated workforce education and training programs, investing in pipeline development, and ensuring eligibility criteria support High-Road contractor development by providing supports (including training and technical assistance) and time. East Contra Costa Healthy Homes partners included other community-based organizations and workforce stakeholders – Lift Up Contra Costa, CocoKids, Future Build provided additional insight into community priorities,

identifying jobs as a top focus. Further, ECC held an E-Contractor Academy in East Contra Costa where we engaged in-person with key workforce stakeholders such as Mission Possible, Opportunity Junction, Rubicon, Pittsburg Adult School and many others.

Over the past 15 years, ECC has also maintained extensive partnerships with small, diverse, and frontline contractors, including Black- and Latinx-owned businesses operating in historically underserved communities. Contractor feedback is regularly incorporated into program design to ensure training, technical assistance, and business development services remain responsive to evolving market conditions and community needs. ECC's long-term technical assistance model supports trusted, multidirectional communication and sustained engagement with participating contractors and community stakeholders. Through ongoing advocacy and cross-sector collaboration, ECC works to reduce barriers to participation and expand opportunities for frontline contractors to help shape clean energy program implementation, workforce pathways, and local economic development strategies. ECC's E-Contractor Academy graduates include contractors from Pittsburg, Benicia, and surrounding areas.

SMART Local 104 maintains longstanding relationships within Benicia communities through apprenticeship recruitment, workforce training, and direct engagement with local workers and residents. Through these efforts, Local 104 identified a growing need for support services that help skilled tradespeople transition into High-Road contracting businesses capable of participating in the region's expanding building electrification market. Local 104 has engaged with local government agencies, workforce partners, and advocacy organizations to refine the proposed program and ensure it reflects community priorities related to job quality, equitable access, and long-term economic opportunity. The organization will continue ongoing outreach and stakeholder engagement throughout implementation to gather feedback, strengthen community participation, and connect eligible residents and contractors to program opportunities.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Addressing Community Needs and Outcomes

This project addresses community-identified needs related to workforce development, clean energy access, and environmental health in Benicia and surrounding frontline communities within the Path to Clean Air (PTCA) area. It expands pathways into High-

Road clean energy careers for Benica-area residents and contractors while strengthening the local contractor network needed for building electrification and residential decarbonization efforts.
The project addresses environmental justice and public health challenges including exposure to refinery emissions, freeway pollution, and indoor air pollution from fossil fuel appliances. Gas-powered appliances and existing environmental hazards in Benica contribute to exposure to harmful contaminants with significant negative health impacts, including:

- **Nitrogen Dioxide (NO_2):** Lung irritation, increased asthma symptoms, enhanced allergic responses, chronic lung disease, increased risk of stroke and dementia, and cardiovascular impacts.
- **Carbon Monoxide (CO):** Chest pain, fatigue, headaches, reduced mental alertness, and possible mortality at high concentrations.
- **Formaldehyde, Benzene, and other Volatile Organic Compounds (VOCs):** Cancer risk, eye, nose, and throat irritation, nausea, fatigue, dizziness, and liver, kidney and central nervous system damage.
- **Particulate Matter ($PM_{2.5}$ and PM_{10}):** Increased asthma symptoms, respiratory illnesses, cardiovascular disease, stroke risk, dementia risk, and premature death due to their ability to penetrate deep into the lungs.

By supporting transition to zero-NOx heat pump technologies and improving installation quality through High-Road contractor training, the project reduces both indoor and outdoor exposure to harmful pollutants and improves household energy efficiency, comfort, resilience, and indoor air quality, particularly when paired with MERV 11 or 13 filtration.

The project advances a just transition by supporting HVAC workers and frontline contractors in moving into clean energy careers and promoting a clean energy economy rather than remaining dependent on fossil fuel-based systems and markets. ECC works closely with labor, government agencies, community organizations, and small MWVDBE contractors to ensure historically underrepresented businesses are positioned to compete for and benefit from clean energy investments. Through ECC's E-Contractor Academy and partner networks, participants receive licensing, business development, and compliance support, technical assistance and are connected to real project opportunities ensuring participants are connected to viable long-term career and business pathways.

Measurable outcomes include number of contractors trained, MWVDBE businesses supported, increased participation in clean energy projects, expanded installation capacity, reductions in air pollution emissions, increased access to High-Road

employment opportunities, and strengthened local contractor capacity to support ongoing residential electrification efforts.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community Engagement and Feedback Methods

ECC will implement a multi-layered community engagement strategy to ensure ongoing transparency, accountability, and responsiveness throughout project implementation. This strategy is grounded in deep partnerships with local government, Environmental Justice organizations (including Rubicon, Aliados, Alliance of Californians for Community Empowerment (ACCE), Pogo Park, and others), regional energy agencies such as BayREN and the Bay Area Air District (BAAD), and workforce partners including SMART Local 104 and technical subject matter experts embedded in the E-Contractor Academy.

Community Engagement on Progress

ECC will provide ongoing communication to participants and stakeholders, including weekly updates during active training cohorts and milestone-based reporting on program progress, outcomes, and available opportunities. These updates will communicate program progress, training outcomes, available supports, contractor opportunities, and community benefits such as access to electrification workforce pathways and improved access to heat pump installation services in underserved communities. Trusted community partners will support outreach and dissemination to ensure culturally responsive communication and broad participation.

Methods for Soliciting Community Feedback

ECC will incorporate multiple feedback channels throughout implementation to ensure continuous input from both participants and community stakeholders. These methods will include:

- Structured feedback sessions at key program milestones (e.g., cohort completion, curriculum checkpoints, and contractor transition stages)
- Regular check-in meetings with community-based organization partners and technical trainers
- Ongoing participant feedback loops during training and mentorship activities
- Direct input gathered through ECC staff engagement during one-on-one mentorship sessions

- Coordination meetings with regional partners to assess ecosystem alignment and implementation effectiveness

These mechanisms are designed to capture both real-time participant experience and broader community perspective on program accessibility, effectiveness, and relevance.

How Feedback Will Be Used

ECC will systematically review and integrate all feedback into continuous program improvement cycles. Feedback will be documented, synthesized, and reviewed by program leadership on a regular basis to identify emerging themes, barriers to participation, and opportunities for curriculum or delivery improvements. Adjustments may include refining training content, modifying mentorship approaches, improving contractor support tools, or strengthening coordination with external partners such as unions and rebate administrators.

ECC will also share summarized feedback and responsive program changes with community partners during milestone convenings to ensure transparency and close the feedback loop. This iterative process ensures that community voice directly informs program design, strengthens implementation quality, and increases equitable access to program benefits over time.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

This project is designed to build a pipeline of new High-Road contractors capable of delivering high-quality heat pump installation services to households in Benicia and surrounding communities. The overall vision is to expand equitable access to electrification by reducing barriers for skilled technicians to transition into licensed, union-affiliated contractors serving the growing clean energy market.

The project includes four integrated components that collectively support contractor development, workforce advancement, and long-term market capacity for heat pump deployment.

1. E-Contractor and Technical Training Program

ECC will deliver a foundational electrification training program for prospective contractors focused on the technical competencies required for heat pump HVAC and heat pump water heater installation. Training will include system sizing, load calculations, panel upgrades, circuit demand analysis, and compliance with relevant electrical codes and standards. Additional contractor specific training will include project

estimation, access to bonding, capital and insurance and back-office operations. **Measurable outcomes include** participant completion rates, demonstrated competency through skills assessments, and successful application of technical knowledge in simulated or supervised installation scenarios.

2. Technician-to-Contractor Transition and Mentorship Program
ECC will operate a structured mentorship and contractor readiness program to support licensed technicians—including current SMART Local 104 members and non-member technicians—in transitioning into High-Road contracting roles. This includes guidance on California contractor licensing requirements, exam preparation, bonding and insurance acquisition, contract management, rebate program navigation and stacking strategies, and permitting and compliance processes.
Each participant will receive dedicated ECC staff mentorship hours monthly over a 12-month period, including individualized business planning and start-up navigation support.
Measurable outcomes include contractor license attainment rates, successful completion of business readiness milestones, and participant progression from technician status to registered or active contractor status.

3. Union Contractor Integration and Compliance Training (SMART Local 104)
SMART Local 104 will provide targeted training to ensure new contractors are fully prepared to operate within union standards and systems. This includes instruction on labor agreements, payroll processing, fringe benefit contributions, dispatch procedures, and compliance with collective bargaining requirements. Contractors will also receive structured onboarding into Local 104 systems and direct access to union representatives during their initial years of operation.
Measurable outcomes include successful completion of union onboarding, compliance adherence rates, and contractor retention within union-affiliated contracting networks.

4. Entrepreneurial Startup Support and Equipment Access
Upon successful completion of training requirements and verification of eligibility criteria, participants will be eligible for entrepreneurial scholarships to support the acquisition of essential tools and equipment for heat pump installation and diagnostic work. This targeted financial support reduces a key barrier to entry for emerging contractors.
Measurable outcomes include number of scholarships awarded, equipment procurement completion, and successful initiation of contractor operations.

Overall Project Outcomes and Partnership Roles
Collectively, this program is designed to increase the number of qualified High-Road

contractors in the Benica region who are capable of independently delivering safe, code-compliant, and energy-efficient heat pump installations. Expected system-level outcomes include increased local installation capacity, improved workforce retention in High-Road careers, and expanded access to electrification services for residents. ECC will serve as the lead implementer responsible for program design, technical training delivery, mentorship coordination, and participant tracking and evaluation. SMART Local 104 will lead union-specific contractor training, ensure alignment with labor standards, and facilitate integration into union systems and workforce pipelines. Additional partners will support outreach, recruitment, and coordination with rebate programs and permitting jurisdictions to ensure participants can effectively operate within the regional electrification ecosystem.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Community Contractor Growth project requests a total of $975,000 over a three-year grant term. The budget is structured to support two years of active technician to contractor training and one year for curriculum development and contractor support.

The largest cost categories are personnel costs. The project lead, Emerald Cities Collaborative, will provide 3 staff with FTEs ranging from 17% to 55% over three years, including fringe benefits, and accounts for $449,350 and will provide overall project coordination, partner management, and program oversight. $30,000 is allocated by the project lead for Business Preparatory Technical Assistance for prospective contractors supplying approx. 10 hours per program participant for 12 months. A Special Projects Coordinator at 3% FTE over three years, including fringe benefits, accounts for $30,000 and will support administrative and reporting functions. SMART Local 104 will supply a Business Development Representative at 13% FTE over 3 years to work with the project lead to support LU 104 membership scheduling and coordination as well as providing sheet metal union specific instruction and support to prospective contractors. They will also work with the WSC to provide Entrepreneurial Scholarships to qualified applicants at a cost of $150,000 over three years. The project lead has allocated $15,000 over three years to subsidize newly established High-Road contractors' costs for state fees, licenses and bonding costs.

Indirect costs are budgeted at $94,000, representing 10.9% of total direct costs and within the allowable 15% cap. A contingency of $20,000, representing 2.3% of total

direct costs, is included to cover any unforeseen expenses that may arise during the grant term.

Remaining costs are used to support technician to contractor curriculum development and anticipated training delivery costs.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is strongly aligned with local, regional, and statewide initiatives advancing decarbonization of the built environment, clean energy workforce development, and equitable access to High-Road career pathways in disadvantaged communities.

At the regional level, the project aligns with Bay Area Air District rules (9-4 and 9-6) by expanding a trained local workforce capable of delivering heat pump installation services. By creating structured pathways for technicians to become High-Road contractors, the program strengthens local contractor capacity while accelerating building electrification. The project also supports the Contra Costa County Climate Action Plan by advancing building sector emissions reductions and expanding workforce development in clean energy industries.

In addition, the project aligns with the Contra Costa County Just Transition Economic Revitalization Plan by prioritizing equitable workforce development and ensuring that MWDBE contractors and local residents have access to High-Road careers in the clean energy economy. The contractor incubation model helps reduce barriers to entry in the HVAC and electrification sector while strengthening local ownership of clean energy work. The project also supports the CA Jobs First Catalyst project East Contra Costa Healthy Homes by aligning to local MBE- and DBE-informed workforce program design.

At the state level, the project supports the California Energy Commission's Equitable Building Decarbonization Program by expanding the pipeline of trained, licensed contractors capable of serving underserved communities. It directly advances state goals for equitable building electrification by addressing a key implementation barrier: the shortage of qualified, locally rooted specialty trade contractors.

Collectively, this project serves as a bridge between policy goals and on-the-ground implementation capacity, ensuring that climate, workforce, and equity objectives are realized at the community level.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

ECC has extensive experience managing workforce development and clean energy training programs that integrate technical instruction, contractor development, and equity-focused outreach.

ECC has led multi-stakeholder initiatives involving public agencies, labor, and community organizations, managing complex funding requirements, compliance systems, and program delivery structures. Prior work includes cohort-based training, licensing support, business development, and mentorship programs similar in scope to this proposal.

ECC has also managed multi-component programs combining technical training, workforce systems coordination, and participant tracking, demonstrating strong capacity to deliver complex, outcomes-driven initiatives across clean energy and workforce sectors.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

ECC will ensure strong and accountable project implementation through a clearly defined staffing structure, experienced leadership, and integration of existing program infrastructure and partnerships.

The project will be led by ECC's NorCal Regional Director, who will serve as Project Lead at 17% FTE. In this role, the Regional Director will provide overall oversight, ensure alignment with grant requirements and program goals, support partner coordination, and guide high-level strategy and problem-solving across implementation activities.

Day-to-day program execution will be managed by a Program Manager (55% FTE), who will serve as the primary operational lead. The Program Manager will coordinate training delivery, manage partner and instructor schedules, oversee participant recruitment and onboarding, track progress against program milestones, and ensure timely implementation of all program components. This role will also facilitate coordination between ECC, SMART Local 104, community-based organizations, and technical training partners.

A Program Coordinator (38% FTE) will support implementation logistics, including participant communications, scheduling for training and mentorship sessions, data collection and reporting, documentation of program activities, and administrative and participant support. This role ensures smooth day-to-day operations and consistent participant engagement throughout the contractor development process.

ECC will leverage its established E-Contractor Academy curriculum, including proven training modules, instructional materials, and delivery frameworks focused on heat pump electrification, contractor development, and High-Road workforce pathways. This existing infrastructure reduces startup time and ensures consistency and quality in program delivery. ECC will also draw on its established network of technical subject matter experts, union partners, and community-based organizations to support recruitment, training delivery, mentorship, and field-based technical assistance.

No additional external funding is required for core program delivery. ECC will leverage existing organizational resources, including regional workforce development partnerships, curriculum assets, recruitment pipelines, and partner infrastructure, to enhance program reach and effectiveness.

This staffing and implementation structure ensures clear accountability, efficient delivery, and strong integration of ECC's existing systems and partnerships over the three-year performance period.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

BARRIERS AND RISK MITIGATION

ECC recognizes several key barriers that may affect participant recruitment, retention, and successful completion of the pathway from training to licensure and business formation. These challenges are common in contractor pipeline and workforce development programs serving disadvantaged workers and emerging small contractors in underserved communities.

1. Recruitment and Long-Term Participation

A primary barrier is converting initial interest into sustained participation through training, licensure, and business establishment. Participants may face competing work demands, family responsibilities, or uncertainty about long-term career transitions. **Mitigation Strategy:** ECC uses a structured intake and onboarding process that sets clear expectations, outlines time commitments, and develops individualized success plans early in the program. Recruitment is supported through trusted community-based organizations and labor partners to ensure participants enter with realistic expectations and strong support systems. Ongoing check-ins and mentorship help maintain engagement and reduce attrition.

2. Structural Barriers for Disadvantaged Workers

MWDBE participants and disadvantaged workers often face limited access to capital, licensing support, professional networks, and industry-specific social capital, which can slow progression through licensing, bonding, and business formation.

Mitigation Strategy: ECC provides intensive one-on-one mentorship and navigation support for licensing, compliance, and business development, including assistance with bonding, insurance, permitting, and rebate program navigation. This support helps bridge gaps in institutional knowledge and access.

3. Capacity Constraints for Emerging Contractors

Emerging contractors often face limited administrative capacity, financial constraints, and competing work obligations, which can make full participation in training challenging during business transition.

Mitigation Strategy: ECC addresses this through phased training, flexible scheduling, and embedded technical assistance that allows participants to remain economically active while building new skills. Entrepreneurial support, including equipment scholarships, further reduces financial barriers to business launch.

4. Trust, Retention, and Completion Risk

Maintaining engagement over the full program period can be challenging in workforce transition programs, particularly for participants balancing multiple responsibilities.

Mitigation Strategy: ECC employs a relationship-based model supported by trusted community partners, labor organizations, and ECC staff. Regular milestone tracking, structured mentorship, and peer cohort support reinforce accountability and improve completion rates.

Conclusion

While these barriers are well-documented in workforce and contractor development pipelines, ECC's delivery model is designed to address them through trust-based recruitment, intensive mentorship, structured navigation support, and flexible program design. These strategies collectively reduce implementation risk and strengthen participant progression from enrollment through licensure and business formation.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	A holistic Benicia community workforce pipeline that provides the support, coaching and training necessary to create high road clean energy contractors from Benicia tradespeople and existing small hyperlocal contractors, creating a pool of highly skilled, small local Minority/BIPOC and Disadvantaged contractors eligible to perform cost effective electrification work in Benicia, Vallejo, Rodeo, Crockett, Port Costa, Mountain View Neighborhood, Vine Hill, Pacheco, Clyde, Bay Point, Pittsburg, and portions of Concord and Martinez.

Measurable Outcome	Indicator(s)
1. Increase the number of HVAC technicians becoming High-Road clean energy HVAC contractors	• Number of Local Union 104 participants in Clean Energy HVAC Contractor Incubator • Number of new High-Road contractors or new licenses for High-Road participants in Clean Energy HVAC Contractor Incubator
2. Increase qualified small hyperlocal High-Road contractor pool for Benicia residential electrification projects	• Number of E-Contractor training participants • Demonstrated increase in heat pump knowledge • Number of Technical Assistance hours to contractors • Number of small MWVDBEs equipped to perform heat pump and electrification projects in Benicia and surrounding areas with High-Road standards
3. Build the Benicia High-Road electrification workforce pipeline ecosystem	• Number of Benicia area-based clean energy project initiators engaged in Program • Number of Benicia community-based and workforce organizations engaged in Program
4. Strengthen Local Union 104's capacity to support the transition to a High-Road clean energy contractor network.	• Number of Local Union 104 members participating in contractor advancement activities • Number of Local Union 104 contractors engaged in electrification initiatives

	• Number of workforce and contractor outreach events conducted by Local Union 104 • Number of contractors connected to apprenticeship and High-Road workforce pathways

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Increase HVAC technicians becoming High-Road clean energy contractors	A. Project Kickoff	1. Establish team roles and meeting schedules	ECC	Local Union 104, WSC	Q1 2027
		2. Recruit participating HVAC technicians	Local Union 104	ECC	Q1 2027
		3. Develop procedures for participant handoffs and any joint advising	ECC	Local Union 104, WSC	Ongoing through Q4 2029
		4. Establish project schedule	ECC	Local Union 104WSC	Q1 2027
	B. Develop: Incubator Curriculum, Intake System, and Case Management Infrastructure and licensing stakeholders/materials	1. Develop HVAC Contractor Incubator curriculum	ECC	Local Union 104, WSC	Q2 2027
		2. Create online program registration and case management system, stand-up support infrastructure	ECC	Local Union 104, WSC	Q2 2027
		3. Purchase necessary materials	ECC	Local Union 104	Q2 2027
		4. Provide contractor mentorship and operational guidance	Local Union 104	ECC	Ongoing through Q4 2029
	C. Incubator Outreach and Support Service Development	1. Develop and disseminate engagement and promotional materials	ECC	Local Union 104	Q3 2027

	2. Develop the suite of supportive services for Incubator participants	ECC	Local Union 104	Q3 2027
	3. Connect participants with clean energy contracting opportunities	Local Union 104	ECC	Ongoing through Q4 2029
D. Incubator Enrollment and Intake, Delivery of Program (exam prep, business prep case management)	1. Intake of recruits, including Local Union 104 HVAC techs	ECC	Local Union 104	Q3 2027
	2. Form HVAC Contractor Incubator cohort 1	ECC	Local Union 104	Q3 2027
	3. Perform needs assessment with Incubator participants for business preparatory needs and develop individual personalized licensing and business development support plans	ECC	Local Union 104	Q3 2027
	4. Administer exam prep and business development curriculum, participants meet w/ case manager	ECC	Local Union 104	Q3 2027
	5. Depending on enrollment in cohort 1, form Incubator cohort 2. Develop and disseminate marketing materials through online, social media and traditional channels	ECC	Local Union 104	Q4 2028
	6. Intake of eventual cohort 2 and perform needs assessment for cohort 2 Incubator participants for business preparatory needs and develop individual personalized licensing and business development support plans	ECC	Local Union 104	Q4 2028
	7. Administer exam prep and business development curriculum to cohort 2, participants meet with case manager	ECC	Local Union 104	Q4 2028
	1. Administer E-Contractor Academy	ECC	Local Union 104	Q1 2028, Q2 2029

	E. Incubator participants participate in E-Contractor training	2. Support incumbent High-Road clean energy contractor mentorship of Incubator participants and graduates	ECC	Local Union 104	Q1 2028, Q2 2029
	F. Post-Academy	1. Continued Delivery of Technical Assistance	ECC	Local Union 104	Q2 2028
		2. Mid-program checkpoint	ECC	Local Union 104	Q2 2028
		3. Continue providing business preparatory Assistance and update curriculum a needed	ECC	Local Union 104	Q2 2028, Q3 2029
		4. Form second contractor candidate cohort as needed	ECC	Local Union 104	Q3 2028
		5. Support Local Union 104 members in addressing final needs and test taking	ECC	Local Union 104	Q4 2029
2. Increase qualified small hyperlocal High-Road contractor pool	A. ECA Curriculum Development and Baseline Market Assessment	1. Refine E-Contractor Academy curriculum in consultation with input from LOCAL UNION 104 and local stakeholders; evaluation of labor market for Benicia MWVDBE contractors and opportunities	ECC	Local Union 104	Q2 2027
		2. Create/update online course registration system and assessment materials	ECC	Local Union 104	Q2 2027
	B. E-Contractor Academy Outreach and Support Service Development, Continued Delivery	1. Develop and disseminate E-Contractor marketing materials through community partnerships	ECC	Local Union 104	Ongoing through Q4 2029
		2. Finalize directory of business back-office and other support services	ECC	Local Union 104	Q3 2027, Q4 2028
		3. Prepare tools to assess contractors' business capacity and technical skills capacity	ECC	Local Union 104	Q3 2027, Q4 2028

	4. Initiate and complete recruitment of E-Contractor course faculty	ECC	Local Union 104	Q3 2027, Q4 2028
	5. Outreach to municipal partners, regional workforce partners, and/or community-based organizations to engage with academy participants on project opportunities	ECC	Local Union 104	Q3 2027, Q4 2028
	6. Deliver heat pump and electrification education	Local Union 104	ECC	Ongoing through Q4 2029
C. Contractor Enrollment and Intake, Delivery of TA	1. Outreach to 5,000-10,000 union and non-union contractors and associates	ECC	Local Union 104	Q4 2027, Q1 2029
	2. Enroll 10-15+ Benicia contractors and soon-to-be contractors for the Initiative, with a focus on building capacity with BIPOC/Minority, Women, Veteran-owned and disadvantaged construction business enterprises	ECC	Local Union 104	Q4 2027, Q1 2029
	3. Complete confidential business capacity intake forms	ECC	Local Union 104	Q4 2027, Q1 2029
	4. Identify contractor wraparound support opportunities based on the business capacity intake	ECC	Local Union 104	Q4 2027, Q1 2029
	5. Support contractor onboarding into High-Road programs	Local Union 104	ECC	Ongoing through Q4 2029
D. E-Contractor Academy Implementation	1. Execute E-Contractor curriculum over two cohorts (one in Q1 2028, one in Q2 2029) of 6 fully in-person academy sessions each, including all material and event preparation, session facilitation, and contractor, speaker and industry stakeholder engagement	ECC	Local Union 104	Q1 2028, Q2 2029

	2. Complete course evaluations and collect contractor feedback	ECC	Local Union 104	Q1 2028, Q2 2029
	3. Support contractors in determining wraparound services needed	ECC	Local Union 104	Q1 2028, Q2 2029
	4. Facilitate warm introductions to local project initiators during last academy week	ECC	Local Union 104	Q1 2028, Q2 2029
	1. Finalize learning assessment and program evaluation results	ECC	Local Union 104	Q2 2028, Q3 2029
	2. Offer follow-up support to contractors on accessing local retrofit and weatherization projects presented during academy	ECC	Local Union 104	Q2 2028, Q3 2029
	3. Admit E-Contractor graduates into Northern CA E-Contractor Network, providing regular project opportunities, additional trainings, resources, and events	ECC	Local Union 104	Q2 2028, Q3 2029
E. Final Academy Wrap-up	4. Facilitate contractor supportive services/capacity-building investments worth up to $1,500 per contractor for up to 10 eligible contractors	ECC	Local Union 104	Q2 2028, Q3 2029
	5. Support non-union contractors in steps to become union and/or have staff become members	ECC	Local Union 104	Q2 2028, Q3 2029
	6. Academy post-mortem with Program Team	ECC	Local Union 104	Q2 2028, Q3 2029
	7. Update curriculum as needed, establish project schedule for Academy #2 and Kick-off, activate online	ECC	Local Union 104	Q2-Q3 2028

		registration system, Continued Delivery of Technical Assistance			
		8. Mid-program checkpoint	ECC	Local Union 104	Q2 2028
		9. Continue providing contractor Technical Assistance	ECC	Local Union 104	Q2 2028, Q3 2029
3. Build High-Road electrification workforce pipeline ecosystem	A. Develop: Incubator Curriculum, Intake System, and Case Management Infrastructure and licensing stakeholders/materials	1. Establish licensing partnerships and subsidization structures	ECC	Local Union 104	Q2 2027
	B. Incubator Outreach and Support Service Development	1. Engagement with Benicia and surrounding area partnerships to recruit Benicia and surrounding area HVAC technicians	ECC	Local Union 104	Q3 2027
	C. ECA Curriculum Development and Baseline Market Assessment	1. Local stakeholders contribute to curriculum enhancements and tailoring to Benicia communities and markets	ECC	Local Union 104	Q2 2027
	D. E-Contractor Academy Outreach and Support Service Development, Continued Delivery	1. E-Contractor marketing materials are developed and disseminated through community partnerships	ECC	Local Union 104	Q3 2027, Q4 2028
		2. Add relevant local partners to directory of business back-office and other support services	ECC	Local Union 104	Q3 2027, Q4 2028
		3. Add local partners to outreach to engage with academy participants on project opportunities	ECC	Local Union 104	Q3 2027, Q4 2028
	E. E-Contractor Academy Implementation	1. Wrap local stakeholders into facilitation warm introductions to local project initiators during last academy week	ECC	Local Union 104	Q1 2028, Q2 2029

	F. Final Academy Wrap-up	1. Plug E-Contractor graduates into local partnerships, ongoing resources, events and project opportunities through the Northern CA E-Contractor Network	ECC	Local Union 104	Q2 2028, Q3 2029
	G. Final Reporting and Ramp Down	1. Establish contacts and set up next steps for relationship maintenance and ongoing communications with local partners in CRM	ECC	Local Union 104	Q4 2029
		2. Document our model and program structure, including robust program evaluation for statewide scaling	ECC	Local Union 104	Q4 2029
4. Strengthen Local Union 104's clean energy contractor support network	A. Expand Local Union 104 contractor engagement	1. Conduct outreach to Local Union 104 contractors, members, and contractors wishing to learn more about becoming High-Road contractors.	Local Union 104	WSC, Community Organizations	Ongoing through Q4 2029
		2. Promote participation in contractor advancement activities	Local Union 104	ECC	Ongoing through Q4 2029
		3. Connect contractors with apprenticeship and workforce resources	Local Union 104	ECC	Ongoing through Q4 2029
	B. Support High-Road workforce development	1. Promote High-Road employment standards and benefits	Local Union 104	WSC, Community Organizations	Ongoing through Q4 2029
		2. Support participation in apprenticeship pathways	Local Union 104	WSC, Community Organizations	Ongoing through Q4 2029
		3. Facilitate contractor participation in electrification initiatives	Local Union 104	WSC, Community Organizations	Ongoing through Q4 2029

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Western States Council of SMART	$30,000.00	$4,000.00	$10,000.00	$44,000.00	13.3%	33.3%	$0.00	0.0%	4.5%
Co-Applicant 1	S.M.A.R.T., SMW Local Union No.104	$321,000.00	$0.00	$10,000.00	$331,000.00	0.0%	3.1%	$0.00	0.0%	33.9%
Co-Applicant 2	Emerald Cities Collaborative	$510,000.00	$90,000.00	$0.00	$600,000.00	17.6%	0.0%	$30,000.00	5.9%	61.5%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$861,000.00**	**$94,000.00**	**$20,000.00**	**$975,000.00**	**10.9%**	**2.3%**	**$30,000.00**	**3.5%**	**95.5%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$975,000.00

Project Name:	**Community Contractor Growth**
Lead Applicant Name:	**Western States Council of SMART**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contigency	Contigency	$10,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	Indirect Costs	$4,000.00
Personnel/Staff Costs	Direct	Special Projects Coordinator	3% FTE over 3 years (includes fringe benefits)	$30,000.00
Only add lines above this line				
			TOTAL:	**$44,000.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$30,000.00
Total Indirect Costs	$4,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$10,000.00
Total Funds Requested	$44,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	13.3%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	33.3%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	**Community Contractor Growth**
Co-Applicant 1 Name:	**S.M.A.R.T., SMW Local Union No.104**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contigency	Contigency	$10,000.00
Personnel/Staff Costs	Direct	Local 104 Business Development Representative	13% FTE over 3 years (includes fringe benefits)	$161,000.00
Capacity-Building and Training	Direct	Technician to Contractor Training Expenses	Meeting and training space rental, supplies, food, and refreshments	$10,000.00
Capacity-Building and Training	Direct	Entrepreneurial Scholarships	Calculated at $15,000 per successfully completed trainee who meets program qualifications	$150,000.00

Project Name:	**Community Contractor Growth**
Co-Applicant 2 Name:	**Emerald Cities Collaborative**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Lead, ECC NorCal Regional Director	17% FTE over 3 years (includes fringe benefits @25%)	$121,150.00
Personnel/Staff Costs	Direct	Program Manager	55% FTE over 3 years (includes fringe benefits @25%)	$220,061.00
Personnel/Staff Costs	Direct	Program Coordinator	38% FTE over 3 years (includes fringe benefits @25%)	$107,789.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Curriculum building and disbursment	HVAC Program Curriculum Costs	$4,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Business Preparatory Technical Assistance Services	Calculated at 10 hours/month per program participant for 12 months	$30,000.00
Travel	Direct	Personnel Travel	Travel to meetings and community venues	$2,000.00
Capacity-Building and Training	Direct	Outreach Costs	Costs for outreach materials, meeting space and food for training meetings	$10,000.00
Other Direct Costs	Direct	Fees, licenses, and bonding costs	Calculated at $1,500 per participant after successful program completion.	$15,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	@15% Indirect rate	$90,000.00
Only add lines above this line				
			TOTAL:	**$600,000.00**

Co-Applicant 2 Budget Summary (auto-calculated)

Total Direct Costs	$510,000.00
Total Indirect Costs	$90,000.00
Total Prof. Services & Consultants	$30,000.00
Total Contingency	$0.00
Total Funds Requested	$600,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	17.6%
Prof. Services & Consultants as % of Direct	5.9%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Equitable HP Transition
Lead Applicant Name	Western States Council of SMART
Project Location	Benicia & Surrounding Cities
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Heat Pump Equity
Project Lead	SMART Local 104
Project Location	Benicia & Surrounding Cities
Project Funding Request	$3,637,500

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The **Heat Pump Equity** project expands a proven rebate program to provide point-of-sale incentives for homeowners to install high-efficiency heat pump HVAC systems, reducing upfront costs and accelerating adoption in refinery-impacted communities. Rebates are tied to installations performed by qualified High-Road contractors, ensuring systems are installed correctly and deliver reliable energy savings, improved Indoor Air Quality (IAQ), and emissions reductions. To avoid creating unintended barriers to participation, 90% of the rebate funding will be available without income eligibility requirements beyond residence within the program's geographic boundaries. Instead, we will partner with trusted community-based organizations to conduct targeted outreach and ensure that disadvantaged households are informed about and able to access the program.

To further advance equity and prioritize support for households with the greatest financial need, 10% of the rebate funding will be reserved for low-income families. Eligible households from priority census tracts, verified through a self-attestation process, will receive enhanced rebate amounts designed to make participation more accessible and impactful.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*

- *Reduce air pollution and improve health outcomes*
- *Build economic resilience for a just transition*

Reduce air pollution and improve health outcomes:

The project accelerates the replacement of fossil fuel HVAC and water heating systems with high-efficiency heat pump technologies, delivering immediate reductions in outdoor air pollution and greenhouse gas emissions. Heat pumps also improve IAQ by eliminating combustion sources within the home, reducing exposure to harmful pollutants. Because IAQ is closely linked to outdoor conditions, these upgrades, combined with improved filtration and the potential introduction of fresh air, help reduce the buildup of contaminants and create healthier living environments, particularly in communities disproportionately impacted by air pollution.

Properly installed HVAC systems equipped with high-efficiency filtration can play a critical role in reducing asthma triggers and improving indoor air quality for children. Asthma is the most common chronic childhood disease in the United States, affecting more than 6 million children[1], with nearly 1 in 13 school-aged children living with the condition[2]. Poor indoor air quality and exposure to air pollution can trigger or worsen asthma symptoms,[5,6] contributing to approximately 13.8 million missed school days each year[3]. Evidence shows that replacing inefficient filters with higher-efficiency filtration systems can significantly reduce asthma-related health burdens4 by capturing harmful airborne pollutants, allergens, and particulate matter before they circulate indoors.

Unfortunately, many heat pump HVAC systems are not installed correctly and therefore fail to deliver the expected energy savings, thermal comfort, indoor air quality (IAQ), and emissions reductions. A 2008 California Energy Commission (CEC) study[6] found that poor-quality HVAC installation was widespread, with over 50% of new HVAC systems not performing properly and nearly 85% of replacement systems exhibiting installation-related performance issues. The study also found that improper installation can increase HVAC energy consumption by 20–30%. Unfortunately, despite years of rebate program funding, most programs have prioritized installation quantity over installation quality, allowing many of these well-documented issues to persist, and in some cases worsen, throughout the residential HVAC market.

More recently, a 2022 U.S. Department of Energy (DOE) review of 44 studies[7] again identified workforce quality and installation practices as major barriers to achieving expected HVAC performance outcomes. The review found that installation defects remain extremely common across refrigerant-based HVAC systems, including widespread duct leakage, airflow problems, and refrigerant charge faults. Studies cited in the review found

that 90–100% of systems required duct sealing or repair, while more than 50% of systems experienced low airflow conditions. Refrigerant charging issues were also common, with 29–78% of systems undercharged and 4–50% overcharged. As a result, measured real-world HVAC performance was often only 59–84% of rated efficiency levels.

These findings reinforce the importance of the project's focus on High-Road Contractors, skilled and trained installation practices, quality assurance, and workforce development to ensure that heat pump systems deliver their intended public health, energy efficiency, and climate benefits.

Build economic resilience for a just transition:
Unlike traditional rebate programs that prioritize volume over quality, this project centers on High-Road union contractors to ensure long-term community benefits. These contractors invest in comprehensive training, provide family-sustaining wages and benefits, and ensure installations meet design intent, resulting in better system performance and durability. By supporting and building a skilled local workforce with stable, high-quality jobs, the project strengthens economic resilience, reduces reliance on public assistance, and creates a sustainable pathway for workers and communities transitioning away from a fossil-fuel-based economy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The proposed Benicia and surrounding communities project will serve residential neighborhoods located within the eligible Bay REPAIR geography, including Benicia, Vallejo, Rodeo, Crockett, Port Costa, Martinez (areas north of Highway 4), Mountain View, Vine Hill, Pacheco, Concord (areas north of Highway 4 and south of Highway 4 between I-680 and Highway 242), Clyde, Bay Point, and Pittsburg. Project activities will occur across multiple residential locations throughout the eligible region and will include residential HVAC and heat pump water heater installations and quality assurance activities. Community outreach, education, and engagement activities will be conducted in partnership with trusted local organizations, workforce programs, faith-based institutions, neighborhood councils, and community centers to ensure equitable access and broad community participation throughout the region.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

SMART Local 104 works closely with Benicia communities and has engaged with multiple local government and advocacy groups to discuss and refine this program to better meet the needs and concerns of the local community. They will continue to solicit feedback and utilize their network of constituents to conduct outreach to the community to gain further insight as the program progresses and potentially offer opportunities to eligible and interested candidates.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

In developing the Heat Pump Equity Project, Local 104 and WSC engaged extensively with regional stakeholders and community organizations, including Greenbelt Alliance, Benicia Mayor Steve Young, Benicia City Council Member Kari Birdseye, Rebuilding Together Solano County (RTSC), and the Napa Working Families Coalition. These discussions provided critical feedback that helped shape the project's community engagement, implementation, and accessibility strategies. Stakeholders consistently emphasized the importance of creating a streamlined, user-friendly rebate and participation process that reduces barriers for both homeowners and contractors while improving overall program accessibility and participation. Discussions highlighted that many existing programs unintentionally create unnecessary administrative and permitting hurdles that discourage otherwise eligible residents from participating and reduce overall program effectiveness. Stakeholders also stressed the importance of designing the program to reflect real-world conditions, including emergency equipment replacements, affordability challenges facing middle-income households, and the need for complementary home repairs and energy efficiency improvements to support successful electrification outcomes. In response, the program will prioritize simplicity, transparency, and equitable access by utilizing only High-Road contractors who provide transparent invoices to customers and rebate administrators to ensure participants receive the full benefit of the rebate. The rebate application process will be streamlined for qualified contractors who meet and maintain program eligibility standards, minimizing administrative burdens while supporting quality installations, workforce standards, and long-term community trust.

Trusted community organizations that we engaged throughout project development expressed strong interest in helping promote the program and conduct outreach within communities where affordability challenges and unmet needs are greatest. These partners

will help connect eligible low-income residents to Local 104 High-Road contractors participating in the program, who will have access to dedicated set-aside funding intended to ensure equitable access, high-quality installations, and long-term community benefits. This funding will allow the High-Road contractor to offer a rebate covering approximately 90% of the installation cost of a new heat pump. Initially the Western States Council (WSC) intends to set aside 10% of the rebate funding ($300,000) for this set-aside funding, however, we will monitor the usage and demand for these set-aside rebates and will increase (or decrease) the set-aside funding based on demand. This will generate useful data for our proposed research project, Workforce Impact Research, as well as help better inform future rebate programs design and implementation.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Our meetings with Benicia-region community stakeholders, including Benicia Mayor Steve Young, Benicia City Council Member Kari Birdseye, Greenbelt Alliance, Rebuilding Together Solano County (RTSC), and the Napa Working Families Coalition, were conducted to ensure that the proposed projects are responsive to local community needs, aligned with regional air quality and workforce priorities, and capable of achieving meaningful long-term outcomes. These discussions focused on reducing barriers to heat pump adoption, improving program accessibility, supporting High-Road workforce standards, addressing housing and indoor air quality challenges, and ensuring equitable participation across Benicia and surrounding communities. Each organization expressed interest in supporting the project through its established communication channels, community relationships, regional partnerships, and continued participation in implementation and outreach efforts. Stakeholders also identified opportunities for collaboration through local government engagement, trusted community-based organizations, environmental and labor partnerships, and public education efforts to strengthen awareness and participation throughout the region.

Throughout the grant period, Local 104's Business Development and Codes and Standards Representative will coordinate quarterly check-ins with community partners to gather ongoing feedback, review project progress and outcomes, identify implementation challenges and opportunities for improvement, and provide updated outreach and educational materials for distribution throughout partner networks and constituent communities. Local 104 will also continue expanding engagement efforts by meeting with

additional community organizations, neighborhood groups, environmental justice advocates, workforce partners, housing and rehabilitation organizations, and trusted local institutions to strengthen outreach and ensure broad, inclusive community participation across the Benicia region and surrounding disadvantaged communities.

All community feedback received will be documented and reviewed collaboratively with WSC staff to evaluate whether program adjustments, implementation improvements, outreach enhancements, or corrective actions are necessary. If updates are determined to be appropriate, Local 104 and WSC will implement the changes and, where necessary, coordinate with BAAQMD regarding any required grant modifications. Approved program updates and implementation changes will then be communicated through multiple channels, including contractor meetings, direct stakeholder communications, public outreach materials, community engagement events, and digital platforms, to ensure participating High-Road contractors, community partners, and residents remain informed and aligned throughout project implementation.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Heat Pump Equity Project primarily consists of a heat pump rebate program administered through the existing infrastructure of Local 104 to offer a stackable rebate of $5,000 for the installation of HVAC or water heater heat pumps in residential homes throughout Benicia and surrounding communities. This rebate is intended to make heat pump technology costs comparable to, or lower than, traditional fossil fuel HVAC systems or water heaters and will be available to any customer who chooses to utilize a participating High-Road contractor for the installation. Participating contractors will provide transparent, itemized invoices to both customers and program administrators to ensure the rebate directly benefits the homeowner and does not simply result in inflated installation pricing.

A separate amount of rebate funds will be set aside exclusively for use by customers who attest to annual income of 80% or less of the Area Median Income (AMI). This set-aside funding will allow for a rebate up to 90% of the full cost of installation of HP technology.

Local 104 and the Council will conduct research to find any additional rebates available to be stacked upon this rebate to further reduce the installation costs for customers. Any findings will be relayed to participating High-Road contractors to offer to their customers.

Measurable outcomes for this project will primarily focus on the number of rebates successfully delivered to participating households. Over the three-year grant period, the program aims to provide approximately 540 rebates, with a target of 180 rebates annually. The program will provide a $5,000 rebate that can be used toward either a heat pump HVAC system or a heat pump water heater (HPWH). For heat pump HVAC installations specifically, an additional $500 incentive funded by Local 104 members will be provided, bringing the total HVAC rebate amount to $5,500. Local 104 is also currently exploring the addition of a similar $500 supplemental rebate for HPWH installations beginning in 2027, although this has not yet been finalized.

The project also includes a dedicated set-aside component intended to support households with greater financial need. The number of rebates set-aside will vary depending on the type of heat pump installed and the overall installation cost. Based on projected installation costs, it is anticipated that approximately 75% of rebate funding will support heat pump HVAC systems, which generally have significantly higher installation costs than HPWHs. The program currently estimates providing enhanced set-aside rebates for approximately five HVAC projects and three HPWH projects annually.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Heat Pump Equity project requests a total of $3,637,500 over a three-year grant term. The budget is structured to support three years of active rebate dissemination to customers through High-Road contractors.

The largest cost category, $3,000,000, for this project is for customer rebates given for heat pump installation by High-Road contractors. Of that, an initial amount of $300,000 will be set-aside for customers in target census tracts to increase the rebate to up to 90% of the installation cost. This amount may be adjusted dependent on customer demand in those target areas. The project lead, SMART Local Union 104 , will provide a Rebate Dispersal Manager at 13% FTE over three years, including fringe benefits, and accounts for $62,000 whose primary task will be verifying rebate eligibility, documentation, and rebate processing. Local 104 will also provide a Business Development Representative at 13% FTE, including fringe benefits, accounting for $155,000 over 3 years to work with High-Road contractors to promote the program and outreach to customers along with coordination

with other co-applicants and community groups. The WSC will provide a Special Projects Coordinator at an FTE of 33%, including fringe benefits accounting for $293,000 over 3 years to provide overall project coordination, partner management, support administrative and reporting functions, and program oversight of accounts.

Indirect costs are budgeted at $77,500, representing 2.2% of total direct costs and within the allowable 15% cap. A contingency of $40,000, representing 1.1% of total direct costs, is included to cover any unforeseen expenses that may arise during the grant term.

Remaining costs will be used to cover any program marketing costs to target prospective customers interested in utilizing the program.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The proposed projects are consistent with and directly support regional and statewide climate, air quality, workforce, and environmental justice initiatives, including BAAQMD's upcoming 2029 furnace rule transition, California's broader building decarbonization goals, Community Air Protection priorities established under AB 617, and local efforts to improve housing quality, indoor air quality, and equitable access to clean energy technologies. The projects are specifically designed to reduce greenhouse gas emissions and criteria air pollutants by accelerating the adoption of high-efficiency heat pump HVAC and heat pump water heating systems while ensuring installations are performed by skilled, trained High-Road contractors that support long-term system performance, workforce standards, and community benefits.

Local 104 and the Western States Council (WSC) developed the proposed implementation and engagement strategy through extensive discussions with Benicia-area stakeholders and regional organizations, including Benicia Mayor Steve Young, Benicia City Council Member Kari Birdseye, Greenbelt Alliance, Rebuilding Together Solano County (RTSC), and the Napa Working Families Coalition. These discussions consistently reinforced that successful electrification and air quality improvement efforts must prioritize affordability, accessibility, trusted community partnerships, workforce quality, and practical implementation strategies that reflect real-world housing conditions and community needs. Stakeholders emphasized the importance of reducing barriers associated with permitting, rebate applications, and contractor coordination while ensuring residents

receive high-quality installations that deliver meaningful indoor air quality, energy efficiency, and climate benefits.

The project also aligns closely with regional resilience and environmental justice priorities identified by community stakeholders. Organizations such as RTSC and the Napa Working Families Coalition highlighted the significant challenges associated with deferred housing maintenance, poor indoor air quality, and aging building infrastructure within disadvantaged communities. In response, the proposed projects incorporate a holistic implementation strategy that emphasizes coordination with community-based organizations, home rehabilitation efforts, and trusted local institutions to help ensure electrification upgrades are successful and accessible to a broad range of households, including low- and moderate-income residents, veterans, seniors, and working families.

Consistent with recommendations from Greenbelt Alliance and local elected officials, the project includes a strong community engagement and public education component centered on trusted messengers, local government partnerships, labor-environmental collaboration, and ongoing stakeholder involvement. Outreach and education efforts will leverage existing community networks, regional partnerships, local communication channels, and public engagement opportunities to improve awareness of rebate opportunities, workforce pathways, indoor air quality improvements, and long-term climate benefits associated with building electrification. Stakeholders also emphasized the importance of ensuring equitable access across Benicia and surrounding communities, including areas that may have fewer resources or lower levels of existing community support infrastructure.

The proposed projects further support California's workforce development and High-Road economic goals by expanding opportunities for skilled, trained workers and supporting the growth of High-Road contractors capable of delivering quality electrification installations. Stakeholders consistently reinforced that workforce quality, ongoing training, and installation standards are essential to achieving intended emissions reductions, energy savings, and public health outcomes. The inclusion of a Workforce Impact Research component also aligns with broader statewide goals related to market transformation, accountability, and documenting best practices that can inform future policy and program development.

Throughout implementation, WSC and Local 104 will maintain ongoing coordination with community organizations, local governments, workforce partners, and regional stakeholders to ensure the projects remain responsive to evolving community needs and implementation challenges. This includes regular stakeholder meetings, community

feedback processes, public outreach activities, and continuous evaluation of program accessibility, contractor performance, customer experience, and overall project outcomes. Through this coordinated and community-informed approach, the proposed projects will advance regional air quality goals, support equitable building decarbonization, strengthen workforce pathways, and deliver meaningful long-term health, climate, and economic benefits for Benicia and surrounding communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Local 104 has extensive experience managing and implementing rebate and workforce-focused programs of similar scope and complexity throughout California. For over 15 years, Local 104 has successfully administered the Skilled and Trained HVAC/Heat Pump Rebate Program across the 49 northern counties of California, providing incentives for residential HVAC servicing, tune-ups, and heat pump installations performed by qualified union contractors. The program is funded entirely through union dues and has delivered over $5.8 million in rebates since 2010, supporting 45,926 residential projects through 2025, including both system installations and tune-ups.

The program has demonstrated measurable economic, workforce, and environmental benefits, including an estimated $21.6 million in customer energy savings, over 208 million pounds of greenhouse gas emissions reductions, and 134 million kWh in energy savings. Local 104's rebate program has also successfully served disadvantaged communities, with nearly 6,000 projects completed in DACs and 62% of participating installers consisting of people of color or DAC residents. Importantly, 100% of participating contractors are small businesses.

Western States Council (WSC) has also already been working with California Local unions to develop and maintain a public-facing website, https://www.skilledandtrainedhvac.com/, designed to educate community members about the rebate program, the benefits of utilizing High-Road contractors, and the importance of quality heat pump installation practices. The website also allows homeowners to search for participating High-Road contractors offering rebates by simply entering their zip code. WSC and Local 104 will leverage this existing outreach and marketing platform as a key implementation and community engagement tool for the Heat Pump Equity Project.

Through this established program infrastructure, Local 104 has developed administrative systems, contractor relationships, outreach capacity, invoice review procedures, and rebate processing experience necessary to successfully implement the proposed Heat Pump Equity Project. This includes coordinating with contractors and homeowners, verifying project eligibility and documentation, distributing rebates, maintaining transparent financial oversight, and conducting ongoing outreach and education throughout the region.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Local 104 has significant experience successfully managing, marketing, and implementing rebate programs with minimal administrative overhead to ensure that the maximum amount of funding directly benefits participating households and communities. Project implementation will primarily be managed through existing Local 104 administrative infrastructure and staff resources developed through the long-running Skilled and Trained HVAC/Heat Pump Rebate Program operating across Northern California.

The project will include a dedicated Rebate Dispersal Manager funded at approximately 12% FTE who will oversee rebate processing, review and approve rebate applications, verify project eligibility and supporting documentation, maintain required records, and collect program performance data and metrics. Local 104 will also dedicate a Business Development Representative funded at approximately 12% FTE through the grant, with up to 50% FTE additionally supported directly by Local 104, to coordinate community outreach, contractor engagement, marketing activities, and partnerships with community organizations and local stakeholders.

Additional project coordination, stakeholder engagement, contractor communication, and community outreach support will be provided through existing Local 104 staff resources, including the organization's Codes and Standards Representative and Legislative Director. These staff will assist with community engagement activities, contractor participation, workforce standards implementation, and coordination with local governments, environmental organizations, and community partners throughout the grant period.

In addition to grant funding, Local 104 will leverage substantial organizational resources to support successful project implementation. This includes existing rebate administration systems, contractor networks, outreach infrastructure, staff support, and direct financial contributions from Local 104 members, including the additional $500 HVAC rebate

incentive funded outside of the grant. These leveraged resources will help ensure efficient project delivery, strong community engagement, and long-term program sustainability.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Permits will be acquired by the installation contractor for HVAC or water heater HPs for each residence receiving a rebate. The responsibility is on the contractor to open a permit and provide closed-out permits.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
    N/A

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

One of the primary barriers associated with this project is effectively reaching and serving lower-income and disadvantaged households, which historically have lower participation rates in rebate and electrification programs due to complicated applications, burdensome income verification requirements, limited trust in contractors or programs, and financial constraints. To address these challenges, Local 104 and WSC will leverage existing relationships with trusted community organizations while continuing to develop new partnerships with community groups, local governments, and faith-based organizations to conduct outreach directly through established community networks.

To further reduce participation barriers, the project includes a dedicated set-aside rebate fund intended to cover up to 90% of installation costs for qualifying households. Rather than requiring complex verification processes, the pilot program will initially reserve 10% of rebate funding ($300,000) for customers who live in target census tracts and submit a simple self-attestation confirming eligibility based on household income below 80% of Area Median Income (AMI). This streamlined approach is intended to reduce application burden and improve participation among households that might otherwise not utilize available programs.

Another significant risk is ensuring that rebate funding directly benefits homeowners rather than unintentionally contributing to inflated installation costs. To address this, participating High-Road contractors will be required to provide transparent, itemized invoices to both customers and the Rebate Dispersal Manager. This process will help verify project costs, promote accountability, and ensure rebates meaningfully reduce the cost difference between traditional fossil fuel equipment and heat pump technologies.

The project also recognizes broader implementation risks related to installation quality and customer confidence. To mitigate these concerns, the program is limited to participating High-Road contractors with trained and skilled workforces and includes ongoing contractor communication, quality assurance oversight, and community feedback mechanisms throughout the grant period.

Citations:

1. "The Links Between Air Pollution and Childhood Asthma," US Environmental Protection Agency, 2018, https://www.epa.gov/sciencematters/links-between-air-pollution-and-childhood-asthma.
2. Environmental Protection Agency. (2022, December 5). Why Indoor Air Quality is Important to Schools. EPA. Retrieved May 1, 2023, from https://www.epa.gov/iaq-schools/why-indoor-air-quality-important-schools
3. Zahran et al., "Vital Signs: Asthma in Children - United States, 2001-2016," 2018.

4. Sheena E. Martenies and Stuart A. Batterman, "Effectiveness of Using Enhanced Filters in Schools and Homes to Reduce Indoor Exposures to PM2.5 from Outdoor Sources and Subsequent Health Benefits for Children with Asthma," Environmental Science & Technology 52, no. 18 (2018): 10767- 76, https:f/doi.org/10.1021/acs.est.abo2053.
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6. Centers for Disease Control and Prevention. (2022, August 11). Hierarchy of controls. Centers for Disease Control and Prevention. Retrieved September 17, 2022, from https://www.cdc.gov/niosh/topics/hierarchy/default.html
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Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Heat Pump Equity project will provide $3,000,000 in rebates to Benicia and surrounding cities residents who utilize a High-Road contractor to install HVAC or water heater heat pumps. This rebate program will feature a low administration cost through existing union structures, limit the barriers to access compared to traditional rebate programs, and designate a set-aside amount of funding for low-income customers to provide more generous rebates.

Measurable Outcome	Indicator(s)
1. Increase adoption of high-efficiency heat pump HVAC systems in eligible communities	• Number of rebate applications processed • Number of completed heat pump HVAC installations • Total rebate dollars distributed • Geographic distribution of projects within eligible communities
2. Reduce residential exposure to harmful indoor and outdoor air pollutants	• Number of fossil fuel HVAC systems replaced • Estimated reduction in combustion-related emissions • Number of homes receiving upgraded filtration and ventilation improvements • Homeowner surveys regarding indoor comfort and air quality
3. Improve energy efficiency and long-term system performance	• Estimated annual energy savings • Estimated reduction in greenhouse gas emissions
4. Improve community health outcomes associated with poor air quality	• Number of homes receiving improved filtration systems
5. Expand participation of High-Road union contractors serving disadvantaged communities	• Number of participating High-Road contractors • Number of contractors newly participating in the rebate program • Number of technicians employed on funded project

	• Contractor participation from targeted communities
6. Support workforce development and economic resilience through High-Road employment pathways	• Number of apprentices and journey-level technicians performing project work • Number of workers receiving advanced heat pump training • Retention of workers in High-Road employment pathways
7. Increase equitable access to clean heating and cooling technologies	• Number of outreach events conducted • Number of community-based organization partnerships • Percentage of rebates delivered within disadvantaged communities • Number of low-income households receiving enhanced rebates

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Increase adoption of high-efficiency heat pump systems in eligible communities	A. Launch rebate program and complete first phase of installations	1. Finalize rebate guidelines	Local Union 104	WSC, Participating Contractors, Community Partners	Q1-4, 2027
		2. Launch application process	Local Union 104	WSC, Participating Contractors, Community Partners	Q1-4, 2027
		3. Verify eligibility	Local Union 104	WSC, Participating Contractors, Community Partners	Q1-4, 2027
		4. Process and distribute rebates	Local Union 104	WSC, Participating Contractors, Community Partners	Q1-4, 2027
	B. Complete qualifying heat pump installations	1. Coordinate contractor participation	Local Union 104	Participating Contractors	Q1 2028 through Q4 2029
		2. Track installations	Local Union 104	Participating Contractors	Q1 2028 through Q4 2029
		3. Process homeowner rebates	Local Union 104	Participating Contractors	Q1 2028 through Q4 2029

		4. Maintain installation database	Local Union 104	Participating Contractors	Q1 2028 through Q4 2029
2. Reduce residential exposure to harmful indoor and outdoor air pollutants	A. Indoor air quality improvement measures implemented in participating homes	1. Replace fossil fuel HVAC systems	Participating Contractors	Local Union 104, Community Partners	Q2 2027 through Q4 2029
		2. Install upgraded filtration systems	Participating Contractors	Local Union 104, Community Partners	Q2 2027 through Q4 2029
		3. Educate homeowners on healthy ventilation and filter maintenance	Participating Contractors	Local Union 104, Community Partners	Q2 2027 through Q4 2029
3. Improve energy efficiency and long-term system performance	A. Ongoing tracking of completed heat pump installations	1. Track completed installations	Local Union 104	Participating Contractors	Q3 2027 through Q4 2029
		2. Estimate energy savings and emissions reductions	Local Union 104	Participating Contractors	Q3 2027 through Q4 2029
		3. Maintain project performance database	Local Union 104	Participating Contractors	Q3 2027 through Q4 2029
4. Improve community health outcomes associated with poor air quality	A. Indoor air quality education campaign launched	1. Develop educational materials	Local Union 104	Participating Contractors, WSC, Community Partners	Q2 2027 through Q4 2029
		2. Conduct community workshops	Local Union 104	Participating Contractors, WSC,	Q2 2027 through Q4 2029

				Community Partners	
		3. Educate households on filtration and ventilation maintenance	Local Union 104	Participating Contractors, WSC, Community Partners	Q2 2027 through Q4 2029
5. Expand participation of High-Road union contractors serving disadvantaged communities	A. Recruit and onboard participating contractors	1. Conduct contractor outreach	Local Union 104	WSC, Industry Partners	Q1 2027 through Q2 2028
		2. Verify participation standards	Local Union 104	WSC, Industry Partners	Q1 2027 through Q2 2028
		3. Provide onboarding assistance and technical support	Local Union 104	WSC, Industry Partners	Q1 2027 through Q2 2028
6. Support workforce development and economic resilience through High-Road employment pathways	A. Heat pump and indoor air quality workforce training implemented	1. Deliver advanced heat pump training	Local Union 104 Training Programs	Participating Contractors, Workforce Development Partners	Q2 2027 through Q4 2029
		2. Support apprenticeship participation	Local Union 104 Training Programs	Participating Contractors, Workforce Development Partners	Q2 2027 through Q4 2029
		3. Track technician participation and workforce metrics	Local Union 104 Training Programs	Participating Contractors, Workforce Development Partners	Q2 2027 through Q4 2029

7. Increase equitable access to clean heating and cooling technologies	A. Community outreach and enhanced low-income rebate program implemented	1. Conduct targeted outreach in disadvantaged communities	Local Union 104	Community Partners	End of Q1 2027 through Q4 2029
		2. Partner with trusted local organizations	Local Union 104	Community Partners	End of Q1 2027 through Q4 2029
		3. Provide enhanced rebates for low-income households	Local Union 104	Community Partners	End of Q1 2027 through Q4 2029

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Western States Council of SMART	$293,000.00	$77,500.00	$20,000.00	$390,500.00	26.5%	6.8%	$0.00	0.0%	10.7%
Co-Applicant 1	S.M.A.R.T., SMW Local Union No.104	$3,227,000.00	$0.00	$20,000.00	$3,247,000.00	0.0%	0.6%	$0.00	0.0%	89.3%
Co-Applicant 2	Emerald Cities Collaborative	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$3,520,000.00**	**$77,500.00**	**$40,000.00**	**$3,637,500.00**	**2.2%**	**1.1%**	**$0.00**	**0.0%**	**89.3%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$3,637,500.00

Project Name:	**Heat Pump Equity**
Lead Applicant Name:	**Western States Council of SMART**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contigency	Contigency	$20,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	Program Administration	$77,500.00
Personnel/Staff Costs	Direct	Special Projects Coordinator	33% FTE over 3 years (includes fringe benefits)	$293,000.00

Project Name:	**Heat Pump Equity**
Co-Applicant 1 Name:	**S.M.A.R.T., SMW Local Union No.104**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Rebate Dispersal Manager	FTE @ 13% over three years	$62,000.00
Other Direct Costs	Direct	Customer Rebates	Heat Pump Installation Customer Rebates	$3,000,000.00
Community Engagement	Direct	Program Marketing	Heat Pump Equity Program Marketing	$10,000.00
Personnel/Staff Costs	Direct	Local 104 Business Development Representative	FTE @ 13% over three years	$155,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency	$20,000.00
Only add lines above this line				
			TOTAL:	**$3,247,000.00**

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$3,227,000.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$20,000.00
Total Funds Requested	$3,247,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.6%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Equitable HP Transition
Lead Applicant Name	Western States Council of SMART
Project Location	Benica & Surrounding Cities
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Workforce Impact Research
Project Lead	Western States Council of SMART (WSC)
Project Location	Benicia & Surrounding Cities
Project Funding Request	$387,500.00

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*
   The Workforce Impact Research project will evaluate how High-Road union rebate programs improve workforce outcomes, contractor economics, installation quality, and community economic impacts compared to conventional HVAC rebate programs. Led by the Western States Council of SMART in partnership with an academic research institution and a community-based research organization with prior presence in Benicia and surrounding communities, the project will produce original analysis, community-informed policy recommendations, and a publicly available report designed to inform future BAAQMD electrification programs and statewide residential decarbonization policy. The research will draw directly on program data generated through the concurrent Heat Pump Equity and Community Contractor Growth projects, creating an integrated feedback loop between program implementation and evidence-based learning.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
   - **Reduce air pollution and improve health outcomes**
     - The Workforce Impact Research project supports the strategy to Reduce Air Pollution and Improve Health Outcomes by examining

how High-Road installation standards affect the quality and performance of heat pump systems in Benicia area homes. Research into installation outcomes and barriers to equitable program participation contributes to a broader understanding of how program design choices affect the degree to which clean energy investments actually reach and benefit communities that have borne a disproportionate share of industrial pollution. Findings will inform recommendations that help future programs maximize both adoption rates and real-world health and air quality outcomes in fenceline communities navigating the transition away from fossil fuel infrastructure.

- **Build economic resilience for a just transition**
  - The project also directly advances the Local Community Benefits Fund's strategy to Build Economic Resilience for a Just Transition by generating community-informed research on how High-Road union rebate programs create superior workforce and economic outcomes compared to conventional alternatives. Benicia and surrounding communities are at the epicenter of the Bay Area's industrial transition — the closure of the Valero refinery has created urgent economic disruption for workers and families whose livelihoods have depended on the fossil fuel economy for generations. By analyzing contractor economics, workforce quality, career pathways, and community economic impacts in this context, the project produces actionable findings that can guide future program design toward models that prioritize family-sustaining jobs, local business development, and lasting economic opportunity for residents navigating this transition. The research findings and policy recommendations will directly inform how BAAQMD and other funders structure future electrification investments to maximize community economic benefit in communities facing the most acute disruption from the shift away from fossil fuels.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*
   The Workforce Impact Research project will serve Benicia and surrounding communities within the eligible geography, including Vallejo, Rodeo, Crockett, Port Costa, Martinez, Bay Point, and Pittsburg. While the research itself will be conducted across the eligible community geography, community engagement

activities will be concentrated in the neighborhoods most heavily impacted by refinery emissions, industrial pollution, and the economic disruption of the ongoing transition away from fossil fuel infrastructure, where barriers to clean energy adoption are most acute.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*
   The need for this research emerged directly from Local Union 104's longstanding engagement with Benicia and surrounding communities. Through years of delivering the Skilled & Trained HVAC Rebate Program in the region, Local Union 104 has developed close working relationships with local government agencies, advocacy organizations, and community members, through which recurring concerns have surfaced about program access, contractor quality, workforce outcomes, and the equitable distribution of clean energy benefits, concerns that have taken on added urgency given the economic disruption facing workers and families in the wake of the Valero refinery closure. These conversations have shaped the research questions at the heart of this project and will continue to inform its direction throughout the grant term.

   Building on this foundation, the project's community-based research partner has an established presence in Benicia and surrounding communities, having served over 1,600 homes in Vallejo and Benicia through residential energy efficiency programming. Through this work the organization has developed relationships with residents and local organizations that will be essential for conducting focus groups, interviews, and barrier assessments with community members who have firsthand experience with, or have been excluded from, residential decarbonization programs.

   Together these existing relationships ensure that the research is not designed from the outside in, but is grounded in the priorities, experiences, and concerns of the people it is meant to serve.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Benicia and surrounding communities face compounding environmental justice, public health, and economic challenges that make this research both timely and essential. The Valero Benicia Refinery, one of the largest in California, has long been responsible for elevated levels of sulfur dioxide, carbon monoxide, and fine particulate matter across the city. According to IQAir, Solano County has nearly 36,000 residents with asthma, over 24,000 with cardiovascular disease, and more than 168,000 residents in vulnerable age groups — children under 18 and adults over 65 — all at heightened risk from the area's elevated pollution levels. A 2019 refinery malfunction sent toxic plumes across Benicia for hours, prompting dozens of 911 calls from residents reporting difficulty breathing and triggering shelter-in-place orders at surrounding elementary schools. Valero has recently agreed to pay an additional $3.25 million penalty to BAAQMD for 118 air quality violations between 2019 and 2023, all penalties that directly fund this grant.

At the same time, the closure of the Valero refinery represents a moment of profound economic disruption for workers and families whose livelihoods have been tied to the fossil fuel economy for generations. Residential electrification programs represent a critical opportunity to address these challenges simultaneously but only if designed to actually reach frontline communities, deliver quality installations, and generate family-sustaining employment. Currently, the field lacks research comparing how High-Road union programs and conventional alternatives perform across these dimensions in communities like Benicia. The Workforce Impact Research project fills that gap directly, producing findings and policy recommendations that help BAAQMD and future program administrators design clean energy investments that deliver measurable, lasting benefits to the communities that need them most.

Progress toward community impact will be demonstrated through concrete, trackable outcomes including the number of Benicia area community members and organizations engaged through focus groups and interviews, delivery of interim research findings, and publication of a final report with actionable policy recommendations informed directly by community input.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*
   Here's the updated Community Engagement section for Benicia:

Community engagement is embedded throughout the Workforce Impact Research project rather than treated as a standalone activity. The project's community-based research partner — an organization with established presence in Benicia and surrounding communities through prior residential energy efficiency programming — will lead structured community engagement activities designed to ensure the research reflects the lived experiences and priorities of residents most impacted by industrial pollution and the economic disruption of the Valero refinery closure.

A key asset of this project is the community-based research partner's existing database of households served through prior energy efficiency programming in Vallejo and Benicia, which includes household demographics, homeownership status, program satisfaction, water and energy savings data, and client testimonials documenting barriers and challenges residents have faced when attempting to decarbonize their homes. This ready-made dataset provides an immediate, community-grounded foundation for the research and significantly reduces the time and cost typically required to establish a baseline understanding of participation barriers in a new community.

Building on this foundation, the community-based research partner will conduct 5-10 focus groups and interviews with past program recipients and Benicia area community members, with a focus on documenting barriers to participation in decarbonization programs and gathering recommendations for program improvement, with particular attention to households facing economic uncertainty from the refinery transition. An additional 5-10 interviews will be conducted with local community-based organizations and regional stakeholders working on equitable building decarbonization, informed by best practices developed through prior interview and focus group work including over 75 interviews conducted in developing the organization's most recent policy priorities framework.

Community feedback gathered through these activities will be directly incorporated into the research findings and policy recommendations, ensuring that the final report reflects community priorities rather than researcher assumptions. Progress and findings will be shared with community members and organizations through quarterly progress updates, and the final report will be made publicly available and disseminated in formats accessible to non-technical audiences. Local Union 104 will also continue to leverage its existing relationships with Benicia area community members, local government agencies, and advocacy organizations throughout the grant term to solicit ongoing

feedback and ensure the research remains responsive to evolving community needs.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

   The Workforce Impact Research project is structured as a three-year initiative with two distinct phases. During Years 1 and 2, the project's academic research partner will conduct a comprehensive comparative analysis of the Skilled & Trained HVAC Rebate Program against conventional HVAC rebate programs, examining High-Road program design elements, costs and pricing, installation quality, workforce outcomes, and community economic impacts. Simultaneously, the project's community-based research partner will conduct focus groups and interviews with Benicia area residents and community organizations, analyze existing residential service data to establish a baseline understanding of barriers to participation, and develop community-informed policy recommendations, with particular attention to households and workers navigating the economic disruption of the Valero refinery closure and the broader transition away from fossil fuels. Both research streams will draw directly on program data generated through the concurrent Heat Pump Equity and Community Contractor Growth projects, ensuring findings are grounded in real implementation experience rather than theoretical assumptions.

   Year 3 will focus on synthesizing findings from both research streams into a single, cohesive final report with actionable policy recommendations for BAAQMD and other electrification program administrators. The report will be made publicly available and disseminated in formats accessible to non-technical audiences, including community members and organizations in Benicia and surrounding communities. The Western States Council of SMART will coordinate all research activities, facilitate data sharing between research partners and program implementation teams, and oversee report production and dissemination.

   Measurable outcomes for this project include the completion of community focus groups and interviews, delivery of interim research findings, completion of the comparative program analysis, and publication of the final report with policy recommendations. These outcomes collectively demonstrate that the research was conducted with community input, produced actionable findings, and is capable of improving how future public investments in clean energy are designed

and delivered in communities like Benicia that are navigating the intersection of industrial pollution, public health disparities, and economic transition.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*
   The Workforce Impact Research project requests a total of $387,500 over a three-year grant term. The budget is structured to support two years of active research and one year of report synthesis and dissemination.

   The largest cost categories are personnel and research subcontractors. A Research Lead at 25% FTE over three years, including fringe benefits, accounts for $125,000 and will provide overall project coordination, partner management, and research oversight. A Special Projects Coordinator at 2% FTE over three years, including fringe benefits, accounts for $17,500 and will support administrative and reporting functions. A SMART Local Union 104 Business Development Representative at 6% FTE over three years, including fringe benefits, accounts for $25,000 and will support contractor outreach, participant recruitment, and community connections throughout the grant term. An academic research institution will conduct the comparative program analysis, literature review, and data analysis over Years 1 and 2 at a cost of $125,000. A community-based research organization with established presence in Benicia and surrounding communities will lead community engagement, focus groups, interviews, and policy recommendation development over Years 1 and 2 at a cost of $62,500. Printing and dissemination of the final report is budgeted at $5,000 to ensure findings are accessible to community members and stakeholders in Benicia and surrounding areas.

   Indirect costs are budgeted at $17,500, representing 5.2% of total direct costs and within the allowable 15% cap. A contingency of $10,000, representing 3% of total direct costs, is included to cover any unforeseen expenses that may arise during the grant term.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Workforce Impact Research project is directly aligned with community, regional, and statewide initiatives aimed at advancing equitable building decarbonization, improving air quality, and building economic resilience in frontline communities.

At the community level, the project supports local just transition planning efforts underway in Benicia and surrounding communities in response to the Valero refinery closure, which have identified workforce development, clean energy deployment, and economic diversification as priority strategies for community stabilization. The project also aligns with BAAQMD's Community Health Protection Program, which works with Bay Area communities most impacted by air pollution to reduce emissions and improve public health, all goals directly served by generating research that improves how clean energy programs are designed and delivered in fenceline communities like Benicia.

At the regional level, the project aligns with the Green Empowerment Zone initiative in Contra Costa and Solano Counties. Benicia sits within Solano County, making this alignment particularly direct. The GEZ is focused on growing clean energy manufacturing and workforce capacity in communities impacted by the industrial transition away from fossil fuels, and the research findings will contribute directly to the evidence base informing how the region attracts clean technology investment and develops the skilled workforce needed to support it. The project also supports BAAQMD's upcoming Rule 9-4 implementation in 2029 by providing timely, community-grounded research on High-Road program design that can inform how the Air District structures future electrification incentive programs.

At the statewide level, the project is directly consistent with the California Public Utilities Commission's Environmental and Social Justice Action Plan, specifically Goal 7: promoting High-Road career paths and economic opportunity for residents of Environmental and Social Justice communities, and Goal 2: increasing investment in clean energy resources to benefit ESJ communities and improve local air quality and public health. The project is also consistent with MTC/ABAG's Plan Bay Area 2050+ Strategy EC2, which calls for expanding job training and incubator programs across the region. The project further aligns with California's High-Road Training Partnership framework and broader building decarbonization goals, ensuring that the clean energy transition delivers

equitable economic benefits to the communities most impacted by fossil fuel pollution.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

    The Western States Council of SMART will serve as Project Lead for the Workforce Impact Research project, with day-to-day project management led by a Research Lead with extensive experience in labor policy research, grant management, and community-centered data analysis.

    The Research Lead holds a Master of Public Policy from UCLA with a concentration in labor policy and data analytics. Prior research experience includes a study of wage theft in the car wash industry in Los Angeles, work that required building trust with undocumented and monolingual populations and handling sensitive worker data with care and confidentiality, as well as industry analyses of multiple sectors conducted in partnership with the UCLA Labor Center examining High-Road training partnerships across California. This background reflects both the technical research skills and the community-centered approach essential to a project rooted in Benicia and surrounding communities.

    The Research Lead currently oversees statewide grant reporting and writing for the Western States Council and is actively managing an ongoing research initiative examining the workforce, economic, and climate impacts of the SMART Local Union 104 Skilled & Trained HVAC Rebate Program. That research, which analyzes program outcomes across nearly 46,000 jobs completed between 2010 and 2024, documents $21.7 million in energy cost savings, and quantifies 208 million pounds of avoided greenhouse gas emissions, directly establishes the foundation and methodological framework for the Workforce Impact Research project proposed here. The Research Lead's prior experience working with the UCLA Labor Center on academic research partnerships also demonstrates a proven ability to manage relationships with institutional research partners, a core requirement of this project.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Research Lead will dedicate 25% FTE to project implementation over the three-year grant term, providing overall coordination, partner management, data oversight, and report production. A Special Projects Coordinator at 2% FTE and a SMART Local Union 104 Business Development Representative at 6% FTE will provide administrative, reporting, and community outreach support. The Western States Council will leverage its existing relationships with Local Union 104, signatory contractors, and community partners in Benicia and surrounding communities to facilitate data access and research coordination throughout the grant term. The Council brings demonstrated capacity to manage complex, multi-partner grants, currently overseeing a three-year California High-Road Training Partnership grant totaling $13.3 million with over nine subrecipients.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
N/A

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*
The primary barriers for this project are data access, partner coordination, and community participation in engagement activities, all of which have been anticipated and addressed in the project design. Data access is mitigated by Local Union 104 and the Western States Council providing the academic research partner with direct access to Skilled & Trained HVAC Rebate Program data from the outset, supplemented by publicly available data from BAAQMD, CalEnviroScreen, and other regional sources.
Partner coordination will be managed through monthly check-ins, a shared workplan with clearly defined milestones, and standardized reporting procedures across all research partners.

Community participation risks are mitigated by the community-based research partner's established presence in Benicia and surrounding communities through prior residential energy efficiency programming, including existing relationships with households and local organizations in Vallejo and Benicia. Additionally, Local Union 104's longstanding engagement with Benicia area community members, local government agencies, and advocacy organizations provides a complementary network for participant recruitment and community outreach

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Workforce Impact Research project will produce community-grounded evidence on how High-Road union rebate programs deliver superior workforce, economic, and community outcomes compared to conventional alternatives, generating actionable policy recommendations to guide future BAAQMD electrification investments in Benicia and surrounding communities.

Measurable Outcome	Indicator(s)
1. Community engagement conducted with Benicia area residents and organizations to identify barriers to decarbonization program participation and inform research findings	• Number of focus groups and interviews conducted with Benicia area community members • Number of interviews conducted with local community based organizations (CBOs) and regional organizations • Evidence that community feedback is reflected in interim research findings and final policy recommendations
2. Existing community household data analyzed to establish a baseline understanding of barriers to decarbonization program participation in Benicia and surrounding communities	• Completion of analysis of existing household database • Number of households represented in the dataset • Documentation of key trends and barriers identified through data analysis
3. A comparative analysis of High-Road union versus conventional HVAC rebate programs is completed, examining program design, costs and pricing, installation quality, and workforce and community economic impacts	• Completion of High-Road program design review and identification of comparison programs • Number of comparison HVAC rebate programs analyzed • Documentation of program costs, pricing, and installation quality data across programs

	• Quantification of workforce and community economic impacts including wages, benefits, job quality, and career pathways
4. Actionable policy recommendations are developed to improve equitable access, program design, and outreach in future BAAQMD electrification programs	• Number of policy recommendations developed • Evidence that recommendations are informed by both academic research findings and Benicia area community input • Completion of policy brief submitted to BAAQMD
5. A final research report is published and disseminated to BAAQMD, community stakeholders, and statewide policy audiences	• Completion and publication of final research report • Number of community and policy stakeholders receiving the report • Report available in accessible format for non-technical audiences

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Community engagement conducted with Benicia area residents and organizations to identify barriers to decarbonization program participation and inform research findings	A. Focus groups and interviews conducted with Benicia area community members	1. Develop interview and focus group protocols in collaboration with WSC and Local Union 104	Community-based research partner	WSC	Q3 2027
		2. Conduct 5-10 focus groups and interviews with past program recipients and Benicia area community members on barriers to decarbonization program participation, with particular attention to households affected by the Valero refinery closure	Community-based research partner	WSC	Q2 2028
		3. Consolidate findings, document barriers and recommendations, and share with research team	Community-based research partner	WSC	Q3 2028
	B. Interviews conducted with CBOs and regional organizations on equitable decarbonization	1. Identify and recruit 5-10 local CBOs and regional organizations working on equitable building decarbonization in Benicia and surrounding communities	Community-based research partner	WSC	Q4 2027
		2. Conduct interviews to capture best practices and gaps in outreach for equitable building decarbonization programs	Community-based research partner	WSC	Q2 2028
		3. Consolidate findings and integrate into research framework and policy recommendation development	Community-based research partner	WSC, Academic research partner	Q3 2028

	C. Community engagement findings integrated into research and recommendations	1. Share community engagement findings with academic research partner for integration into comparative analysis	Community-based research partner	WSC	Q3 2028
		2. Incorporate community feedback into draft policy recommendations	Community-based research partner	WSC	Q4 2028
		3. Document community engagement process and outcomes for inclusion in final report	WSC	Community-based research partner	Q4 2028
2. Existing community household data analyzed to establish a baseline understanding of barriers to decarbonization program participation in Benicia and surrounding communities	A. Existing household database analyzed for decarbonization barriers	1. Identify and extract relevant data fields from existing household database of Benicia area residents served through prior energy efficiency programming	Community-based research partner	WSC	Q3 2027
		2. Analyze data for trends in barriers and pain points related to decarbonization program participation in Benicia and surrounding communities	Community-based research partner	WSC	Q4 2027
		3. Document findings and share with full research team to inform interview design and comparative analysis	Community-based research partner	WSC, Academic research partner	Q4 2027
	B. Database findings synthesized with community engagement results	1. Compare database trends with focus group and interview findings to identify consistent patterns	Community-based research partner	WSC	Q3 2028

		2. Identify gaps between what data shows and what community members report to surface qualitative barriers	Community-based research partner	WSC	Q3 2028
		3. Produce summary of combined quantitative and qualitative barrier findings for use in policy recommendations	Community-based research partner	WSC	Q4 2028
	C. Barrier analysis findings shared with research partners	1. Present combined barrier findings to academic research partner for integration into comparative analysis	Community-based research partner	Academic research partner, WSC	Q4 2028
		2. Incorporate barrier findings into equity and access section of final report	WSC	Community-based research partner, Academic research partner	Q2 2029
		3. Document methodology and data sources for reproducibility and transparency	Community-based research partner	WSC	Q4 2028
3. A comparative analysis of High-Road union versus conventional HVAC rebate programs is completed,	A. High-Road program design review and industry baseline established	1. Review Skilled & Trained HVAC Rebate Program design and identify High-Road elements with focus on job quality, wages, benefits, and training	Academic research partner	WSC, Local Union 104	Q4 2027
		2. Identify comparison HVAC rebate and incentive programs to establish an industry baseline	Academic research partner	WSC	Q4 2027

examining program design, costs and pricing, installation quality, and workforce and community economic impacts		3. Estimate and document number of units installed under Skilled & Trained program and alternative programs	Academic research partner	WSC, Local Union 104	Q4 2027
	B. Program costs, pricing, and installation quality analyzed across programs	1. Analyze Skilled & Trained program data on customer pricing and contractor costs	Academic research partner	WSC, Local Union 104	Q2 2028
		2. Identify and analyze available data on alternative HVAC rebate program costs and pricing	Academic research partner	WSC	Q2 2028
		3. Investigate quality of work outcomes including callbacks, energy savings, and customer reviews across High-Road and comparison programs	Academic research partner	WSC, Local Union 104	Q2 2028
	C. Workforce and community economic impacts assessed	1. Assess impact of High-Road workforce elements on job creation, wages, benefits, and career pathways for workers in Benicia and surrounding communities	Academic research partner	WSC, Local Union 104	Q3 2028
		2. Analyze access for local and disadvantaged workers and capacity of minority and worker-owned contractors under each program model	Academic research partner	WSC, Community-based research partner	Q3 2028
		3. Consolidate all analysis areas into consolidated findings document to support report and recommendation development	Academic research partner	WSC	Q4 2028
4. Actionable policy	A. Research-backed policy recommendations developed	1. Develop draft policy recommendations for HVAC rebate	Academic research partner	WSC	Q4 2028

recommendations are developed to improve equitable access, program design, and outreach in future BAAQMD electrification programs		program design based on comparative analysis findings			
		2. Develop recommendations for BAAQMD Rule 9-4 implementation and labor partnership strategies, with attention to just transition needs in Benicia and surrounding communities	Academic research partner	WSC	Q4 2028
		3. Integrate research-backed recommendations with community-informed recommendations from Outcomes 1 and 2	WSC	Academic research partner, Community-based research partner	Q4 2028
	B. Policy brief drafted and submitted to BAAQMD	1. Draft policy brief consolidating all recommendations for BAAQMD program design, contractor accountability, and equitable access in communities navigating the fossil fuel transition	WSC	Academic research partner, Community-based research partner	Q1 2029
		2. Review and refine policy brief with all research partners	WSC	Academic research partner, Community-based research partner	Q1 2029
		3. Submit final policy brief to BAAQMD Community Investments Office	WSC		Q1 2029

	C. Policy recommendations validated with Benicia area community stakeholders	1. Share draft recommendations with Benicia area community organizations and Local Union 104 for feedback	WSC	Community-based research partner	Q4 2028
		2. Incorporate community stakeholder feedback into final recommendations	WSC	Community-based research partner	Q1 2029
		3. Document community validation process for inclusion in final report	WSC	Community-based research partner	Q1 2029
5. A final research report is published and disseminated to BAAQMD, community stakeholders, and statewide policy audiences	A. Final report drafted and reviewed	1. Receive draft report sections from academic research partner and community-based research partner covering their respective research findings	WSC	Academic research partner, Community-based research partner	Q1 2029
		2. Conduct internal review of all partner-contributed sections with full research team	WSC	Academic research partner, Community-based research partner	Q2 2029
		3. Synthesize partner contributions into unified report draft and incorporate feedback	WSC	Academic research partner, Community-based	Q2 2029

			research partner	
B. Final report published and disseminated to BAAQMD and community stakeholders	1. Publish final report in publicly accessible format and submit to BAAQMD	WSC		Q3 2029
	2. Disseminate report to Benicia area community organizations, local government agencies, and advocacy partners	WSC	Community-based research partner	Q3 2029
	3. Share report with statewide policy audiences including CPUC, California Workforce Development Board, and relevant state agencies	WSC	Academic research partner	Q3 2029
C. Report disseminated in accessible formats to Benicia area community	1. Develop accessible summary of key findings for non-technical community audiences in Benicia and surrounding communities	Community-based research partner	WSC	Q3 2029
	2. Distribute accessible summary through community-based research partner's existing Benicia area community networks	Community-based research partner	WSC	Q4 2029
	3. Present findings at relevant BAAQMD, community, and statewide policy convenings	WSC	Academic research partner, Community-based research partner	Q4 2029

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	Western States Council of SMART	$335,000.00	$17,500.00	$10,000.00	$362,500.00	5.2%	3.0%	$0.00	0.0%	93.5%
Co-Applicant 1	S.M.A.R.T., SMW Local Union No.104	$25,000.00	$0.00	$0.00	$25,000.00	0.0%	0.0%	$0.00	0.0%	6.5%
Co-Applicant 2	Emerald Cities Collaborative	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$360,000.00**	**$17,500.00**	**$10,000.00**	**$387,500.00**	**4.9%**	**2.8%**	**$0.00**	**0.0%**	**6.5%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants)	$387,500.00

Project Name:	**Workforce Impact Research**
Lead Applicant Name:	**Western States Council of SMART**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency	$10,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	Program Administration	$17,500.00
Personnel/Staff Costs	Direct	Research Lead	25% FTE over 3 years (includes fringe benefits)	$125,000.00
Community Engagement	Direct	Marketing Development	Printing and Dissemination of Paper	$5,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Research Vendor	Utilizing Rising Sun (or similar) to conduct data collection and policy recommedations	$62,500.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Research Vendor	Utilizing Berkeley Labor Center (or similar) to conduct literature review, data analysis and other research activities	$125,000.00
Personnel/Staff Costs	Direct	Special Projects Coordinator	2% FTE over 3 years (includes fringe benefits)	$17,500.00

Project Name:	**Workforce Impact Research**
Co-Applicant 1 Name:	**S.M.A.R.T., SMW Local Union No.104**
Term for this budget (in years):	**3 Years**

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	SMART LU 104 Business Development Representative	6% FTE over 3 years	$25,000.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Opportunity
Working Waterfront Coalition Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Greening the Maritime Industry
Lead Applicant	Working Waterfront Coalition
Application Location	Mare Island, Vallejo California
Overall Funding Request	$1,755,400
Grant Term Request	Three Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The Working Waterfront Coalition (WWC) is a first-of-its-kind, industry-led workforce development initiative that is building a skilled maritime workforce pipeline for the San Francisco Bay Area while simultaneously advancing a just transition to a clean transportation economy. Through our Marine Trades and Water Transportation Careers program, WWC proposes to enroll 165 participants over three years in accelerated, employer-designed and supported training pathways in marine trades, water transportation, Electronic Drive Technician (low and zero emission) technology, and design and construction of an electric tugboat— preparing workers to build, operate, maintain, and repair the Bay Area's next generation of electric and low-emission vessels. Measurable outcomes include: 80% or higher training completion rates; 75%+ of completers attaining industry-recognized credentials (including OSHA 10, USCG endorsements, and marine trade competency certifications); and 70–80% placement in unsubsidized employment or registered apprenticeships with partner employers earning prevailing wages of $57,000 to over $96,000 annually.

WWC's application directly supports all three Program Goals of the Local Community Benefits Fund. First, by training workers for electric and zero-emission vessel maintenance, repair and shipbuilding — in partnership with Cal Poly Maritime and SF Bay Ferry— WWC advances the reduction of maritime air pollution and builds the skilled workforce necessary to sustain a fossil-fuel-free water transportation system.

Second, WWC's holistic program model integrates job training with a full suite of wraparound services — including training stipends, transportation assistance, childcare support, legal aid, and nutrition services — to address the interconnected barriers that prevent underserved residents from accessing quality employment. Third, WWC's coalition model is inherently community-driven and collaborative: it brings together shipyards, ferry services and operators, unions, and community-based organizations in Solano and Northern Contra Costa County to deliver coordinated solutions rooted in both industry need and community voice.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The communities that this application will benefit are concentrated in Solano County and the northern Contra Costa County corridor and— a stretch of waterfront and near-waterfront cities with deep industrial and maritime histories, and with persistent economic challenges that have left many residents without access to the quality jobs that exist within their own region. The primary target communities are Vallejo, Rodeo, Crockett, Port Costa, Martinez (areas north of Highway 4), Mountain View, Vine Hill, Pacheco, Concord (areas north of Highway 4, and south of Highway 4 between I-680 and Highway 242), Clyde, Bay Point, and Pittsburg. These communities sit adjacent to or within close proximity of the very waterways and industrial facilities — refineries, shipyards, ferry terminals, and marine infrastructure — that have long defined the economic character of this part of the Bay Area. In particular, the operation and projected closing of the Valero refinery has had a significant impact on the local economy and employment for residents. Despite this proximity to the maritime economy and related petrochemical infrastructure, residents of these communities have rarely been connected to the well-paying maritime careers available to them. Many of these cities and unincorporated communities were built around heavy industry, and their residents have historically borne a disproportionate share of the air quality and public health burdens associated with fossil-fuel-dependent operations at ports and industrial facilities along the Carquinez Strait and Suisun Bay. As the maritime industry transitions to electric and low-emission vessels and operations, these same communities stand to benefit — but only if their residents are trained and positioned to fill the jobs that the transition will create.

The specific populations WWC will prioritize for recruitment across these communities include: Hispanic and Latino residents, who represent a significant and growing share of the population in cities like Pittsburg, Bay Point, Martinez, and Vallejo, and who remain substantially underrepresented in the maritime trades; African American residents, particularly in Vallejo and Bay Point, communities with long-standing economic disinvestment and limited local pathways to family-sustaining employment; justice-involved individuals and returning citizens, for whom the maritime industry has demonstrated strong rates of employment and retention when a structured

training pathway is provided; English Language Learners and recent immigrants, who will be served through bilingual outreach and culturally competent program delivery; young adults ages 18–24 who are disconnected from both post-secondary education and stable employment; and unemployed and underemployed workers displaced from the industrial and refinery sectors who are seeking new careers as the regional energy economy shifts. What unites these populations is not a lack of drive or capacity, but a lack of a visible, accessible on-ramp to the maritime jobs that exist within their own communities. The maritime industry offers wages of $57,600 for marine machinists, $62,750 for water transportation workers, and up to $96,000 for Captains, Mates, and Pilots — careers that require no college degree and offer clear pathways for advancement. WWC will recruit from these communities through partnerships with the Solano County Workforce Development Board, the Contra Costa County Workforce Development Board, local labor unions, community-based organizations, and county probation departments, ensuring that the residents who have long lived alongside the waterfront are the first to benefit from its future.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community*.

The mission of the Working Waterfront Coalition (WWC) is to bridge the gap between the abundance of available maritime jobs and the pressing need for skilled workers within the maritime industry. WWC is already serving the communities and populations of priority identified in the RFP. The program training facility is located on Mare Island in the City of Vallejo, and collaborates with maritime industry partners co-located on the island. With hundreds of maritime positions waiting to be filled, the WWC serves as a vital conduit for job seekers from Solano County and the Northern Contra Costa County corridor to connect with career opportunities in the maritime sector.

Cal Poly Maritime Academy is also located in the City of Vallejo, and is one of seven degree-granting maritime academies in the United States — and the only one on the West Coast. The mission of the School of Maritime Transportation, Logistics and Management (MTLM) is to instill students with the necessary knowledge, practical skills, judgment and character needed to broaden their horizons and become ethical leaders in the global maritime marketplace. Using a Learn by Doing approach, students gain hands-on experience and build strong leadership skills for a successful future.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The project will operate under a shared leadership structure between Working Waterfront Coalition and Cal Poly Maritime Academy, with Working Waterfront Coalition serving as the Lead Applicant. To support this partnership, the organizations will convene monthly meetings to identify training needs, develop complementary strategies, and explore new opportunities. Cal Poly Maritime Academy also serves as a

member of Working Waterfront Coalition's Industry Advisory Board, further embedding the relationship within a formal governance framework. Decision-making will follow a co-management structure consistent with other joint initiatives the two organizations are pursuing, including an application to the Navy through the Maritime Industrial Base to establish a national marine trades training center on the West Coast; collaboration with the Governor's GO-BIZ Office to create a Maritime Incubator in the region; and joint efforts to build a career pathways ecosystem spanning K-12 education, community colleges, the Working Waterfront Coalition, and Cal Poly Maritime Academy.

Beyond their internal collaboration, the partners are actively coordinating with external stakeholders to advance the broader maritime workforce agenda. This includes ongoing engagement with the Governor's Office of GO-BIZ and conversations with Solano County leaders—including the County Administrator and County Supervisors—focused on growing the maritime industry in the region and attracting shipyard operators interested in establishing a presence there. These external partnerships will reinforce the initiative's regional impact and ensure alignment with state and local economic development priorities.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

The Working Waterfront Coalition (WWC) leads community engagement efforts by hosting information sessions for interested applicants in Vallejo and Concord, and by delivering targeted presentations to labor unions, economic development organizations, chambers of commerce, and community groups to raise awareness about the project. WWC also works in close partnership with the Workforce Development Boards in Solano and Contra Costa Counties to establish a steady pipeline of qualified participants, ensuring that outreach efforts translate into meaningful enrollment and program participation.

Cal Poly Maritime Academy (CPM) brings a robust foundation of community engagement to the partnership, drawing on established relationships with local non-profit organizations, schools, and government agencies. CPM's ongoing engagement initiatives span a wide range of community needs, including literacy improvement, housing support for veterans, and participation in K–12 arts and sports programs — all of which foster sustainable partnerships and promote a culture of service among CPM students, faculty, and staff. CPM will support coordination through monthly reports that capture key data on outreach, enrollment, and other relevant indicators of progress.

Together, WWC and CPM will coordinate closely to align their messaging and community engagement strategies, combining their efforts wherever shared interests exist and joint action will produce stronger outcomes. This collaborative approach will ensure consistent communication, efficient tracking of progress toward measurable

goals, and timely fulfillment of all reporting, reimbursement, and invoicing requirements throughout the life of the project.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

The Working Waterfront Coalition is guided by a ten member Board of Directors representing marine employers, the marine trades, water transportation operators, and transportation operator unions. The Executive Committee of the Board is empowered to make decisions on behalf of the board, and has met and given its approval to the project proposed in the application.

Cal Poly Maritime Academy is not subject to board or council approval regarding participation in grant application and/or contracts. Vice President & CEO Corey Cook provides approvals for activities of this kind, and is aware of the planned project and has provided his approval for this joint effort.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The Working Waterfront Coalition (WWC) has demonstrated capacity to oversee complex, multi-year workforce development programs across multiple simultaneous grants. As a first-of-its-kind SF Bay Area industry-led workforce development initiative, WWC has built the organizational infrastructure, employer relationships, and program delivery systems necessary to successfully implement and manage this grant.

WWC has experience implementing a number of large workforce development programs: a Workforce Accelerator Fund 11.0 Innovation Impact Grant (Marine Trades Skills Training Program — MTST) for $500,000 18 months, and a California High Road Training Partnership (HRTP) Implementation Grant (Marine Trades and Water Transportation Careers — MTWTC) $3,933,848, both funded by the California Workforce Development Board 3 years, through June of next year. The WCC partnered with the Contra Costa and Solano County Workforce Development Boards in the implementation of these grants. The Clean Ports Grant from the EPA in the amount of $2M began work in March, and has a three year time frame, with partners SF Ferry and Port of SF, part of a larger grant award of $55M. Since the start of operations, WWC has overseen the training of 6 cohorts and 130 participants.

The following WWC staff will be dedicated to implementation of this grant:

- Program Director (0.33 FTE): Provides overall program leadership, manages employer relationships and the Industry Advisory Board (IAB), and ensures contractual compliance. The Program Director brings deep experience in maritime workforce development and community-based programming.

- Program Manager (0.33 FTE): Oversees day-to-day training delivery, cohort coordination, participant tracking, and community-based organization (CBO) partnerships. Manages participant Individual Employment Plans (IEPs) and case management services.
- Lead Instructor — Marine Trades (0.33 FTE): Delivers the accelerated marine trades curriculum covering marine welding, shipfitting, painting, electrical, carpentry, and pipefitting.
- Assistant Instructor — Marine Trades (0.33 FTE): Supports the Lead Instructor, provides individualized participant support, and assists with OSHA 10 safety training delivery.
- Administrative Assistant (0.33 FTE): Provides data entry, case file management, scheduling, and participant intake and enrollment support.
- Budget/Fiscal Manager (0.33 FTE): Manages all financial reporting, grant compliance, cost allocation, budget-to-actual monitoring, and coordination with program funders on fiscal requirements.
- Employer Services Coordinator (0.33 FTE): Manages First Source Hiring Agreement relationships, employer outreach, job placement activities, and coordination with funder Employer Services units.
- Community Engagement/Industry Engagement Specialist (1.0 FTE): Builds and strengthens relationships with community members, organizations, non-profits and industry employers.

In addition, WWC will partner with Cal Poly Maritime to provide marine welding training and subcontract with Bay Ship & Yacht to deliver onsite skills training at their shipyard. Cal Poly Maritime will be involved in curriculum development related to design, fabrication, and operation of an electric tugboat. These training partners bring industry-recognized expertise and established relationships with WWC from prior programs.

WWC's coalition structure further amplifies its implementation capacity. Employer partners including Bay Ship & Yacht, American Navigation, SF Bay Ferry, Westar Marine Services, the Port of San Francisco, Northrop Grumman, and others provide direct hiring pipelines and training infrastructure. Labor partners including Machinist's District Lodge 190, Inlandboatmen's Union of the Pacific, the International Organization of Masters, Mates and Pilots, and Pile Drivers Local 34 take part in curriculum design and mentor program participants. CBO recruitment partners in Solano and Contra Costa Counties will ensure robust participant pipelines from priority communities.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

WWC has a demonstrated track record of managing public funds across multiple grants from state and federal agencies, including the California Workforce Development Board (CWDB) and the U.S. Environmental Protection Agency (EPA). WWC's financial

management practices are designed to ensure accountability, transparency, and compliance with all applicable grant requirements.

WWC's Budget/Fiscal Manager (0.33 FTE dedicated to this grant) maintains primary responsibility for all financial oversight functions, including:

- Budget-to-actual monitoring: WWC conducts ongoing comparison of actual expenditures against approved budget line items to identify variances and ensure spending remains aligned with approved grant activities.
- Cost allocation: Costs are allocated across programs according to documented cost allocation methodologies that comply with applicable federal and state cost principles.
- Financial reporting: WWC prepares and submits all required financial reports to funders on the schedules specified in each grant agreement, including quarterly and annual reports as applicable.
- Grant compliance: The Fiscal Manager coordinates with the Program Director and Program Manager to ensure that expenditures are tied to allowable grant activities and that proper documentation is maintained for all transactions.
- Audit readiness: WWC maintains organized grant files, supporting documentation for all expenditures, and systems for tracking participant-level data in alignment with funder requirements.

WWC has successfully managed grant budgets of significant scale, including a $500,000 Workforce Accelerator Fund grant for Marine Trades Skills Training and a High Road Training Partnership HRTP Implementation Grant for the Marine Trades and Water Transportation Careers Program in the amount of $3,933,848. Both of these grants were administered in partnership with the Contra Costa County Workforce Development Board. This multi-grant management experience reflects WWC's ability to track and report on funds across multiple concurrent funding streams simultaneously. To track grant funds and ensure appropriate expenditure, WWC uses dedicated grant accounting practices, including the use of unique cost center codes for each grant, segregation of grant revenues and expenditures in its accounting system, and regular internal reviews by the Fiscal Manager in coordination with program leadership. Participant-level service and expenditure data is tracked using case management systems that document training participation, supportive services provided, and employment outcomes — ensuring that expenditures can be tied back to specific allowable activities and individuals served.

WWC is committed to fiscal transparency and to working collaboratively with program officers to resolve any compliance questions promptly. The Fiscal Manager serves as the primary point of contact for all fiscal matters and is available to respond to funder inquiries, provide supporting documentation, and participate in monitoring visits or audits as needed.

Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget (sum of columns to	Lead Applicant Budget	Co-Applicant 1 Budget
Greening the Marine Industry	The Working Waterfront Coalition (WWC), in partnership with Cal Poly Maritime Academy, is seeking $1,755,400 over three years through the Bay REPAIR Local Community Benefits Fund to run a workforce development program called "Greening the Maritime Industry." Based at Mare Island in Vallejo, the program will enroll 165 participants in accelerated training pathways covering marine trades, water transportation, electric drive technology, and the design and construction of an electric tugboat. The goal is to prepare workers to build, operate, maintain, and repair the next generation of electric and low-emission vessels on San Francisco Bay, and as a result, reduce air pollution and build economic resilisence for a just transition.	The proposed project directly advances the strategy of reducing air pollution and improving health outcomes by training workers specifically for electric and zero-emission vessel maintenance, repair, and shipbuilding, and building the skilled workforce necessary to sustain a fossil-fuel-free water transportation system on San Francisco Bay. In addition, the project builds economic resilience for a just transition by creating accessible pathways to well-paying maritime careers for residents who have been historically disconnected from the economic opportunities in their own region, specifically prioritizing workers who have been displaced from employment in fossil-fuel related industries.	Working Waterfront Coalition	$ 1,755,400.00	$ 1,316,550.00	$ 438,850.00

BUDGET TOTAL	1755400	

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Greening the Maritime Industry
Lead Applicant Name	Working Waterfront Coalition
Project Location	Vallejo, CA
Overall Funding Request	$1,755.400
Grant Term Request	Three years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Greening the Maritime Industry
Project Lead	Working Waterfront Coalition
Project Location	Vallejo, CA
Project Funding Request	$1,755,400

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Working Waterfront Coalition (WWC), in partnership with Cal Poly Maritime Academy, is seeking $1,755,400 over three years through the Bay REPAIR Local Community Benefits Fund to run a workforce development program called "Greening the Maritime Industry." Based at Mare Island in Vallejo, the program will enroll 165 participants in accelerated training pathways covering marine trades, water transportation, electric drive technology, and the design and construction of an electric tugboat. The goal is to prepare workers to build, operate, maintain, and repair the next generation of electric and low-emission vessels on San Francisco Bay, with target outcomes including 80% training completion rates, 75%+ of graduates earning industry-recognized credentials, and 70–80% placement in jobs paying $57,000 to over $96,000 annually.

The communities targeted by the project are concentrated in Solano County and the northern Contra Costa County corridor — including Benicia, Vallejo, Bay Point, Pittsburg, Martinez, Crockett and Rodeo — areas with deep industrial and maritime histories that have long borne disproportionate air quality and public health burdens from fossil-fuel operations. Priority populations include Hispanic and Latino residents, African Americans, justice-involved individuals, English Language Learners, disconnected youth ages 18–24, and workers displaced from refinery and industrial jobs. WWC will leverage a broad coalition of shipyards, ferry operators, labor unions, and community-based organizations to recruit from these communities and connect them to careers that exist in their own region, ensuring that the people who have historically lived alongside the waterfront are the first to benefit from its clean energy future.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce Air Pollution and Improve Health Outcomes: The Working Waterfront Coalition's program directly advances this goal by training workers specifically for electric and zero-emission vessel maintenance, repair, and shipbuilding. In partnership with Cal Poly Maritime and SF Bay Ferry, the program builds the skilled workforce necessary to su55stain a fossil-fuel-free water transportation system on San Francisco Bay. The target communities — located along the Carquinez Strait and Suisun Bay — have historically borne a disproportionate share of air quality and public health burdens from fossil-fuel-dependent operations at ports and industrial facilities in the region. By accelerating the maritime industry's transition to electric and low-emission vessels, and by training the workforce needed to maintain and operate that new fleet, the project directly reduces the sources of maritime air pollution that have long affected these

waterfront communities.

Build Economic Resilience for a Just Transition: The project builds economic resilience by creating accessible pathways to well-paying maritime careers for residents who have been historically disconnected from the economic opportunities in their own region. Training pathways lead to jobs paying $57,600 to over $96,000 annually — careers that require no college degree and offer clear advancement opportunities. The program specifically prioritizes workers displaced from the refinery and industrial sectors (including those affected by the projected closure of the Valero refinery), returning citizens, disconnected youth, and other underserved populations, equipping them with industry-recognized credentials and direct connections to hiring partners. The holistic program model further strengthens economic resilience by pairing job training with wraparound supports — including stipends, transportation assistance, childcare, legal aid, and nutrition services — to address the practical barriers that prevent underserved residents from completing training and securing stable employment.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The majority of the proposed marine trades training activities will take place at the primary WWC training site, located at 182 Pintado Street on Mare Island in Vallejo. Program partner Cal Poly Maritime Academy will provide additional training at its campus, also located in Vallejo. Additional hands-on training in ship building and repair will be provided at Bay Ship and Yacht, at 2900 Main Street #2100 in Alameda. Water transportation training will be provided at 182 Pintado Street in Mare Island with hands-on exposure on San Francisco Bay aboard a ferry provided by coalition partner Blue & Gold Fleet.

Each of these sites is readily accessible by the target communities for the project, which include Vallejo, Rodeo, Crockett, Port Costa, Martinez (areas north of Highway 4), Mountain View, Vine Hill, Pacheco, Concord (areas north of Highway 4, and south of Highway 4 between I-680 and Highway 242), Clyde, Bay Point, and Pittsburg.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The Working Waterfront Coalition employs multiple strategies to ensure that program design and delivery remain grounded in authentic community voice. Information sessions for prospective participants are structured not only to recruit applicants, but to gather meaningful input on community needs and residents' own vision for a clean maritime industry — ensuring the program evolves in response to the priorities of the people it serves. Feedback from students from the target communities is

captured through surveys administered at the end of each cohort, with questions designed to surface student and community needs that the program can address in future iterations.

WWC maintains active relationships with elected officials at the local, state, and federal levels to ensure the program remains connected to broader policy and community priorities. This includes active communication with Solano County Supervisor Cassandra James, Tiffanee Jones chief of staff for Assembly Member Lori Wilson, Vallejo City Mayor Andrea Sorce and Councilwoman Toni Lediju, and staff of U.S. Congressmen John Garamendi and Mark DeSaulnier. These relationships keep program leadership informed about community concerns and create channels for advocating on behalf of program participants and the communities they come from.

To reach the justice-involved population identified as a priority group, WWC partners with Project Dove in Vallejo, Solano Workforce Development Board, and Rubicon Programs, organizations with deep roots serving returning citizens in the community. This partnership ensures that individuals with justice involvement have a trusted, culturally familiar on-ramp into the program, and that WWC's outreach and support services are designed to meet their specific needs.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The communities targeted by the Greening the Maritime Industry initiative — Vallejo, Benicia, Rodeo, Crockett, Martinez, Bay Point, and Pittsburg — share a common history of bearing disproportionate environmental and public health burdens as a direct consequence of the industrial and fossil-fuel operations that have long defined the Carquinez Strait and Suisun Bay waterfront. The California Healthy Places Index and CalEnviroScreen data make this burden clear: Vallejo's impacted communities score high on multiple CalEnviroScreen 4.0 indicators including asthma, relative unemployment, low birth weight, cardiovascular disease, housing burden, and poverty, and are formally identified as impacted communities due to their exposure to environmental contaminants. Along the northern Contra Costa County corridor, Pittsburg and Bay Point carry CalEnviroScreen scores of 85 and 87 respectively, with sensitive populations in the 98th percentile for asthma and the 88th percentile for cardiovascular disease in both communities. Rodeo's situation is similarly acute: the eastern part of Rodeo faces some of the region's highest pollution burdens, with asthma rates in the 93rd percentile, high rates of low birthweight, and close proximity to hazardous waste sites — a direct legacy of the Phillips 66 refinery and related industrial

operations that have impacted these communities for generations. The HPI demonstrates that these health disparities are not random but are tightly linked to the same economic conditions the project seeks to address: limited job opportunities, lower educational attainment, and constrained access to the kinds of careers that provide stable, family-sustaining wages.

The environmental justice and just transition challenges driving this application are two sides of the same coin. The fossil-fuel economy that created the region's air quality and public health crisis also structured its labor market, concentrating industrial employment in these waterfront communities while leaving residents with few pathways into the emerging clean economy taking shape in their own backyard. The Greening the Maritime Industry initiative directly addresses both dimensions: by training workers specifically for electric drive technology, zero-emission vessel maintenance and repair, and the design and construction of electric vessels, the program builds the skilled workforce necessary to sustain the maritime sector's transition away from the fossil-fuel operations that have driven cumulative pollution burdens in these communities. At the same time, it creates accessible career pathways — requiring no college degree, paying prevailing wages of $57,600 to over $96,000 annually — for the workers displaced from refinery and industrial jobs, returning citizens, disconnected youth, and other residents who have historically been excluded from the economic opportunities generated along the waterfront they live beside.

Progress toward community impact will be demonstrated through measurable outcomes tracked over the three-year grant term: 165 participants enrolled from the priority communities, an 80% or higher training completion rate, 75% or more of completers earning industry-recognized credentials including OSHA 10, USCG endorsements, and marine trade competency certifications, and 70–80% placement in unsubsidized employment or registered apprenticeships with partner employers. Together, these outcomes directly operationalize the fund's goals. Each credential earned represents a worker equipped to maintain or build the zero-emission vessels that will reduce maritime air pollution along the Carquinez Strait corridor. Each job placement at prevailing wages represents a family in Vallejo, Bay Point, Pittsburg, Rodeo, or Crockett with greater economic stability and a foothold in a clean-energy industry — turning the just transition from a policy aspiration into a lived reality for the communities that have waited longest for it.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The Working Waterfront Coalition will engage community members throughout grant implementation through a structured annual schedule of information sessions, site visits, and public events designed to both share progress and gather meaningful input. WWC, in partnership with the Solano and Contra Costa County Workforce Development Boards, will host regular community information sessions to inform residents about jobs and career pathways in the maritime industry — including the specific opportunities created by the region's transition to electric and zero-emission vessels. These sessions serve a dual purpose: recruiting qualified applicants for each training cohort while also providing an accessible forum for residents to ask questions, raise concerns, and share their priorities for how the program should evolve. The next Marine Trades Training cohort is scheduled to launch in August 2026, and WWC's annual planning process establishes clear timelines for outreach, application intake, and cohort start dates so that community members can anticipate and participate in each cycle.

To deepen engagement beyond information sharing, WWC will host site visits and tours of its Mare Island training facility for community residents, elected officials, and community-based organization partners. These visits give community members a firsthand look at the training environment and the zero-emission technologies participants are learning to build, operate, and maintain — grounding community understanding of the program in direct experience rather than abstraction. Graduations will serve as additional touchpoints for community engagement: WWC will actively invite residents, local officials, and partner organizations to attend each cohort's graduation, creating opportunities for direct interaction with program graduates and informal dialogue about what is and is not working.

Feedback from the community is embedded into program operations rather than treated as a periodic add-on. At the close of each cohort, program staff conduct a structured debrief that incorporates formal evaluations completed by every graduate, capturing their assessment of recruitment, training quality, wraparound support services, and job placement follow-through. These evaluations are reviewed to identify patterns, gaps, and opportunities that inform improvements in the design and delivery of training for the next cohort. WWC’s active relationships with elected officials at the local, state, and federal levels will enable community concerns surfaced through those channels to inform program planning, ensuring that elected officials' constituent feedback reaches the program team in real time.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Working Waterfront Coalition (WWC) is a first-of-its-kind, industry-led workforce development initiative that is building a skilled maritime workforce pipeline for the San Francisco Bay Area while simultaneously advancing a just transition to a clean transportation economy. Through the proposed “Greening the Maritime Industry” initiative, WWC proposes to enroll 165 participants over three years in accelerated, employer-designed and supported training pathways in marine trades, water transportation, Electronic Drive Technician (low and zero emission) technology, and

design and construction of an electric tugboat— preparing workers to build, operate, maintain, and repair the Bay Area's next generation of electric and low-emission vessels. Measurable outcomes include: 80% or higher training completion rates; 75%+ of completers attaining industry-recognized credentials (including OSHA 10, USCG endorsements, and marine trade competency certifications); and 70–80% placement in unsubsidized employment or registered apprenticeships with partner employers earning prevailing wages of $57,000 to over $96,000 annually.

WWC's application directly supports all three Program Goals of the Local Community Benefits Fund. First, by training workers for electric and zero-emission vessel maintenance, repair and shipbuilding — in partnership with Cal Poly Maritime and SF Bay Ferry— WWC advances the reduction of maritime air pollution and builds the skilled workforce necessary to sustain a fossil-fuel-free water transportation system. Second, WWC's holistic program model integrates job training with a full suite of wraparound services — including training stipends, transportation assistance, childcare support, legal aid, and nutrition services — to address the interconnected barriers that prevent underserved residents from accessing quality employment. Third, WWC's coalition model is inherently community-driven and collaborative: it brings together shipyards, ferry services and operators, unions, and community-based organizations in Solano and Northern Contra Costa County to deliver coordinated solutions rooted in both industry need and community voice.

Lead applicant WWC will provide overall administrative and fiscal management of the project; staffing of key roles for project operations; facilitation of relationships with employer, workforce development, public sector and non-profit partners; and tracking and reporting of proposed project outcomes. Project partner Cal Poly Maritime will develop and implement a curriculum for the design and construction of an electronic tugboat, support employer-based training in the marine trades, and administer the PaCE program(Professional and Continuing Education) to provide continuing education and credentialing of participants.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

See attached Measurable Outcomes Plan.

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total Grant Request: $1,755,400

Total Direct Costs: $1,471,250

Total Indirect Costs: $184,150

Total Contingency: $100,000

Grant Term: September 1, 2026 – August 30, 2029

Lead Applicant: Working Waterfront Coalition—Funds Requested: $1,316,550

Personnel/Staff Costs — $481,400 (Direct)

- **Program Director (0.33 FTE):** $125,000 total — Responsible for project oversight, partnership development, and strategic leadership of the maritime workforce training initiative across the grant term.
- **Program Manager (0.33 FTE):** $90,000 total — Manages day-to-day training operations and participant services, coordinating between instructors, employer partners, and support staff.
- **Lead Instructor — Marine Trades (0.33 FTE):** $60,000 total — Delivers marine trades and transportation training curriculum, including sustainable welding, painting, and outside machinist practices.
- **Instructor Assistant (0.33 FTE):** $45,000 total — Supports lead instructor in delivering hands-on marine trades and transportation training.
- **Administrative Assistant (0.33 FTE):** $50,000 total — Responsible for tracking, reporting, and administrative coordination across program activities.
- **Budget/Fiscal Manager (0.33 FTE):** $51,400 total — Manages budget, invoicing, and fiscal compliance for the grant.
- **Employer Services Coordinator (0.33 FTE):** $60,000 total — Leads employer and industry engagement activities, cultivating partnerships with maritime and transportation sector employers.

Community Engagement — $276,000 (Direct)

- **Community Engagement / Industry Engagement Specialist (1.0 FTE):** $276,000 total — Full-time position dedicated to community engagement, job placement, and participant follow-up. This role serves as the primary connection between program participants and employer partners.

Capacity-Building and Training — $150,000 (Direct)

- **Employer-Based Training — Sustainable Practices:** $45,000 total — Training for participants in sustainable practices in welding, painting, and outside machinist work delivered in partnership with employer hosts.
- **Instructional Services — Electronic Drive Technology:** $60,000 total — Specialized curriculum and instructional services covering electric drive technology relevant to the maritime and transportation sectors.
- **Instructional Services — Sustainable Welding Technology:** $45,000 total — Instruction in sustainable practices in welding technology aligned with industry demand for green maritime skills.

Subcontractors & Vendors — $15,000 (Direct)

- **OSHA 10 Construction Safety Training:** $15,000 total — Third-party vendor contract for OSHA 10 certification training, ensuring participants meet baseline industry safety requirements.

Materials, Supplies & Equipment — $5,000 (Direct)

- **Instructional Materials and Consumable Supplies:** $5,000 total — Consumable instructional supplies and materials necessary for hands-on marine trades curriculum delivery.

Other Direct Costs — Participant Support Services & Stipends — $165,000 (Direct)

- **Participant Support Services & Stipends:** $165,000 total — Includes training stipends, transportation assistance, and other wrap-around supportive services to ensure low-income and underserved participants can access and complete training without financial barriers.

Contingency — $100,000

A contingency of $100,000 is included, representing approximately 9.15% of total direct costs, within the allowable 10% cap. This reserve covers unforeseen expenses that may arise during implementation of a complex, multi-sector workforce training program over the three-year grant term.

Indirect Costs — $124,150

Indirect costs of $124,150 represent approximately 9.4% of the total budget, within the allowable 15% cap. Indirect costs cover insurance, accounting, payroll processing, and general administrative overhead necessary to support program operations.

<u>Co-Applicant Cal Poly Maritime: Funds Requested—$438,850</u>

Capacity-Building and Training — $285,850 (Direct)

- **Technical Skills Training — Electric Tugboat Curriculum Development:** $50,000 total — Development of specialized curriculum on electric tugboat design and project management, positioning Cal Poly Maritime as a hub for emerging zero-emission vessel workforce training.
- **Employer-Based Training — Fabrication, Construction & Electric Outfitting:** $235,850 total — Hands-on employer-based training encompassing fabrication, construction, electric outfitting, and testing of maritime vessels. Training is delivered in partnership with industry employers and directly tied to job placement outcomes.

Materials, Supplies & Equipment — $5,000 (Direct)

- **Consumable Instructional Supplies & Materials:** $5,000 total — Consumable materials used during hands-on technical and employer-based training activities.

Other Direct Costs — $50,000 (Direct)

- **PaCE Program — Professional & Continuing Education:** $50,000 total — Costs associated with Cal Poly Maritime's Professional and Continuing Education (PaCE) program infrastructure, supporting credentialing, continuing education administration, and participant enrollment.

Contingency — $38,000

Cal Poly Maritime has included a contingency of $38,000 to address unforeseen program implementation costs. Note: This line item is classified as a direct cost in the budget template.

Indirect Costs — $60,000

Indirect costs of $60,000 represent approximately 14.89% of the total Cal Poly Maritime budget, within the allowable 15% cap. These costs cover insurance, accounting, and general administrative overhead required to support Cal Poly Maritime's participation in the grant program.

Other Sources of Project Funding

- **Clean Ports EPA Grant (Awarded):** $2,000,000 — An awarded EPA Clean Ports grant to support workforce development in 'greening the maritime industry.' These funds will be layered with the Air District award to expand program reach and deepen participant services.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The "Greening the Maritime Industry" project is strongly consistent with a range of community, local, regional, and statewide initiatives that collectively prioritize environmental justice, clean energy workforce development, and the transition away from fossil-fuel-dependent industries.

At the statewide level, the project directly advances the goals of California's Community Air Protection Program (AB 617), which was enacted to reduce air pollution in communities disproportionately burdened by cumulative environmental health impacts. The target communities — including Vallejo, Bay Point, Pittsburg, Rodeo, and Crockett — are formally identified as impacted communities under AB 617 criteria, with CalEnviroScreen 4.0 scores reflecting high burdens across indicators including asthma,

cardiovascular disease, and low birth weight. By building the skilled workforce necessary to accelerate the maritime industry's transition to electric and zero-emission vessels, the project directly reduces the maritime air pollution sources that have driven these cumulative health burdens. The project also aligns with the California Workforce Development Board's High Road Training Partnerships (HRTP) initiative, which funds industry-led, worker-centered partnerships focused on creating high-quality jobs while advancing equity and a low-carbon economy — the precise model WWC has been implementing through prior HRTP grant awards.

At the regional level, the project is consistent with the Bay Area Air District's 2024–2029 Strategic Plan, specifically its Environmental Justice strategies focused on community partnership and community-directed funds. The project further aligns with the Green Empowerment Zone (GEZ) initiative in Contra Costa and Solano Counties, a regional framework designed to grow clean energy manufacturing and attract clean technology investment by leveraging the region's skilled energy workforce — the same communities and workforce the project serves. WWC's partnership with the Solano County and Contra Costa County Workforce Development Boards and its active relationships with regional elected officials, including Solano County Supervisor Cassandra James and the offices of Assembly Member Lori Wilson and U.S. Congressmen Garamendi and DeSaulnier, ensure that program design and implementation remain anchored in regional priorities. Finally, the project directly complements WWC's existing EPA Clean Ports Grant, a $2 million federal award focused on maritime industry decarbonization and workforce development, enabling the two investments to be layered for greater reach and impact across the same communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The Project Lead Working Waterfront Coalition (WWC) has demonstrated capacity to oversee complex, multi-year workforce development programs across multiple simultaneous grants. As a first-of-its-kind SF Bay Area industry-led workforce development initiative, WWC has built the organizational infrastructure, employer relationships, and program delivery systems necessary to successfully implement and manage this grant.

WWC has experience implementing a number of large workforce development programs: a Workforce Accelerator Fund 11.0 Innovation Impact Grant (Marine Trades Skills Training Program — MTST) for $500,000 18 months, and a California High Road Training Partnership (HRTP) Implementation Grant (Marine Trades and Water Transportation Careers — MTWTC) $3,933,848, both funded by the California Workforce Development Board 3 years, through June of next year. The WWC partnered

with the Contra Costa and Solano County Workforce Development Boards in the implementation of these grants. The Clean Ports Grant from the EPA in the amount of $2M began implementation in March, and has a three year time frame, with partners SF Ferry and Port of SF, part of a larger grant award of $55M. Since the start of operations, WWC has overseen the training of 6 cohorts and 130 participants.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The following WWC staff will be dedicated to implementation of this grant:

- Program Director (0.33 FTE): Provides overall program leadership, manages employer relationships and the Industry Advisory Board (IAB), and ensures contractual compliance. The Program Director brings deep experience in maritime workforce development and community-based programming.
- Program Manager (0.33 FTE): Oversees day-to-day training delivery, cohort coordination, participant tracking, and community-based organization (CBO) partnerships. Manages participant Individual Employment Plans (IEPs) and case management services.
- Lead Instructor — Marine Trades (0.33 FTE): Delivers the accelerated marine trades curriculum covering marine welding, shipfitting, painting, electrical, carpentry, and pipefitting.
- Assistant Instructor — Marine Trades (0.33 FTE): Supports the Lead Instructor, provides individualized participant support, and assists with OSHA 10 safety training delivery.
- Administrative Assistant (0.33 FTE): Provides data entry, case file management, scheduling, and participant intake and enrollment support.
- Budget/Fiscal Manager (0.33 FTE): Manages all financial reporting, grant compliance, cost allocation, budget-to-actual monitoring, and coordination with program funders on fiscal requirements.
- Employer Services Coordinator (0.33 FTE): Manages First Source Hiring Agreement relationships, employer outreach, job placement activities, and coordination with funder Employer Services units.
- Community Engagement/Industry Engagement Specialist (1.0 FTE): Builds and strengthens relationships with community members, organizations, non-profits and industry employers.

In addition, WWC will partner with Cal Poly Maritime to provide marine welding training and subcontract with Bay Ship & Yacht to deliver onsite skills training at their shipyard. Cal Poly Maritime will be involved in curriculum development related to design, fabrication, and operation of an electric tugboat. These training partners bring

industry-recognized expertise and established relationships with WWC from prior programs.

WWC's coalition structure further amplifies its implementation capacity. Employer partners including Bay Ship & Yacht, American Navigation, SF Bay Ferry, Westar Marine Services, the Port of San Francisco, Northrop Grumman, and others provide direct hiring pipelines and training infrastructure. Labor partners including Machinist's District Lodge 190, Inlandboatmen's Union of the Pacific, the International Organization of Masters, Mates and Pilots, and Pile Drivers Local 34 take part in curriculum design and mentor program participants. CBO recruitment partners in Solano and Contra Costa Counties will ensure robust participant pipelines from priority communities.

With regard to additional funding that will be leveraged to support the project, the WWC is the recipient, in partnership with the Port of San Francisco and the San Francisco Bay Ferry, of a Clean Ports Grant from the EPA, in the amount of $2,000,000, The activities funded by this grant also focus on workforce development in 'greening the maritime industry.' These funds will be layered with the Air District award to expand program reach and deepen participant services.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Because all of the training sites for the proposed project are already in operation under the auspices of WWC and Cal Poly Maritime Academy, no new permits or approvals are required.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

The WWC has full access to the primary training site on Mare Island in the City of Vallejo, and has trained 5 cohorts of participants there over the past several years. The training site for Cal Poly Maritime Academy is located in an Academy facility in Vallejo and is fully under control of the Academy, Agreements are already in place with Bay Ship and Yacht and other employer partners for training to occur at their facilities.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance of the project training facilities will be provided by the facility owner, Mare Island Company, and by Cal Poly Maritime Academy. The WWC pays a nominal fee of $2,500 (rent & utilities) per month to lease the Mare Island Training Facility.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The Working Waterfront Coalition has identified a number of barriers to implementation and has developed strategies to address each one, drawing on lessons learned from prior programs.

Participant Recruitment and Retention A persistent barrier in workforce development programs is recruiting from and retaining participants drawn from historically underserved communities — particularly communities of color, English Language Learners, immigrants, disconnected young adults, and justice-involved individuals. These populations frequently face practical obstacles such as transportation, childcare, and housing instability that create significant attrition risk. WWC addresses this through partnerships with trusted community-based organizations — including those with specific expertise serving reentry populations such as Project Dove in Vallejo and Rubicon Programs serving Rodeo, Crockett, Martinez, & Bay Point residents— that provide warm referrals and culturally competent outreach rather than relying on traditional workforce channels. Wraparound services including training stipends, transportation assistance, childcare support, legal aid, and nutrition services are available from Day 1 of training, as WWC's experience has shown that participants who encounter these barriers early in a program are at highest risk of dropping out.

Limited Awareness of Maritime Career Pathways in Target Communities Many residents in the priority communities of Solano and northern Contra Costa County are unaware that well-paying maritime careers exist within their own region — let alone that

they can access them without a post-secondary degree. WWC directly counters this through multi-channel outreach including in-person community information sessions, multilingual social media campaigns via WaterfrontJobs.com, and outreach through workforce development boards, labor unions, county probation departments, and elected officials' offices. Relationships with officials including County Supervisor Cassandra James, Assembly Member Lori Wilson's office, and U.S. Congressmen Garamendi and Desaulnier's staff extend WWC's reach into communities that may be skeptical of or disconnected from traditional workforce programs.

Employer Hiring Fluctuations The maritime industry, like all industries, is subject to shifts in employer demand and hiring capacity that can affect job placement outcomes. WWC mitigates this risk by maintaining a diversified employer partner base spanning shipyards, ferry operators, port contractors, and tugboat companies — so that a slowdown at one employer does not undermine the program's overall placement performance. First Source Hiring Agreements with Industry Advisory Board employer partners create formal, documented commitments to interview and prioritize WWC graduates, providing a structural protection against ad hoc hiring decisions. The Industry Advisory Board meets regularly to monitor hiring demand in real time, enabling rapid curriculum or placement strategy adjustments when needed.

Organizational Data and Compliance Infrastructure As a growing organization managing multiple concurrent public grants, WWC has recognized that building robust data tracking and compliance systems is an ongoing challenge. WWC has proactively invested in client management systems and reporting tools, engaged staff with public workforce grant experience, and established internal financial controls — including a dedicated Budget/Fiscal Manager responsible for budget-to-actual monitoring, cost allocation, and audit readiness. If any performance measure falls below 80% of target, a corrective action plan is developed within 30 days, ensuring that challenges are identified and addressed before they escalate.

Access Barriers for Justice-Involved Participants Returning citizens face unique barriers to employment including background check challenges, limited documentation, and gaps in work history that can complicate both program enrollment and job placement. WWC's work with Project Dove in Vallejo provides a trusted community entry point for this population, and employer partners have demonstrated strong retention rates with justice-involved workers in the maritime sector. The Assistant Instructor and Community Engagement/Industry Engagement Specialist will develop individualized employment plans that proactively address documentation, background, and other barriers before participants reach the job placement stage.

Applicants can use this page when planning their Measurable Outcomes Plan before filling out the application.

1. **List your key outcomes (aim for a short list that reflects the most important changes your project can deliver)**

- Outcome 1: Increasing community residents' knowledge of "Greening of the Maritime industry"
- Outcome 2: Training a skilled workforce of jobs and careers in zero emissions maintenance & repair of maritime vessels (ferries & tugboats)
- Outcome 3: Training a skilled workforce for operations of zero emissions maritime vessels (ferries & tugboats)
- Outcome 4: Facilitating employment & careers in maritime and zero emission technology
- Outcome 5: Increasing equity and access for sustainable maritime careers for under-represented communities and residents
- Outcome 6: Positive Environmental impacts

2. **For each outcome, list indicators (1–3 per outcome)**

- **Outcome 1** – indicators: # of community Info & Education Sessions provided
  # number of community residents attending Info & Education Sessions
  # number of residents signing up for Marine Trades & Water Transportation training
- **Outcome 2** – indicators: # of residents enrolling in Marine Trades & Marine Transportation training
  # of residents completing Marine Trades & Marine Transportation training
- **Outcome 3** – indicators: # of residents enrolled in zero emissions technology training
  # of residents completing zero emissions technology training
- **Outcome 4** – indicators: # of residents obtaining employment in the maritime industry
  # of enrolling in apprenticeship programs
- **Outcome 5**-indicators: # of residents attending Info & Education Sessions from under-represented communities
  # of residents from under-represented communities enrolling in Marine Trades & Water Transportation training
  # of residents completing training
- **Outcome 6**-indicators: # of zero emission maritime vessels operating in the SF Bay Area

3. **Sketch your milestones and tasks**

- **Outcome 1**: Increasing community residents' knowledge of "Greening of the Maritime industry"

- Milestone #1: Slide deck, materials and schedule for community Info Sessions are finalized.

  Tasks: Publicize program and schedule of info sessions using social media and partner agencies.

  Project Lead: Working Waterfront Coalition (WWC)

  Supporting Entity(ies): Cal Poly maritime, community -based organizations, elected officials, workforce development boards.

  Completion Date: September 2026

- Milestone #2: Host the first three (3) info sessions with 100 area residents signed up and attending to learn about career pathways in "Greening of the Maritime industry".

  Tasks: Select access-friendly community sites and register 100 residents to attend.

  Project Lead: WWC

  Supporting Entity(ies): Community-based organizations, Cal Poly Maritime, representatives from elected officials, and workforce development boards.

  Completion Date: November 2026

  Outcome 2: Indicators: # of residents enrolling in Marine Trades & Marine Transportation training

  Milestone #1: Identify and enroll 165 residents in maritime pathways with a focus on sustainability in the industry.

Tasks: Partner with community-based organizations and workforce development boards on recruitment and selection of qualified applicants.

Project lead: WWC

Supporting entity(ies); Community-based organizations, workforce development boards and offices of elected officials

Completion Date:
Months 3-26

- **Outcome 3**: indicators: # of residents enrolled in zero emissions technology training
And # of residents completing zero emissions technology training

Milestone #1: Identify number of residents enrolled and number completing zero emissions technology training

Tasks: Confirm enrollments and provide wrap around support for successful completion of training.

Project lead: WWC

Supporting Entity (ies): CBOs and workforce development boards

Completion Date:
Months 3-36

- **Outcome 4** – indicators: # of residents obtaining employment in the maritime industry
# of enrolling in apprenticeship programs

Milestone #1: Identify # of residents obtaining employment in the maritime industry and/or enrolling in an apprenticeship program.

Tasks: Provide active job search and job placement assistance for training graduates in collaboration with CBOs and workforce development boards.

Project Lead: WCC & Cal Poly Maritime

Supporting Entity(ies): Community-based organizations, workforce development boards and offices of elected officials

Completion Date:
Months 6-36

- **Outcome 5**-indicators: # of residents attending Info & Education Sessions from under-represented communities, # of residents from under-represented communities enrolling in Marine Trades & Water Transportation training, # of residents completing training

Milestone # 1: Identify and track # of residents from under represented communities participating in career pathways in “Greening of the Maritime Industry”.

Tasks: Gather data on demographics of participants & identify those from under represented communities.

Project Lead: WWC

Supporting Entity(ies):
Cal Poly Maritime, CBOs, & workforce development boards.

Completion Date:
Months 3-36

- **Outcome 6**-indicators: # of zero emission maritime vessels operating in the SF Bay Area

Milestone #1: Identify and document # of zero emission maritime vessels operating in the SF Bay Area.

Tasks: Partner with San Francisco Marine Exchange, ferry operators and tugboat operators to document & record # of zero emission maritime vessels.

Project Lead: WWC & Cal Poly Maritime

Supporting Entity(ies): San Francisco Marine Exchange, SF Ferry, Golden Gate Ferry, Blue & Gold Fleet, Red & White Fleet, and tugboat operators American Navigation and Foss.

Completion Date:
Months 12-36

4. **Check alignment with your budget**

- Which budget items support Outcome 1?

A: Personnel/Staff Costs & Community Engagement

- Which budget items support Outcome 2?

A: Personnel/Staff Costs, Community Engagement, Materials, Supplies…Capacity building, Subcontractors & Vendors

- Which budget items support Outcome 3?

A: Personnel/Staff Costs, Community Engagement, Materials, Supplies…Capacity building, Subcontractors & Vendors

- Which budget items support Outcome 4?

A: Personnel/Staff Costs & Community Engagement

- Which budget items support Outcome 5?

A: Personnel/Staff Costs & Community Engagement

- Which budget items support Outcome 6?

A: Personnel/Staff Costs

- Have you included staff time and resources for indicator tracking and reporting? [YES/ NO] -Yes

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Grand Total	Indirect % (cap 15%)	Contingency % of Direct (cap 10%)	Partner % of Total
Lead Applicant	Working Waterfront Coalition	$1,092,400.00	$124,150.00	$100,000.00	$1,316,550.00	9.4%	9.2%	75.0%
Co-Applicant 1	Cal Poly Maritime	$378,850.00	$60,000.00	$0.00	$438,850.00	13.7%	0.0%	25.0%
Co-Applicant 2	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 3	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 4	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
Co-Applicant 5	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	0.0%
TOTAL		**$1,471,250.00**	**$184,150.00**	**$100,000.00**	**$1,755,400.00**	**10.5%**	**6.8%**	**25.0%**

Total Other Sources (All Applicants)	$2,000,000.00
Total Project Cost (All Applicants))	$3,755,400.00

Project Name:	Greening the Maritime Industry
Lead Applicant Name:	Working Waterfront Coalition
Grant Term Request:	9/01/26-8/30/29

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Director (0.33FTE)	Project oversight, partnership development	$125,000.00
Personnel/Staff Costs	Direct	Program Manager (0.33 FTE)	Manage training/participant	$90,000.00
Personnel/Staff Costs	Direct	Lead Instructor (0.33 FTE)	Marine trades/transporation training	$60,000.00
Personnel/Staff Costs	Direct	Instructor Assistant (0.33 FTE)	Marine trades/transporation training	$45,000.00
Personnel/Staff Costs	Direct	Admin Assistant (0.33 FTE)	Tracking & reporting	$50,000.00
Community Engagement	Direct	Community Engagement/Industry Engagement Specialist (1.0 FTE)	Community engagement, Job placement & follow up	$276,000.00
Personnel/Staff Costs	Direct	Budget/Fiscal Manager (0.33 FTE)	Budget mgmt, invoicing	$51,400.00
Personnel/Staff Costs	Direct	Employer Services Coordinator (0.33 FTE)	Employer & industry service coordination	$60,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Instructional materials	Consummable Instructional supplies	$5,000.00
Capacity-Building and Training	Direct	Employer-based training	Sustainable practices in welding, painting & outside machinist	$45,000.00
Subcontractors & Vendors	Direct	OSHA 10	Construction safety training	$15,000.00
Capacity-Building and	Direct	Instructional Services	Electronic Drive Tech Training	$60,000.00
Capacity-Building and Training	Direct	Instructional Services	Sustainable practices in welding technology	$45,000.00
Other Direct Costs	Direct	Participant support services & stipends	Support services & stipends for students	$165,000.00
Indirect Costs (≤ 15%)	Indirect	Program Indirect costs	Insurance, accounting, payroll	$124,150.00
Contingency (10% of Direct Costs)	Contingency	Contigency	10% contingency of direct costs	$100,000.00
Only add lines above this line				
			TOTAL:	**$1,316,550.00**

Project Summary (auto-calculated)

Total Direct Costs	$1,092,400.00
Total Indirect Costs	$124,150.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$100,000.00
Total Funds Requested	$1,316,550.00
Cross-check Total Budget	YES
Indirect % of Total	9.4%
Prof. Services & Consultants % of Direct	0.0%
Contingency % of Direct	9.2%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Clean Ports EPA Grant	Awarded grant to train in 'greening the maritime industry' workforce development	$2,000,000.00
Only add lines above this line		
	TOTAL:	**$2,000,000.00**

Project Name:	Greening the Maritime Industry
Co-Applicant 1 Name:	Cal Poly Maritime
Grant Term Request:	09/01/26-08/30/29

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Capacity-Building and Training	Direct	Technical Skills Training	Electric tugboat-Curriculum development on design & project mgmt	$50,000.00
Capacity-Building and	Direct	Employer-based Training	Fabrication, construction, electric outfitting, & testing	$235,850.00
Materials, Supplies &	Direct	Instructional supplies	Consumable instructional supplies & materials	$5,000.00
Other Direct Costs	Direct	PaCE-Program	Professional & Continuing Education	$50,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect costs	Insurance, accounting,	$60,000.00
Contingency (10% of Direct	Direct	Contingency	10% contingency of total direct costs	$38,000.00

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Seed

Benicia Community Air Monitoring Program Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	BCAAMP Station Upgrade
Lead Applicant Name	Benicia Community Air Monitoring Program
Project Location	2970 Bayshore Road, Benicia, CA 94510 (Solano County)
Overall Funding Request	$199,420
Grant Term Request	24 months
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Established in 2019 as a 501(c)(3) non-profit, Benicia Community Air Monitoring Program ["BCAMP"] has an educational mission to provide real-time air monitoring technology and expertise for public benefit. Accurate, reliable reporting of local air pollution conditions informs and aids a community's defense against health risks associated with exposure to air toxins. The mission provides scientifically defensible data for residents at risk, encouraging regulatory enforcement. In 2022, BCAMP launched its unique, independent air monitoring station within the Benicia Industrial Park. The station comprises an array of monitors measuring key air pollutants, including particulate matter; PM 2.5 and PM1 by low-cost sensor, meteorological measurements, benzene, toluene, ethylbenzene, xylene, sulfur dioxide, and black carbon. An open access website informs the public of pollutant concentrations registered in real time at five-minute intervals. The website also provides vetted resources describing public health risks related to key measured air toxins.

Public and regulatory concern about levels of PM2.5 dispersed in ambient air from wildfire smoke, fossil fuel combustion, production, and transportation sources, spurred BCAMP's proposed project – **The Ambient Air Quality Sensor Network Enhancement: Purple AIR PM Sensor Calibration Program**["Project"]. As designed, The Project will rectify discrepancies in reported PM2.5 data registered by low-cost sensors located within Benicia's community that are not calibrated to EPA's highest standards. A Met One BAM-1022 Federal Equivalent Method (FEM) continuous PM2.5 monitor will be installed at the BCAMP station. Co-located Purple Air PA-II-SD low-cost sensors and a complete meteorological monitoring package will provide 24 months of 2-minute resolution collocated data, enabling development of locally validated correction factors that will transform BCAMP's own community PM sensor readings into accurate, legally defensible PM2.5 measurements. The outcomes from the Project will directly support the objectives of BAAQMD's AB617 Community Health Protection Program. Without validated correction factors, the existing sensors within the community may over-estimate PM2.5 by 30 - 80% under humid, industrially influenced conditions typical of the Carquinez Strait corridor. Inaccurate data undermines community advocacy and health risk assessment. This Project delivers the calibration infrastructure and data needed to make BCAMP's monitoring scientifically defensible and directly actionable.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This Project advances the "Reduce air pollution and improve health outcomes" strategy. Specifically, it enables exposure reductions through increased community-scale

understanding of air pollution impacts. It will provide corrected PM2.5 data with information needed for community-directed actions to reduce exposure, support regulatory engagement, and enable residents to make informed health protection decisions during elevated pollution events. The Project directly responds to a community-identified monitoring gap and produces data that is immediately actionable for public health protection. Despite Valero's idling of the refinery in April 2026, the community's concerns persist about cumulative health impacts from breathing air pollution from sources within or near Benicia, including the idled Valero refinery and from other refineries in Contra Costa County whose emissions during facility events drift into Benicia. Elevated rates of asthma and cancer in the Benicia community compared to other cities in Solano County testify to on-going concerns about health risks, given residents' historic and continuing chronic daily exposures in proximity to freeways, port terminal operations, rail lines, refinery infrastructure/pipelines/storage tanks, and accounting for repeated exposures to wildfire smoke. The questionable reliability of PM2.5 data produced by low-cost sensors located in the community is little understood except by technical experts. The Project will make clear the quantitative difference in data produced by properly calibrated PM2.5 sensors and guide public understanding of data reported in relation to health risk.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Primary project location: 2970 Bayshore Road, Benicia, CA 94510 (Solano County). This is the BCAMP community air monitoring station, located on the northern industrial waterfront of Benicia, near Valero Benicia Refinery property and infrastructure, two freeways, rail lines, the Port of Benicia and surrounding fire-prone hilly environs. The project serves residents of Benicia's industrial waterfront and fenceline neighborhoods, which bear disproportionate cumulative exposure to refinery, maritime, and transportation-related emissions. The BAAQMD regulatory monitoring station at 800 E 2nd Street, Benicia is located 2.70 km (1.68 miles) southwest of the BCAMP site, demonstrating that the BCAMP-operated station fills a critical spatial gap in the existing regulatory monitoring network at this date.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents, and other key stakeholders were meaningfully involved in the determination of community needs.*

The BCAMP station was established through sustained community organizing over several decades by Benicia residents and members of the Good Neighbor Steering Committee [GNSC] a grassroots refinery watchdog group, formed in 2000, that early on identified the absence of near-source local air quality monitoring in refinery fenceline communities as a critical gap in then existing regulatory policy. Through the decades, community concerns have been identified and prioritized through the GNSC's, then BCAMP's various resident engagement activities that documented health issues associated to multiple and specific facility incidents for decades involving fires, emergency shutdown, spills, and major releases experienced by refinery fenceline neighborhood residents. *Of particular concern with community outcry* was the Air District's announcement in 2019 to the City and Benicia public of Valero's unreported 16-year daily venting from the refinery's hydrogen unit of multiple contaminants that exceeded EPA health thresholds, including benzene. BAAQMD cited gross violations and assigned the unprecedented penalty fine of $82 million**.** This major fine represents, through the Local Community Benefit Fund, the current and *only* source of Benicia community funding for this Seed grant Project application, as well as for BCAMP's Opportunity Grant application for the community-wide Benicia Air Monitoring Project – "BAM"– which is to implement a comprehensive community-based networked air monitoring and notification system, the unique element of the City's adopted Industrial Safety Ordinance, [ISO].The shared benefits of the two separately proposed BCAMP projects will manifest long-held community visions and expectations that underscored the drafting and adoption, in 2025, of the City's ISO. If fully funded, these two projects together become the first line of defense for community residents' health and safety protection and decision-making during all types of emission events now and in the future under worsening climate conditions. This Project's deployment of Purple Air sensors at 2970 Bayshore Road represents a direct community-identified benefit and community-led *additional* solution to enhance monitoring capability and capacity in Benicia and advance public knowledge of low cost PM2.5 monitors' capacity for improved data readings. The Project responds to the community's explicit need, expressed through BCAMP and the AB 617 processes, to make data from community-operated sensors scientifically valid, reliably accurate, and defensible. Community members and BCAMP advisory board have been consulted on the development of this application and have affirmed the priority of FEM-based calibration for the existing sensor network.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the*

measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The Project will directly demonstrate progress toward the Bay REPAIR program's goal of strengthening community-led solutions that reduce air pollution exposure in disproportionately impacted communities directly addresses the challenges facing Benicia's low-income neighborhoods adjacent to major roadways, freeways, refinery buffer zones, rail lines, port terminals, and the industrial park. Currently installed and operated PM2.5 sensors (Purple Air) within the community may not accurately reflect true PM2.5 concentrations due to sensor bias under varied aerosol and humid coastal conditions, including at BCAMP's monitoring station. National EPA correction equations, derived from background-influenced monitoring sites, may systematically underperform at this location. Thus, locally generated correction factors from this project are essential for accurate data precisely where community exposure is highest.

Measurable outcomes that will demonstrate community impact include: (1) Validated PM2.5 correction factors with $R^2 \geq 0.70$ and RMSE ≤ 7 µg/m³ vs. FEM reference, applied to BCAMP's sensor network; (2) A 2-year archive of reference-quality PM2.5 data at the fenceline location, publicly available in an open-access website archiving data; (3) A transferable correction methodology guide applicable to other fenceline sensor deployments across the Bay Area; (4) Corrected real-time air quality data delivered to BCAMP's community-facing data platforms, enabling residents to make informed health protection decisions.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

BCAMP will serve as the primary community engagement partner throughout project implementation. Corrected PM2.5 data will be shared in near real time through BCAMP's existing community communication channels, including its website, social media, and community notification systems. The Project will provide a minimum of two community outreach programs – in person workshops, forums or webinars per year, open to all Benicia residents and other interested parties. The programs will present air quality findings, sensor performance statistics, and notable pollution events captured during the monitoring period, and describe potential health risks associated with those events. Interactive data visualizations will present corrected vs. uncorrected sensor readings so community members can understand the value and accuracy of calibration

correction methodology. Quarterly data summaries will be shared with BAAQMD. Community feedback on data presentation, monitoring priorities, and project implementation will be solicited through BCAMP's established resident engagement channels, as well as performance surveys incorporated into annual project review and reporting submitted to BAAQMD. Programs will be recorded and made available through various media.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

This Project installs a Met One BAM-1022 FEM reference monitor, four Purple Air PA-II-SD sensors, and a meteorological station at the BCAMP monitoring site. With over 24 months of continuous monitoring at 2-minute data resolution, the project will collect the collocated dataset required to develop, validate, and disseminate site-specific PM2.5 correction factors for BCAMP's community sensor network. The project vision is to transform BCAMP's existing monitoring capability from approximate PM sensor readings into accurate, FEM-referenced air quality data — directly strengthening the community's ability to monitor, document, and respond to air quality impacts in cooperation with BAAQMD regulators.

Key measurable outcomes: (1) ≥ 75% data completeness per month over 24 months of FEM and PA-II collocated monitoring; (2) Validated site-specific correction factors with $R^2 \geq 0.70$ vs. FEM reference; (3) Correction factors applied to BCAMP Purple Air network data within 18 months of project start; (4) 2-year open-access archive of 2-minute PM2.5 and meteorological data deposited in a public repository; (5) QA/QC protocol and correction methodology guide published and shared with BAAQMD and other related regional community organizations.

The Benicia Community Air Monitoring Program is responsible for all Project activities: instrument procurement and installation, 24-month monitoring operations, Level 1–5 QA/QC, data analysis, correction model development and validation, and BAAQMD reporting. BCAMP serves as the site host and community engagement partner, facilitating community access to data, hosting a minimum of two annual community briefings, workshops, forums and/or webinars, and providing feedback.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Total project cost: $199,420 over 24 months (within the Seed Grant $200,000 ceiling).

Contracted Personnel & Fringe ($78,255): Principal Investigator 10% FTE; Senior Air Quality Technician 10% FTE; Junior Field Technician 30% FTE. Fringe at ~30%. Equipment ($64,900): Met One BAM-1022 FEM $PM_{2.5}$ monitor ($22,000 + $2,500 installation); meteorological station ($8,500); PurpleAir PA-II-SD sensors × 4 ($1,280); reference flow/pressure calibrator ($4,200); mid-project sensor refresh and contingency ($2,550 Y2). Supplies & Consumables ($15,600): BAM-1022 filter tape, maintenance kit, zero/span gas cylinders, software licenses, and field supplies. Travel ($4,300): In-state site travel and stakeholder meetings. Other Direct Costs ($14,600): External QA audits ($5,000); publication/open-access fees ($2,500); data repository fees ($1,000); communications ($2,400); community outreach ($2,500); report production ($1,200). Indirect Costs ($22,344): $11,172/year (12.6% of direct costs; within 15% Seed Grant limit). Total Project Cost: $199,420.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

CARB AB 617 Community Air Protection Program: The BCAMP station operates in a manner consistent with BAAQMD's AB 617 Community Health Protection Program priorities. This Project delivers the calibration infrastructure that AB 617 community monitoring efforts require to produce defensible, reference-quality data.

Bay REPAIR Program (BAAQMD): This application directly responds to the Bay REPAIR Local Community Benefits Fund, which reinvests penalties from air quality violations — including Valero Benicia Refinery violations — back into the affected communities. Installing FEM reference infrastructure at the BCAMP monitoring station is precisely the investment the Bay REPAIR program was designed to fund.

BAAQMD 2024–2029 Strategic Plan: The project advances Strategy 2.1 (Community Partnership) and Strategy 2.8 (Community-Directed Funds) by deploying regulatory-grade monitoring infrastructure in a community-operated setting.

EPA LCSQA (Low-Cost Sensor Quality Assurance) Program: The project adopts EPA's published sensor performance targets and correction factor methodology, ensuring

corrected BCAMP data meets nationally recognized quality standards and can inform AirNow/Fire and Smoke Map data quality.

Green Empowerment Zone (GEZ) — Contra Costa & Solano Counties: The project site lies within the Solano County portion of the GEZ regional initiative, and the project's community air monitoring data contributes to the environmental quality baseline needed for GEZ clean economy planning.

The City of Benicia's Industrial Safety Ordinance adopted in 2025: This Project enhances advanced capabilities of BCAMP's monitoring station. It also extends the capabilities of the ISO ordinance key element to be implemented: a networked community-based air monitoring system using various technologies and public notification strategies. NOTE: The complementary synergies of the two BCAMP projects that are being proposed and outlined in BCAMP's Opportunity grant and Seed grant applications are obviously designed to more than meet community expectations to fulfill the long-held community vision the ISO supports for providing an objective, reliable, scientifically based monitoring and notification system reporting accurate, verifiable data: together, these two projects, if funded, become the first line of defense for community health and safety protection and decision-making during all types of emission events under worsening climate conditions.

Benicia's updated Climate Action Plan: The Project addresses risks associated to climate change that involve adaptation and resiliency strategies that include emergency notification procedures, evacuation planning, and provisions for cooling protections for residents suffering under high heat conditions for multiple days in the year, and who may also be afflicted breathing polluted air while enduring other co-morbidity cumulative health problems.

The Updated Benicia General Plan: This Project enhances protection benefits provided by the General Plan's Communiy Health and Safety chapter, Goal 4.20 and Policy 4.20.1.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

BCAMP will leverage grant funding to support the technical aspects of this project with a contractor. The Project Lead's contractor selection process will be supported by the BCAMP Advisory Board – senior level experts from academia and government agencies with over 200 years of collective experience designing, executing, and managing ambient air quality monitoring programs of similar technical scope and complexity. The advisory board members have demonstrated capacity to manage federal and state environmental monitoring grants, operate continuous air monitoring

instruments per EPA QA Handbook requirements, and deliver high-quality datasets on schedule. Three BCAMP board members are also members of the Good Neighbor Steering Committee and have a range of experience managing and overseeing distributions of funds from the GNSC/Valero Settlement Agreement in 2008, negotiated for $14 million. Two million dollars of settlement funds' distribution for environmental benefits was performed through a granting program initiated by the Community Sustainability Commission created and authorized for this purpose. BCAMP's during this granting distribution process. Since 2019, BCAMP's board has managed an investment of $460,000 – the amount received outright from the Settlement Agreement and has managed the BCAMP operating budget since that time.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

BCAMP Project Lead will be supported by the BCAMP Advisory Board to manage and provide oversight for the following contracted functions:
Principal Investigator (10% FTE) — overall scientific oversight, BAAQMD reporting, manuscript lead; Senior Air Quality Technician (10% FTE) — field operations oversight, QA/QC protocol execution, SOP maintenance, data validation; Junior Field Technician (30% FTE, Months 7–24) — weekly site visits, data downloads, consumable replacement, logbook maintenance.

No additional external funding sources are currently committed. The project's open-access data archive, correction methodology guide, and peer-reviewed manuscript are expected to support future opportunities for expanded Bay Area sensor calibration programs and continued BCAMP community monitoring operations.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

No air quality permits or major environmental review permits are required for installation of monitoring equipment at BCAMP's existing community monitoring station site at 2970 Bayshore Rd in Benicia. A minor electrical work permit from the City of Benicia will be required for connection to existing site power infrastructure; this permit can be obtained within the first 30 days of project start and does not require CEQA review. The BAM1022 does not require a permit to operate as a monitoring instrument. All permit requirements can be met within the grant term.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

This project involves installation of monitoring equipment at an existing developed community monitoring site and does not involve ground disturbance, construction, or changes to land use. The project qualifies for a CEQA Categorical Exemption under Class 1 (Existing Facilities, 14 CCR § 15301), as it consists of minor alteration of an existing facility with negligible expansion of use. A Notice of Exemption will be prepared and filed with the City of Benicia and Solano County prior to project start.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

The BCAMP station at 2970 Bayshore Road is operated by BCAMP under an existing agreement with the property owner, Ruszel Woodworks. A written site access agreement authorizing installation and 24-month operation of FEM monitoring equipment will be executed with the property owner and BCAMP prior to project start. This agreement will be provided to BAAQMD as demonstration of site control at the time of Grant Agreement execution, in accordance with Bay REPAIR Guidelines § 9.3.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The BAM-1022 FEM monitor and meteorological station will be maintained throughout the grant term under the project's Level 1–5 QA protocol, with filter tape, gas cylinders, and consumables budgeted annually. Following the grant term, BCAMP will assume operational responsibility for the PurpleAir PA-II-SD sensors, which represent minimal on-going cost (~$320/unit for replacement, no consumables). The BAM-1022, as a higher-value instrument ($22,000), will be evaluated for continued operation under future grant funding, or redeployment to another community monitoring site. Post-grant O&M costs for the BAM-1022 are not requested in this budget but will be addressed in the final project report.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Instrument failure/downtime (Likelihood: Low–Med; Impact: High): Mitigated by BAM-1022 warranty and Met One service contract option. Comprehensive spare parts inventory will be maintained for routine maintenance and repair.

PA-II sensor failure or vandalism (Likelihood: Med; Impact: Med): Mitigated by 4-unit deployment (3 operational + 1 spare); low replacement cost ($320/unit); weatherproof mounting and site security at BCAMP station.

Data communication outage (Likelihood: Med; Impact: Low–Med): Mitigated by SD card local backup on all PA-II-SD units and Data Acquisition System internal storage buffer.

Site access restriction (Likelihood: Low; Impact: High): Mitigated by site access agreement executed before project start; BAAQMD regulatory station at 800 E 2nd St identified as potential backup deployment site.

Key personnel departure (Likelihood: Low–Med; Impact: Med): Mitigated by cross-training, documented SOPs, and succession plan.

Wildfire smoke events (Likelihood: Med; Impact: Low): Represents scientifically valuable data for fenceline/background correction comparison; FEM validated at high concentrations; event flagging protocol included in QAPP.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	To deliver locally-validated $PM_{2.5}$ correction factors for the Benicia Community Air Monitoring Program (BCAMP) community sensor network at 2970 Bayshore Road — immediately adjacent to the Valero Benicia Refinery fence line — by installing and operating a 24-month FEM reference monitoring system (Met One BAM-1022) co-located with PurpleAir PA-II-SD sensors and a complete meteorological station. The project transforms BCAMP's existing PurpleAir sensor data from approximate readings subject to 30–80% humidity bias into accurate, defensible $PM_{2.5}$ measurements that directly support community health advocacy, regulatory engagement under AB 617, and resident decision-making in Benicia's disproportionately impacted fenceline community. Correction factors will be evaluated for spatial transferability to the BAAQMD background station 2.70 km away, producing guidance applicable to fenceline sensor deployments across the Bay Area.

Measurable Outcome	Indicator(s)
FEM reference monitoring system (Met One BAM-1022) and co-located PurpleAir PA-II-SD sensors operational at BCAMP fenceline station (2970 Bayshore Rd) with ≥90% instrument uptime and ≥75% valid data completeness per month throughout the 24-month monitoring period.	(a) Monthly % uptime of BAM-1022 FEM monitor; (b) % of valid hourly $PM_{2.5}$ observations per month; (c) PA-II-SD channel A/B divergence rate (flag when >70% or >5 µg/m³)
Site-specific $PM_{2.5}$ correction factors developed and validated for BCAMP PurpleAir sensor network, achieving $R^2 \geq 0.70$ and RMSE ≤ 7 µg/m³ vs. BAM-1022 FEM reference on an annual basis.	(a) R^2 between corrected PA-II and BAM-1022 (monthly and annual); (b) RMSE (µg/m³) between corrected PA-II and BAM-1022; (c) Mean bias (µg/m³ and %); (d) CV (precision, A vs. B channels) ≤ 30%
Corrected $PM_{2.5}$ data delivered to BCAMP community-facing data platforms, with site-specific correction factors applied to all BCAMP PurpleAir sensors within 18 months of project start.	(a) Date of initial EPA national correction applied to BCAMP sensors; (b) Date of site-specific correction factor applied to BCAMP network; (c) Number of BCAMP PurpleAir sensors receiving corrected data; (d) Community data platform updated with corrected values and comparison visualization
2-year open-access archive of 2-minute resolution $PM_{2.5}$ and meteorological collocated data from the BCAMP fenceline site deposited in a public repository with DOI assigned.	(a) Number of valid 2-minute records archived (target: ≥75% completeness); (b) DOI assigned to public dataset archive; (c) Correction model code deposited to public GitHub repository under open-source license

Quality Assurance Project Plan (QAPP), Standard Operating Procedures (SOPs), and transferable correction methodology guide completed and distributed to BAAQMD and regional monitoring organizations; peer-reviewed manuscript submitted.	(a) QAPP approved by BAAQMD (Month 4); (b) Number of SOPs completed and operational; (c) Correction methodology guide distributed to ≥3 regional monitoring organizations; (d) Peer-reviewed manuscript submitted to journal (target Month 22)
Benicia fenceline community residents and BCAMP stakeholders meaningfully engaged in project implementation, with ≥2 community briefings per year and quarterly data summaries delivered to the AB 617 Community Steering Committee.	(a) Number of community briefings held per year (target ≥2/year); (b) Number of community residents attending briefings; (c) Number of quarterly AB 617 Steering Committee data summaries delivered; (d) Community feedback documented and incorporated into annual project review

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. FEM Monitoring System Operational	A. Equipment procured and installed at BCAMP site	1. Procure Met One BAM-1022, meteorological station, PurpleAir PA-II-SD sensors (×4), reference flow/pressure calibrator, and ancillary equipment	BCAMP	PROJECT CONTRACTOR	Month 5
		2. Install BAM-1022, met station, and PA-II-SD sensors at 2970 Bayshore Rd; complete site integration and instrument commissioning	BCAMP	PROJECT CONTRACTOR	Month 6
		3. Program DAS for 2-minute data acquisition; verify data transmission to central server; confirm SD card local backup on all PA-II-SD units	BCAMP	PROJECT CONTRACTOR	Month 6
	B. QAPP approved and monitoring operations initiated	1. Draft QAPP per EPA QA/R-5 requirements; submit to BAAQMD for review and approval	BCAMP	BAAQMD	Month 4

		2. Complete SOPs for BAM-1022 operation, PA-II maintenance, DAS management, and Level 1–5 QA/QC procedures	BCAMP	PROJECT CONTRACTOR	Month 6
		3. Begin full 24-month continuous monitoring operations; initiate Level 1 (daily) and Level 2 (weekly) QA protocols	BCAMP	PROJECT CONTRACTOR	Month 7
	C. 24-month monitoring record maintained and validated	1. Execute monthly Level 3 QA field inspections; replace BAM-1022 filter tape and consumables; maintain site logbook	BCAMP	PROJECT CONTRACTOR	Monthly
		2. Conduct quarterly Level 4 flow audits and instrument performance checks; external QA audit annually	BCAMP	PROJECT CONTRACTOR	Quarterly
		3. Conduct annual Level 5 instrument calibration audit; complete data validation for each program year	BCAMP	BAAQMD	Month 12 & 24
2. Site-Specific Correction Factors Validated	A. Year 1 dataset compiled; EPA national correction applied as baseline	1. Compile Year 1 collocated dataset; apply EPA national correction (Barkjohn et al. 2021) as interim correction to BCAMP sensors	BCAMP	PROJECT CONTRACTOR	Month 13
		2. Generate monthly performance statistics (R^2, RMSE, mean bias) for EPA national correction vs. BAM-1022; document in progress reports	BCAMP	PROJECT CONTRACTOR	Monthly

		3. Document Year 1 correction performance and preliminary findings in Year 1 annual progress report submitted to BAAQMD	BCAMP	PROJECT CONTRACTOR	Month 14
	B. Site-specific correction models developed and cross-validated	1. Develop site-specific OLS and humidity-stratified regression correction models using Year 1 data as training dataset	BCAMP	PROJECT CONTRACTOR	Month 18
		2. Develop and evaluate Random Forest machine learning correction model using PA channels A/B, RH, temperature, and season as features	BCAMP	PROJECT CONTRACTOR	Month 20
		3. Cross-validate all correction models against Year 2 withheld data; select optimal methodology based on R^2, RMSE, and robustness	BCAMP	PROJECT CONTRACTOR	Month 22
	C. Final correction protocol documented with spatial transferability evaluated	1. Document final correction factor models with performance statistics, uncertainty bounds, and recommended application guidance	BCAMP	PROJECT CONTRACTOR	Month 23
		2. Evaluate spatial transferability of fenceline correction factors to BAAQMD background station (800 E 2nd St, 2.70 km) as independent test	BCAMP	PROJECT CONTRACTOR	Month 23

3. Corrected Data Delivered to BCAMP Platforms	A. Interim correction applied to BCAMP sensors at project start	1. Apply EPA national correction equation as interim measure to all BCAMP PurpleAir sensors upon monitoring initiation	BCAMP	PROJECT CONTRACTOR	Month 7
		2. Coordinate technical requirements for corrected data integration into community data portal and notification systems	BCAMP	PROJECT CONTRACTOR	Month 10
		3. Develop plain-language community explanation of correction methodology and its significance for fenceline air quality monitoring	BCAMP	PROJECT CONTRACTOR	Month 12
	B. Site-specific correction applied; community data platform updated	1. Apply validated site-specific correction factors to all BCAMP PurpleAir sensors upon model validation (Month 18)	BCAMP	PROJECT CONTRACTOR	Month 18
		2. Update BCAMP community data platform with corrected $PM_{2.5}$ values and corrected vs. uncorrected comparison visualization	BCAMP	PROJECT CONTRACTOR	Month 18
		3. Publish plain-language correction methodology summary for community use on BCAMP website and communications channels	BCAMP	PROJECT CONTRACTOR	Month 20
	C. Corrected data delivery sustained and packaged for post-grant BCAMP operations	1. Conduct monthly review of correction factor performance; update corrections if seasonal drift or sensor aging detected	BCAMP	PROJECT CONTRACTOR	Monthly

		2. Establish community notification protocols for elevated $PM_{2.5}$ events (AQI-based thresholds) using validated corrected data	BCAMP	PROJECT CONTRACTOR	Month 20
		3. Package final corrected dataset and operational guidance document for BCAMP continued PA-II network operation post-grant	BCAMP	PROJECT CONTRACTOR	Month 24
4. 2-Year Open-Access Data Archive with DOI	A. Data management infrastructure established	1. Establish automated data pipeline from DAS to local archive and cloud server; configure 24-hour backup cycle for all instrument data streams	BCAMP	PROJECT CONTRACTOR	Month 6
		2. Configure data quality flagging system per QAPP; archive raw 2-minute data alongside validated Level 3 data products	BCAMP	PROJECT CONTRACTOR	Month 7
	B. Year 1 validated dataset submitted to public repository	1. Complete Level 3 QA validation of full Year 1 collocated dataset (BAM-1022, PA-II, meteorological)	BCAMP	PROJECT CONTRACTOR	Month 14
		2. Submit Year 1 validated data archive to public repository with complete metadata and data quality flags	BCAMP	PROJECT CONTRACTOR	Month 14
		3. Submit Year 1 progress report to BAAQMD documenting monitoring operations, QA results, and preliminary correction factor performance	BCAMP	PROJECT CONTRACTOR	Month 24

	C. Complete 2-year dataset archived with DOI; code repository published	1. Complete Level 3 validation of full Year 2 dataset; produce final quality-assured 2-year collocated archive	BCAMP	PROJECT CONTRACTOR	Month 24
		2. Submit complete 2-year open-access archive to public repository; assign final DOI; retain data for minimum 5 years post-project	BCAMP	PROJECT CONTRACTOR	Month 24
5. QAPP, SOPs, and Correction Methodology Guide Published	A. QAPP and SOPs completed; QA operations begun	1. Draft comprehensive QAPP per EPA QA/R-5 including site description, DQOs, Level 1–5 QA protocols, and corrective action procedures	BCAMP	PROJECT CONTRACTOR	Month 6
		2. Complete SOPs for BAM-1022, PA-II sensor maintenance, DAS operations, data validation, and field safety	BCAMP	PROJECT CONTRACTOR	Month 7
		3. Initiate Level 1–5 QA operations per approved QAPP; document all activities in site logbook and data management system	BCAMP	PROJECT CONTRACTOR	Month 20
	B. Correction methodology guide drafted and peer-reviewed	1. Draft transferable QA/QC and correction methodology guide for regional monitoring organizations; include worked examples from Benicia dataset	BCAMP	PROJECT CONTRACTOR	Month 22
		2. Submit draft correction methodology guide for technical peer review by BAAQMD, external air quality experts, and BCAMP community reviewers	BCAMP	PROJECT CONTRACTOR	Month 22

		3. Finalize and submit methodology guide on correction methodology and performance to BAAQMD	BCAMP	PROJECT CONTRACTOR	Month 24
	C. Final report and deliverables distributed to stakeholders	1. Submit final project report to BAAQMD with all data, methods, results, and recommendations for future monitoring programs	BCAMP	PROJECT CONTRACTOR	Month 24
		2. Distribute finalized correction methodology guide to BAAQMD, regional air districts, and BCAMP partner organizations	BCAMP	PROJECT CONTRACTOR	Month 24
6. Community Engagement (≥2 Briefings/Year)	A. Year 1 community engagement completed	1. Host minimum 2 Year 1 community briefings for Benicia residents presenting monitoring setup, initial data, and $PM_{2.5}$ findings	BCAMP	PROJECT CONTRACTOR	TBD
		2. Deliver quarterly $PM_{2.5}$ data summaries and project status updates to BAAQMD	BCAMP	PROJECT CONTRACTOR	Quarterly
		3. Collect Year 1 community feedback on data needs, communication formats, and monitoring priorities; document in Year 1 report	BCAMP	PROJECT CONTRACTOR	Month 12
	B. Year 2 community engagement completed	1. Host minimum 2 Year 2 community briefings presenting correction factor results, validated data, and community air quality implications	BCAMP	PROJECT CONTRACTOR	TBD

		2. Continue quarterly $PM_{2.5}$ data summaries to BAAQMD; present correction methodology and outcomes	BCAMP	PROJECT CONTRACTOR	Quarterly
		3. Incorporate Year 2 community feedback into final project deliverables, data presentation formats, and community-facing summary documents	BCAMP	PROJECT CONTRACTOR	Month 24
	C. Community capacity built for ongoing corrected data use post-grant	1. Train BCAMP members on interpreting corrected PA-II sensor performance metrics, QA/QC flags, and correction factor uncertainty	BCAMP	PROJECT CONTRACTOR	Month 22
		2. Document BCAMP operational guidelines for continued PA-II network operation using validated correction factors after grant term	BCAMP	PROJECT CONTRACTOR	Month 24
		3. Present final project outcomes at public community meeting in Benicia; distribute plain-language summary report to fenceline residents	BCAMP	PROJECT CONTRACTOR	Month 24

Project Name: BCAMP Station Upgrade
Lead Applicant Name: Benicia Community Air Monitoring Program
Term for this budget (in years): 2

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding	Direct	Field Staff	Annual Operations and Maintenance	$82,255.00
Materials, Supplies & Equipment (>	Direct	FEM PM2.5 Monitor	Met One BAM 1022 FEM PM2.5 Monitor	$22,000.00
Materials, Supplies & Equipment (>	Direct	Meteorological Station	WS/WD/RH/TEMP/BARO/SOLAR	$8,500.00
Materials, Supplies & Equipment (>	Direct	Additional Equipment <5k	Purple Air Sensors, Flow Calibrator, equipment repair	$34,400.00
Materials, Supplies & Equipment (>	Direct	Supplies & Consumables	Supplies and Consumables	$15,600.00
Travel	Direct	Travel Costs	Field travel, Stakeholder Meetings,,	$4,300.00
Other Direct Costs	Direct	ODC	Publications, data repository, external audit	$12,100.00
Community Engagement	Direct	Outreach	Community Engagement	$2,500.00
Contingency	Contingency			$17,765.00
Only add lines above this line				

TOTAL: **$199,420.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$181,655.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$17,765.00
Total Funds Requested	$199,420.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	9.8%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
NA		
Only add lines above this line		

TOTAL: **$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Instruction #9: Additional Documentation

The BCAMP Board of Directors voted unanimously to apply for the proposed Bay Repair Seed Grant to upgrade PM2.5 monitoring at the BCAMP air monitoring station.

BCAMP BOD Special Meeting April 20,2026 10:30 AM Virtual

Present: David Lindsay, Kathy Kerridge, Nancy Lund, Marilyn Bardet

Absent Pat Toth Smith

Action Item:

It was moved and seconded (Kerridge,Lindsay) that the Board approve the application for a Bay Repair Seed Grant to upgrade PM2.5 monitoring at the BCAMP air monitoring station.

The motion passed 4-0.

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Seed
Fresh Air Vallejo Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Benicia_#26LCB74_EJ_Advisory_Group
Lead Applicant Name	Fresh Air Vallejo
Project Location	Benicia (Vallejo)
Overall Funding Request	$100,000
Grant Term Request	2 Year
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This proposed project represents a direct and logical next step following EJ4Vallejo.

Fresh Air Vallejo (FAV) proposes to build upon its long-standing environmental justice (EJ) leadership in Vallejo by establishing and sustaining a community-led Environmental Justice Advisory Group (EJAG) that will strengthen resident advocacy for and implementation of policies related to pollution, climate resilience, and public health. Beginning in 2027, over a two-year period, FAV will: recruit and support residents and community-based organizations most impacted by pollution and health inequities; facilitate their ongoing meetings; provide leadership development and advocacy training, and; establish the infrastructure necessary for a sustainable, independent EJAG. The proposed EJAG will create a durable mechanism for organized community voice, oversight, advocacy, and participation designed to monitor and inform implementation of Vallejo's EJ policies. This will result in increased community oversight and government accountability as EJAG helps to monitor and inform implementation of:

- Vallejo's Environmental Justice Element;
- SB 1000 requirements;
- local pollution reduction commitments;
- climate resilience initiatives;
- transportation and land use decisions affecting disadvantaged communities, and;
- Just Transition priorities.

FAV has worked for more than a decade at the center of Vallejo's environmental justice movement and has consistently organized residents, elevated community concerns, and pushed public agencies and decision-makers toward stronger environmental accountability. FAV emerged over a decade ago as an all-volunteer grassroots campaign opposing a proposed slag cement plant and port in the South Vallejo neighborhood, a Disadvantaged Community that is already disproportionately burdened by industrial pollution, truck traffic, poor air quality, some of the worst childhood asthma rates in California, and other related social and health inequities. Working alongside residents, local leaders, environmental advocates, and neighborhood organizations, FAV stopped the project and prevented the introduction of an additional major pollution source into one of Vallejo's already overburdened communities. That campaign demonstrated both the power of organized resident leadership and the critical importance of sustained community-based environmental advocacy which FAV has provided to Vallejo since then. The proposed project directly advances FAV's long-term vision for Vallejo: a city where pollution is actively reduced and prevented, where environmental justice policies are implemented and enforced, where frontline communities meaningfully shape environmental decision-making, and where the health and well-being of all residents — particularly low-income communities and communities of color disproportionately burdened by pollution — are prioritized.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project aligns strongly with the Local Community Benefit Fund strategies to "Reduce air pollution and improve health outcomes" and "Build economic resilience for a just transition." Vallejo communities experience substantial cumulative environmental burdens associated with freeway traffic, industrial activity, goods movement corridors, refinery impacts, poor air quality, legacy contamination, and climate vulnerability. Residents in many neighborhoods — particularly South Vallejo and other disadvantaged communities — experience disproportionate exposure to particulate pollution, diesel emissions, toxic contaminants, industrial dust, and transportation-related pollution that contribute to elevated asthma rates, respiratory illness, cardiovascular disease risk, and broader environmental health inequities. Vallejo has some of the highest childhood asthma rates in California, and residents repeatedly identify air quality and related health impacts as among their most urgent concerns.

For more than a decade, Fresh Air Vallejo has organized around these conditions and demanded stronger environmental accountability and public health protections. FAV successfully opposed a proposed slag cement facility and port in South Vallejo that would have introduced significant additional truck traffic, particulate pollution, and industrial impacts into an already overburdened community. FAV also advocated for accountability related to dust and particulate pollution associated with a local unpermitted cement grinding operation that affected nearby disadvantaged neighborhoods, pushed for greater transparency regarding environmental conditions and cleanup activities on Mare Island, and consistently elevated concerns regarding cumulative pollution burdens and related health impacts affecting Vallejo residents. Through this work, FAV has developed deep expertise in connecting environmental conditions, air pollution exposure, and public health impacts — particularly asthma and respiratory illness — while helping residents advocate effectively for stronger protections and enforcement.

Most recently, through the EJ4Vallejo initiative, FAV organized residents, public health advocates, community-based organizations, and technical partners around implementation of Senate Bill 1000 and development of Vallejo's first Environmental Justice Element. Through extensive outreach, workshops, surveys, listening sessions, and public engagement efforts, residents consistently emphasized the need for stronger accountability related to pollution reduction, public and environmental health protections, improvement in the related social determinants of health, climate resilience, and implementation of environmental justice commitments. Communities expressed frustration that while environmental justice policies formally exist, residents often lack sustained mechanisms to monitor implementation, advocate for enforcement, influence planning decisions, and ensure that environmental and public health priorities remain central in local policy discussions.

This project directly responds to those concerns by establishing an independent, community-led Environmental Justice Advisory Group (EJAG) capable of providing long-term oversight, accountability, and organized resident representation. The EJAG will strengthen civic infrastructure and resident leadership focused on monitoring and informing implementation of:

- Vallejo's Environmental Justice Element;
- SB 1000 requirements;
- local pollution reduction commitments;
- climate resilience initiatives;
- transportation and land use decisions affecting disadvantaged communities, and;
- Just Transition priorities.

The project will create sustained opportunities for residents most impacted by pollution and related social and health inequities to shape environmental decisions and actions affecting their neighborhoods and advocate for stronger implementation of local, regional, and statewide environmental justice protections.

The project also strongly advances the grant program's "just transition" goals. Vallejo's working-class and frontline communities have historically borne disproportionate environmental burdens associated with industrial activity, transportation infrastructure, and fossil fuel-related systems while often receiving limited economic or health benefits in return. The EJAG will provide a platform for residents to advocate for healthier and more equitable economic development, cleaner industries, climate resilience investment, and workforce pathways connected to environmental restoration, clean energy, and community health. The project recognizes that reducing pollution and improving public health must occur alongside economic transition strategies that protect vulnerable residents and ensure that disadvantaged communities benefit from cleaner and more sustainable forms of economic development.

By creating a durable, organized, and community-led environmental justice structure, the project will strengthen long-term resident power and civic participation while helping ensure that environmental justice policies translate into measurable improvements in air quality, pollution reduction, asthma and respiratory health outcomes, climate resilience, environmental accountability, and quality of life for Vallejo's most pollution-burdened communities.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This project will serve residents across Vallejo, with a particular focus on neighborhoods experiencing the greatest cumulative environmental burdens and related health inequities. FAV will prioritize outreach, engagement, leadership development, and representation in South Vallejo, Central Vallejo, the Highway 29, Highway 37, and Interstate 80 corridors,

and neighborhoods located adjacent to industrial facilities, transportation corridors, and goods movement routes. FAV will conduct meetings, workshops, and engagement activities at accessible community-based locations throughout Vallejo, including partner organization sites, schools, community centers, neighborhood gathering spaces, and other trusted public venues. FAV's office and primary coordination activities are based in Vallejo, and the organization maintains long-standing relationships throughout the city's environmental justice communities.

FAV will prioritize participation from census tracts designated as disadvantaged communities. Because CalEnviroScreen 5.0 remains in draft form, FAV references disadvantaged communities identified through SB 535 and CalEnviroScreen 4.0. The most heavily impacted communities lie in Southwest Vallejo along the Mare Island Strait, adjacent to the site of the nation's oldest western naval shipyard. Residents in these neighborhoods experience layered, and cumulative environmental burdens associated with Interstate 80, Interstate 780, Highway 29, refinery-related pollution from industrial facilities located along the strait, and the continuing legacy of contamination associated with Mare Island. Residents consistently raise concerns regarding pollution in air, dust, soil, and water connected both to current industrial activity and historical contamination. These neighborhoods also experience elevated asthma and respiratory illness rates associated with cumulative exposure to particulate pollution, diesel emissions, industrial activity, and poor regional air quality.

Additional disadvantaged communities lie along the Highway 37 corridor, a major regional transportation artery now under consideration for substantial expansion associated with climate adaptation, transportation infrastructure, and regional growth pressures. Residents in these communities already experience significant exposure to transportation-related air pollution, diesel emissions, and climate vulnerability associated with flooding and sea level rise. Decisions related to Highway 37 expansion, land use, industrial activity, and regional growth will have long-term implications for pollution exposure, environmental health, displacement pressures, economic equity, and climate resilience in Vallejo's frontline communities.

The project builds directly upon relationships, partnerships, and community networks developed through FAV's EJ4Vallejo initiative and years of environmental justice, civic engagement, and community capacity-building work in Vallejo. Through this work, FAV has cultivated strong relationships with residents, grassroots organizations, public agencies, environmental advocates, and neighborhood leaders across Vallejo and the broader region. FAV already works extensively in many of these neighborhoods through ongoing environmental justice advocacy, outreach, education, and public engagement efforts. The organization will continue to engage residents through culturally responsive, multilingual, and accessible outreach strategies designed to ensure that residents most impacted by pollution and related health inequities can meaningfully participate in the Environmental Justice Advisory Group and broader environmental decision-making processes.

Census Tract	CalEnviroScreen 4.0 Score	CalEnviroScreen 4.0 Percentile	CalEnviroScreen 4.0 Percentile Range
6095250701	65.12	97.87	95-100% (highest scores)
6095250900	57.13	93.97	90-95%
6095251802	52.66	90.65	90-95%
6095251901	42.35	78.52	75-80%
6095251000	41.93	77.96	75-80%
6095251200	41.92	77.92	75-80%
6095251902	41.76	77.74	75-80%
6095251500	41.33	77.16	75-80%
6095251600	40.13	75.18	75-80%

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement is central to both EJ4Vallejo and this proposed project. Over multiple years, FAV has worked closely with residents, community-based organizations, advocacy groups, and local stakeholders to identify environmental justice priorities and barriers affecting Vallejo communities. Through EJ4Vallejo, FAV conducted extensive outreach that included resident surveys, listening sessions, workshops, interviews, public meetings, one-on-one conversations, multilingual outreach, and collaborative meetings with organizations serving communities disproportionately impacted by pollution and health inequities.

FAV also engaged residents and community stakeholders in discussions related to Vallejo's Environmental Justice Element, local land use planning, transportation impacts, air quality concerns, climate resilience, and cumulative environmental burdens. Emphasis was placed on elevating the voices of communities historically underrepresented in local planning and policy processes, including low-income residents, communities of color, youth, seniors, and linguistically diverse populations.

This proposed project emerged directly from these engagement efforts and from community concerns that Vallejo lacks an ongoing, independent structure through which residents can continue to advocate for environmental justice priorities, monitor implementation of local commitments, and participate meaningfully in decision-making after EJ4Vallejo concludes.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition*

challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

This project addresses the need for sustained community leadership, advocacy infrastructure, and accountability mechanisms related to environmental justice in Vallejo. Through EJ4Vallejo and FAV's broader community engagement work, residents consistently identified concerns related to air pollution, traffic-related emissions, industrial pollution, cumulative environmental burdens, asthma and respiratory illness, inequitable land use decisions, climate vulnerability, and limited community influence over policy implementation.

For years, FAV has helped elevate community concerns when harmful policies or poorly implemented plans threatened Vallejo neighborhoods. While these efforts produced important successes, residents continue to need a larger, more formal, and broadly representative structure capable of addressing the scale and complexity of Vallejo's environmental and related health challenges.

Many of the communities most impacted by pollution and health inequities have historically lacked consistent access to decision-making processes and the long-term civic infrastructure necessary to advocate effectively for environmental protections and equitable investment. Although environmental justice commitments exist at the state and local levels, residents repeatedly expressed concern that implementation and accountability remain limited without organized community oversight and sustained advocacy.

The proposed EJAG directly responds to these needs by creating a durable, community-led structure focused on environmental justice advocacy, resident leadership development, and ongoing engagement with local planning and policy processes. The project will particularly benefit residents in pollution-burdened and historically underserved Vallejo neighborhoods by increasing opportunities for meaningful participation in decisions affecting environmental health and quality of life.

Measurable outcomes will include establishment of the EJAG and governance structure; participation by residents and community-based organizations; leadership and advocacy training activities; community meetings and engagement efforts; recommendations and input provided to local planning and policy processes; and increased resident participation in environmental justice decision-making. Over time, these outcomes will strengthen community capacity to advocate for policies and investments that reduce pollution exposure, improve public health, and advance environmental justice in Vallejo.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

FAV will use ongoing, community-centered engagement and leadership development strategies to ensure that residents remain informed, empowered, and actively involved throughout project implementation. Building on the relationships, outreach networks, facilitation methods, and trust developed through EJ4Vallejo and years of environmental justice organizing in Vallejo, FAV will conduct regular community meetings, workshops, listening sessions, trainings, and public presentations focused on project implementation, environmental justice priorities, pollution and health impacts, and opportunities for resident leadership and advocacy.

FAV will ground engagement activities in environmental justice organizing principles, popular education methods, empowerment-based facilitation, and best practices in adult education for diverse community audiences. Rather than relying on highly technical or exclusionary meeting formats, FAV will use accessible, graphic, interactive, and participatory facilitation techniques designed to build shared understanding, strengthen confidence, and increase resident capacity to engage effectively in environmental decision-making processes. Meetings and trainings will incorporate visual tools, mapping exercises, storytelling, small-group dialogue, multilingual materials, interactive exercises, and community-generated knowledge to create welcoming and inclusive spaces for participation.

FAV recognizes that many residents in Vallejo's disadvantaged communities have historically experienced exclusion, disinvestment, limited access to technical information, language barriers, and distrust of institutional planning processes. Many residents also bring lived experience, cultural knowledge, leadership potential, and deep understanding of neighborhood environmental conditions that traditional planning and policy processes often overlook or undervalue. The project therefore emphasizes relationship-building, mutual learning, and leadership development rather than one-way information sharing. FAV will work to ensure that residents most impacted by pollution, asthma, respiratory illness, transportation burdens, industrial activity, climate vulnerability, and related health inequities can meaningfully shape the Environmental Justice Advisory Group (EJAG) and broader environmental policy discussions affecting their communities.

Outreach efforts will include collaboration with trusted community-based organizations, neighborhood leaders, faith-based groups, youth leaders, environmental advocates, and public health partners. FAV will use multilingual and culturally responsive communication strategies designed to reach historically underrepresented populations, including low-income residents, communities of color, immigrants, linguistically diverse residents, seniors, and youth. Outreach methods will include social media, printed multilingual materials, direct outreach through trusted networks, community events, workshops, one-on-one conversations, and participation in neighborhood-based gatherings and partner meetings.

The EJAG itself will function as an ongoing mechanism for continuous community engagement, accountability, and leadership development. Residents and community stakeholders will have repeated opportunities to provide input through facilitated discussions, surveys, workshops, public comment opportunities, listening sessions, and direct engagement with EJAG members and FAV staff. FAV will encourage participants not only to attend meetings, but also to develop advocacy, facilitation, outreach, and leadership skills that strengthen long-term community capacity and civic participation.

FAV will document and regularly review community feedback to identify emerging concerns, participation gaps, barriers to access, and opportunities to strengthen inclusion and effectiveness. The organization will continuously adapt engagement strategies based on resident feedback and participation patterns. This iterative and community-responsive approach will help ensure that the project remains grounded in resident priorities, responsive to changing community conditions, and effective in building durable environmental justice leadership and civic infrastructure in Vallejo's frontline communities.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

FAV proposes to build upon its extensive environmental justice organizing, advocacy, and community engagement work in Vallejo by establishing and sustaining a standing, independent, community-led Environmental Justice Advisory Group (EJAG). This project represents a logical next step following years of relationship-building in Vallejo communities and completion of the EJ4Vallejo initiative, which focused on environmental justice data capacity, resident education, outreach, and community engagement related to the City's Environmental Justice Element and other local planning efforts.

The overall vision of the project is to create durable civic infrastructure that strengthens resident leadership, advocacy, accountability, and participation in environmental justice decision-making long after EJ4Vallejo concludes. The EJAG will elevate the voices of residents most impacted by pollution, health inequities, climate vulnerability, and inequitable land use decisions, while helping ensure implementation of environmental justice laws, local commitments, and pollution reduction strategies.

Major project components include:

• Recruitment and support of diverse community residents and community-based organizations to participate in the EJAG;
• Development of governance structures, operating procedures, and sustainability plans for the EJAG;
• Ongoing facilitation of meetings, workshops, and collaborative planning sessions;

• Resident leadership development, environmental justice education, and advocacy training;
• Community outreach and multilingual engagement activities;
• Coordination with community-based organizations, neighborhood leaders, and local stakeholders; and
• Community input and recommendations related to local environmental justice policies, planning, and implementation efforts.

Measurable outcomes will include establishment of a functioning EJAG and governance framework; increased resident participation in environmental justice planning and advocacy; leadership development and training participation; documented community engagement activities; recommendations and input provided to public agencies and planning processes; and strengthened community capacity to advocate for policies and actions that reduce pollution exposure and improve public health outcomes.

FAV will serve as the lead entity responsible for project coordination, facilitation, outreach, training, administration, and overall implementation. Community-based partners and residents engaged through EJ4Vallejo and related environmental justice efforts will support outreach, resident engagement, cultural and linguistic accessibility, and collaborative leadership development activities.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan*

[See Measurable Outcomes Plan PDF]

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total proposed project budget is $100,000 over a two-year period (2027–2028) to support establishment, facilitation, and long-term sustainability of a community-led Environmental Justice Advisory Group in Vallejo. The budget builds upon the relationships, outreach infrastructure, and environmental justice leadership developed through FAV's EJ4Vallejo initiative and years of community engagement work in Vallejo.

Most project costs are allocated to direct project implementation, including support for two multi-skilled part-time contracted staff who will execute project management, materials design, community EJ education, coordination, facilitation, resident outreach, community engagement, leadership development, data collection, and administrative functions. Examples of specific activities they will lead or support include organizing co-design and facilitation of EJAG meetings with partners and residents; conducting resident leadership and environmental justice advocacy trainings; supporting multilingual outreach and social media and group communications; coordinating schedules and logistics; and developing governance and sustainability structures for the EJAG. The work will be also supported by a specialized evaluation consultant and volunteers.

The project budget also includes participant supports and accessibility investments designed to reduce barriers to participation for residents facing transportation, childcare, language, scheduling, or economic challenges. These direct project costs include: meeting and workshop community engagement expenses such as translation and interpretation services; space rentals; stipends for EJAG capacity building participation, and; a modest capacity-building set-aside for local educational speakers.

The budget also includes indirect administrative costs and a modest contingency allocation consistent with program guidelines.

The proposed budget is intentionally structured to maximize direct community benefit and strengthen long-term community capacity to advance environmental justice advocacy, accountability, pollution reduction efforts, and improved public health outcomes in Vallejo's most impacted communities.

[See Project Budget Excel File]

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is strongly aligned with local, regional, and statewide environmental justice, climate resilience, public health, and community engagement initiatives. The project advances goals related to environmental justice, climate adaptation, emissions reduction, public participation, and equitable planning identified in a range of existing plans and frameworks.

At the regional level, the project aligns closely with the Bay Area Air Quality Management District Community Health Protection Program (AB 617), which emphasizes reducing exposure to air pollution in disproportionately impacted communities through community-centered planning, emissions reduction strategies, public participation, and collaborative decision-making.

The project also aligns with Bay Area Air Quality Management District goals to address cumulative air pollution exposure, climate vulnerability, and health inequities in communities disproportionately burdened by environmental hazards. Vallejo residents experience significant environmental burdens associated with freeway traffic, industrial activity, goods movement, refinery impacts, and legacy contamination related to the former Mare Island Naval Shipyard.

At the county level, the project aligns with the Solano County Climate Action Plan, which identifies the need for coordinated local action to address greenhouse gas emissions, public health risks, climate adaptation, transportation impacts, renewable energy development, and community engagement.

The project is additionally consistent with California's broader climate and environmental justice policy framework, including:

- California Global Warming Solutions Act of 2006
- Senate Bill 375
- Senate Bill 1000
- California Climate Adaptation and Resilience initiatives
- California Environmental Justice goals focused on meaningful community participation and reduction of cumulative pollution burdens in disadvantaged communities

The project directly supports implementation of environmental justice planning efforts underway in Vallejo, including public engagement related to the City's Environmental Justice Element and broader General Plan processes. More broadly, the project and the network maintained by FAV will contribute to regional resilience and sustainability priorities associated with climate adaptation, sea level rise planning, transportation planning related to the Highway 37 expansion, public health equity, and equitable community development throughout Solano County and the immediate North Bay region.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The project will be led by FAV leadership and [redacted], an experienced nonprofit and collaborative leader with more than 30 years of experience managing and implementing complex community-based initiatives involving environmental justice, public health, community engagement, data democratization, capacity building, facilitation, strategic planning, and cross-sector collaboration.

[redacted] has led numerous projects funded by foundations, public agencies, and regional collaboratives and has extensive experience coordinating multi-stakeholder initiatives involving residents, nonprofits, government agencies, and institutional partners. She was part of the original coalition that became FAV and introduced the organization to the field of environmental justice more than a decade ago.

FAV and [redacted] have substantial experience successfully organizing and facilitating environmental justice advocacy and community engagement efforts in Vallejo. They successfully advocated to halt a proposed slag cement facility and port project in South Vallejo and have continued working with residents, environmental organizations, public health advocates, and community-based partners on issues related to pollution, land use, transportation, climate resilience, and environmental health in Vallejo and other areas of Solano County.

Most recently, through EJ4Vallejo, [redacted] managed organizational partnerships, outreach, resident engagement, environmental justice education, data collection, public

workshops, multilingual communications, and community participation efforts related to Vallejo's Environmental Justice Element and related planning initiatives.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

FAV, with [redacted] serving as Project Lead, will oversee all aspects of project implementation, including coordination, community engagement, facilitation, outreach, leadership development, reporting, evaluation, and sustainability planning for the proposed EJAG.

The project will be managed through a collaborative and community-centered implementation approach supported by two additional contracted staff members. The project builds upon FAV's existing EJ4Vallejo partnerships and engagement infrastructure while developing sustainable leadership systems for the long term.

The Project Lead will provide strategic direction, project management, facilitation training and oversight, partnership coordination, grant management, compliance reporting, and more. Additional project support will include highly skilled, contracted implementation staff to assist with coordination, community outreach, multilingual communications, social media, participant support, logistics, documentation, and measurable outcomes tracking.

Over two years, the project is anticipated to annually utilize approximately:

- 0.20 FTE Project Director / Lead Facilitator
- 0.30 FTE Coordination, Community Outreach, and Engagement Support

These two multi-skilled part-time contracted staff will provide the "glue" for this effort, executing project management, materials design, community EJ education, coordination, facilitation, resident outreach, community engagement, leadership development, data collection, and administrative functions. Examples of specific activities they will lead or support include organizing co-design and facilitation of EJAG meetings with partners and residents; conducting resident leadership and environmental justice advocacy trainings; supporting multilingual outreach and social media and group communications; coordinating schedules and logistics; and developing governance and sustainability structures for the EJAG. The work will be also supported by a specialized evaluation consultant and multiple FAV volunteers. Additional short-term consultant support will be utilized for evaluation support as noted in the budget.

The project will also leverage FAV's substantial in-kind community relationships, partnerships, volunteer leadership, and engagement networks developed through FAV's prior environmental justice work and the EJ4Vallejo initiative.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    N/A - Not Applicable

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A - Not Applicable

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A - Not Applicable

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
    N/A - Not Applicable

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary challenge associated with this project is not establishing an Environmental Justice Advisory Group (EJAG), but creating one that is truly representative, sustainable, and capable of exercising meaningful influence over environmental decision-making long after the grant period concludes. Many residents in Vallejo's most pollution-burdened communities face significant barriers to participation, including work schedules, transportation limitations, childcare responsibilities, language barriers, economic hardship, and understandable skepticism regarding whether community engagement

efforts lead to meaningful change. In addition, many residents have experienced years of exclusion from planning and policy processes and may not initially view participation as a productive use of their limited time.

FAV will address these challenges by building upon the trust, relationships, and community networks developed through more than a decade of environmental justice organizing and through the recent EJ4Vallejo initiative. Rather than creating a new engagement process from scratch, FAV will recruit through existing relationships with residents, neighborhood leaders, community-based organizations, faith communities, public health advocates, and environmental justice partners. The project budget includes resources to reduce participation barriers through multilingual outreach, interpretation and translation services, accessible meeting locations, virtual participation options, participant support, and culturally responsive engagement methods. FAV will also utilize popular education, graphic facilitation, and community-based leadership development approaches that recognize and build upon residents lived experience and expertise.

Another challenge involves maintaining independence and credibility while engaging constructively with public agencies and decision-makers. The purpose of the EJAG is not simply to advise government but to strengthen community voice, accountability, and implementation of environmental justice commitments. FAV will address this challenge by establishing a clear governance structure, transparent operating procedures, and community-driven priorities that allow the EJAG to collaborate with public agencies while maintaining its independence and ability to advocate on behalf of impacted communities.

A third challenge involves sustaining the EJAG beyond the grant period. Many community advisory bodies lose momentum when initial funding ends or when leadership transitions occur. FAV designed this project specifically to address that risk. Throughout the grant period, FAV will develop leadership capacity among EJAG members, implement a Train-the-Trainer model, establish governance and succession structures, cultivate partnerships, and identify future funding opportunities. The project's emphasis on leadership development and sustainability planning is intended to ensure that the EJAG becomes a lasting community institution rather than a temporary grant-funded activity.

Finally, changing political priorities, staff turnover within public agencies, and shifts in local policy agendas could affect opportunities for community influence. FAV will mitigate this risk by focusing on resident leadership, community organizing capacity, and broad-based partnerships rather than relying on any single decision-maker, agency, or planning process. By strengthening long-term community capacity and creating an organized, resident-led structure, the project will remain relevant and effective even as political and institutional conditions change.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	FAV will create a sustainable, community-led Environmental Justice Advisory Group ("EJAG") in Vallejo that strengthens resident leadership and advocacy resulting in increased governmental accountability for implementation of environmental justice policies and actions that reduce pollution exposure and improve community health outcomes

Measurable Outcome	Indicator(s)
1. A sustained and functioning, community-led Environmental Justice Advisory Group ("EJAG") is established and operating in Vallejo by the end of the grant period.	• Number of EJAG members recruited and retained • EJAG Governance structure and operating procedures completed • Number of meetings held • Participation rates • EJAG Participant feedback regarding satisfaction and inclusion • EJAG Outreach and Train-the-Trainer Curriculum
2. Residents from pollution-burdened communities increase their environmental justice knowledge, advocacy skills, leadership capacity, and participation in environmental decision-making.	• Number of residents participating in trainings and workshops • Public Engagement activities • # and percentage of participants reporting increased knowledge and understanding of EJ issues and related local planning and accountability/enforcement processes • Number of residents who report increased understanding of the link between air pollution, asthma and other linked health conditions
3. Vallejo strengthens community engagement and accountability mechanisms related to environmental justice implementation, pollution reduction, public health, and Just Transition priorities.	• Number of community recommendations developed and shared with local agencies • Participation rate of historically underrepresented communities • Meetings with decision-makers • Participant perceptions of responsiveness and accountability • Documentation of community priorities reflected in policy discussions

4. The EJAG develops the leadership, partnerships, and sustainability infrastructure necessary to continue beyond the grant period.	• Train-the-Trainer curriculum completed • Sustainability plan completed • Leadership succession structure established • Partnerships secured • Future funding opportunities identified
5. Increased Community awareness of environmental justice, pollution-related health impacts, and Just Transition opportunities increases through dissemination and shared learning activities.	• Final community convening conducted • Number of participants attending • Organizational participation • Media and outreach reach • New individuals expressing interest in future EJ work

The Distal Outcome (or "Impact") of these Outcomes work will be:
Improved opportunities and structures with which the Vallejo residents most impacted by pollution and related social and health inequities will shape environmental decisions and actions affecting their neighborhoods.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Establish environmental Justice Advisory Group: A sustained and functioning, community-led Environmental Justice Advisory Group ("EJAG") is established and operating	A. EJAG structure and recruitment framework completed	1. Identify and recruit resident and organizational participants to EJAG with multilingual popular education-style outreach and early engagement side-by-side with social media	Fresh Air Vallejo	Community-based partners	Completion Date: Q1-Q2 2027
		2. Develop EJAG governance structure and participation guidelines	Fresh Air Vallejo	Community-based partners	Completion Date: Q2 2027
		3. Conduct EJAG orientation and education sessions	Fresh Air Vallejo	Community-based partners	Completion Date: Q2 2027
	B. EJAG meetings and operations launched	1. Facilitated monthly EJAG meetings begin	Fresh Air Vallejo	EJAG members	Completion Date: Q3 2027
		2. Develop EJAG meeting agendas and materials	Fresh Air Vallejo	EJAG members	Completion Date: Q3 2027
		3. Establish ongoing meetings and participation	Fresh Air Vallejo	EJAG members	Q3 2027–Q4 2028
	C. Sustainability plan developed	1. Launch Outreach and Train-the-Trainers Plan for maintaining a standing EJAG	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2027
		2. Refine governance and operations	Fresh Air Vallejo	Community-based partners & EJAG members	Q2–Q4 2028

2. Build Sustainable Resident Leadership and Advocacy Capacity: Residents from pollution-burdened communities increase their environmental justice knowledge, advocacy skills, leadership capacity, and participation in environmental decision-making.	A. : EJ Outreach and Train-the-Trainer curriculum developed	1.Develop workshop design and facilitation guide	Fresh Air Vallejo	EJAG members	Q2 2027
		2. Develop workshop materials	Fresh Air Vallejo	EJAG members	Q2 2027
		3.Incorporate EJ 4 Vallejo data findings	Fresh Air Vallejo	EJAG members	Q2 2027
		4. Translate and adapt materials for accessibility	Fresh Air Vallejo		Q2–Q3 2027
	B. EJ Train-the-Trainer Curriculum and Outreach Workshops Piloted	1. Begin outreach workshops and leadership trainings	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2027
		2. Facilitate community outreach and discussion sessions	Fresh Air Vallejo	EJAG members	Q3 2027–Q4 2028
		3.Implement EJAG led Train-the-Trainer sessions	EJAG members	Fresh Air Vallejo	Q1–Q4 2028
	C. Resident EJ Advocacy, Leadership, and Participation Expanded	1. Support resident participation in planning and accountability efforts and processes (local and regional)	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2027–Q4 2028
		2.Coordinate public comment and advocacy opportunities	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2027–Q4 2028
		3. Mentoring emerging leaders	Fresh Air Vallejo	Community-based partners & EJAG members	Q1–Q4 2028

3: Accountability and Policy Engagement: Vallejo strengthens community engagement and accountability mechanisms related to environmental justice implementation, pollution reduction, public health, and Just Transition priorities.	a. Community Priorities Articulated	1.Gather resident concerns and recommendations	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2027–Q1 2028
	b. Engagement with Decision Makers	2.Meet with agencies and elected officials to share priorities and insights	Fresh Air Vallejo	Community-based partners & EJAG members	Q1–Q4 2028
		3.Residents participate in planning and advising implementation processes	EJAG members	Community-based partners & FAV	Q1–Q4 2028
	c. Robust Community Accountability Operating in Vallejo EJ Space	1. Track responses to and action on community priorities and implementation	Fresh Air Vallejo	Community-based partners & EJAG members	Q2–Q4 2028
		2.Develop community recommendations docket as a living document annually to be updated as new issues and situations arise	EJAG members	Community-based partners & FAV	Q1–Q4 2028

4: Sustainability: The EJAG develops the leadership, partnerships, and sustainability infrastructure necessary to continue beyond the grant period	a. Train-the-Trainer Program Institutionalized	1.Refine curriculum design based on what worked	EJAG members	Community-based partners & FAV	Q1–Q4 2028
		2.Implement refined Train the Trainer with new participants/leaders	EJAG members	Community-based partners & FAV	Q1–Q4 2028
	b. Leadership Succession Complete	1.Revisit leadership and management structure	EJAG members	Community-based partners & FAV	Q3 2028
		2.Identify future leaders and roles	EJAG members	Community-based partners & FAV	Q3 2028
	c. Sustainability Plan in Place	1.Funding strategy	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2028
		2.Partnership commitments	Fresh Air Vallejo	Community-based partners & EJAG members	Q3–Q4 2028
		3.Final sustainability plan approved by EJAG and partners	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2028

5. Increased Community awareness of environmental justice, pollution-related health impacts, and Just Transition opportunities increases through dissemination and shared learning activities.	a. Planning & preparation complete	1. Design capstone 2028 EJ community convening event to share EJAG experience and build further sustainability and visibility	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2028
		2. Recruit partners	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2028
		3.Recruit speakers	Fresh Air Vallejo	Community-based partners & EJAG members	Q3 2028
		4.Prepare accessible public facing educational material summarizing local EJ issues and lessons learned through EJAG	Fresh Air Vallejo	Community-based partners & EJAG members	Q3-Q4 2028-
	b. Event implemented	1. Conduct final 2028 EJ community convening event, generating broader-based support for EJ and Just Transition	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2028
	c. Dissemination	1. Educate public on Climate Resilience, EJ strategies by sharing lessons learned and outcomes through event participation and resulting multi-channel media dissemination	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2028
		2.Recruit additional residents of Vallejo and allies to participate in the EJ work and sustain EJAG	Fresh Air Vallejo	Community-based partners & EJAG members	Q4 2028

Project Name: Benicia Application #26LCB74_EJ-Advisory_Group
Lead Applicant Name: Fresh Air Vallejo
Term for this budget (in years): 2 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding	Direct	Project Lead (.1 FTE X	Overall project management, facilitation, stakeholder coordinati	$24,000.00
Subcontractors & Vendors (excluding	Direct	Project Coordinator #1	Resident outreach, multilingual engagement, meeting	$36,000.00
Professional Services & Consultants	Direct	Data and Evaluation	Evaluation support	$3,000.00
Materials, Supplies & Equipment (>	Direct	Community Engagement	Printing, Outreach Materials, Educational Material,	$3,500.00
Community Engagement	Direct	Outreach & EJAG mtgs	Logistics including cost of space, required insurance,	$12,850.00
Capacity-Building and Training	Direct	Workshop Speakers	Special Speakers and Trainers for workshops	$3,000.00
Capacity-Building and Training	Direct	Stipends for EJAG	Stipends for members of EJAG	$5,000.00
Contingency	Contingency	Contingency	Unanticipated project implementation needs within	$4,000.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect Costs	Portion of insurance, bookkeeping, organizational	$8,650.00

Only add lines above this line

TOTAL: **$100,000.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$87,350.00
Total Indirect Costs	$8,650.00
Total Prof. Services & Consultants	$3,000.00
Total Contingency	$4,000.00
Total Funds Requested	$100,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	9.9%
Prof. Services & Consultants as % of Direct	3.4%
Contingency as % of Direct	4.6%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: **$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Seed
John Muir Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Family Harvest Farm – Economic Resilience and Public Health Through Workforce Development
Lead Applicant Name	Family Harvest Farm, a program of John Muir Land Trust
Project Location	Pittsburg, CA
Overall Funding Request	$200,000
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***

   Family Harvest Farm operates a workforce development program for transition-age foster youth based on a 3.5-acre regenerative farm in Pittsburg, serving participants from Bay Point, Pittsburg, and Concord, impacted by air pollution. The program provides paid, hands-on training through urban agriculture, where apprentices are engaged in the daily operations of a working farm while receiving technical career training, mentorship, socio-emotional support, and wraparound services. Using a cohort model of up to 16 transition-age foster youth a year, participants build practical job skills, develop strong workplace habits, create professional community, and gain real work experience that prepares them to successfully enter and remain in the workforce, all while contributing to food security for themselves and their community, all of which falls within the eligible communities boundary for this grant support. By providing paid training and clear pathways to employment, the program advances economic resilience for young people navigating the transition to adulthood while improving public health and food security in East Contra Costa County.

   The program is rooted in communities located near polluting industrial infrastructure, where residents experience disproportionate air quality impacts. Through the cultivation and distribution of fresh produce, apprentices at Family Harvest Farm increase access to healthy food while participating in work that directly benefits their communities. These activities support public health by expanding access to nutritious food and contributing to healthier local environments (including through urban greening and carbon sequestration co-benefits). Family Harvest Farm advances a just transition away from a fossil-fuel based economy while investing in the health and economic stability of communities most impacted by air pollution by combining workforce development with community-based food production and access.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
   - *Reduce air pollution and improve health outcomes*
   - *Build economic resilience for a just transition*

   Family Harvest Farm's youth apprenticeship program aligns with the Local Community Benefit Fund strategy to build economic resilience for a just transition by preparing transition-age foster youth from communities most acutely impacted by air pollution to enter and succeed in the workforce. A just transition requires

that those most affected by environmental and economic inequities are equipped with the skills, experience, and support needed to participate in and benefit from an economy no longer centered around fossil fuel.

Transition-age foster youth often enter adulthood without stable employment history, profession networks and support, or technical skills that give them the confidence and know-how to secure stable and supportive employment. Family Harvest Farm addresses these barriers by providing paid, hands-on workforce training combined with personalized guidance, mentorship, and wraparound services. Apprentices build practical skills through real work on a working urban farm while developing good workplace habits like reliability, communication, financial literacy, and time management. Through a tiered apprenticeship model and ongoing support in resume development and employment navigation, while building agricultural job skills, apprentices are prepared not only to secure employment after the program, but to sustain it throughout their career. The FHF model creates a clear pathway for apprentice toward stable living-wage careers in a just-transition economy, ensuring that young people from disproportionately impacted communities, and often with intersecting identities, are positioned to participate in our region's economic transition to net zero.

The program also aligns with the Fund's strategy to reduce air pollution and improve health outcomes through multiple co-benefits. Apprentices contribute to urban agriculture that supports local food production and distribution, increasing local access to fresh and nutritious food for free in communities disproportionately impacted by environmental burdens. In addition to the public health benefits and food security benefits, FHF contributes to urban greening, which supports improved air quality and local climate resilience. Regenerative farming practices, including soil building and composting, directly contribute to carbon sequestration. In this way, FHF delivers environmental co-benefits and builds awareness and skills that are directly supportive of careers in a sustainable and low-carbon economy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Family Harvest Farm is located in Pittsburg, at 1300 Power Ave, bordering Highway 4 on one side and fully within a USDA-defined food desert. The program operates on a 3.5-acre urban farm and serves communities across East Contra Costa County. The program serves transition-age foster youth from

across the region, including apprentices from Pittsburg, Bay Point, and Concord. These communities are disproportionately impacted by environmental and economic disparities.

Community impact is centered in Pittsburg, where most of the food distribution and engagement takes place. Through the free onsite farm stand alone, FHF has served more than 2,150 neighbors over the past two years, distributing 10,150 pounds of fresh produce, primarily to Pittsburg residents. Additional distribution through the program's lunch program, partnership with Mount Diablo School District, and local food kitchens and food trucks has reached more than 2,617 individuals and provided approximately 939 pounds of produce to our region.

Across all program activities, including workforce development, food distribution, and community engagement (including farm tours and workshops, and our annual Harvest Festival), FHF has served nearly 4,767 individuals and distributed nearly 14,000 pounds of produce over the past two years. This level of impact is all generated from the single 3.5-acre farm and reflects the success and central role of apprentices in delivering skills and services that directly benefit their communities.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

   Family Harvest Farm's program is grounded in ongoing, place-based engagement with communities in Pittsburg and across East Contra Costa County. Community engagement is integrated into the farm's daily operations through food distribution, workshops, volunteer opportunities, and partnerships with foster-serving organizations, which creates many points of connections for community members and apprentices.

   Community needs are identified through constant and iterative communication with apprentices, community members, and our partner organizations. The farm's free farm stand serves as a primary point of community engagement, where the staff and apprentices interact regularly with Pittsburg residents navigating food insecurity. These interactions provide ongoing insight into community priorities, including their logistical wants and needs.

Family Harvest Farm also engages the broader community through workshops and educational programming that host foster youth and school-aged children from across the region. Community and program workshops, often chosen and sometime taught by the apprentices, cover a range of topics, including the history of citrus, jam and salve making, public speaking, financial health and literacy, compost extract, nonviolent communication, and plant propagation. Over the past two years, these workshops have engaged approximately 464 participants, including foster youth who are not currently enrolled in the apprenticeship program and local schools, thereby creating an accessible entry point into the program and building connections with the larger community.

Additional engagement includes a thriving volunteer program, which saw 1,049 volunteers over the past two years, as well as tours of the farm to foster children, family members, and chaperones (173 participants). During that same time, the program coordinated school-based workshops, reaching 289 individuals, and hosted plant sales that attracted 280 community members. These efforts expand access to strengthen community and provide ongoing opportunities for feedback and participation.

Apprentices play a central role in these community engagement events, interacting directly with community members and facilitating events, including assessing feedback and integrating that information into future planning. As participants from the communities being served, they bring lived experience that informs program design and ensures that activities are responsive to the community's needs.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

   Family Harvest Farm responds to the community-identified needs in Pittsburg and across the region. These communities face overlapping challenges, including limited access to fresh food in a USDA-defined food desert, exposure to air pollution, and, for our youth apprentices, a lack of accessible and paid pathways into the workforce.

For many transition-age foster youth, the transition into adulthood is complicated by a lack of employment experience or opportunity, a stable income, or access to a professional network. This creates a significant barrier to securing and keeping employment. Family Harvest Farm directly addresses this gap through our paid, structured workforce model that combines real job responsibility with mentorship, personalized guidance, and wraparound services like transportation stipends and a lunch program. Apprentices contribute to the design and are responsible for the cultivation, harvesting, and distribution of food that improves the public health of their community. This allows them to build practical skills and experience in a reliable and supportive work environment, contributing to work that is directly tied to environmental justice, public health, and a just transition from a fossil-fuel base economy.

This work exemplifies support of a just transition because it builds both technical and transferable skills for the youth apprentices through participation in a regenerative, community-based, net-zero food production system. FHF apprentices develop regenerative agricultural skills like soil health management, composting, propagation, an understanding of local food systems, resource cycles, and more. These skills are directly relevant to employment sectors in a low-carbon economy, including sustainable agriculture, land stewardship, and climate resilience. At the same time, apprentices gain experience in public-facing, community-based work through food distribution, workshops, leadership, volunteer engagement, farm tours, and more, building confidence and communication skills that are invaluable for long-term employment. Through a tiered apprenticeship model, participants advance into roles with increased responsibility and wages, while ongoing support in resume development and interviewing skills helps ensure that they are prepared to secure and retain employment as they transition out of the FHF program.

At the same time, the project addresses public health and environmental justice challenges through the community-based food production and distribution program. Over the past two years alone, the program has served approximately 11,796 individuals and distributed 10,150 pounds of produce, increasing access to fresh and nutrient-dense food in a community with few options.

The farm’s regenerative practices contribute to urban greening and carbon sequestration, supporting improved environmental conditions in neighborhoods directly affected by industrial conditions and poor air quality. In this way, FHF builds a workforce that is equipped to participate in and contribute to a more sustainable, net-zero economy.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

   Family Harvest Farm engages community members in the implementation of farm programming through constant and place-based interaction and various points of access and opportunity for participation. Community members engage directly in program activities through the weekly farm stand, workshops and demonstrations, volunteer opportunities, and public community events, where they receive program benefits including access to fresh and nutritious food, educational programming, professional development and skills building, and opportunities to contribute to program design and impact.

   Apprentices play a vital role in this engagement by interacting directly with community members during food distribution, workshops and school tours, and volunteer days. This helps to create peer-to-peer community connections that strengthen trust and relationship building and ensures that community members are regularly informed of opportunities for engagement and access to resources that we provide.

   Family Harvest Farm currently collects structured input from apprentices through quarterly surveys that asks them to assess program administration and their experience, skill development, and career readiness. These surveys gather information on confidence in job skills, interview preparedness, employment retention, socio-emotional development, goal setting, and relationship building, as well as apprentices' experience with staff and peers. This data is regularly reviewed and used to inform the workforce development program's planning and adjustments.

   With this grant funding, we will be able to expand our ability to implement a more responsive community feedback collection strategy by more intentionally gathering and integrating feedback from community members. In this way, feedback will be gathered directly at the farm stand, our most high-contact program element, where our apprentices and staff will formally collect survey information on their food access needs, preferred produce, and other ways the farm can support their public health needs. Community feedback will also be

collected during public volunteer days and workshops, where participants will be invited to share feedback on workshop topics and areas of interest for future programming. We have recently signed an MOU with the UC Master gardeners, who will cultivate a demonstration garden onsite and facilitate expanded community workshop opportunities. This will provide the neighboring community with home gardening skills, allowing them to support their own food security in their own communities.

Ongoing engagement with apprentices also provides relevant feedback on program design, as the apprentices contribute their perspectives on training, scheduling and programming, and support needs. This allows farm staff to continually improve programming based, in part, on this feedback.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

   Family Harvest Farm runs a workforce development program based in Pittsburg, CA that prepares transition-age foster youth (ages 18-24) for employment through paid, hands-on work in urban agriculture, while delivering community health and environmental co-benefits. The overall project vision is to build economic resilience for our youth apprentices while improving access to healthy food and supporting more sustainable community-centered systems in the region.

   The project consists of several interconnected components, including a tiered, progressive paid apprenticeship program, workforce development and job readiness training, community-based food production and distribution, and public and school workshops and volunteer opportunities. These components all come together to provide apprentice participants with meaningful, consistent, and supportive work experience while also creating important public health benefits for the surrounding community.

   Family Harvest Farm already closely tracks workforce program outcomes, including the number of apprentices enrolled in and competing the program, advancement through apprentice tiers, and the successful transition to other employment or continued training after the apprentice program. Other outcomes include apprentice growth in job readiness skills, confidence and socio-emotional

growth, and community building, as measured through a quarterly apprentice survey that measures areas such as communication, time management, interview readiness, and more.

Farm staff regularly tracks program data including community and apprentice participation, produce distribution including weight and product type, number of farm visitors and volunteers, and survey data collected from apprentices. This information is used not only for reporting requirements, but also to inform continuous program improvement.

Family Harvest Farm is the lead of this programming and is responsible for all aspects of project delivery, including program management, workforce development and skills training, and community engagement. Family Harvest Farm collaborates with referring agencies as part of a wraparound team to provide trauma-informed workforce development, while referring agencies provide direct services that address youths' psychosocial needs. Services offered by referring agencies include collaborative case management with FHF, housing placement and support, independent living skills development, education and employment assistance, and mental health services. In July 2023 FHF formalized the referral process ensuring that a referring agency confirms a candidate's eligibility, encourages a Release of Information be completed, and builds a connection between agencies to set up a support network that will assist the youth throughout their employment. In 2026, FHF formalized an agreement with the UC Master Garners to manage a demonstration garden. This space will be a place for community members to engage with agricultural education and learn how to grow produce in their home gardens.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*
   Attached

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*
   Attached

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

Family Harvest Farm is consistent with many regional and statewide environmental justice, public health, climate, and urban greening initiatives focused on communities disproportionately affected by industrial pollution. The project is consistent with the BAAQMD's Local Community Benefit Fund priorities and aligned with the goals of California's Community Air Protection Program and directly support California's broader climate resilience and just transition goals through our regenerative agriculture practices and workforce development model. This alignment is highlighted by the farm's newest collaboration with the Contra Costa Resource Conservation District (CCRCD). Family Harvest Farm is working with CCRCD to apply for the USDA Conservation Stewardship Program based on the regenerative practices already implemented at the farm. CCRCD has developed a Carbon Farm Plan for the site and will update the plan through the application process. Existing practices that align with these efforts include on-site bio-complete composting, native plant hedgerows, mulching, and biodynamic cover cropping designed to improve soil health and support carbon sequestration.

Several additional plans that are advanced through the work being conducted at FHF include the adopted Contra Costa County 2045 General Plan[1], including specific goals related to environmental justice, economic development, environmental justice, and sustainability, working lands, and community health, and carbon education strategies, the County's Climate Action and Adaptation Plan[2], which specifically identifies goals related to greenhouse gas reduction, green infrastructure expansion, environmental justice, and healthier communities, and the County's "Healthy Lands, Healthy People"[3] efforts focused on storing carbon through agriculture and natural land management practices. By training a new generation of agricultural and land stewardship professionals, the strategies implemented on the farm will be carried off the farm, further amplifying these impacts even further.

Family Harvest Farm advances regional public health and food access priorities through production and distribution of fresh, free produce in a USDA-defined food desert in Pittsburg.

CAPACITY (10 points)

[1] General Plan | Contra Costa County, CA Official Website
[2] Climate Action and Adaptation Plan | Contra Costa County, CA Official Website
[3] Healthy Lands, Healthy People - A Carbon Sequestration Feasibility Study | Contra Costa County, CA Official Website

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Family Harvest Farm staff has extensive experience managing and implementing the public health and workforce development program, which began in earnest in March 2020. Since that time, the program has become more refined and effective, inviting more community participation and education opportunities each year, and implementing changes to the workforce development program in ways that increase the skills and impact of participating foster youth. The current staff has demonstrated their ability to manage this project:

- [redacted] (Senior Farm Manager) grew up in the foster care system and got her start farming at the Homeless Garden project for 3 years. [redacted] went on to serve as Farm Manager at Old House Farm for 5 years and Pescadero Flowery. She joined JMLT 8 years ago and built the concept and partnerships with [redacted]. Her unique experience growing up in foster care and her passion for farming are key to the success of FHF.
- [redacted] (Work Force Development Manager) has worked in workforce development programs for 9 years. She managed the community education program for Groundwork Richmond, and the Green Teens program at Friends of the Urban Forest in San Francisco. She is a Rising Leader Fellow for justice outside and volunteered with community orgs doing outdoor excursions, urban planning and gardening with youth and transition age youth. Her focus on workforce development, specifically for youth who are typically more disenfranchised and disconnected to nature or urban forestry, has made her the perfect fit for the FHF program. Her career has been focused on engaging youth with climate and environmental justice who have typically been left out of the environmental field.
- [redacted]) has worked for East Bay Regional Parks, Alameda County Resource Conservation District, City of Berkeley, WRA Landscape Restoration, Friends of the Urban Forest doing restorative justice programming with youth outdoors, native habitat restoration, park ranger work, and urban greening program management. His unique background in land management, justice-based programming and management of grant funded environmental programs make him uniquely qualified for the FHF project.
- Family Harvest Farm is also supported by its parent organization, John Muir Land Trust, a non-profit based in Contra Costa County, which currently holds over 5,000 acres of open space in the East Bay.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Family Harvest Farm has fully established the staffing, operations, partnerships, and infrastructure for the successful implementation of this program. The project is supported by 3 dedicated FTE employees, the Senior Farm Manager, the Associate Director, and the Workforce Development Manager, who collectively oversee farm operations, workforce development programming, apprentice support, partnership management, community engagement, program evaluation, and more.

Implementation of the project is managed through an established structure that has been developed and refined through six years of program operations and is already supporting food production and distribution, workforce development, volunteer engagement, workshops, and community programming. The Farm Manager oversees daily farm operations, regenerative agriculture practices, apprentice training and supervision, and produce production. The Workforce Development Manager leads all apprentice support services, workforce readiness, mentorship, transition planning, and ongoing support and follow-up with apprentices. The Associate Director provides overall program oversight, partner coordination, strategic program planning, gran administration, and support for implementation. The infrastructure is already in place to support program activities, including food production and community food distribution. In addition to staff and apprentice capacity, the program is grateful for substantial volunteer support through weekly community volunteer days and public engagement events.

Program recruitment and implementation is made possible through partnerships with Core Collaborators who specialize in working with foster youth. Core Collaborators provide wraparound services to employed youth during and after their time at FHF. These services include assistance with housing, counseling, child-care, and other life support issues that may become barriers to sustained employment if left unaddressed. Throughout their employment at FHF, youth receive continued support and assistance in finding long-term employment and/or returning to school. The FHF community maintains ongoing relationships with alumni through alumni dinners, and apprentice graduations. FHF regularly meets with referring foster youth agencies who refer foster youth to the apprentice program such as First Place for Youth, Contra Costa County

Employment and Human Services – Contra Costa Independent Living Skills Program, Contra Costa County Office of Education Youth Services Department, Youth Homes (TAY Program), Pacific Clinics (formerly Uplift Family Services).

Family Harvest Farm actively seeks out funding from public and private sources of various sizes and currently receives financial support from agencies like California Natural Resources Agency, California Department of Food & Agriculture, Contra Costa County, and private sources such as Kaiser Permanente, Antioch Youth of Promise, BMO, and local garden clubs. A complete list of these funding sources is provided on the *Benicia_26LCB24_JMLT_Budget,* provided with this application.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

N/A

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Family Harvest Farm operates from an established 3.5-acre urban farm in Pittsburg, and existing infrastructure is already in place to support ongoing programmatic success in food production, workforce development, community food distribution, and regenerative agriculture. Day-to-day operations are overseen by the Farm Manager, with support from the apprentice and volunteers. This includes irrigation management, soil stewardship, composting systems, seasonal planting and cultivation, landscape maintenance, infrastructure upkeep and expansion, and care for regenerative farming elements such as native hedgerows and cover crops. Because apprentices participate in many aspects of farm operations and stewardship, these activities are an important aspect of the workforce development and training programming.
Site sustainability is supported through a mix of donor support, restricted grant funding, volunteer engagement, and partnerships. Since necessary infrastructure and staffing is already established, project funding supports direct program implementation instead of new capital infrastructure costs.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Family Harvestr Farm's workforce development model is intentionally designed to support transition-age foster youth, a population that often faces significant barriers related to employment stability, transportation access, housing insecurity, mental health challenges, and limited access to long-term support systems, factors that can create challenges related to retention and scheduling consistency. The program addresses these barriers through a relationship-based model that combines paid employment with mentorship, individualized guidance and support, workforce readiness and skills development support, and ongoing follow-up after the program. The programs tiered structure supports retention and engagement because it creates opportunities for increased responsibility and wage increases over time.

The project faces realities of regenerative urban agriculture, which is intentionally labor-intensive. Family Harvest Farm prioritizes regenerative farm practices that minimize the use of chemical pesticides, tractors, and tillers to support soil health and provide long-term ecological resilience and carbon sequestration. Because of this, much of the farm's work is done by hand and requires substantial ongoing labor and stewardship. At the

same time, the farm's production capacity is directly connected to the apprenticeship program, which serves as the project's primary source of hands-on training. A central priority of the program is supporting apprentices in a healthy and sustainable way as they develop workforce skills, and we are careful not to overextend capacity. Balancing apprentice wellbeing and support with workforce development and operational needs of a working farm requires a high level of coordination, staffing capacity, community support, and experience. FHF continues to expand volunteer engagement and community participation to strengthen long-term program resilience and increase capacity. The program already benefits from regular volunteer support, and partnerships such as the UC Master Gardeners program. We plan to continue to build community participation and volunteer programming.

Family Harvest Farm is actively working to deepen community investment in the program by engaging more residents through food access, land stewardship, community building, and volunteer opportunities. The program regularly gathers feedback from community members regarding produce desires, workshop topics, and what knowledge they would like to learn and share, with the hope that this will shape programming in ways that strengthen neighborhood connection to the farm. This effort has already contributed to an increase in volunteer participation from nearby community members, and the program will continue to build these relationships over the next two years.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Build economic resilience for transition-age foster youth in East Contra Costa communities impacted by air pollution through paid workforce development in regenerative urban agriculture, while improving community health through fresh food access, urban greening, environmental stewardship and education, and community building.

Measurable Outcome	Indicator(s)
1. Transition-age foster youth from the Local Community Benefits Fund area increase workforce development readiness and employment stability	• Number of apprentices enrolled • Number and percent of apprentices that complete the program • Percent of apprentices reporting increased workforce confidence • Percent reporting improved job readiness skills
2. Apprentices increase skills relevant to a regenerative, low-carbon economy	• Number of apprentices trained in regenerative agriculture practices • Percent of apprentices that report an increased knowledge of sustainable food systems • Number of apprentices participating in food production and distribution activities • Apprentices advancing into leadership roles
3. Pittsburg community members increase access to fresh and nutritious food	• Number of individuals served through produce distribution • Number of pounds of produce distributed • Number of food distribution opportunities (including farm stands sales and distribution to community partners)
4. Community members increase engagement in health-promoting and	• Number of workshop participants • Number of volunteers engaged

environmentally focused programming on the farm	• Number of additional foster youth engaged through outreach programming and farm visits • Attendance at educational and community events
5. Contribution to regional environmental health through urban greening and regenerative agricultural practices	• 3.5 acres maintained under regenerative and pesticide-free practices • Implementation of composting and soil-building practices • Number of community members engaged in environmental activities on the farm
6. Program is responsive to participant priorities and feedback	• Number of and data collected from apprentice surveys • Number of community feedback solicitations made • Program adjustments informed by feedback

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Transition-age foster youth increase workforce development readiness and employment stability	A. Apprentice cohort recruitment and onboarding completed	1. Recruit apprentices in partnership with partner orgs	Associate Director (FHF)	Foster Referring Agencies	March 2026 and September 2026
		2. Conduct interview and selection	Associate Director; Workforce Development Manager (FHF)	Foster Referring Agencies	February 2026 and August 2026
		3. Complete onboarding and orientation for apprentices; establish goals	Associate Director; Workforce Development Manager (FHF)	Foster Referring Agencies; Apprentices	April 2026 and October 2026
	B. Apprentices complete structured training	1. Interview preparation, transition planning, financial literacy skills, non-violent communication, public speaking (including real-life skills)	Workforce Development Manager (FHF)	Associate Director External instructors	January-March 2026 and July-September 2026
		2. Workforce skills training by external professionals (improv, financial literacy training, etc.)	Workforce Development Manager, Farm Manager (FHF)	External instructors including finance professionals	In perpetuity
		3. Crating partnerships for continued education for the apprentices	Associate Director, Workforce Development Manager (FHF)	External partners	In perpetuity on a monthly and quarterly basis

		4. Mentorship with Workforce Development Manager	Workforce Development Manager	Apprentices and Farm Assistants	
	C. Apprentices can demonstrate skills/development	1. Leading workshops, tours, peer-to-peer training	Apprentices	FHF Staff	In perpetuity, for each cohort cycle
		2. Social media and administrative support/responsibility	Apprentices	FHF Staff and Farm Assistant	In perpetuity
		3. Successfully acquiring long-term employment after program	Apprentices	FHF Staff	January-March 2026 and July-September 2026
2. Apprentices increase skills relevant to a regenerative, low-carbon economy	A. Apprentices develop skills in regenerative urban agriculture	1. Learn technical skills training on farming (composting, plant and soil biology, irrigation, chicken & livestock care, harvesting and fieldwork, plant care, cooking using produce)	Workforce Development Manager, Farm Manager (FHF)	External instructors including agriculture professionals, master gardeners, etc.	In perpetuity
		2. Hands-on experience planting, propagation, and harvesting, with guidance and training from the UC Master Gardeners (seasonal gardens, irrigation planning and install, etc.); other external professionals; training in regenerative cultivation practices	External partners (Master Gardeners), Farm Manager (FHF)	FHF Staff	In perpetuity
	B. Apply regenerative and food systems knowledge through	1. Apprentice harvest and prepare produce	Apprentices	FHF Staff	In perpetuity Spring and Summer high season

	community food distribution	2. Apprentices participate in food distribution and farm stand operations	Apprentices	FHF Staff	In perpetuity on a weekly basis when in production
		3. Apprentices support with community workshops, volunteer events, and other community engagement activities	Apprentices	FHF Staff	In perpetuity
	C. Apprentices increase their leadership capacity and responsibility within the workforce development program	1. Implementation of a tiered apprenticeship program structure	Workforce Development Mager (FHF)	FHF Staff	Upon apprentice graduation and program openings
		2. Support and facilitate the advancement into Apprentice II and Farm Assistant roles	Workforce Development Manager (FHF)	FHF Staff	Upon apprentice graduation and program openings
		3. Support apprentices in finding activities and roles on the farm that support their specific goals, talents, and desires	Workforce Development Manager (FHF)	FHF Staff	In perpetuity
3. Pittsburg community members increase access to fresh and nutritious food	A. Ongoing farm production is maintained	1. Cultivate and maintain growing plots	Apprentices, Farm Manager (FHF)	FHF Staff	In perpetuity
		2. Harvest produce throughout the seasonal growing cycle	Apprentices, Farm Manager (FHF)	FHF Staff	In perpetuity
		3. Implement regenerative soil-building and composting practices	Apprentices, Farm Manager (FHF)	FHF Staff	Spring, Fall and Winter

	B. Community food distribution systems implemented	1. Operate free onsite farm stand	Apprentices, Farm Manager (FHF)	FHF Staff	In perpetuity
		2. Distribute produce through school and community partnership	Apprentices, Farm Manager (FHF)	FHF Associate Director	In perpetuity based on availability and partner needs
		3. Coordinate logistics related to food distribution	FHF Associate Director	Manager (FHF)	In perpetuity
	C. Food access and distribution is tracked and evaluated for improvement.	1. Record produce distribution data	Apprentices, Farm Manager (FHF)	Associate Director (FHF)	In perpetuity on a weekly basis
		2. Track number of individuals reached	Apprentices, Farm Manager (FHF)	Associate Director (FHF)	In perpetuity on a weekly basis
		3. Review trends and community needs/attitudes and integrate results into future planning	Associate Director (FHF)	FHF Staff	Quarterly
4. Community members increase engagement in health-promoting and environmentally focused programming on the farm	A. Workshops and educational programming for the community	1. Host and facilitate workshops on agriculture and food systems; provide environmentally focused educational programming for community	Farm Manager (FHF)	FHF Staff, Apprentices	In perpetuity
	B. Volunteer and community engagement events	1. Host regular volunteer days for the community on the farm	JMLT Stewardship Manager	FHF Staff, Apprentices	In perpetuity on a monthly basis
	C. Foster Youth outreach	1. Invite foster youth to workshops and public programming on farm	Associate Director (FHF)	FHF Staff	Every 6 months

		2. Conduct outreach to foster youth through community collaborator partners	Associate Director (FHF)		Every 6 months
		3. Expand participation in educational, workforce development, and volunteer opportunities for foster youth	Associate Director (FHF)	FHF Staff	Every 6 months and during special events
5. Contribution to regional environmental health through urban greening and regenerative agricultural practices	A. Maintain regenerative farming practices	1. Implement composting and soil-building practices	Manager (FHF)	Apprentices	In perpetuity
		2. Maintain regenerative cultivation practices across the farm	Manager (FHF)	Apprentices	In perpetuity
		3. Support urban greening through ongoing land stewardship	Manager (FHF), Apprentices	FHF Staff	In perpetuity
	B. Community participation in environmental stewardship	1. Engage volunteers in stewardship activities	JMLT Stewardship Manager, Manager (FHF)	FHF Staff, Apprentices	Quarterly
		2. Facilitate apprentice participation in land-based work	Manager (FHF)	FHF Staff	Quarterly
		3. Incorporate environmental stewardship into public programming	JMLT Stewardship Manager Associate Director (FHF)	FHF Staff, Apprentices	Quarterly
	C. Environmental education integrated into programming	1. Incorporate sustainable systems concepts into workshops	JMLT Stewardship Manager, Associate Director (FHF)	FHF Staff, Apprentices	Quarterly
		2. Provide education related to regenerative agriculture	Manager (FHF)	FHF Staff, Apprentices	In perpetuity

		3. Connect environmental topics to workforce development program	Manager (FHF), Workforce Development Manager (FHF)	Associate Director (FHF)	In perpetuity
6. Program is responsive to participant priorities and feedback	A. Community feedback opportunities	1. Gather feedback and participant data at farm stands/public events	Apprentices, FHF Staff		Quarterly
		2. Gather informal information through conversations with workshop and volunteer participants	FHF Staff, Apprentices		In perpetuity
		3. Document community feedback and demographics	Associate Director (FHF)		Quarterly
	B. Apprentice feedback and evaluations are collected	1. Administer quarterly apprentice surveys	Workforce Development Manager (FHF), Associate Director (FHF)		Quarterly
		2. Collect apprentice feedback on program experience and skill development	Workforce Development Manager (FHF), Associate Director (FHF)		Quarterly
		3. Review survey responses and evaluation data	Workforce Development Manager (FHF), Associate Director (FHF)		Quarterly
	C. Program updates and improvements are informed by feedback	1. Review community and apprentice feedback	Workforce Development Manager (FHF), Associate Director (FHF)		Quarterly
		2. Integrate feedback into program planning and implementation	Associate Director (FHF)	Workforce Development Manager (FHF)	In perpetuity based on capacity and programs

					most immediate needs
		3. Adjust program based on community/apprentice needs	Workforce Development Manager (FHF), Associate Director (FHF)	Workforce Development Manager (FHF)	In perpetuity based on capacity and programs most immediate needs

Project Name: Family Harvest Farm – Economic Resilience and Public Health Through Workforce Development
Lead Applicant Name: Family Harvest Farm, a program of John Muir Land Trust
Term for this budget (in years): 2 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Family Harvest Farm Associate Director	The Associate Director oversees and manages the farm's strategic development, builds partnerships, and supports apprentices' career pathways and leadership development; staff oversight and coordination with external partners and education professionals Total cost - ($49.52 (hourly rate) + $10.10 (medical, retirement, workers comp, medicare, social security))× 2080 (hours @ 100 FTE) x 2 (number of funding years) = $248,020.00 This request represents approximately 20% FTE, or 838.84	$50,000.00
Personnel/Staff Costs	Direct	Senior Farm Manager	The Senior Farm Manager is responsible for training apprentices in regenerative agriculture, overseeing farm cultivation operations, and oversees produce sales. Total cost - ($38.11 (hourly rate) + $11.94 (medical, retirement, workers comp, medicare, social security))× 2080 (hours @ 100 FTE) x 2 (number of funding years) = $208,208.00 This request represents approximately 24% of total FTE, or 990 hours.	$50,000.00
Personnel/Staff Costs	Direct	Worforce Development Manager	The Workforce Development Manager supports and empowers skill-building, goal-attainment, and transitioning into stable employment using a trauma-informed, strengths-based, and youth-centered approach. Total cost - ($39.61 (hourly rate) + $10.52 (medical, retirement, workers comp, medicare, social security))× 2080 (hours @ 100 FTE) x 2 (number of funding years) = $208,542.00	
Personnel/Staff Costs	Direct	Apprentices: 8 Apprentice I's 2 Apprentice II's	Steipends for Apprentice I & II Total cost - Apprentice I (8 total) - ($17.50 (hourly rate) + $2.11 (workers comp, medicare, social security)) x 1040 (hours @ 20 hrs/week) x 2 (number of funding years) - Apprentice II (2 total) - ($21 (hourly rate) + $2.53 (workers comp, medicare, social security)) x 1144 (hours @ 22 hrs/week) x 2 (number of funding years) = $424,195.20 TOTAL This request reporesents approximately 17.68% of the total Apprentice steipends over the two year grant program.	$75,000.00
Personnel/Staff Costs	Direct	Farm Assistants (x2)	Steipends for Farm Assistants Total cost - ($25 (hourly rate) + $3.01 (workers comp, medicare, social security)) x 1300 (hours @ 100 FTE) x 2 (number of funding years) = $145,652.00 This request represents approximately 17.16%, or 892.5 hours.	$25,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Farm supplies and site costs	Tools, items, and consumables required to operate a regenerative farm and workforce development program; rent and utilities - 2 years	
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Partner fees and steipends for visiting professionals; marketing costs; event vendors	Expenses related to fees and steipends for partners and educators, marketing professionals, and vendor participation during our community events	
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs	Overhead associated with Family Harvest Farm programming; includes cost of grant support and administration from JMLT, bookkeeping, general administrative staff, general liability or umbrella insurance, IT infrastructure. $25,000/year x 2	

Bay Area Air District
CLEAN AIR FOR ALL

Benicia Seed

La Clinica de la Raza Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	RESPIRA
Lead Applicant Name	La Clinica de La Raza
Project Location	Benecia, Vallejo, Bay Point, Pittsburg
Overall Funding Request	$200,000
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

La Clinica's proposed program RESPIRA (**R**ed comunitaria de **E**ducacion en **S**alud ambinental y **P**romocion de **I**niciativas para el **R**espeto del **A**mbiente Limpio) is designed to reduce the health impacts of asthma and environmental pollution in Benicia, Vallejo, Bay Point, and Pittsburg and its surrounding areas. Strategies used in the program will help to reduce asthma triggers among people with asthma, build community awareness and engagement on topics like asthma, respiratory illnesses and options to save in renewable energy and electric vehicle options. The program will train Community Health Educators and Promotor@s on the Asthma Home Visit curriculum using the train the trainer model focused on asthma prevention, management, air quality, and environmental health. Trained staff and Promotor@s will also offer asthma education one-time workshops to community groups and 1-1, asthma home visiting services to patients and community members with frequent visits to Emergency Department. Eligible participants identified through the workshops and home visits will also receive an air purifier to prevent asthma triggers.

This project will prioritize communities experiencing the greatest disparities in uncontrolled asthma. The priority population being targeted are more likely to live in areas with elevated air pollution due to proximity to industrial sites and major transportation corridors. The project is specifically designed to reach the following priority populations:

- African American and Native Hawaiian/Pacific Islander community members and Spanish Speakers in Vallejo
- Primarily Spanish-speaking community members in Bay Point and Pittsburg
- Residents of East Contra Costa County

RESPIRA will also implement coalition building components with the goal of implementing an annual resource community event to provide information on a variety of resources including programs that provide subsidies for renewable energy, energy efficiency and programs available to make electric vehicles more accessible. Agencies that will be engaged include the City of Pittsburg, Clean Air Coalition, Monument Impact, Pittsburg Unified School District and the Pittsburg First Five as well as community residents and Promotor@s.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project directly aligns with the Local Community Benefit Fund strategy to reduce air pollution and improve health outcomes by combining community education, asthma prevention and management, and resident-led action to address environmental

conditions that contribute to poor respiratory health. The project focuses on low-income and multilingual communities that are disproportionately exposed to pollution and experience higher rates of asthma and other health disparities. Through asthma triggers awareness education, home visiting services, partnerships with healthcare providers, community service providers, and community leadership development, the project will help residents reduce exposure to pollution, better manage asthma, and participate in the planning of a local community awareness and engagement resource event.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The locations of the project will be Vallejo, Bay Point and Pittsburg. In Solano County La Clinica has two medical clinics in Vallejo one at 220 Hospital Drive near Sutter Hospital and a second one at 415 Georgia Street, near downtown and near the Ferry station. Both sites serve residents from Vallejo Benicia and the surrounding communities. In Contra Costa County, La Clinica has a total of three clinics in Oakley, Pittsburg, and Concord. The Pittsburg clinics is located at 2240 Gladstone Dr., the Concord clinic is located at 2000 Sierra Rd, in the heart of the Monument Corridor and a clinic in Oakley is located at 2021 Main St. between these clinics combined they serve over 15,000 patients and community members from Pittsburg, Bay Point, Antioch, Oakley and other surrounding cities.

La Clinica Community Health Education (CHE) Department Office is the hub for the Community Health Education Team and volunteer Promotor@s and is located in Pittsburg at 335 E. Leland Rd. The CHE office serves as a hub of the outreach and enrollment services for health coverage and other community outreach programs that include the mental health stigma reduction-Abriendo Mentes Cerrando Estimas-AMCE (Opening Minds Closing Stigmas) project as well as the Air Quality Outreach and Advocacy project that has done work to advocate for tobacco free parks, conduct outreach and education workshops about air quality and distributes air purifiers to community families with asthma.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The proposed project is grounded in La Clínica's ongoing engagement with residents, patients, and partners in Contra Costa and Solano County communities most affected by poor air quality and asthma. Community needs and priorities are identified through a combination of direct service experience, community outreach, prior air quality education efforts, and reports ran by IT department that identify La Clinica patients with poor asthma management who have visited the ED 3 or more times in a year. Similarly, analysis of local health data shows elevated asthma-related emergency department use in low-income communities and neighborhoods located near industrial facilities and major transportation corridors.

La Clínica's staff and Community Health Workers regularly hear from families about barriers such as poor housing conditions, limited access to asthma education, language barriers, and concern about the health impacts of pollution. These lived experiences, combined with referral patterns, program participation trends, and local public health information, help shape the project's focus on asthma prevention, air quality education, and resident leadership development.

Community-based organizations, healthcare partners, public health stakeholders, and residents have been meaningfully involved in determining community needs by informing both the identification of priority populations and the design of proposed activities. In Contra Costa, as part of the Air Quality project the CHE outreach and enrollment team has engaged 12 community members as volunteer Promotor@s in Contra Costa and 5 in Solano County. The CHE department has also developed a closed collaboration with collaborative partners that include Pittsburg Unified School District, [redacted] City of Pittsburg [redacted], First Five Community Resource Specialist and Case Manager, [redacted], Outreach Coordinator at Village Community Resource Center-[redacted] and Monument Impact Healthy Community [redacted]. These community partners along with La Clinica CHE staff and Promotor@s have come together as part of the Pittsburg reside committee to plan community activities that support air quality and environmental health awareness and engagement.

According to the Bay Area Air Quality Management District South and Central Vallejo suffer from significant high asthma rates. Emergency room visit rates in these areas have reached over 470 per 10,000 residents, which is more than triple the overall California average.

Available data also shows that in Contra Costa County, 300,000 residents live in a census tract that ranks in the 95th percentile or higher of asthma Emergency Department (ED) rates statewide. This is the highest number of people in any county in the state and the fourth highest by percent of County residents in the state. An estimated 4,950 people visit the ED for asthma each year in the county having lower socio-economic resources.

Partner organizations also serve as a source of referrals and help identify where needs are greatest, while prior collaboration with local air quality and public health efforts has reinforced the importance of combining health education with community empowerment.

The project reflects this input by centering culturally responsive outreach, bilingual education, home-based support, and a train-the-trainer model that prepares residents Promotor@s to share information and participate in local decision-making. In this way, the project is based not only on institutional assumptions; it is informed by community voice, community participation, and the practical experience of organizations and stakeholders working closest to the affected neighborhoods.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The RESPIRA project has the goal to implement a number for approaches rooted on the Spectrum of prevention. The Spectrum of Prevention is a public health framework used to address complex social and health problems by working at multiple levels of society. It was developed by the Prevention Institute and is widely used in areas such as violence prevention, substance abuse prevention, injury prevention, and health promotion.

This project will benefit the low-income and multilingual communities residing in Vallejo, Bay Point, and Pittsburg and that sometimes have lacked access to government resources and promote meaningful involvement of pollution-affected communities through participatory action. This project has the opportunity to address environmental injustices and racial health inequities by meaningfully engaging patients and community members that are overrepresented in health disparities and shifting power to groups through health education, civic empowerment, and creating pipelines for participation in local initiative decision-making.

This project aims to address environmental injustices from a public health framework perspective with the following approaches:

- Inform, Educate and Empower: Train the Trainer model that educates Promotor@s on the asthma home visits, and prepares them to participate in outreach activities and co-facilitate group workshops and asthma home visits.

- Mobilize Community Partnerships: Creating community partnerships to identify vulnerable populations and parent groups to provide workshops about asthma and air quality education as a strategy to inform, educate and identify families who can benefit from asthma home visits. Community Partnerships will also provide referrals and will work jointly to complete an annual community resource event.

- Asthma and Air Quality Awareness and education: Education group workshops in community settings to parent groups with children and 1-1 education to community members and families impacted by asthma will be provided in the form of group workshops and home visits for patients and community members impacted by asthma.

Community Impact:

Community Health Workers (CHWs) are an effective, culturally responsive, and use patient-centered strategy for engaging patients and community members and serving as a bridge between communities and health systems. Although research has consistently demonstrated their value, long-term sustainability remains a challenge. This project addresses that challenge by testing a train-the-trainer model that equitably compensates community members for their time, builds local leadership, and creates pathways for residents to move from program participation into ongoing roles in community advocacy and decision-making.

Evidence shows that power dynamics often shape which community experiences and priorities are recognized in policy development. This model responds to that reality by intentionally building the capacity of community members to participate in local stakeholder processes, civic activities, and environmental decision-making. By providing workforce and civic engagement skills, economic value, and meaningful partnerships with local agencies, the project supports a more sustainable approach to co-developing environmental justice policies and strategies. Together, these components demonstrate the feasibility and effectiveness of a comprehensive, community-driven approach to addressing environmental injustices. Over the long term, this work is intended to contribute to healthier environmental conditions, stronger community leadership, and improved health outcomes.

This project will address immediate health needs of health outcomes impacted by indoor and outdoor air quality while building a sustainable education model that empowers patients and community members on health management and environmental factors and creating pipeline for workforce and stakeholder engagement related to health and environmental equity.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

La Clínica will use a culturally responsive, community-based engagement approach to keep residents informed about project implementation and the benefits available to community members. Outreach will occur through Community Health Workers, health promoters, partner clinics, community-based organizations, workshops, home visits, and bilingual printed and digital materials. Community members will receive regular updates on project activities, training opportunities, asthma education services, air quality information, program progress, and ways to participate in community leadership and decision-making efforts. Information will be available in accessible formats and in the primary languages spoken by participants to help ensure broad and meaningful participation.

Community feedback will be solicited throughout implementation through participant surveys, discussion during trainings and workshops, direct input from Community Health Workers, follow-up conversations during home visits, and feedback shared by partner organizations. La Clínica will review this feedback on an ongoing basis to identify emerging needs, barriers to participation, and opportunities to strengthen project delivery. When feasible, feedback will be used to adjust outreach strategies, training content, scheduling, and support services so that the project remains responsive to community needs and maximizes its benefit to residents.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Vision:

Reduce asthma related morbidity and improve environmental health literacy through asthma education workshops to the general community, individualized home visits for high-risk individuals, air purifiers and organic cleaning supplies distribution to high-risk patients and coalition building to host community engagement resource events.

Project Components:

a. **Outreach:** La Clinica staff and Promotor@s will conduct outreach and education through tabling events and Asthma education workshops to identify high risk asthma individuals and link them to asthma home visits services.

b. **Health Promoter Training:** Existing volunteer Promotor@s will receive Asthma Home visit train-the-trainer to prepare them to co-facilitate asthma parent workshops and individual families home visits. The training will include components about asthma triggers in the home and community such as air quality –AQI, proper use of asthma medication, and the importance of an asthma health plan to best control their asthma.

c. Home visits outreach and recruitment: La Clinica staff and Promotor@s will conduct outreach in the community and work with La Clinica's IT department to ran reports and identify high risk asthma patients with uncontrolled Asthma who have visited the ED more than 3 times n the last year. The outreach team will also receive referrals from collaborative partners.

d. **Home Visits:** The staff will conduct asthma home visiting services for 20 families in year 1 and 25 families in year 2. Each family that participates in the home visits will receive three class series that will go into the details of asthma management, ways to prevent asthma trigger in home and in general environment, strategies to implement organic cleaning materials, how to properly utilize asthma medication, benefits of an asthma plan and at the end of the three class series will receive organic cleaning supplies (such as baking soda, vinegar) along with hypoallergenic pillow cases and sheet of the individual(s) in the household with asthma. All families who complete the asthma home visit will receive an air purifier and those with a carpet that need a carpet cleaning vacuum will receive one as well, as the amounts budgeted permit. La Clinica will obtain air purifiers from the BAAQMD air purifier program.

e. **Collaboration and Coalition building to implement coordinate activities:** La Clinica staff and Prrmotor@s will work in collaboration with the Pittsburg Resident Advisory Committee to organize a community event in the Fall of each year, targeting local families, impacted by asthma and Pittsburg families with children to provide resources available. During the event Arterra and Cool the Eart, Representatives from Clean Cars for All and MCE will be invited to provide information about EV subsidies, and green, sustainable and affordable sources of energy. One of the features of the event is to host Electric Vehicle car show, for community members to see the types of EV options and have the opportunity to ask questions about the benefits of an electric vehicle and options to make the purchase more affordable and accessible.

f. **Social Media** will also be utilized to promote information and resources including the promotion of the resource community events.

Measurable Outcomes:

1. Staff will deliver three (3) community presentations each fiscal year for a total of 6 presentations in 2 years to increase awareness about asthma management and prevention.

2. By June 2028, La Clinica staff will conduct home visits to 45 families; serving 20 families in year 1 and 25 families in year 2 to provide information and tools to manage their respiratory illness.

3. From September 2026 to June 2028, Staff and Promotoras will co-facilitate a three-session asthma education series to each enrolled family.

4. Upon completion of the home visit class series, at least 20 families in year 1 and 25 families in year 2 will receive one air purifier and safe and organic cleaning supplies to prevent asthma triggers.

5. By June 2028, there will be a total of 8 social media campaigns implemented for the target population with four campaigns each fiscal year.

6. La Clinica staff will conduct at least one community resource event each year to increase awareness of available resources for Pittsburg families, including families of children with asthma, for a total of two events during two years of the grant period.

Partners: Collaborative partners will include Pittsburg Unified School District, [redacted], City of Pittsburg [redacted], First Five Community Resource Specialist and Case Manager, [redacted], Outreach Coordinator at Village Community Resource Center- [redacted] and Monument Impact Healthy Community [redacted]. Partners will collaborate in planning community activities to support air quality and environmental health awareness and engagement.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Personnel Salaries and Benefits:

The program manager will supervise other staff members on the grant and oversee the program implementation.

Staff will work 2 hours/week for 2 years [2 hours per week/40-hour work week = 0.05 full time equivalency (FTE) for 2 year]. Her annual salary is $126,070 and $12,607 of her salary will be charged to this grant for 2 years.
Total salary for 2 years: $126,070 x 0.05 FTE x 2 years = $12,607.

Fringe benefits will be charged at the rate of 26%
Total salary including Fringe: $12,607 + $3,278 = $15,885

Community Health Educator Lead will conduct outreach and co facilitate class series presentations in the community setting. Staff will also conduct home visits and implement class series to educate families on asthma prevention and poor air quality.

Staff will work 12 hours/week for 2 years [12 hours per week/40-hour work week = 0.3 full time equivalency (FTE) for 2 year]. Her annual salary is $74,011 and $44,407 of her salary will be charged to this grant for 2 years.
Total salary for 2 years: $74,011 x 0.3 FTE x 2 years = $44,407.

Fringe benefits will be charged at the rate of 26%
Total salary including Fringe: $44,407 + $11,546 = $55,953

Community Health Educator will conduct outreach and class series presentations in the community setting. Staff will also conduct home visits and implement class series to educate families on asthma prevention and poor air quality.

Staff will work 16 hours/week for 2 years [16 hours per week/40-hour work week = 0.4 full time equivalency (FTE) for 2 year]. Her annual salary is $66,713 and $53,370 of her salary will be charged to this grant for 2 years.
Total salary for 2 years: $66,713 x 0.4 FTE x 2 years = $53,370.

Fringe benefits will be charged at the rate of 26%
Total salary including Fringe: $53,370 + $13,876 = $67,247

Fringe Benefits:
Fringe reflects the federally negotiated current rate for the agency which is 26%. Fringe Benefits include the following: health, dental and life insurance, medical insurance, workers compensation, unemployment insurance, taxes, and retirement.

Fringe benefits are estimated at 26% of the total personnel costs. We have included $28,699.88 for benefits ($110,384.16 x 0.26 = $28,699.88 for 2 years).

Personal Salaries and Benefits
Personnel Cost of $110,384 + Benefits of $28,700 = $139,084 for 2 years

Operational (Direct) Cost

Travel: The staff will travel to the community to conduct outreach and series in the community settings. Mileage will be charged at the current federal rate of $.725 per mile. The estimated cost for staff mileage will be $1,400 for two years of the grant duration.

Office Supplies: The office supplies will include color, papers, markers, pens, toner, and poster paper to conduct outreach and class series. The estimated cost will be $33.33 per month in year 1 and $50 per month in year 2 for office supplies.

Printing: This cost will be used to print flyers and posters to promote resource events. The estimated cost is $1,154 for 2 years.

Hot spot and cell phone:
1 hot spot and cell phone - $90 per month X for FTE 75% on the grant for all staff X 12 months = $810 per year and $1,620 for two years.

Social Media-paid ads: There will be $50 per social media ad x 8 ads = $800 per year, and the total for two years is $1,600.

Home Visiting supplies: Home Visiting supplies for 45 total families , $75 per family for supplies, plus 8 families per year for a total of 16 families who need carpet cleaning vaccum will receive one upon home visit comletion at an estiamted cost of $100 per vacume. (8 per year)
(45 families x $75 for supplies)+($100 for vaccum x 16 families) = $4,975

Gift cards for participating families: Participating families will receive a $25 gift card on completion of the Home Visit class series. It will cost $1,225 for 45 families in 2 years.

45 families x $25 gift card = $1,125

Telephone: This includes land line fee for office phone communication, which will cost $2,630 for 2 years.

Community engagement event cost: Cost for event permit, rental cost for portable restrooms, tables, canopies, chairs, decorations and food. The total event cost for 2 years will be $12,875.

Promotoras Stipends: At least 25 home visits will be co-facilitated by Promotor@s 10 visits in year 1 and 15 visits in year 2, and stipends wioll be paid at the rate of $50.
25 visits x 3 series x $50 stipend = $3,750 stipends

$100 stipend per promotor@ will be provided for 18 outreach events (8 in year 1 and 10 in year 2).
18 outreach events x $100 stipend = $1,800 stipends

Community group presentations will be conducted by promotoras that include 3 presentations each year and they will receive $50 stipend amount
6 presentations x $50 = $300

The total stipend amount is $5,850

Program Activity: The total cost for outreach and education materials for Asthma home visits (i.e. lung models) and outreach event fees will be $600 for two years.

Indirect Cost: We have included indirect costs @ 15% for this project. It covers overhead for Administrative Departments such as Fiscal, Human Resources, etc.

Indirect Costs:
Personnel and Benefits $139,084 + Operational Costs $34,829 = $173,913 $173,913 x 0 .15 for indirect costs for this project = $26,086 indirect cost for 2 years

Total Proposed Budget for 2 Fiscal Years = $200,000

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is aligned with regional and local air quality, climate, and environmental justice initiatives. It advances the Bay Area Air Quality Management District's (BAAQMD) commitment to reduce air pollution exposure in overburdened communities

and is consistent with the goals of California's Community Air Protection Program under AB 617, which emphasizes community-scale emissions reduction, air monitoring, stronger enforcement, and meaningful resident participation in solutions that improve public health. The project also supports the intent of SB 1000 by building the knowledge, leadership, and participation of residents most affected by pollution so they can engage in environmental justice and community health planning. At the local level, the project is consistent with broader climate and adaptation planning efforts in Benicia and its surroundings that recognize the need to improve air quality, reduce pollution burdens, strengthen community resilience, improve asthma conditions, and advance equity in the underserved communities.

Through this project, residents will receive training on asthma, air quality, pollution mitigation, and so they can participate more effectively in project activities. BAAQMD will be an important partner in supporting capacity building and community participation, helping connect trained residents to relevant air quality and environmental justice processes. In this way, the project does not operate separately from existing plans; it helps implement them by equipping frontline community members to shape local strategies, advocate for healthier neighborhood conditions, and contribute to long-term solutions that address environmental inequities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Through various grant-funded initiatives, La Clínica's Community Health Education Manager has implemented multiple projects focused on asthma prevention, air quality, and environmental health. These programs have combined community engagement, health education, and environmental justice strategies to address the inequities that contribute to disproportionate asthma outcomes in underserved communities.

In 2021–2022, La Clínica received funding from Contra Costa Health to implement the In-Home Asthma Education and Mitigation Services Program. Through this program, staff conducted community outreach, completed asthma home visits for patients, and delivered air quality education to community members. This work strengthened La Clínica's capacity to provide culturally responsive asthma support while addressing environmental factors that affect respiratory health.

In 2016–2017, La Clínica secured funding from the Bay Area Air Quality Management District (BAAQMD) to implement a program focused on increasing awareness and education related to air quality in the Pittsburg community. The initiative supported community engagement in local decision-making by assessing community needs and

elevating those priorities to city officials. Community members participating in the project successfully advocated for an air monitoring station, which was ultimately approved. Building on this experience, since 2022 La Clínica has been implementing a similar initiative also funded by the BAAQMD that focuses efforts in the communities of Contra Costa and Solano counties which are disproportionately impacted by poor air quality and pollution. Through this project community residents and Promotor@s advocated for “No smoking” signs to prevent people from smoking in parks.

La Clínica has years of experience in managing health promoter programs and has also served as partners in asthma-related collaboratives. Moreover, La Clinica has a strong relationship with the community and a long history of leading community-focused projects. The proposed project will leverage these existing strengths to improve respiratory health among low-income underserved populations.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Community Health Education Manager will take the lead role to supervise the implementation of the RESPIRA project. She will work closely with the Lead Community Health Educator and Community Health Educator to implement the various deliverables and monitor the budget expenses. Manager will also have an active role in the coordination of periodic monthly coalition meetings for the planning of community resource events.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    No permits or approvals are required to implement the program.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    Not Applicable
15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    Not Applicable

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
    Not Applicable

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Community Health Educators have previously received training on the Asthma Home Visit Curriculum, which included a virtual component to accommodate the COVID pandemic. Some community members who rent or sublease may be less likely to agree to an in-person home visit. In order to accommodate that preference, staff and Promotor@s will be trained on the in-person and virtual home visit curriculum.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Reduce asthma related morbidity and improve environmental health literacy through asthma education workshops, individualized home visits for high-risk individuals, air purifier and organic cleaning supplies distribution to high-risk patients and coalition building to host a community engagement resource event.

Measurable Outcome	Indicator(s)
1. Staff will deliver three (3) community presentations each fiscal year for a total of 6 presentations in 2 years to increase awareness about asthma management and prevention.	• 6 presentations in two years • 60 individuals reached in two years through presentations
2. By June 2028, La Clinica staff will conduct home visits to 45 families; serving 20 families in year 1 and 25 families in year 2 to provide information and tools to manage their respiratory illness.	• 20 families receive home visits in year 1 • 25 families receive home visits in year 2
3. From September 2026 to June 2028, Staff and Promotoras will co-facilitate a three-session asthma education series to each enrolled family.	• Conduct at least 45 asthma education series including 3 sessions in each series
4. Upon completion of the home visit class series, at least 20 families in year 1 and 25 families in year 2 will receive one air purifier and safe and organic cleaning supplies to prevent asthma triggers.	• In year 1 of the grant period, 20 families will receive information related to asthma safe cleaning supplies and in year 2, 25 families will receive information
5. By June 2028, there will be a total of 8 social media campaigns implemented for the target population with four campaigns each fiscal year.	• 4 social media campaigns in year 1 and 4 campaigns in year 2
6. La Clinica staff will conduct at least one community resource event each year to increase awareness of available resources for Pittsburg families, including families of children with asthma, for a total of two events during two years of the grant period.	• 2 community resource events in 2 years

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Staff will deliver three (3) community presentations each fiscal year for a total of 6 presentations in 2 years to increase awareness about asthma management and prevention.	A. Update and strengthen asthma education curriculum by including most recent statistical information related to asthma condition.	1. Integrate current Bay Area Air District air quality data and asthma related statistics into the curriculum.	La Clinica de La Raza (La Clinica)	N/A	August 2026
		2. Revise presentation slides, handouts, and facilitator talking points to align with current asthma education guidance.	La Clinica de La Raza	N/A	August 2026
		3. Review and approve the updated curriculum before implementing the presentations in the community.	La Clinica de La Raza	N/A	August 2026
	B. Build staff and Promotora capacity through refresher training	1. Develop a refresher training agenda and learning objectives for staff and Promotoras.	La Clinica	N/A	September 2026
		2. Conduct training on asthma triggers, inhaler uses education using culturally responsive communication strategies.	La Clinica	N/A	September 2026
		3. Evaluate staff readiness and finalize presentation assignments for community presentations.	La Clinica	None	September 2026
	C. Schedule presentation in the community settings	1. Collaborate with school districts, First 5 centers, and community partners to schedule on-site presentations.	La Clinica	PUSD, First Five, Healthy and Active Before Five,	October 2026 to June 2028

				Monument Impact and United Latino Voices.	
		2. Develop culturally and linguistically appropriate presentation materials for the target population.	La Clinica	N/A	August 2026
		3. Confirm logistics including dates, locations, outreach plans, and participant registration for all four presentations.	La Clinica	N/A	September 2026
2. By June 2028, La Clinica staff will conduct home visits to 45 families; serving 20 families in year 1 and 25 families in year 2 to provide information and tools to manage their respiratory illness.	A. Identify patients with asthma through internal data review	1 La Clínica's IT department generate an internal report to identify patients with asthma.	La Clinica	PUSD, First Five, Healthy and Active Before Five, Monument Impact and United Latino Voices.	July 2026
		2. Review report findings and prioritize patients based on need, age, and service area.	La Clinica	N/A	August 2026
		3. Develop and maintain a referral list for outreach and enrollment into the home visit program.	La Clinica	N/A	August 2026
	B. Enroll at least 45 eligible	1. Develop eligibility criteria for participation in home visit program, based on geographic	La Clinica	N/A	August 2026

	families into the home visiting program	area of residency and poorly managed asthma.			
		2. Obtain an IT patient report of Asthma patients with poorly controlled asthma who have been at the Emergency Department three or more times in the last 6 months.	La Clinica	N/A	August 2026
		3. Contact referred families, provide program information, and assess interest in participation. Confirm eligibility and complete enrollment documentation for participating families.	La Clinica	N/A	August 2026 to February 2027
	C. Implement and monitor home visit services	1. Develop structured home visit schedule for enrolled families.	La Clinica	N/A	August 2026
		2. Assign trained staff or Promotoras to participating families and initiate services.	La Clinica	N/A	August 2026
		3. Track completed visits and monitor progress toward the annual home visit target.	La Clinica	N/A	August 2026 to February 2027
3. From September 2026 to June 2028, Staff and Promotoras will co-facilitate a three-session asthma	A. Develop a 3-part home visit education series	1. Update a three-session curriculum previously developed covering asthma fundamentals, trigger reduction, and long-term self-management.	La Clinica	N/A	August 2026

education series to each enrolled family					
		2. Prepare culturally appropriate educational materials for each session.	La Clinica	N/A	September 2026
		3. Standardize home visit lesson plans and documentation tools for consistent program delivery.	La Clinica	N/A	September 2026
	B. Deliver 3-class series to each enrolled family	1. Conduct Session 1 focusing on asthma basics, symptoms, and medication use.	La Clinica	N/A	September 2026 to April 2028
		2. Conduct Session 2 addressing environmental triggers and ways to reduce exposure in the home.	La Clinica	N/A	September 2026 to April 2028
		3. Conduct Session 3 on asthma action plans, follow-up care, and long-term management.	La Clinica	N/A	September 2026 to April 2028
	C. Evaluate family learning outcomes and completion	1. Administer pre- and post-assessments to evaluate knowledge gained.	La Clinica	N/A	October 2026 to April 2028
		2. Document attendance and completion of all three sessions for each family.	La Clinica	N/A	November 2026 to April 2028
		3. Identify families needing additional support or referral after the series.	La Clinica	N/A	November 2026 to April 2028

4. At least 20 families in year 1 and 25 families in year 2 will receive information related to cleaning supplies to prevent asthma trigger and organic cleaning materials will be distributed upon completion of home visits	A. Develop and prepare educational materials	1. Identify asthma-safe cleaning supply information and healthy home educational materials.	La Clinica	N/A	August 2026
		2. Develop or adapt materials in culturally and linguistically appropriate formats.	La Clinica	N/A	August to September 2026
		3. Assemble material packets for participating families upon completion of home visits.	La Clinica	N/A	October 2026 to April 2028
	B. Distribute materials to families completing home visits	1. Review educational content with families during final home visit sessions.	La Clinica	N/A	October 2026 to April 2028
		2. Provide each family with printed materials, organic cleaning supplies, and air purifiers, and provide guidance on asthma-safe home practices.	La Clinica	N/A	October 2026 to April 2028
		3. Document distribution of materials for all participating families.	La Clinica	N/A	October 2026 to April 2028
	C. Reinforce proper use of materials and recommendations	1. Explain how safer cleaning practices can reduce asthma triggers in the home.	La Clinica	N/A	October 2026 to April 2028
		2. Address questions related to product use, storage, and environmental safety.	La Clinica	N/A	October 2026 to April 2028

		3. Conduct follow-up to confirm families received and understood the materials.	La Clinica	N/A	October 2026 to April 2028
5. By June 2028, there will be a total of 8 social media campaigns implemented for the target population with four campaigns each fiscal year.	A. Develop campaign strategy and messaging	1. Identify campaign topics related to asthma awareness, prevention, available services, and promotion of the resource fairs.	La Clinica	N/A	August 2026 to April 2028
		2. Create culturally relevant and bilingual messages for each social media ad.	La Clinica	N/A	August 2026 to April 2028
		3. Create a campaign calendar aligned with program timelines.	La Clinica	N/A	August 2026 to April 2028
	B. Design and prepare campaign materials	1. Create graphics, captions, and educational content for each ad.	La Clinica	N/A	August 2026 to April 2028
		2. Review materials for accuracy and cultural appropriateness.	La Clinica	N/A	August 2026 to April 2028
		3. Finalize campaign assets for publication across selected platforms.	La Clinica	N/A	August 2026 to April 2028
	C. Launch and monitor campaigns	1. Publish four social media campaigns during the fiscal year.	La Clinica	La Clinica Planning Department	August 2026 to April 2028
		2. Share campaign content through partner organizations and community networks.	La Clinica	La Clinica Planning Department	August 2026 to April 2028

		3. Track outreach, engagement, and audience response for each campaign.	La Clinica	La Clinica Planning Department	August 2026 to April 2028
6. La Clinica staff will conduct at least one community resource event each year to increase awareness of available resources for Pittsburg families, including families of children with asthma, for a total of two events during two years of the grant period.	A. Implement the event in the community	1. Identify the event format, target audience, and community location.	La Clinica	La Clinica Planning Department	July to September 2026 and July to September 2027
		2. Coordinate logistics including venue, date, materials, collaborative partners confirmed to do tabling and provide resources.	La Clinica	Planning committee that will include representatives from (PUSD, First Five, Healthy and Active Before Five, Monument Impact and United Latino Voices and City of Pittsburg).	July to September 2026 and July to September 2027

		3.Implement the community resource fair to promote, community building and access to resources including sustainable and affordable green options.	La Clinica	Planning committee that will include representatives from (PUSD, First Five, Healthy and Active Before Five, Monument Impact and United Latino Voices and City of Pittsburg).	September 2026 and September 2027
	B. Engage partners and promote attendance	1. Invite Pittsburg Unified School District, Village Community Resource Center, Monument Impact, First 5 Centers, East County Coalition, Arterra, Cool the Earth, and other community organizations to participate.	La Clinica	Planning committee that will include representatives from (PUSD, First Five, Healthy and Active Before Five, Monument Impact and	Fall of 2026 and fall of 2027

				United Latino Voices and City of Pittsburg).	
		2. Develop outreach materials and conduct outreach to promote the event through flyers, social media, outreach and partner networks.	La Clinica	Planning committee that will include representatives from (PUSD, First Five, Healthy and Active Before Five, Monument Impact and United Latino Voices and City of Pittsburg).	Fall of 2026 and fall of 2027
		3. Confirm partner roles, tables, and resource contributions before the event.	La Clinica	Planning committee that will include	Fall of 2026 and Fall of 2027

				representatives from (PUSD, First Five, Healthy and Active Before Five, Monument Impact and United Latino Voices and City of Pittsburg)	
	C. Evaluate event outcomes	1. Track attendance and participant demographics.	La Clinica	Agencies from the Planning Committee	Fall of 2026 and Fall of 2027
		2. Collect participant feedback on event usefulness and resource awareness.	La Clinica	Agencies from the Planning Committee	Fall of 2026 and Fall of 2027
		3. Summarize outcomes and lessons learned to improve future events.	La Clinica	Agencies from the Planning Committee	Fall of 2026 and Fall of 2027

Project Name:	RESPIRA (Red comunitaria de Educacion en Salud ambinental y Promocion de Iniciativas para el Respeto del Ambiente Limpio)
Lead Applicant Name:	La Clinica de La Raza
Term for this budget (in years):	2

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager	The program manager will supervise other staff members on the grant and oversee the program implementation. Staff will work 2 hours/week for 2 years [2 hours per week/40-hour work week = 0.05 full time equivalency (FTE) for 2 year]. Her annual salary is $126,070 and $12,607 of her salary will be charged to this grant for 2 years. Total salary for 2 years: $126,070 x 0.05 FTE x 2 years = $12,607. Fringe benefits will be charged at the rate of 26% Total salary including Fringe: $12,607 + $3,278 = $15,885	$15,885
Personnel/Staff Costs	Direct	Community Health Educator lead	Community Health Educator lead will conduct outreach and co facilitate class series presentations in the community setting. Staff will also conduct home visits and implement class series to educate families on asthma prevention and poor air quality. Staff will work 12 hours/week for 2 years [12 hours per week/40-hour work week = 0.3 full time equivalency (FTE) for 2 year]. Her annual salary is $74,011 and $44,407 of her salary will be charged to this grant for 2 years. Total salary for 2 years: $74,011 x 0.3 FTE x 2 years = $44,407. Fringe benefits will be charged at the rate of 26% Total salary including Fringe: $44,407 + $11,546 = $55,953	$55,953
Personnel/Staff Costs	Direct	Community Health Educator	Community Health Educator will conduct outreach and class series presentations in the community setting. Staff will also conduct home visits and implement class series to educate families on asthma prevention and poor air quality. Staff will work 16 hours/week for 2 years [16 hours per week/40-hour work week = 0.4 full time equivalency (FTE) for 2 year]. Her annual salary is $66,713 and $53,370 of her salary will be charged to this grant for 2 years. Total salary for 2 years: $66,713 x 0.4 FTE x 2 years = $53,370. Fringe benefits will be charged at the rate of 26% Total salary including Fringe: $53,370 + $13,876 = $67,247	$67,247
Travel	Direct	Local Travel (Mileage)	The staff will travel to the community to conduct outreach and series in the community settings. Mileage will be charged at the current federal rate of $.725 per mile. The estimated cost for staff mileage will be $1,400 for two years of the grant duration.	$1,400.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Office Supplies	The office supplies will include color, papers, markers, pens, toner, and poster paper to conduct outreach and class series. The estimated cost will be $33.33 per month in year 1 and $50 per month in year 2 for office supplies. The total will be $1,000	$1,000.00
Community Engagement	Direct	Printing	This cost will be used to print flyers and posters to promote resource events. The estimated cost is $1,154 for 2 years.	$1,154.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Hot Spot and Cell Phone	1 hot spot and cell phone - $90 per month X for FTE 75% on the grant for all staff X 12 months = $810 per year and $1,620 for two years.	$1,620.00
Community Engagement	Direct	Social Media paid ads	There will be $50 per social media ad x 8 ads = $800 per year, and the total for two years is $1,600.	$1,600.00
Community Engagement	Direct	Home Visiting Supplies	Home Visiting supplies for 45 total families , $75 per family for supplies, plus 8 families per year for a total of 16 families who need carpet cleaning vaccum will receive one upon home visit comletion at an estiamted cost of $100 per vacume. (8 per year) (45 families x $75 for supplies)+($100 for vaccum x 16 families) = $4,975	$4,975.00
Community Engagement	Direct	Gift cards for participating families	Participating families will receive a $25 gift card on completion of the Home Visit class series. It will cost $1,225 for 45 families in 2 years.	$1,125.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Telephone	This includes land line fee for office phone communication, which will cost $2,630 for 2 years.	$2,630.00
Community Engagement	Direct	Community engagement event c	Cost for event permit, rental cost for portable restrooms, tables, canopies, chairs, decorations and food. The total event cost for 2 years will be $12,875.	$12,875.00
Community Engagement	Direct	Promotoras Stipends	At least 25 home visits will be co-facilitated by Promotor@s 10 visits in year 1 and 15 visits in year 2, and stipends wiill be paid at the rate of $50. 25 visits x 3 series x $50 stipend = $3,750 stipends $100 stipend per promotor@ will be provided for 18 outreach events (8 in year 1 and 10 in year 2). 18 outreach events x $100 stipend = $1,800 stipends Community group presentations will be conducted by promotoras that include 3 presentations each year and they will receive $50 stipend amount 6 presentations x $50 = $300 The total stipend amount is $5,850	$5,850.00
Capacity-Building and Training	Direct	Program Activity	The total cost for outreach and education materials for Asthma home visits (i.e. lung models) and outreach event fees will be $600 for two years.	$600.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect cost	We have included indirect costs @ 15% for this project. It covers overhead for Administrative Departments such as Fiscal, Human Resources, etc.	$26,086.00
			Only add lines above this line	
			TOTAL:	$200,000.00

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$173,914.00
Total Indirect Costs	$26,086.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$200,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Catalyst

City of Richmond Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

General Instructions:

- The "Overall Narrative" is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community's civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to "Partnership Structure" (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The "Overall Narrative" for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	Richmond Rising Together
Lead Applicant	City of Richmond
Application Location	City of Richmond, CA (Multiple locations)
Overall Funding Request	$15,000,000
Grant Term Request	5 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.
    - Advance integrated projects to holistically meet community needs.
    - Strengthen community-driven and collaborative solutions.

Richmond Rising Together (RRT) is a comprehensive and interconnected set of climate justice projects that leverage existing and burgeoning efforts in green workforce development, urban greening, air quality improvement, and community-based climate health to meaningfully advance the Program Goals of the Local Community Benefits Fund. Development and selection of these programs was guided by the community knowledge and organizational relationships fostered through citywide planning efforts, including the Health in All Policies (HiAP) Strategy, Climate Action Plan (CAP), Richmond Park Equity Project, and the Climate Resilience Roadmap. These programs are also informed by and directly expand on the City's Richmond Rising Projects and Plans, funded by a $35 million Transformative Climate Communities (TCC) Implementation Grant, for the City and five local partners to implement greenhouse gas (GHG) reduction projects that provide health, economic, and environmental benefits to Richmond's most underserved neighborhoods.

In bringing together partners and projects across a wide range of climate justice specialties, RRT leverages and braids the unique knowledge and community relationships of each partner into a collaborative effort that serves as a catalyst to reduce air pollution, improve public health, and advance a just transition from a fossil-fuel-based economy. Deeply rooted organizations, including RYSE, Rich City Rides, LifeLong Medical, and The Black Neighborhood will provide targeted community health and workforce training to Richmond residents while directly connecting participants to programs such as the Total Transit Access Program and Richmond Moves, ensuring participants are informed and empowered to use alternative modes of transportation that improve air quality and reduce transportation burdens. The trusted relationships and community engagement capacity of these organizations are further leveraged in outreach for projects, including Resilient Homes, Advanced Energy Homes, and Rooted. RRT also continues to strengthen community trust and local knowledge through a monthly Collaborative Stakeholder Committee (CSC) of project leads and community members, participatory storytelling and video essays in partnership with STEAM the Streets, and qualitative and quantitative analyses by Rising Juntos and the University of California (UC) Berkeley Center for Global Healthy Cities. RRT also seeks to support

community resilience and planning efforts through the Mobile Energy Storage System as well as the MLK Community Center, which will be community-informed in design, programming, and long-term role as a neighborhood hub for climate resilience.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The majority of urbanized census tracts in Richmond score above the 50th percentile on CalEnviroScreen 4.0. Neighborhoods including Iron Triangle, Santa Fe, North Richmond, and Coronado are within the 90th percentile, where diesel particulates and toxic releases from industrial facilities result in some of the highest rates of asthma and other respiratory issues in the state. Chemicals from industrial activities contaminate soil at 442 brownfields and Superfund sites throughout the city, and other mobile and stationary pollution sources include the Chevron Refinery and multiple freeways and railroads. The neighborhoods most impacted by pollution are predominantly low income, with a majority of residents identifying as Black or Latinx.

RRT directly addresses community needs in neighborhoods most impacted by air pollution and economic disinvestment. Resilient Homes provides roof repairs, solar panels, and electrification to low-income, single-family homes within neighborhoods in the 90th percentile of CalEnviroScreen 4.0. Advanced Energy Homes turns blighted and abandoned homes within these neighborhoods into energy-efficient affordable homes with improved indoor air quality. The MLK Community Center is in the Coronado neighborhood and will provide workforce education and employment opportunities to local residents and will be a primary community resource in the event of a natural disaster or climate-related event. Facilities Pathways will serve the youth membership of RYSE, which is over 90 percent low income and 41 percent Black, 42 percent Latinx, 9 percent Asian American, and 18 percent LGBTQ+. The Black Neighborhood's Environmental Data Fellows program will build on their history of engagement within low-income Black and Latinx communities to focus outreach and education efforts on youth residing nearest to air pollution sources. LifeLong Medical Care is a federally qualified health center; in the William Jenkins Health Center in the Iron Triangle neighborhood, 92 percent of patients live below 200 percent of the federal poverty level and 73 percent identify as Black/African American or Hispanic/Latinx. LifeLong's Asthma Health program will serve high-risk patients with asthma and other respiratory vulnerabilities, many of which are the result of poor neighborhood air quality. Additionally, Rising Juntos will focus on communities most impacted by air pollution and climate-related health risks as part of Richmond ACT, particularly neighborhoods adjacent to major sources of pollution, such as Interstate 80, Interstate 580, and the Chevron refinery and industrial corridor.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

The **City of Richmond** is home to more than 114,000 residents who it serves through sustained community engagement, thoughtful planning and programming, and implementation of citywide policies and initiatives. **Groundwork Richmond**, since 2010, aims to revitalize and care for Richmond's natural spaces by increasing the community's capacity to care for their local environment, reclaiming vacant lands for conservation and recreation, and growing the urban canopy. **The Watershed Project (TWP)** aims to inspire Bay Area communities to understand, appreciate, and protect their local watersheds. Since 1997, TWP has collaborated with Richmond residents to build greater community and watershed resilience. **Richmond Trees** promotes and grows the city's urban forest and green infrastructure through community planting, tree care, education, and advocacy to improve the health and well-being of the diverse Richmond community since 2009. **GRID Alternatives (GRID)** builds community-powered solutions to advance environmental justice through renewable energy. GRID has been working in Richmond since 2004. **LifeLong Medical Care** is a multi-site federally qualified health center serving low-income communities since 1976. The William Jenkins Health Center is in Richmond's Iron Triangle neighborhood and offers behavioral health and health services. **Rich City Rides** has built and sustained community engagement in Richmond since 2012 through activities such as bike repairs, bike education/safety, and community rides in Richmond and surrounding neighborhoods. **Richmond Community Foundation** aims to mobilize the power of connection to build healthy, thriving, and equitable communities. Since 2000, Richmond Community Foundation has teamed with community groups to share resources, support programs, and raise funding for the Richmond community. **Rising Juntos** has worked since 2003 in Richmond to create an intergenerational, multicultural people's movement responsive to community needs. Rising Juntos builds power for racial, economic, and health justice for children and families in Contra Costa County. **RYSE** has reached marginalized young people in Richmond since 2008 using an integrative model that weaves together mental health support, restorative justice, creative arts and expression, basic needs, and leadership development pathways. **The Black Neighborhood (TBN)** cultivates safe spaces for Black communities where growth, connection, and wellness thrive. Since 2019, many of TBN's programs support Richmond youth and families. **STEAM the Streets** increases youth engagement in emerging career pathways and creates a more inclusive STEAM career pipeline through media, music, interactive programming, and more. STEAM has worked with Richmond communities since 2019. **UC Berkeley Center for Global Healthy Cities (CGHC)** partners with communities globally to create healthier, more inclusive, and equitable cities. CGHC has worked with the City of Richmond on program evaluation since 2010.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

If awarded, the City and Co-Applicants will memorialize a Partnership Structure through execution of a Memorandum of Understanding (MOU). The MOU will clearly outline the City's responsibility for support and oversight of all projects, including budget management, reporting, and community engagement. The City will enter into contracts with each Co-Applicant, which shall be used as a mechanism for disbursal of funds as directed by the scope of work and budget approved by the Air District. In addition to ongoing programmatic support for each project, the City will also coordinate regular meetings with Co-Applicants to discuss updated project status, ensure timely and accurate reporting, and collaboratively problem-solve should issues arise, including coordination with the Air District. The City will also manage monthly meetings of the CSC and other community engagement events, including preparation of meeting materials, space rental and setup, and provision of childcare to support resident and neighborhood involvement in planning for and implementing projects.

As will be outlined in the MOU, Co-Applicants will be responsible for project implementation and timely submission and revisions of all required documents to the Lead Applicant. Co-Applicants will proactively communicate with the City, the CSC, and members of the public regarding potential issues, and any proposed changes to project schedules, designs, or outcomes will incorporate community and partner feedback as much as possible. Co-Applicants will also attend and participate in CSC meetings and other relevant community engagement efforts in the city to gather public input and promote project engagement. Additional information regarding CSC meetings is included in response to Question 5.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - Coordinate overall community engagement activities.
    - Track and report on indicators to assess progress towards measurable outcomes.
    - Collect and process reporting, reimbursement and invoicing requirements.

Community Engagement: The City will be the primary party responsible for facilitating community engagement, including coordination of the CSC and other public meetings and facilitating access to the RRT Hub office and community space. The CSC is made up of one representative from each Co-Applicant and the Lead Applicant, as well as six appointed community members. CSC meetings are hosted monthly at the Nevin Community Center and include project status updates as well as presentations from project partners and other relevant community organizations to gather input, share feedback, and ensure a collaborative and community-centered approach to program implementation and decision-making. These meetings are hybrid (i.e., in-person and on

Zoom) and include free childcare, interpretation, and meals for community members. The City is also responsible for hosting and attending relevant community meetings to ensure continued resident engagement and cross-pollination across the city. The City will also be responsible for operation of the RRT Hub, a centrally located, transit-accessible office and community space that will offer meeting and work spaces for Co-Applicants, many of whom do not have dedicated facilities for community events.

Indicator Tracking: The City will manage a reporting schedule in alignment with Air District expectations and will manage and support partner access to Airtable and other collaborative tools as necessary. UC Berkeley will track indicators for each measurable outcome plan. Co-Applicants will be responsible for developing and using internal systems on an ongoing basis to track and report required data.

Reporting, reimbursement, and invoicing: The City will use reporting schedules and shared expectations to coordinate with Co-Applicants using project management tools including Airtable and SharePoint and track, collect, and report financial and programmatic data in a timely manner. The City will pay partner invoices and submit reimbursement requests to the Air District on a quarterly basis.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Richmond City Council must approve acceptance of funds. Depending on grant requirements, this can be secured before or after application. In this case, the City has elected to secure City Council approval ahead of submitting the application. On May 26, 2026, the City Council authorized City Staff to submit the application package on behalf of the City of Richmond and the Co-Applicants. Co-Applicants will be responsible for securing approvals as necessary over the life of their project.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The City's Project Manager (35 percent FTE) will provide overall leadership in grant implementation, including coordination of cross-departmental and interagency activities and management of contracts and budgets as the Lead Applicant. The Associate Management Analyst (45 percent FTE) will support preparation and submission of required reports and invoices and coordination of monthly CSC meetings and other community engagement efforts. The Administrative Assistant (80 percent FTE) will provide staff support for all projects, including CSC meeting preparation, timely payment

of invoices, and development of required supporting documentation. Staffing costs will be supported with leveraged funding through July 2028; accordingly, associated budget requests reflect staff time beginning in August 2028 and extending through the remaining 41 months of the grant period. Oversight by the Community Development Director will be provided in-kind.

This team is housed within the City's Community Development Department and manages over $55 million of grant funds allocated to multi-partner projects throughout the city and will use tools and lessons learned from these experiences to coordinate with partner organizations and ensure timely delivery of all grant objectives and reporting requirements. The City has previously partnered with each of the Co-Applicants to implement successful projects similar to those proposed within this grant, including park design, tree planting, green workforce development, and renewable energy deployment.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The City Community Development Department has a proven track record of successful oversight of projects of similar scale and scope, including the recent five-year $35 million TCC grant as well as grants from agencies including the California Department of Transportation, Metropolitan Transportation Commission, California Coastal Conservancy, CAL FIRE, and the US Environmental Protection Agency. In recent years, Richmond has adopted a balanced budget, received an increase of Richmond's bond rating, and has seen steady revenue growth.

The requested City staff positions will support coordination of budgets, expenditures, and reimbursement requests with all Co-Applicants. This team will use collaborative project management tools, including Airtable and SharePoint to monitor project schedules, track expenditures, and coordinate with Co-Applicants to process invoices and submit timely reimbursement requests to the Air District. Staff will review all submitted invoices to ensure expenditures are reasonable, properly documented, and directly tied to eligible grant activities. City staff will also ensure compliance with all procurement policies and established financial procedures and will provide up-to-date information regarding project budgets during each CSC meeting.

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget - BAMV-STS	Co-Applicant 2 Budget - GRID	Co-Applicant 3 Budget - GWR	Co-Applicant 4 Budget - LLMC	Co-Applicant 5 Budget - RCR	Co-Applicant 6 Budget - RCF	Co-Applicant 7 Budget - RTree	Co-Applicant 8 Budget - RJ	Co-Applicant 9 Budget - RYSE	Co-Applicant 10 Budget - TBN	Co-Applicant 11 Budget - TWP	Co-Applicant 12 Budget - UCB
1	MLK Community Center	The City of Richmond will complete construction documents and environmental review for the Martin Luther King Jr. Community Resilience Center, a net-zero structure with solar, battery storage, and high-efficiency air filtration designed as a clean air center and emergency hub — making it shovel-ready for construction prioritizing Richmond workers.	Both	City of Richmond	2.0%	$ 3,154,143	$ 2,271,096	72.0%	$ 3,160,793	$ 3,096,399	$ 35,230	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
2	Mobile Energy Storage	The City of Richmond will purchase one RPS150 Mobile Energy Storage System to replace diesel generators at community events — including The Lot: Downtown Richmond Food Court, Music on the Main, and Spirit and Soul — reducing particulate matter and 0.3-1.9 metric tons of CO_2 per 8-hour event, while providing free clean power to small and emerging local vendors.	Both	City of Richmond	10.5%	$ 273,626	$ -	0.0%	$ 278,626	$ 249,462	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
3	Richmond Moves	Bridge funding will sustain Richmond Moves for one year — the City's fully electric, on-demand microtransit service now connecting 100,500 residents to jobs, schools, healthcare, and BART — delivering an estimated 15 metric tons of CO_2 reductions annually while keeping the 75 percent of riders who lack personal vehicle access connected to employment and economic opportunity.	Both	City of Richmond	2.6%	$ 1,085,527	$ -	0.0%	$ 1,114,691	$ 1,085,527	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
4	Rooted	The City of Richmond, Groundwork Richmond, The Watershed Project, and Richmond Trees will plant 600 trees and install 10 rain gardens in disadvantaged neighborhoods, reducing particulate matter, urban heat, and flood risk while employing and training Richmond residents in living-wage urban forestry and green infrastructure careers delivering an estimated 11-35 metric tons of CO_2 reduction/sequestration annually.	Both	City of Richmond	66.0%	$ 2,001,551	$ -	0.0%	$ 2,126,586	$ 681,239	$ 70,760	$ -	$ 500,000	$ -	$ -	$ -	$ -	$ 345,193	$ -	$ -	$ -	$ 500,230	$ 29,164
5	Total Transit Access	The City of Richmond, in partnership with MTC and BART, will provide unlimited BayPass Clipper Cards to 1,500 Richmond residents over five years through partner workforce development programs — reducing single-occupancy vehicle trips and an estimated 400–1,200 metric tons of CO_2 emissions annually while removing transportation cost barriers that prevent the city's most economically burdened residents from accessing employment opportunities.	Both	City of Richmond	2.8%	$ 994,623	$ 25,007	2.5%	$ 1,114,691	$ 1,085,527	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
6	Resilient Homes	GRID Alternatives, with the City of Richmond and MCE Community Choice Energy, will deliver 450 kilowatts of solar power to 100 income-qualified families in the Iron Triangle, Coronado, and Santa Fe neighborhoods — combining installations with electrification, mold mitigation, and air sealing to eliminate indoor asthma triggers while providing 3,200 hours of paid solar workforce training delivering an estimated of 150 - 220 metric tons of CO_2 emissions reduction annually.	Both	GRID Alternatives	91.0%	$ 1,782,389	$ -	0.0%	$ 2,068,653	$ 186,655	$ 49,600	$ 1,801,234	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
7	Asthma Health	LifeLong Medical Care, with the City of Richmond, will deploy up to 15 community-recruited Health Promotors annually to deliver home visits, HEPA air filtration, and asthma self-management support to 100 high-risk households — reaching 1,000 community members per year while building a paid workforce pipeline in respiratory and environmental health.	Both	LifeLong Medical Care	87.2%	$ 1,013,698	$ -	0.0%	$ 1,231,734	$ 157,760	$ 44,810	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
8	Climate Ambassadors	Rich City Rides will lead Climate Ambassadors for Change, a youth fellowship providing three cohorts of marginalized Richmond youth with environmental literacy, job shadowing across Richmond Rising Together projects, and hands-on workforce development — building green-sector career pathways for communities historically excluded from the clean energy industries now leading Richmond's just transition.	Build Economic Resilience for a Just Transition	Rich City Rides	81.5%	$ 1,046,019	$ -	0.0%	$ 1,242,734	$ 229,995	$ -	$ -	$ -	$ -	$ -	$ 983,575	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,164
9	Advanced Energy Homes	The Richmond Community Foundation, with the City of Richmond, will remediate and transform nine blighted homes into fully electric, solar- and battery-ready advanced energy residences — eliminating combustion appliances to reduce indoor asthma triggers and lower utility bills — then sell them to first-time low- and moderate-income buyers, expanding affordable, healthy housing stock and reducing a total of 4-9 metric tons of CO_2 annually.	Both	Richmond Community Foundation	92.6%	$ 1,018,641	$ -	0.0%	$ 1,157,718	$ 85,527	$ 49,600	$ -	$ -	$ -	$ -	$ -	$ 993,427	$ -	$ -	$ -	$ -	$ -	$ 29,164
10	Richmond ACT	Rising Juntos will engage low-income families, immigrants, seniors, and unhoused residents in participatory research and advocacy to document air quality conditions, connect residents to filtration and health supports, and develop a Richmond Climate Health Road Map — building sustained community leadership to drive equitable, long-term reductions in air pollution.	Reduce Air Pollution and Improve Health Outcomes	Rising Juntos	75.2%	$ 591,924	$ -	0.0%	$ 636,924	$ 157,760	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450,000	$ -	$ -	$ -	$ 29,164
11	Facilities Pathways	RYSE, Inc. will engage 10 Richmond youth in a paid internship in air quality monitoring, emergency preparedness, and community outreach — strengthening RYSE Center as a clean air resilience hub serving 100 community members during poor air quality events while building paid workforce pathways in environmental health and facilities management.	Both	RYSE, Inc	78.5%	$ 315,425	$ -	0.0%	$ 364,691	$ 85,527	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ 29,164
12	Environmental Data Fellows	The Black Neighborhood will lead the Environmental Data Fellows project, a paid youth fellowship providing two cohorts of Richmond youth with environmental justice education, data interpretation training, and field-based career exposure in air quality, environmental health, and climate resilience — building green workforce pathways for communities historically excluded from Richmond's growing resilience economy.	Build Economic Resilience for a Just Transition	The Black Neighborhood	54.4%	$ 479,159	$ 4,000	0.8%	$ 504,159	$ 229,995	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 245,000	$ -	$ 29,164
13					0.0%	$ -	$ -	0.0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14					0.0%	$ -	$ -	0.0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15					0.0%	$ -	$ -	0.0%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				TOTALS:	51.1%	$ 13,756,725	$ 2,300,103	16.7%	$ 15,000,000	$ 7,331,373	$ 250,000	$ 1,801,234	$ 500,000	$ 1,000,000	$ 983,575	$ 993,427	$ 345,193	$ 450,000	$ 250,000	$ 245,000	$ 500,230	$ 349,968

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	MLK Community Center
Project Lead	City of Richmond
Project Location	Richmond
Project Funding Request	$3,160,793

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The project will fund the development of construction documents for the Martin Luther King Jr Community Resilience Center (MLK Center). The MLK Center will replace a prior facility that was demolished in 2010 due to extensive water and structural damage that occurred during a major storm as well as vandalism. This facility was a gathering place for residents, particularly serving residents in Coronado and Santa Fe neighborhoods. It served local clubs, teams, and after-school programs for youth, as well as adults and seniors. On the north side, adjacent to the MLK Center, is Nystrom School, a public elementary school. The site is also directly west of and adjacent to the major amenity in the area: Martin Luther King Jr. Memorial Park. The park, which is a natural complement to the MLK Center, features a playground, a football and track field, and soccer, softball, basketball, and tennis courts. The MLK Center will also support the current and future residents of Nystrom Village, a property owned and managed by the Richmond Housing Authority, which currently consists of 51 single-story World War II-era duplexes. In the future, Nystrom Village will be redeveloped to include mixed-income development with new affordable and market-rate housing units.

This project has received funding from the Hellman Foundation as part of the Richmond Park Equity Project (RichPEP), a collaborative of community organizations and the City that are building a Black, Brown, and AAPI resident-led movement for park equity. Through the RichPEP-funds, the City implemented a community engagement process, developed conceptual designs, and is currently working to create a set of schematic design documents. Along with the construction documents for the MLK Center, the project will also complete the environmental review process. The City will continue to conduct community engagement during the grant period, reporting ongoing progress to the community. The goal is to make the project 'Shovel-Ready' by having both the construction documents and environmental review completed. By completing everything from schematic design through environmental clearance and construction documents, the project's competitiveness and eligibility for future construction-specific funding sources will be enhanced by its readiness.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

In 2019, the City worked with Trust for Public Land (TPL) and PlaceWorks, a consultant, to develop a Resilience Roadmap, which identified nine projects that could advance community sustainability objectives in the Iron Triangle, Santa Fe, and Coronado

neighborhoods. The redesign and rebuilding of MLK Center was included in this Roadmap and imagined as a Resilience Hub. The MLK Center will be rebuilt as a net-zero building with resilience features to limit air pollution and create a safe space for community members during climate-related events, including days with low air quality, and improve health outcomes during those events. Specific resilience features will be defined based on community input. The MLK Center will also be designed to provide resources to the community before, during, and after a natural disaster. As part of a recent resiliency-related community survey pertaining to the redevelopment of the MLK Center and the adjacent park, community members expressed that they would use the MLK Center as a primary "home base" to find help and organize with neighbors in the case of a natural disaster. The community desires the building to include features like energy-efficient fixtures and appliances, in addition to a solar photovoltaic system and battery storage that will reduce the greenhouse gas emissions generated by electricity use. As envisioned, the building will be zero net energy and community needs have suggested that having the ability to operate up to 72 hours or longer if a power outage occurs would serve the community. In compliance with the City's Green Building Ordinance, the completed building will be required to achieve at least a LEED Silver certification and have improved air quality indoors due to high-efficiency air filtration systems. In addition to the building, programming at the MLK Center will provide the community with resources to increase resilience. MLK Center will have the ability to provide other essential resources to community members, such as food, ice, charging stations, and basic medical supplies during a natural disaster. The MLK Center could act as a cooling center during extreme heat days and as a clean air center[1].

When this project is built, it will create construction jobs for city residents in addition to the programming positions for the various activities that the MLK Center could support, which will support long-term just transition. The City has a Local Employment Program that applies to any public works or service contract with a City subsidy of $100,000 or more, which would apply to the construction of the center. The Local Employment Program requires that at least 25 percent of new hires for public works projects be Richmond residents and that 25 percent of the total work hours for public works projects be performed by Richmond residents. The City also has a Living Wage ordinance that would apply to the construction phase to ensure that jobs related to city projects pay a living wage. Programming at the MLK Center will include educational and skill training programs to help residents find jobs. In the community resilience survey related to the MLK Center redevelopment, many respondents expressed a desire for the Center to host job fairs and have community meeting spaces and responded that they or their

[1] Krans, B., 2024, August 5, "What's in Richmond's air? New studies provide clarity on pollution and its sources." Richmondside. https://richmondside.org/2024/08/05/richmond-ca-air-pollution-sources-chevron-chemtrade-freeways/

family members would make use of job training or employment assistance programs at the center.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The MLK Center will be built at 360 Harbour Way South, next to Martin Luther King, Jr. Park. The site is to the south of Nystrom Elementary School and Richmond College Prep Charter School. Much of the surrounding area is residential, with the exception of commercial uses on Cutting Boulevard. The project is in the Coronado neighborhood and adjacent to the Santa Fe neighborhood. The project site is also close to the edge of the Iron Triangle neighborhood. It is expected that the Center will serve community members from all three neighborhoods, all of which are in the 90th percentile of CalEnviroScreen 4.0 – the highest possible score range, representing the worst air pollution in the state.

After the closure of the Kaiser shipyards in the mid-1950s, the Coronado and Santa Fe neighborhoods experienced significant economic decline, particularly among people of color.[2] The oil refinery in the area stayed open but has been a source of toxic pollution in the community. The residents in this area have been engaged in conversations about rebuilding the MLK Center and are invested in the programs and projects within their neighborhood. Despite facing ongoing economic challenges and limited investment, the community, in collaboration with the City of Richmond and other partners, has demonstrated resilience and continues to work toward improving public safety, reducing poverty, and bringing impactful programs to the area. In the past 20 years, community members have organized to fight for reinvestment in important infrastructure, programming, and community spaces to reverse this historic trend. This organizing effort includes the establishment of Nystrom United Revitalization Effort (NURVE), a comprehensive cross-sector revitalization effort created to strategically address some of the complex issues that face the area, such as physical and economic blight, crime, at-risk youth, unemployment, and poverty. NURVE is a model of grassroots-led, multi-sector revitalization in Richmond, blending community voice with government resources to tackle systemic challenges and foster sustainable neighborhood growth. Community members in Coronado, Santa Fe, and the Iron Triangle neighborhoods have worked with the City to secure funding for projects such as complete streets to promote road safety and active transportation, the redevelopment of public spaces, and landscaping to improve air quality and urban heat island effects. The California Strategic Growth

[2] City of Richmond and West Contra Costa County Unified School District, 2007, February 2007, "The Nystrom Area Community Campus: Reconnecting the Community," https://www.ci.richmond.ca.us/DocumentCenter/View/39297/NURVE-Joint-Use-Project-Report-2007pdf.

Council recently funded Richmond Rising, a suite of public health, job training, and environmental interventions focused on the three-neighborhood area.

The reconstruction of the MLK Center is an important element of this community organizing effort. The prior community center was a major community asset and provided a safe space for residents and important programming activities, and the community has been working toward reconstruction for more than 15 years. Due to a lack of funding, the City has not been able to reconstruct the center during this period. However, recent City Council support, along with $1.25 million in grant funding from the Hellman Foundation, has supported City staff in moving the redevelopment project closer to completion than it has ever been before.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

As part of the RichPEP collaborative process, the City has conducted three large community meetings about the redevelopment of the MLK Center. At the second meeting, community members were provided with a survey related to resiliency needs. The City has also conducted an in-depth survey in the neighborhoods surrounding the community center. The City visited the neighborhood councils to make presentations, shared the survey during those meetings and at various community events, provided an update to West Contra Costa Unified District staff to ensure collaboration and coordination with the Center's future partner, and attended a coffee chat event at Nystrom Elementary School attended by school staff and parents. Through the design process so far, there has been collaboration with the school district to ensure that the school has access to both the MLK Center and the connecting park. The school has also been a partner in NURVE organizing process more broadly. The West Contra Costa Unified School District, which Nystrom Elementary School is part of, is a separate agency from the City, so this coordination reflects ongoing partnership.

The resilience survey indicated that community members envision the center as not only a community center, but an important resource during future climate events. Many respondents indicated that poor air quality and/or extreme heat had affected them or their household. Respondents indicated that they would be interested in using the community center for a variety of uses in the event of a climate-related event, including having access to back-up power and/or internet service, accessing emergency food or drinking water, clean air filtration, showers and restrooms that are available during emergencies, and cooling spaces during extreme heat days. Other needs that were identified as being important to the future center included job training, programs for

youth and seniors, parenting classes, community spaces, recreation facilities, health screenings and food pantries, and mental health counseling services.

Throughout this process, the City has worked closely with NURVE, who has discussed the center at every meeting since the previous center was demolished in 2010.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The intended site for the redeveloped community center is in the Coronado Neighborhood, which is part of Census Tract 3790. According to CalEnviroScreen 4.0 (released in 2021), this census tract is in the 80th percentile of all census tracts in the state for pollution burden and the 93rd percentile for social factors that influence community vulnerability to pollution burden, indicating high levels of both pollution and social vulnerability. Diesel particulate matter is among the environmental factors that have the highest score, indicating the highest level of pollution burden, and the area has high rates of asthma, low birth weights, obesity, kidney disease, and diabetes. The redeveloped center will not only be rebuilt with resilience features to limit air pollution and greenhouse gas emissions during its operation, but it will also create a safe space with well-filtered air for community members on low air quality days. Additionally, the center will provide a cooling center on high-heat days and will be a primary community resource in the event of a natural disaster or climate-related event. Programming at the center will work in concert with other surrounding projects, such as the redesigned adjacent park, to encourage physical activity that can help address negative health outcomes in the community.

According to the 2020-2024 American Community Survey[3] just over half of residents in this census tract (51.6 percent) identify as “some other race,” while an additional 23.1 percent identify with two or more races and 16.3 percent identify as Black or African American. The majority of residents in the census tract (75.9 percent) identify as Hispanic or Latino of any race. Approximately one-third of residents in this census tract (33.5 percent) are under age 18. The previous center provided after-school programs for youth and spaces for local clubs and teams, as well as spaces and programming

U.S. Census Bureau, "ACS Demographic and Housing Estimates," American Community Survey 5-Year Estimates Subject Tables, Table DP05, 2024, < https://data.census.gov/table?q=DP05:+ACS+Demographic+and+Housing+Estimates&g=050XX00US06013$1400000 >

that served adults and seniors. The redeveloped community center will return these spaces and services to the community. The census tract also has a higher unemployment rate (7.9%) than Contra Costa County as a whole (6.5%). In addition to the construction jobs that will be created through the eventual construction of the MLK Center, programming at the center will include job fairs and employment assistance resources. The City's Recreation Division will hire additional staff to manage the center and provide programming to children, youth, and seniors.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

During the pending development of the building's schematic design, the City has continued to solicit input from the community. While current and prior phases of outreach during the development of the community center focused on soliciting input on community needs, as the construction documents are developed the goals of outreach will shift from visioning to accountability. Because the community center has been absent from the community and under discussion for many years, there is a strong desire to see the project come to fruition. Therefore, community engagement, conducted at regular intervals, will be focused on demonstrating ongoing progress. It is the City's hope that any major community input related to necessary design decisions will have been captured prior to the completion of schematic designs, which will be finished ahead of this project phase. However, if major concerns are raised during the development of construction documents, the City is committed to working with the architect to address these issues as much as possible. The City intends to conduct three phases of outreach during the grant period, at approximately equal intervals. These will involve at least one large community meeting along with presentations at neighborhood councils and NURVE meetings. Project updates will also be presented at Recreation and Parks Commission meetings, as well as at the Design Review Board.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for

community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

STEAM the Streets will produce high-quality, community-centered storytelling that highlights local air quality and climate solutions across Richmond. In Year 5, this work will focus on highlighting efforts at the MLK Center, including the completion of construction documents and environmental review to build a new resilience hub. Through real-time footage and storytelling, this work will illustrate how thoughtful planning and redevelopment can contribute to healthier environments, improved community infrastructure, and long-term resilience in neighborhoods impacted by pollution. This storytelling will serve as the foundation for a broader community engagement campaign that translates on-the-ground climate and community development efforts into culturally relevant, accessible media. Footage captured from the MLK Center project will be incorporated directly into the youth-powered campaign and featured within the flagship climate action anthem and music video, ensuring that real, local solutions are embedded at the center of the campaign's storytelling. The campaign will bring increased visibility to these efforts, heighten awareness of available resources and solutions, and broadcast this local movement so that Richmond residents of all ages are more aware of and connected to the work happening in their community.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project centers around the development of a complete set of construction documents that will be the basis for the construction of the MLK Center. At the completion of the project and as additional funding becomes available, the project will be shovel-ready. By completing everything from schematic design through environmental clearance and construction documents, the project's competitiveness and eligibility for future construction-specific funding sources will be significantly increased due to its high level of project readiness. Due to the City's Green Building requirements, the building design will incorporate sustainable features and elements necessary to achieve LEED Silver certification. It is expected that the development of these documents may take the entire duration of the 60-month grant period, and the measure of success for this portion of the project will be the completion of the construction documents. This work will be led by an architecture firm and appropriate subconsultants contracted by the City, and the City will provide oversight and project management of the consultant. Though the air quality, public health, and just transition

benefits of this project will begin after the construction of the building is completed, the completion of these documents will be an essential step in making the project shovel-ready and more competitive for state and federal construction grants, which will help the city deliver this crucial community asset. The City hopes that the process of constructing the building after the grant period will create up to 35-100 jobs (contractors, sub-contractors, suppliers, etc.), and that approximately 20 full-time and part-time jobs within the Center will be created after it is opened. Following the construction of the Center, the air filtration, solar generation, and solar energy storage components will reduce air pollution. Programming at the center is also expected to provide positive benefits for social and mental health, including by encouraging stronger family and community social bonds, as well as encouraging positive health-related behaviors, such as increased physical activity that can lead to decreases in diseases linked to physical inactivity.[4]

Public outreach will be ongoing throughout the grant period. While public outreach during the development of the schematic designs involved collection of input on community needs, public outreach will shift to information distribution during the process of developing construction documents. Because community members have been discussing the reconstruction of the community center for many years, ongoing reporting will be an important accountability action. However, to respect the time and energy of the community, the City will conduct at least three report-outs during the project period, both through public meetings and attendance at existing community meetings and neighborhood council meetings. Outreach efforts to share updates on the project will be conducted primarily by City staff.

The completion of the California Environmental Quality Act (CEQA) clearance process will occur simultaneously with the development of the construction documents. CEQA review will begin based on the schematic designs. The City will prepare an Initial Study to evaluate potential impacts and if necessary, mitigation measures. The study will be conducted by an outside environmental consulting firm, and the City will provide oversight and project management. The City will issue the final determination and will be a measure of success for this project.

The University of California (UC) Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public-facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g.,

[4] California State Parks, 2005, "The Health and Social Benefits of Recreation," https://www.parks.ca.gov/pages/795/files/benefits%20final%20online%20v6-1-05.pdf.

climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The budget includes funding for an architecture firm and related subconsultants to prepare construction documents and CEQA analysis and documentation for the community center. $2,054,096 of the proposed budget is allocated to the architecture construction firm that will complete construction documents, with an additional $217,000 allocated for CEQA analysis. $500,000 is budgeted for permitting costs, including review and issuance of any planning and building permits, encroachment permits, and Contra Costa Environmental Health permits as may be necessary. The budget also includes salary and benefits for 20% FTE Senior Civil Engineer ($196,436) for technical management of the CEQA review and construction document phases. The project budget also includes funding for permits for construction, including costs related to utility service connections, planning and building permits, fire permits, encroachment permits, and Contra Costa Environmental Health permits.

$49,600 is budgeted for STEAM the Streets for a Project Manager (29% FTE) and a Creative Program Lead (17% FTE) with program and administrative costs for one year to produce community-centered storytelling that highlights local air quality and climate solutions across Richmond, including the MLK Community Resilience Center.

$115,574 is for the City of Richmond Project Manager (2.80% FTE), Associate Management Analyst (3.60% FTE), and Administrative Assistant (6.40% FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a Project Director (16.6% FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The project is an initiative of NURVE, a community-led revitalization effort for the area around Nystrom School. The project was included in the Richmond Resilience Roadmap, which was developed as part of a Transformative Climate Communities (TCC) Planning Grant awarded to the City and its partners, and is in line with City climate resilience goals. The City Council has also included the MLK Center as a priority within its strategic goal to "improve the quality of life and community health/improve social determinants of health."

The final building will have at least a LEED Silver rating, which is in line with Strategy EE3 of the City's Climate Action Plan (CAP) ("Promote Green Building"). The solar generation and storage component of the proposed building is in line with Strategy RE1 of the CAP ("Increase Local Solar Energy Generation"). The development of the MLK Center as a resilience center is also in line with Strategy RC1 of the CAP ("Improve Community Preparedness for Climate Emergencies").

The redevelopment of the MLK Center and its planned future programming are in line with many General Plan policies. These include, but are not limited to:

- Community Facilities & Infrastructure Element Policy CF1.3: Impacts on Neighborhoods; Policy CF1.4: Concurrent Infrastructure Development; Policy CF3.1: Green Facilities; Policy CF4.1: Neighborhood-Serving Facilities; and Policy CF4.2: Neighborhood Centers
- Community Health and Wellness Element Policy HW1.3: Recreation Programs and Services; Policy HW1.4: Quality Recreational Facilities; Policy HW1.6: Safe Public Spaces and Facilities; Policy HW3.3: Emergency and Disaster Preparedness; Policy HW6.2: Workforce Training and Recruitment; Policy HW8.1: Investment in Public Facilities; Policy HW9.1: Air Quality
- Energy and Climate Change Element Policy EC3.5: City Government Operation and Policy EC4.3: Green Buildings and Landscaping

The MLK Center is also in line with Public Health Strategy 4 of the Richmond-North Richmond-San Pablo Community Emissions Reduction Plan (Assembly Bill 617). Action H 4.1 involves advocating for funding for resilience centers. The finished center will provide temporary shelter for community members during low air quality or high heat days and will serve as a resource center during natural disasters. The MLK Center will also be in line with Action H 4.2, which relates to high-efficiency air filtration systems in

areas where those will benefit vulnerable populations and places. The MLK Center will have a high-efficiency air filtration system that will help to implement this strategy.

In addition, the MLK Center also aligns with the City's Health in All Policies (HiAP) and race equity framework. Through inclusive design, participatory planning, and cross-sector collaboration, the new Center can serve as a hub for health, equity, and community empowerment, while restoring a vital cultural and health asset to Richmond.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Project: Booker T. Anderson Community Center – Multiphase Modernization
Total Program Budget: ~$7.6 Million

The City's Public Works Department has successfully executed a multiphase rehabilitation of the 16,700-square-foot Booker T. Anderson Community Center. This project serves as a prime example of the Project Lead's ability to manage high-budget, complex capital projects from initial schematic design through construction.

Phases I & II (Complete): Successfully managed the reconstruction and infrastructure overhaul following significant fire damage. This involved coordinating technical upgrades to mechanical systems, high-efficiency HVAC, and modernized lighting and security systems. Both phases were delivered within the specified scope and budget.

Phase III (In-progress): Currently in the pre-development phase, focusing on continued building enhancements to ensure the facility meets long-term community and sustainability goals.

This project highlights the department's ability to manage multi-million-dollar budgets, coordinate complex technical upgrades, and successfully navigate the transition from design to construction completion. The Project Lead has experience ensuring these multiphase projects remain on schedule and compliant with funding requirements.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

To ensure successful implementation, the work will be managed by a .20 FTE Senior Civil Engineer from the City's Public Works Department. A separate Project Manager, Project Analyst, and Administrative Assistant will provide overall leadership in grant execution, partner coordination, reporting, and implementation across projects.

This Air District grant will serve as a foundational investment. By using these funds to complete CEQA and construction documents, the City will be positioned to move forward a project that could be supported by the following additional sources for the construction phase:

- City Capital Improvement Program (CIP) Funds: Request for local matching funds dedicated to community facility upgrades construction phase if awarded a construction-related grant.
- State and Federal Grants: The "Shovel-Ready" status achieved through this project will make the MLK Center a primary candidate for California State Parks, Strategic Growth Council grants and federal Green Building initiatives.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The project will need to be reviewed by the City's Design Review Board and require a Conditional Use Permit by the Planning Commission. These reviews require detailed design documents, which are pending, but will be completed prior to the finalization of construction documents. The City will also complete any processes necessary to obtain permits related to utility service connections, planning, building, encroachment, and fire permits, and Contra Costa Environmental Health permits.

The project will follow the City's Green Building Ordinance (Richmond Municipal Code 6.45), and achieve a minimum of LEED Silver certification, which necessitates a structured approval sequence starting in the schematic design phase. During this phase, the project team will submit a comprehensive Green Building Project Checklist,

verified by a LEED Accredited Professional (AP), to the Building Division to ensure that sustainable strategies are integrated into the project plans. As the project progresses into the development of construction documents—a key deliverable of this project—the Building Division will perform a detailed plan check to verify that construction meets the California Building Standards Code. Concurrently with the construction documents preparation, the project will undergo CEQA review. By leveraging the internal coordination between the Public Works Department and CDD, the City will maintain a direct pipeline with the Green Building Official and Planning staff, ensuring that all design-related approvals and environmental clearances are secured within the grant performance period.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

CEQA compliance is within the scope of the project and will be completed during the grant term.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

The City will build the MLK Center on City-owned property. Therefore, the City has the necessary site control.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The City is committed to budgeting operational and maintenance expenses within the General Fund once the construction is completed and providing staffing and programming in line with community needs. The prior community center was also included in the General Fund budget. An appropriate level of funding will be reinstated on an ongoing basis once the building is constructed. Through the Recreation Division, and in collaboration with Public Works, the City currently maintains and conducts programming at over 10 community and aquatic centers; therefore, fully understands what it takes to ensure the successful maintenance and operation of City assets.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Changes to the building scope or community priorities could cause challenges that result in increased building costs. The extensive outreach process being undertaken now will help address the risk of changing priorities. When the development of construction documents begins, the outreach process will shift to be informational rather than input-gathering - this will help to ensure that the scope of the project does not change once the construction document development begins.

Environmental sampling will happen during the development of the construction documents, prior to the finalization of the construction documents. This may present a challenge if unexpected conditions are found on the construction site. If needed, the City will adjust the funding plan and/or adjust the design of the building to address any unexpected environmental conditions.

Securing construction funding may be a challenge. However, prior phases of this project, completed as part of the City's participation in the RichPEP collaborative, involved the development of a funding plan for this project. Therefore, the City already has a plan in place to secure construction funding. The implementation of the funding plan can occur simultaneously with the development of the construction documents so that construction can begin as quickly after the project is complete.

The three-neighborhood area surrounding the MLK Center has been the site of significant recent investment, including the development of the Richmond Wellness Trail, the future implementation of an e-bike lending library program, and landscaping projects that increase tree canopy, biodiversity, and universal accessibility of parks. This investment also includes two streetscape projects that are being constructed in the immediate vicinity of the Center and a redesign of the park that is adjacent to the site of the future community center. Coordination with surrounding projects will be an important element of the implementation process. The City will convene coordination meetings between stakeholders and relevant City staff on an ongoing basis to ensure that any utility or road work is conducted concurrently and/or in a mutually beneficial manner. The City has built strong relationships with community, which will also assist in managing difficult conversations and moving the project forward together toward a shared resolution.

Bay REPAIR
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Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**MLK Community Center:** Advance the redevelopment of the Martin Luther King Jr. Community Center in Richmond through construction document development, environmental review, and community engagement activities that support the creation of an energy-efficient community facility offering workforce readiness programming and serving as a resilience hub where community members can seek refuge during low air quality and extreme heat events.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, complete construction documents and technical planning activities necessary to advance the redevelopment of the Martin Luther King Jr. Community Center as a resilient, energy-efficient community facility.	• Completion of construction documents (target: complete set) • Completed review of construction documents against LEED certification requirements. • Completion of technical coordination and design review milestones necessary to advance the project toward construction bidding.
2. By the end of the grant term, engage 300 Richmond residents in the continued planning and redevelopment of the Martin Luther King Jr. Community Center and Resilience Hub project.	• Number of households engaged through public meetings, community presentations, and outreach activities (target: 300)
2. By the end of the grant term, complete environmental review and permitting activities necessary to advance the Martin Luther King Jr. Community Center redevelopment project toward implementation.	• Completion of California Environmental Quality Act (CEQA) review documentation required for the project • Completion of public review and comment activities associated with CEQA documentation • Completion of permitting necessary to make the project shovel-ready.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, complete construction documents and technical planning activities necessary to advance the redevelopment of the Martin Luther King Jr. Community Center as a resilient, energy-efficient community facility.	A. Based on the pending schematic design, develop one set of construction documents that comply with City Green Building requirements.	1. Draft one set of construction documents in order to make the project shovel-ready.	Architecture firm (TBD)	City of Richmond	Month 36
		2. Submit construction documents for review against LEED requirements as relevant documents become available to achieve LEED Silver rating (or greater).	Architecture firm (TBD)	City of Richmond	Month 36
2. By the end of the grant term, engage 300 Richmond residents in the continued planning and redevelopment of the Martin Luther King Jr. Community Center and Resilience Hub project.	A. Conduct public meetings and attend community events	1. Conduct annual public presentations related to progress on the construction documents through public meetings and/or attendance at community meetings.	City of Richmond	Architecture firm (TBD)	Months 12, 24, 36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
3. By the end of the grant term, complete environmental review and permitting activities necessary to advance the Martin Luther King Jr. Community Center redevelopment project toward implementation.	A. Prepare Initial Study/Assessment.	1. Determine if the project is exempt from a full review.	City of Richmond		Month 3
		2. If not exempt, complete a study and identify potential impacts and mitigation options.	Environmental consulting firm (TBD)	City of Richmond	Month 27
	B. Conduct required public review of CEQA document	1. Release environmental documentation for public comment.	City of Richmond	Environmental consulting firm (TBD)	Month 30
		2. Incorporate public feedback into environmental document.	Environmental consulting firm (TBD)	City of Richmond	Month 33
	C. Finalize determination	1. Issue a final determination.	City of Richmond		Month 36
	D. Complete permit application processes	1. Obtain permits for construction including costs related to utility service connections, planning and building permits, fire permits, encroachment permits, and Contra Costa Environmental Health permits.	City of Richmond		Month 36

Project Name:	MLK Community Center
Lead Applicant Name:	City of Richmond
Term for this budget (in years):	5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Architecture Firm	Architecture consulting firm to prepare construction documents	$2,054,096.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Environmental Review Firm	Environmental review consulting firm to complete the CEQA documentation and review process	$217,000.00
Other Direct Costs	Direct	Permit Costs	Permits for construction including costs related to utility service connections, planning and building permits, fire permits, encroachment permits, and Contra Costa Environmental Health permits.	$500,000.00
Personnel/Staff Costs	Direct	City of Richmond Senior Civil Engineer	Project Manager focused on the technical management of the schematic design, environmental review, and construction document phases. 0.2 FTE x $215,390 x 3 years + 52% benefits	$196,436.00
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 2.80% FTE x $17,754.47 monthly salary x 41 months = $20,382.13; Benefits at 77% of salary = $15,694.24.	$36,076.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 3.60% FTE x $13,623.72 monthly salary x 41 months = $20,108.61; Benefits at 77% of salary = $15,483.63.	$35,592.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 6.40% FTE x $9,453.37 monthly salary x 41 months = $24,805.63; Benefits at 77% of salary = $19,100.34.	$43,906.00
		Only add lines above this line		
			TOTAL:	$3,096,399.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$3,096,399.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$2,271,096.00
Total Contingency	$0.00
Total Funds Requested	$3,096,399.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	73.3%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: MLK Community Center
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Project Name: MLK Community Center
Co-Applicant 1 Name: By Any Means Visionary LLC dba STEAM the Streets
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	Responsible for program oversight, coordination, reporting, and partner engagement. Project Manager: 0.29 FTE x $67,000 salary x 5 years = $98,000; approximately 1 year (i.e. 18%) of this cost is billed to this project = $13,720	$13,720
Personnel/Staff Costs	Direct	Creative Program Lead	Responsible for guiding creative development and producing campaign media. Creative Program Lead: 0.17 FTE x $108,000 salary x 5 years = $94,000; Year 5 - 14% of $94,000 = $13,160	$13,160
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software	Software & Digital Tools (editing software, licenses) ($800/year x 5 years = $4,000); 1 year (i.e. 20%) of this cost is billed to this project = $800	$800.00
Community Engagement	Direct	Marketing and outreach	Marketing materials, printing, social media ads to promote videos ($200 printing costs per year + $700 social media ads per year = $900 per year x 5 years = $4,500); 1 year (i.e. 20%) of this cost is billed to this project = $900	$900.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency funds will support unforeseen costs related to program delivery and outreach needs to ensure successful implementation. Year 5 at 14% of $10,000 = $1,400	$1,400.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative Overhead	Occupancy, insurance, and other overhead expenses Year 5 at 14% of $37,500 = $7,500	$5,250.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Mobile Energy Storage
Project Lead	City of Richmond
Project Location	Richmond CA
Project Funding Request	$278,626

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The City of Richmond is seeking funding to purchase one RPS150 Mobile Energy Storage System (the system) to deliver clean, reliable, zero-emission power for City programs, projects, community events, and emergencies. The system is a trailer-mounted unit equipped with rechargeable batteries to store electricity and supply power wherever it is needed. The unit includes a variety of electrical receptacles, enabling easy connection to regular and specialized power cables. The system will replace diesel generators that currently supply electrical power for City and community events, reducing dependence on grid connections, improving air quality, and advancing the City's sustainability goals.[1]

The system's initial deployment will support The Lot: Downtown Richmond Food Court (The Lot), a weekly pop-up event for sidewalk vendors and food trucks attended by hundreds of people per week. The Lot activates an underutilized parking lot, supports small local businesses, and brings programming to the downtown Richmond/Bay Area Rapid Transit (BART) station area. The system will be available for other community events and programs, such as Music on the Main and Spirit and Soul, as well as for emergency use where a source of power is needed to augment the City's infrastructure. This resource will be provided at no cost to vendors or event organizers.

This investment will expand the City's capacity to provide flexible, environmentally responsible power solutions while supporting public events and essential services, piloting a scalable model for zero-emissions municipal operations.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project directly advances the Local Community Benefit Fund's strategy to reduce air pollution and improve health outcomes by replacing diesel generators and fossil fuel–based power sources with a zero-emission system. Replacing 4–8 diesel generators used for pop-up vending could avoid roughly 0.3–1.9 metric tons of CO_2 per 8-hour event, plus meaningful reductions in diesel particulate matter and NOx, depending on generator size, load, and engine age. Deploying the system at City programs and community events will significantly reduce localized emissions, including

[1] Sunjoo Hwang, Sopitsuda Tongsopit, Noah Kittner, 2023, "Transitioning from diesel backup generators to PV-plus-storage microgrids in California public buildings," *Sustainable Production and Consumption* Vol. 38, pp. 252-265, ISSN 2352-5509, https://doi.org/10.1016/j.spc.2023.04.001.

particulate matter and greenhouse gases, particularly in high-activity public spaces. By removing diesel generators, which release harmful smoke and pollutants into the air, and replacing them with clean battery power, the project will directly reduce the amount of dirty air people breathe at these sites.[2]

Additionally, the project supports economic resilience for a just transition by providing free, reliable, flexible clean energy infrastructure that benefits local businesses and community initiatives. Richmond has many small and emerging businesses that are operated out of homes, food trucks or carts, or as temporary pop-ups because the owners may not have access to permanent storefronts. Many of these businesses are owned by people of color, immigrants, families, and entrepreneurs from historically underserved communities. These businesses often face barriers such as limited access to capital, high operating costs, and inconsistent access to safe and reliable power at events and public spaces.

By supplying zero-emission power at public venues and commercial corridors, the City helps these businesses operate in cleaner, safer environments and reduce dependence on costly, polluting diesel generators. This reduces financial and logistical barriers, making it easier for small vendors to participate in local events and grow their businesses. The system creates more inclusive local business opportunities by supporting emerging entrepreneurs that are vital to Richmond's local economy and culture.

This investment strengthens Richmond's long-term transition toward a sustainable local economy while ensuring equitable access to clean energy resources and supporting the success of small, community-based businesses that reflect the City's racial and cultural diversity.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project will initially be deployed at The Lot, at the corner of Marina Way and Macdonald Avenue in downtown Richmond. The system will provide clean, zero-emission power at the site every Tuesday and Thursday during food court operations. The system will also be deployed to support other City events and community programs

[2] Kerby, Jessica, Alok Kumar Bharati, and Bethel Tarekegne, 2022, October 10, ^th E-MOnility POwer System Integration Symposium. The Hague, Netherlands. https://www.pnnl.gov/sites/default/files/media/file/Assessing_the_energy_equity_benefits_of_mobile_energy_storage_solutions.pdf.

throughout the city, providing flexible, reliable clean energy where temporary power is needed.

Additionally, the mobile system can be used in the city in the event of flood, fire, power outage, or other emergency where temporary is needed.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The City of Richmond regularly engages residents through community events, neighborhood outreach, and emergency preparedness efforts across the city, including The Lot. Across these efforts, residents and vendors consistently emphasize the need for reliable, non-polluting power to support both everyday activities and emergency response without the impacts of diesel generators.

Community engagement for this project builds on ongoing outreach and feedback gathered through City-led initiatives, particularly related to The Lot. The Lot was created as an incubator for businesses that were displaced by the Sidewalk Vendor Ordinance, which requires vendors operating on sidewalks or in other public spaces to have business permits and tax certificates, which is a barrier for many small businesses. The Lot provides a legal way for vendors to become permitted and licensed owner/operators of food businesses. The Lot's location was previously an underutilized downtown parking lot. City leadership, in collaboration with local stakeholders and community partners, identified an opportunity to transform it into a vibrant, community-centered food court and gathering space supporting small, local food vendors.

As part of final planning for The Lot, the City conducted a bilingual (English and Spanish), web-based and paper community survey, distributed through the City Manager's Weekly Report email listserv, social media platforms, and through on-site engagement to collect public input on space usage, amenities, programming, and operational needs. Survey responses consistently highlighted the importance of clean, reliable, and quiet power to support food vendors and community gatherings without diesel fumes, noise, or air quality impacts. These findings with aligned with input City staff heard through direct outreach, in which vendors, residents, and event organizers expressed concerns about diesel generator noise, emissions, and health impacts in high-activity public spaces.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The project addresses several public health, environmental justice, and just transition challenges. Input from the survey and conversations with vendors, residents, and event organizers identified the need for a zero-emission mobile energy storage system that would meet both operational and environmental justice priorities.

Many communities in Richmond, including the location of The Lot, are overburdened by air pollution. This includes neighborhoods in Richmond that rank among the most environmentally burdened in the state, including areas identified by CalEnviroScreen 4.0 as facing high levels of air pollution and related health risks.[3] These communities are largely composed of low-income households, communities of color, and immigrants who are disproportionately impacted by poor air quality and associated health conditions, such as asthma.[4]

Replacing diesel generators with the Energy Storage System at events in these neighborhoods directly addresses community concerns about diesel generator noise, fumes, and air pollution. Without the generators running, the noise will be eliminated, as the system operates with little sound. Without the generators burning diesel fuel, event attendees will not be exposed to unpleasant fumes and localized particulate exposure produced by burning diesel fuel. This represents an improved public health outcome.

This investment strengthens Richmond's long-term transition for a sustainable local economy providing free, reliable, flexible clean energy infrastructure for small, community-based businesses. Richmond has many small and emerging businesses that operate out of homes, food trucks or carts, or temporary pop-ups because the owners may not have access to permanent storefronts. Many of these businesses are owned by people of color, immigrants, families, and entrepreneurs from historically underserved communities. These businesses often face barriers such as limited access to capital, high operating costs, and inconsistent access to safe and reliable power at events and public spaces. Supporting small and emerging businesses

[3] California Office of Environmental Health Hazard Assessment (OEHHA), 2026, May (accessed), "CalEnviroScreen 4.0. Maps & Data. https://oehha.ca.gov/calenviroscreen/maps-data.
[4] Robbennolt, Simone, and Austin Mendoze, 2025, May (accessed), "Inequity in the Air: An Analysis of Emitting Facilities and Emissions in the Bay Area," *Bay Area Equity Atlas*, https://www.bayareaequityatlas.org/research/projects/inequity-in-the-air.

in Richmond creates more and diversified employment opportunities, supporting a just transition away from an extractive, fossil-fuel based economy.

By supplying zero-emission power at public venues and in commercial corridors, the City helps these businesses operate in cleaner, safer environments and reduces financial and logistical barriers, making it easier for small vendors to participate in local events and grow their businesses. The system creates more inclusive local economic opportunities by supporting emerging entrepreneurs that are vital to Richmond's local economy and culture. The measurable outcomes of this project will demonstrate clear progress toward community impact by quantifying reductions in diesel generator use, associated emissions, and exposure to harmful pollutants at community sites such as The Lot. Once implemented, City staff will track metrics, including number of generators displaced, hours of clean energy provided, estimated reductions in greenhouse gases and diesel particulate matter, and decreased noise levels. Additional indicators, such as number of vendors and community events supported and feedback from users, will show improved site conditions and usability. Together, these data will provide tangible evidence of cleaner air, healthier environments, and more resilient, community-friendly infrastructure.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Richmond Public Works Department and Economic Development staff will continue coordinating with local vendors, community organizations, and event partners to ensure the system is deployed in ways that maximize public health benefits and community impact. This may include prioritizing events where diesel generators are heavily used or have been identified as undesirable, or events where most vendors are from historically underserved communities.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants, will meet monthly. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on system design and use. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted

in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

The City will provide regular updates on project implementation and benefits through multiple public communication channels, including the City Manager's Weekly Report email listserv, the City's website, social media platforms, and on-site signage at The Lot and other events where the system is deployed. Public Works and Economic Development staff will also share progress updates during monthly Richmond Neighborhood Coordinating Council meetings and community events to ensure residents and vendors are informed about the transition to zero-emission power. The City of Richmond currently has 37 neighborhood councils or homeowner associations that regularly meet to discuss local concerns.

Community feedback will be solicited through brief on-site surveys (digital QR code-based), direct vendor conversations, and outreach during community events. Feedback will focus on operational performance, noise reduction, air quality improvements, and overall user experience. Staff will review input regularly to inform deployment scheduling, operational adjustments, and future clean energy investments. Findings and improvements will be summarized in periodic public updates to demonstrate responsiveness and maintain accountability throughout grant implementation.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The vision of this project is to transition temporary and event-based municipal power sources from diesel generators to a clean, zero-emission mobile energy solution through the deployment of the RPS150 Mobile Energy Storage System. Improve air quality, reduce greenhouse gas emissions, and support small businesses and community events by providing reliable, quiet, and sustainable power for public gatherings and city operations.

The major components include procurement of one RPS150 Mobile Energy Storage System, staff training and system deployment, and coordinated use across City departments. The system will first serve The Lot: Downtown Richmond Food Court and then support additional City-hosted events, temporary operations, and emergency response needs.

Within one year of the launch of the project and through the life of the System, the project will achieve the following measurable outcomes:

- Reduce localized air pollution exposure and greenhouse gas emissions at community events and public programs in Richmond by replacing diesel generators with one zero-emission mobile energy storage system at The Lot and other City-sponsored events.
- Increase economic resilience and support community-based economic activity in Richmond by providing reliable, no-cost clean energy infrastructure for small vendors, food businesses, entrepreneurs, and community-serving events through deployment of the Mobile Energy Storage System.
- Strengthen the City of Richmond's capacity to provide resilient emergency and community-serving infrastructure by deploying a flexible mobile power system capable of supporting emergency response activities, temporary shelter operations, and critical public services during outages or disaster events.

The project will be led by the City of Richmond. The City's Economic Development Department will manage procurement while the Public Works Department will manage the operations, maintenance, scheduling, and performance monitoring. The Public Works Department will coordinate deployment with event partners to community sites to maximize benefit to vendors, residents, and visitors. Measurable outcomes will demonstrate community impact by tracking the elimination of diesel fuel use for temporary power, reductions in greenhouse gas emissions, and the number of zero-emission events powered annually.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g. climate anxiety'), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project budget is $278,626, with the majority of funding dedicated to the acquisition of one RPS150 Mobile Energy Storage System ($200,000), which serves as the core investment and enables the replacement of diesel generators with zero-emission power at community events and emergency deployments.

Additional direct costs are $31,169 and support implementation and promotion, including:

- Branded equipment wrap for visibility ($1,412)
- delivery, setup, and commissioning ($10,000)
- Project staffing costs ($16,757)
- community-facing signage and educational materials ($3,000)

A $5,000 contingency is included to address minor repairs or unforeseen needs during initial deployment.

$13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a 17% FTE Project Director and a $50/hour x 210 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

Overall, the budget prioritizes capital investment in clean energy infrastructure while ensuring sufficient resources for deployment, maintenance, and community engagement to maximize project impact.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is consistent with, and supports, the goals of multiple local and State initiatives and plans, including the City's Climate Action Plan, Community Economic Development Plan, General Plan 2030, and Resilient Richmond initiatives; regional goals set by the Bay Area Air District; and State Senate Bill 32 and Assembly Bill 617.

By replacing multiple diesel generators with a zero-emission Mobile Energy System, the project supports municipal decarbonization efforts and advances the City's commitment to cleaner air and sustainable public operations. Specifically, it is consistent with the

City of Richmond's Climate Action Plan by advancing clean energy use, reducing emissions, and improving community resilience, including the following goals:

- **Reduce Greenhouse Gas Emissions:**
  Displace diesel generators with zero-emission battery storage to directly reduce carbon dioxide (CO_2) emissions from fossil fuel combustion at community events and temporary power uses.
- **Improve Local Air Quality and Public Health:**
  Eliminate diesel particulate matter (DPM) and nitrogen oxides (NOx) emissions at community gathering sites, supporting Climate Action Plan goals to reduce exposure to harmful pollutants, particularly in overburdened neighborhoods.
- **Expand Clean Energy and Electrification:**
  Increase the use of clean, renewable-ready energy systems by deploying mobile battery storage that can integrate with solar or grid-charged electricity, advancing electrification goals.
- **Enhance Climate Resilience and Emergency Preparedness:**
  Provide reliable, portable, zero-emission power for use during outages, extreme heat events, and wildfire smoke incidents, supporting Climate Action Plan strategies for community resilience and emergency response.
- **Support Sustainable Economic Development:**
  Enable small, local vendors to operate without diesel generators, reducing operating impacts while supporting equitable access to clean infrastructure.
- **Promote Community Awareness and Engagement:**
  Demonstrate visible, real-world applications of clean energy technology at public sites like The Lot, increasing public understanding and support for climate solutions.

The project also aligns with California's Community Air Protection Program (Assembly Bill 617), which focuses on reducing air pollution in communities disproportionately impacted by industrial and transportation-related emissions. Richmond has long faced cumulative air quality burdens. Eliminating diesel generator use at public events directly reduces particulate matter (PM), NOx, and greenhouse gas emissions in high-activity community spaces.

At the regional level, the project supports Bay Area Air District goals to accelerate zero-emission technologies and reduce combustion-related emissions. Statewide, it advances California's broader climate targets under Senate Bill 32 and related legislation aimed at reducing greenhouse gas emissions and transitioning to clean energy.

This also aligns with the City's economic development and small business support efforts included in the Economic Development Strategy, as well as broader goals outlined in the General Plan 2030 and Resilient Richmond initiatives, by integrating clean energy deployment with local economic development. At the same time, it advances the City's economic development and small business support goals by lowering barriers to participation in local markets, supporting entrepreneurship, and enabling more inclusive economic activity in community spaces such as The Lot. In doing so, the project demonstrates how clean energy investments can strengthen both environmental outcomes and economic resilience, particularly for small vendors and historically underserved communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The Economic Development Department brings extensive experience in municipal program delivery, cross-departmental coordination, and grant administration. The Department leads initiatives that support local business development, revenue generation, and community-based economic programs, while working closely with City departments and external partners to improve service delivery and economic outcomes. Examples include activation of The Lot: Downtown Richmond Food Court to support small food vendors, administration of the ARPA Small Business Support Grant program, which provided direct financial relief to local businesses totaling $350,000, implementation of the Small Business Façade Grant Program, currently funded at $300,000, to enhance commercial corridors, and coordination of permitting and technical assistance for pop-up and mobile businesses in partnership with community-based organizations.

The City of Richmond regularly purchases vehicles and specialized equipment, which are operated and maintained to provide public services. For example, the Richmond Tool Library is a free service administered by the City that lends tools to Richmond residents with the goal of providing opportunities to be self-sufficient, to take agency over their neighborhoods, and to work towards a more sustainable city.

The City of Richmond has a fleet of over 400 units worth over $60 million and is practiced at purchasing and maintaining this large fleet. The City's current fleet includes (1) green climber LV600 remote-control tracked mower with flail heads worth $166,586 and multiple vehicles to deliver emergency response, public safety, and environmental enforcement services. These vehicles are worth $1,049,646 and include eleven (11) 2026 Chevrolet Tahoe's from the Fire Department to support fire investigation and command operations, ensuring reliable emergency response capability and modern operational readiness; eight (8) police department vehicles including three (3) 2026

Chevrolet Colorados, two (2) 2026 Chevrolet Equinox EVs, two (2) 2026 Chevrolet Trax small SUVs, and one (1) 2026 Chevrolet Suburban to support parking enforcement, cadet operations, evidence and property transport, IT and communications support, records delivery, and general police operational needs; and one (1) 2024 Chevrolet landscape dump truck (Silverado chassis with upfit) to support illegal dumping response, environmental enforcement, encampment remediation, and right-of-way maintenance.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The City of Richmond, led by the City's Economic Development Department will serve as the project lead, coordinating closely with Public Works, Finance, and other relevant departments to ensure successful implementation of the system. The Economic Development Department will oversee project management, including procurement coordination, vendor communication, deployment planning, and performance reporting. Public Works will support equipment delivery, storage, maintenance, and operational deployment across City sites and events.

Project implementation will be supported through existing staff resources which are funded through the General Fund. It is estimated that approximately 0.01 FTE from the Economic Development Department will be dedicated to project management, coordination, and reporting, with 0.01 FTE support from Public Works staff for operations and maintenance as needed.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The proposed project involves the purchase and deployment of a mobile, trailer-mounted Mobile Energy System and does not require permanent construction, installation, or site modifications. Because the unit is mobile and designed for temporary power applications, no building or land use permits are expected to be required. The equipment is UL-listed and manufactured for U.S. deployment, ensuring compliance with applicable electrical and safety standards.

The system would be for use at City programs, events, and sites including The Lot: Downtown Richmond Food Court, and any necessary coordination will occur through the City's existing event permitting and operational processes. These approvals are routine and already managed by the City for temporary power use at public events. Because the project primarily involves equipment procurement and mobile deployment, all necessary approvals can be obtained within the grant term and are not expected to delay project implementation.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The proposed project involves the purchase and deployment of a mobile, zero-emission energy storage system and does not include construction, ground disturbance, or permanent installation. The project is expected to qualify for a categorical exemption under the California Environmental Quality Act (CEQA) because it consists of equipment procurement and temporary mobile deployment with no potential for significant environmental impacts. The project will replace diesel generator use with a zero-emission alternative, resulting in reduced air pollutants and greenhouse gas emissions. The City of Richmond, acting as the lead agency, will complete CEQA review and file the appropriate Notice of Exemption prior to project implementation, and CEQA compliance can be completed within the grant term without delaying project deployment.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

No property acquisition, leasehold, easement, or right-of-way is required for this project. The equipment is a mobile, trailer-mounted energy storage system that will be owned and operated by the City of Richmond and deployed at City-controlled sites and permitted public event locations.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The City of Richmond Public Works Department will oversee operations and maintenance of the Mobile Energy System, making it available for use across departments and at various community sites, during and after the grant term. The Public Works Department will receive manufacturer-provided start-up training as part of the purchase.

Routine operations will be managed by trained City staff, with maintenance performed according to the manufacturer's guidelines and warranty provisions.

The City will use the grant for expenditures related to the training, deployment, and maintenance of the system during the grant term as shown in the response to Question 9 above and in the detailed budget. After the grant period, the City's Public Works department with support from Economic Development will continue to maintain the fleet with funding from the General Fund.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are no known barriers to implementing this project.

Potential risks include the long-term performance and lifecycle of the battery system, proper charging and maintenance practices, theft or loss of a mobile asset, and safety concerns such as fire hazards under certain conditions. There may also be operational challenges related to ensuring that multiple City departments are aware of and able to access the resource for events.

These risks will be mitigated through manufacturer-provided training and clear operational protocols to ensure proper use, charging, and maintenance of the system. Public Works will oversee storage, deployment, and asset management using established City procedures to reduce risks related to theft, misuse, and scheduling conflicts. Safety risks will be addressed through adherence to manufacturer guidelines, built-in system protections, and staff training on safe operation.

To ensure effective use, the City will implement internal coordination and communication processes so departments are aware of and can schedule the resource. Under the current procedure for use of City resources, a department requests use of the system by contacting Public Works, which manages reservations by checking the unit's availability and confirming staff capacity for deployment. This centralized scheduling

approach ensures efficient use across events and emergency needs. Procurement risks are minimal, as the equipment is commercially available, and the City has established procurement processes to support timely acquisition.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Mobile Energy Storage: Transition temporary and event-based municipal power sources from diesel generators to a clean, zero-emission mobile energy solution through the deployment of the RPS150 Mobile Energy Storage System. Improve air quality, reduce greenhouse gas emissions, and support small businesses and community events by providing reliable, quiet, and sustainable power for public gatherings and city operations.

Measurable Outcome	Indicator(s)
1. Within 1 year, reduce localized air pollution exposure and greenhouse gas emissions at community events and public programs in Richmond by replacing diesel generators with one zero-emission mobile energy storage system at The Lot and other City-sponsored events.	▪ Number of City and community events powered by the Mobile Energy Storage System annually (Minimum target: 100) ▪ Number of diesel-powered generators replaced per event powered by the Mobile Energy Storage System (target: 4-8) ▪ Estimated reductions in greenhouse gases (target: 0.3–1.9 metric tons of CO_2 per 8-hour event)
2. Within 1 year, increase economic resilience and support community-based economic activity in Richmond by providing reliable, no-cost clean energy infrastructure for small vendors, food businesses, entrepreneurs, and community-serving events through deployment of the Mobile Energy Storage System.	▪ Number of small vendors, food businesses, entrepreneurs, or community organizations supported through Mobile Energy Storage System deployments at each event (target: 20 per event; 2,000 annually) ▪ Percentage of participating vendors reporting reduced operational costs or logistical burdens associated with fuel-powered generators, fuel purchasing, or generator transport (target: 75%) ▪ Qualitative feedback from vendors, entrepreneurs, and community organizations describing how access to clean mobile power improved participation, visibility, or business operations at events and public programs (target: 75%)
3. Within 1 year, strengthen the City of Richmond's capacity to provide resilient emergency and community-serving infrastructure by deploying a flexible mobile power system capable of supporting emergency response activities, temporary shelter operations, and critical public services during outages or disaster events.	▪ Number of emergency preparedness activities, resilience events, or emergency deployments supported by the system annually (target 2-6: annually)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, reduce localized air pollution exposure and greenhouse gas emissions at community events and public programs in Richmond by replacing diesel generators with one zero-emission mobile energy storage system at The Lot and other City-sponsored events.	A. Procure and prepare Mobile Energy Storage System for deployment.	1. Finalize equipment specifications and execute purchase agreement with vendor.	City of Richmond		Month 2
		2. Conduct equipment inspection and setup.	City of Richmond		Month 3
		3. Establish and document operational, safety, and maintenance protocols and train staff.	City of Richmond		Month 4
	B. Deploy the Mobile Energy Storage System at The Lot Food Court.	1. Deploy system at The Lot Food Court.	City of Richmond		Month 4
		2. Test operational performance.	City of Richmond		Month 4
		3. Document first operational deployment, including lessons learned.	City of Richmond		Month 4
	C. Monitor environmental and community benefits associated with system deployment.	1. Develop deployment tracking and reporting tools for event use and generator displacement estimates.	City of Richmond		Month 5
		2. Collect participant and attendee feedback regarding reduced generator noise, diesel fumes, and event conditions.	City of Richmond	Community Partners	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Prepare annual summary of deployment activity and estimated pollution reduction impacts.	UC Berkeley	City of Richmond	Months 12, 24, 36, 48, 60
2. Within 1 year, increase economic resilience and support community-based economic activity in Richmond by providing reliable, no-cost clean energy infrastructure for small vendors, food businesses, entrepreneurs, and community-serving events through deployment of the Mobile Energy Storage System.	A. Conduct staff training.	1. Conduct equipment training sessions with additional staff.	City of Richmond	Vendor	Month 3
		2. Refine operational, safety, and maintenance guidelines.	City of Richmond		Month 4
		3. Identify departmental users.	City of Richmond		Month 4
	B. Deploy Mobile Energy Storage System used at additional community and City events	1. Establish equipment scheduling system.	City of Richmond		Month 5
		2. Coordinate event requests.	City of Richmond		Ongoing
		3. Monitor deployment usage.	City of Richmond		Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
3. Within 1 year, strengthen the City of Richmond's capacity to provide resilient emergency and community-serving infrastructure by deploying a flexible mobile power system capable of supporting emergency response activities, temporary shelter operations, and critical public services during outages or disaster events.	A. Prepare the Mobile Energy Storage System for emergency and resilience use.	1. Coordinate with relevant City departments regarding emergency and resilience deployment procedures.	City of Richmond		Month 6
		2. Maintain operational readiness of the system for emergency deployment and resilience activities.	City of Richmond	Vendor	Ongoing
	B. Utilize the Mobile Energy Storage System for resilience and emergency support activities.	1. Deploy the system for emergency preparedness activities, resilience events, or emergency response support as needed.	City of Richmond		Ongoing

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$244,462.00	$0.00	$5,000.00	$249,462.00	0.0%	2.0%	$0.00	0.0%	89.5%
Co-Applicant 1	By Any Means Visionary	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	10.5%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$273,626.00**	**$0.00**	**$5,000.00**	**$278,626.00**	**0.0%**	**1.8%**	**$0.00**	**0.0%**	10.5%

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$278,626.00

Project Name:	Mobile Energy Storage
Lead Applicant Name:	City of Richmond
Term for this budget (in years):	5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	One Mobile Energy Storage System	Purchase of one trailer-mounted battery energy storage unit, including approximately 132 kWh of battery capacity, a 30 kW inverter, integrated controls, and built-in safety systems such as thermal management and fire suppression. This unit will serve as a zero-emission replacement for diesel generators at community events and emergency deployments.	$200,000
Community Engagement	Direct	Trailer Wrap	Custom branded equipment wrap for public visibility.	$1,412
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Delivery, setup, and commissioning	Transportation of the unit to Richmond, site setup, system testing, and commissioning to ensure the equipment is fully operational and safely integrated into City use.	$10,000
Personnel/Staff Costs	Direct	Equipment Mechanic Lead Worker	Training for Public Works and Economic Development staff on system operation, safety procedures, deployment logistics, and basic troubleshooting to support reliable day-to-day use. 7.5 hrs/year x 5 years x $70.56/hr = $2,465.63; Benefits @ 85% of Salary = $2,248.78.	$4,894
Personnel/Staff Costs	Direct	Equipment Mechanic Lead Worker	Regular system checks, software monitoring, and preventative maintenance to maintain performance, extend equipment life, and ensure safe operation during the first year. 7.5 hrs/year x 5 years x $70.56/hr = $2,465.63; Benefits @ 85% of Salary = $2,248.78.	$4,894
Community Engagement	Direct	Management Analyst	Staff participation in Neighborhood Council meetings, community events, and other outreach efforts to provide updates, gather feedback, and ensure ongoing community engagement related to the project. 12 hrs/year x 5 years x $77.43/hr = $4,645.80; Benefits @ 50% of Salary = $2,322.90.	$6,968
Community Engagement	Direct	Signage, Materials, and Public Education	Informational signage at deployment sites and educational materials to inform residents and vendors about the benefits of zero-emission power.	$3,000
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency (2.2%)	Minor repairs, replacement parts, or unforeseen operational needs that may arise during initial deployment.	$5,000
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect			
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	CSC Cost: Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	CSC Cost: Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	CSC Cost: $400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	CSC Cost: Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	CSC Cost: 20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	CSC Cost: Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	CSC Cost: Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Graphic Design Consultant	CSC Cost: Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	CSC Cost: Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
		Only add lines above this line		
			TOTAL:	$245,462.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$244,462.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$5,000.00
Total Funds Requested	$249,462.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	2.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Mobile Energy Storage
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Richmond Moves
Project Lead	City of Richmond
Project Location	Richmond, CA
Project Funding Request	$ 1,114,691

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Richmond Moves is a low-cost, citywide, zero-emission, on-demand microtransit service operated by the City of Richmond. Launched in April 2022 as a 5.6-square-mile pilot, the service expanded in May 2025 to cover approximately 20 square miles — nearly the full city boundary. The service operates Monday through Friday, 7 a.m. to 7 p.m., with a fleet of 11 fully electric vehicles and 26 active drivers connecting residents to key destinations including Bay Area Rapid Transit (BART), the Richmond Ferry Terminal, schools, job centers, and healthcare facilities via app or phone booking.



Popular Destinations:

1. Point Pinole Regional Park
2. Walmart
3. Vista High School
4. Wildcat Canyon Regional Park
5. De Anza High School
6. Richmond High School
7. Kaiser Permanente Richmond Medical Center
8. Civic Center Plaza
9. Marina Bay

Transit Hubs:

- A Richmond BART Station
- B El Cerrito del Norte BART
- C Richmond Ferry Terminal



Since the citywide expansion, ridership has grown more than 110 percent. In 2025, the service completed 86,000 rides, with 30 percent connecting directly to BART or the Ferry Terminal. Approximately 50 percent of Richmond Moves trips replace trips that would otherwise be taken in single-occupancy vehicle (SOV) helping cars reduce local air pollution and greenhouse gas emissions.

Bay REPAIR funding will support continued operations of Richmond Moves for one additional year. Richmond residents face significant transportation barriers: the mean travel time to work is 34.8 minutes — well above the national average — and surveys of Richmond transit users found that nearly 40 trips take too long and one-third report that transit does not take them where they need to go.[1] Richmond Moves directly addresses these gaps, but sustaining the service requires stable, dedicated funding to ensure it remains affordable to all residents. The service is free for seniors and students and $2 for all other riders, making it one of the most affordable transportation options available in the

[1] DataUSA, 2026, Richmond, CA, https://datausa.io/profile/geo/richmond-ca/.

region. However, each trip costs $25 on average and the program's current funding sources are time-limited. Without a bridge to future funding, the City would face the prospect of reducing or suspending a service that 52 percent of riders depend on as their primary mode of transportation. The program is currently funded primarily through the Transit and Intercity Rail Capital Program (TIRCP), which expires in April 2027, although the City is applying for an additional funding allocation. The program is also supported with limited funds from the California Clean Mobility Options program. Bay REPAIR funding will ensure uninterrupted service delivery while the City continues to pursue long-term funding solutions — keeping Richmond's most transit-dependent residents connected to jobs, schools, healthcare, and regional transit.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce Air Pollution and Improve Health Outcomes

Richmond is home to the Chevron refinery and is bisected by major freeway corridors, including Interstate (I-) 80 and I-580. Many census tracts in Richmond rank in the top 25 percent most disadvantaged communities in the state according to CalEnviroScreen 4.0, reflecting decades of cumulative pollution exposure that have contributed to elevated rates of asthma, cardiovascular disease, and other respiratory conditions among residents. Transportation emissions are the third leading source of local air pollution, making vehicle miles traveled a critical lever for improving public health outcomes in the community.[2]

Richmond Moves directly reduces vehicle miles traveled (VMT) and single-occupancy vehicle (SOV) use by providing a shared, zero-emission alternative for trips that would otherwise occur in single-occupant gas-powered vehicles.[3] Approximately 50 percent of riders report they would have otherwise traveled by SOV. The service operates a fully electric fleet, delivering an estimated 15 tons of carbon dioxide (CO_2) reductions annually while reducing exposure to particulate matter and nitrogen oxides from tailpipe emissions in Richmond translates to tangible respiratory health benefits for a community that has long shouldered disproportionate pollution burden.

[2] California Air Resources Board (CARB), 2026, Richmond-North Richmond-San Pablo. https://ww2.arb.ca.gov/capp/com/cip/richmond-north-richmond-san-pablo.

[3] California Air Resources Board (CARB), 2026, Richmond-North Richmond-San Pablo. https://ww2.arb.ca.gov/capp/com/cip/richmond-north-richmond-san-pablo.

Build Economic Resilience for a Just Transition

Richmond Moves improves access to employment, education, and regional transit for residents with limited transportation options. The citywide expansion increased service coverage from 42,300 to over 100,500 residents.[4]

The City conducts rider surveys twice a year to track rider demographics, travel behavior, and service satisfaction. The most recent survey, conducted in November 2025 with 155 respondents, provides a clear picture of who depends on the service and why: 75 percent of riders lack access to a personal vehicle, 52 percent rely on Richmond Moves as their primary mode of transportation, 31 percent use it to get to work or school, and 72 percent report saving money by using the service. Together, these findings demonstrate that Richmond Moves is not a convenience for its riders; it is an essential lifeline. By reducing transportation cost burden and expanding access to job centers, regional transit, and essential services, the program supports workforce participation and economic mobility. In addition, the program creates jobs in the clean transportation sector through employment of drivers, operators, and administrative staff.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project serves the City of Richmond, California, covering nearly the full 20-square-mile city boundary following the expansion (see map in Question 1). Richmond Moves operates as a true citywide service, connecting residents across Richmond to transit hubs, employment and education centers, healthcare facilities, and essential services within the city.

Key transit connections include Richmond BART Station, El Cerrito del Norte BART Station, and the Richmond Ferry Terminal, together accounting for 30 percent of all trips. Beyond transit access, the service connects riders to major community destinations, including Kaiser Permanente Richmond Medical Center, Richmond High School, De Anza High School, Vista High School, Hilltop Center commercial area, Walmart, and the Civic Center. Ride demand is dispersed across the full-service zone, reflecting the breadth of mobility needs the service addresses.

Richmond's transportation system has historically lacked intra-city transit options and contains significant access gaps, particularly in underserved neighborhoods, necessitating targeted investments to bridge inequities in mobility access (City of Richmond; CARB);

[4] Kinney, Mike, 2024, June 19, "City Celebrates Expansion of Richmond moves, the 'low-cost Uber.'" *Richmond Standard*. https://richmondstandard.com/richmond/2024/06/19/city-celebrates-expansion-of-richmond-moves-the-low-cost-uber/.

Richmond Moves On-Demand Shuttle | Richmond, CA - Official Website The majority of census tracts served qualify as Senate Bill (SB) 535 disadvantaged communities and rank in the top disadvantaged quartile according to CalEnviroScreen 4.0. Ridership data reflect this concentration of need: over 50 percent of trips are taken by students, 75 percent of surveyed riders lack access to a personal vehicle, and 52 percent rely on Richmond Moves as their primary mode of transportation. The service is free for seniors and students and $2 for all other Richmond residents.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The Richmond Moves program was developed in direct response to long-standing community concerns regarding transportation inequities, air quality burdens, and limited access to regional transit connections. Resident-identified need drove the decision to launch the initial Richmond Moves pilot program and ultimately grow Richmond Moves to a citywide service in May 2025. Community engagement has been foundational to both the initial design and subsequent expansion.

The City of Richmond began identification of mobility gaps as part of its First Mile/Last Mile Transportation Strategic Plan process, which engaged over 60 stakeholder groups from Spring 2017 to Fall 2018 through focus groups, community workshops, phone interviews, and pop-up events and open houses. Stakeholders included senior centers, neighborhood organizations, employers, and education providers. Community members identified significant barriers to transit use, including unreliable service, limited connectivity, and gaps in access that prevent residents from reaching key destinations efficiently5. These findings directly informed the decision to launch the Richmond Moves program. The City then worked closely with community-based organizations, including Friends of Richmond, the Commission on Aging, and local advocacy groups serving low-income residents and seniors to validate these findings and co-develop the expanded service design to launch the citywide program.

City Transportation staff and the service provider review bi-weekly performance data to guide service adjustments. City staff participate in Board and Commission meetings such as the Commission on Aging and during city events to promote and solicit feedback on the service. The City also conducts rider surveys twice a year — distributed through the Richmond Moves app and administered in person at key community locations — to track rider demographics, travel behavior, and satisfaction. The most recent survey, conducted in November 2025 with 155 respondents, found that 92 percent of riders would be

[5] https://www.richmondca.gov/3485/First-MileLast-Mile-Transportation-Strat.

disappointed or very disappointed if the service were discontinued, indicating the importance of Richmond Moves in riders' daily lives.

Community priorities — affordability, reliability, environmental sustainability, and equitable access — continue to shape operational decisions, including fleet electrification, electric vehicle (EV) charging reliability improvements, and ongoing ADA accessibility investments. All major service changes are evaluated through an equity lens to ensure that improvements do not disproportionately impact low-income riders, seniors, individuals with limited mobility, or households without vehicle access.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Improving Mobility and Strengthening First-and-Last Mile Connections

The City launched Richmond Moves in April 2022 to address long trip times and transit service area gaps identified through community engagement and formalized in the City's First Mile/Last Mile Strategic Plan. Strong ridership growth and continual feedback through bi-annual rider surveys made clear that Richmond residents with limited mobility options benefited most from the service and that expanding the service area would greatly improve mobility access for more residents who need it most. The City pursued and was awarded funding through the California TIRCP, which funded the expansion of the service to nearly the full 20-square-mile city boundary. As a result, ridership has grown more than 110 percent following the expansion.

Reducing Transportation Cost Burden

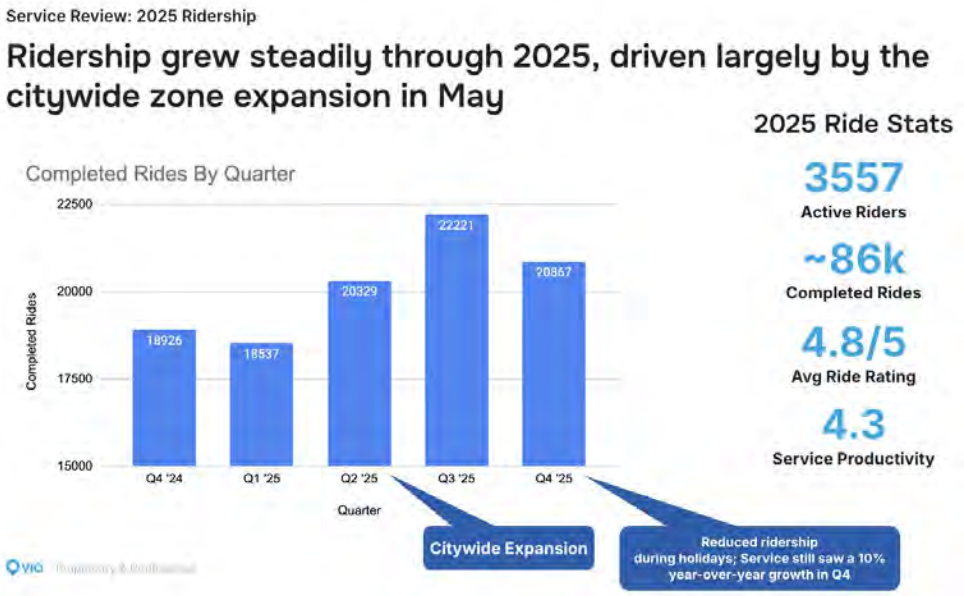
The service is free for seniors and students, and $2 for all other riders, making it accessible to Richmond's most economically vulnerable residents. The City conducts rider surveys twice a year to track the service's impact on riders' daily lives. The most recent survey, conducted in November 2025 with 155 respondents, found that 72 percent of riders report saving money by using Richmond Moves. With 75 percent of riders lacking access to a personal vehicle and 52 percent relying on the service as their primary mode of transportation. These results indicate that Richmond Moves provides an essential economic lifeline as other costs of living continue to rise.

Reducing Transportation-Related Emissions in Disadvantaged Communities

Richmond is home to multiple census tracts that rank in the top quartile of disadvantaged communities under CalEnviroScreen 4.0 and SB 535, which designate the highest-scoring 25 percent of census tracts statewide based on cumulative pollution burden and socioeconomic vulnerability (CalEPA/OEHHA, 2022). Transportation emissions are also the third-leading source of local air pollution. Richmond Moves operates a fully electric fleet with approximately 50 percent of trips replacing SOV travel, resulting in an estimated 15 tons of CO_2 reductions annually in addition to meaningful reductions in particulate matter and nitrogen oxide that would otherwise be emitted from these trips taken by gas-powered SOV. The service maximizes shared mobility while minimizing VMT by consolidating trips through dynamic routing, currently achieving 4.3 rides per vehicle hour.

Improving Access to Regional Transit and Jobs

Approximately 30 percent of Richmond Moves trips connect directly to BART or the Ferry Terminal, enabling residents to access regional job centers, healthcare, and educational institutions without relying on private vehicles. The expansion increased coverage to over 100,500 residents. Approximately 31 percent of riders use the service to get to work or school, and over 50 percent of trips are taken by students, indicating that the program supports educational attainment and workforce participation.



Ridership increases quarter over quarter.

Demonstrating Progress Through Measurable Outcomes

The project will track and report the following measurable outcomes, each grounded in the service's demonstrated performance to date:

- Total annual ridership: 85,000

- Rides per vehicle hour: 4.0
- Percentage of trips connecting to public transit: 30 percent
- Annual greenhouse gas emissions reduced: 15 tons of CO_2
- Percentage of trips replacing single-occupancy vehicles: 50 percent
- Rider-reported cost savings: 70 percent of riders report saving money

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The City of Richmond will implement a structured, ongoing engagement strategy to ensure community members remain informed about project progress, understand benefits, and have meaningful opportunities to shape service improvements. The City will use three primary channels: in-app rider communications and surveys; public reporting through City Council meetings and other City boards; and in-person outreach at trusted neighborhood institutions. Each channel operates on a regular cadence: bi-annual rider surveys, annual City Council updates, and community outreach events held on an ongoing basis. More information is included below.

1. In-App Rider Communication and Surveys: Richmond Moves will leverage the mobile application to: Share service updates, performance highlights, and new program benefits; notify riders of service improvements or policy changes; and conduct short in-app surveys to gather rider feedback on service quality and reliability. Push notifications and in-app messaging allow the City to reach active riders directly, while optional surveys provide real-time insights into experience.
2. Public Reporting and City Council Engagement: Project updates will be shared during Richmond City Council meetings and City or Regional boards (e.g., Commission on Aging and CCTA). These forums ensure transparency, allow live feedback, and enable dialogue between elected officials and riders.
3. Community-Based Outreach and In-Person Engagement**:** Recognizing that not all residents engage digitally, the City will conduct in-person outreach at trusted community institutions, including Richmond Senior Center, Nevin Community Center, Booker T. Anderson Jr. Community Center, local libraries, local high schools, and community events. These engagements will include informational materials, live demonstrations of the app, assistance with using the service, and opportunities for facilitated discussion.

All major service changes will be evaluated through an equity lens to ensure that improvements do not disproportionately impact low-income riders, seniors, individuals with

limited mobility, or households without vehicle access. By combining these various engagement strategies, Richmond Moves will maintain a continuous feedback loop throughout the grant term — ensuring that the project remains responsive, equitable, and aligned with Richmond residents' priorities.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) comprised of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on lived experiences. To reduce barriers to participation, these meetings are hybrid (hosted in person and on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Richmond Moves is a citywide, zero-emission, on-demand microtransit service designed to reduce transportation-related air pollution, improve public health, and expand access to opportunity for Richmond residents — particularly those living in disadvantaged communities. The service provides free or low-cost, on-demand, shared electric rides across nearly the city, connecting residents to BART, the Richmond Ferry Terminal, schools, healthcare providers, employment centers, and essential services. Operating Monday through Friday from 7 a.m. to 7 p.m. with a fleet of 11 fully electric vehicles and 26 active drivers, Richmond Moves completed 86,000 rides in 2025 and grown over 110 percent following the expansion. Bay REPAIR funding will support continued operation of the fleet and support ridership growth and performance monitoring to ensure measurable environmental and equity impacts are sustained.

The project's measurable outcome targets are grounded in nearly four years of operational data and rider surveys collected since the program's launch in 2022 ensuring that the targets set for this grant are ambitious yet achievable.

The project will track and report the following measurable outcomes:

- Improve affordability of transportation options for Richmond Moves riders

- Strengthen first-mile/last-mile connections to regional transit
- Expand access to employment and education for Richmond Moves riders
- Reduce SOV use and greenhouse gas emissions in Richmond
- Provide safe, reliable, high-quality mobility for transit-dependent Richmond residents

Role of the Lead Applicant and Co-Applicants

The City of Richmond serves as the Lead Applicant and Project Lead, holding full responsibility for project oversight, policy direction, grant compliance, and community engagement. The City establishes service goals and performance benchmarks, manages the contract with its operating partner, and ensures the program remains aligned with Richmond's equity and sustainability priorities. The City also coordinates with regional transit partners, including BART and the Richmond Ferry Terminal, to maintain strong first-mile/last-mile connectivity across the service zone.

To implement Richmond Moves, the City contracts with Via Transportation, a leading provider of public mobility technology and operations. Over the nearly four years since the program's 2022 launch, Via has been a valuable and proven partner — helping the City grow ridership year-over-year, transition to a fully electric fleet, and successfully execute the citywide expansion. That track record gives the City confidence in continuing this collaboration for the Bay REPAIR grant term.

Under the City's direction, Via will be responsible for the day-to-day management and operation of Richmond Moves, including driver recruitment, onboarding, and management; fleet maintenance and electric vehicle charging coordination; customer support and dispatch; and ongoing data analytics and performance reporting. This partnership model ensures the City retains strategic leadership and accountability while Via delivers efficient, technology-enabled service operations on the ground.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project Co-Applicants and partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g. 'climate anxiety'), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space*

below to summarize the overall budget and key project costs.

The total Bay REPAIR funding request for Richmond Moves is $1,114,691 for one year of service operations. The budget reflects the City's existing contract structure with its operating partner, Via Transportation, which delivers all service under a turnkey, all-inclusive per-vehicle-hour rate.

The largest cost is service operations ($968,883), covering 10,345.79 annual vehicle hours at $93.65 per vehicle hour. This all-inclusive rate encompasses driver wages and management, fleet leasing, vehicle maintenance, EV charging, insurance, customer support and dispatch, and data analytics — providing cost predictability and eliminating deferred maintenance risk. Regulatory fees include a PUCTRA assessment (0.1% of vehicle hour fees, $969) and an Access for All fee of $0.10 per ride ($3,148), both required for Transportation Network Companies (TNCs) operating in California. Accessibility and fleet upkeep costs include one wheelchair-accessible vehicle (WAV) retrofit ($21,000) to maintain ADA compliance and two vehicle wrap replacements ($6,000). City staff time for grant compliance and performance monitoring, and community is supported through existing City resources and is not charged to this grant.

$72,234 is for the City of Richmond Project Manager (1.75% FTE), Associate Management Analyst (2.25% FTE), and Administrative Assistant (4.00% FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a Project Director (16.6% FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

Richmond Moves advances adopted local, regional, and statewide climate and environmental justice priorities by pairing zero-emission mobility with measurable reductions in vehicle use and expanded transit access for disadvantaged communities.

At the local level, the project directly implements the City's General Plan 2030, Climate Action Plan, and First Mile/Last Mile Strategic Plan by closing first-mile/last-mile gaps and reducing transportation emissions. The service now covers nearly the entire city, serving approximately 100,500 residents, many of whom live in SB 535-designated disadvantaged

census tracts. Approximately 30 percent of trips connect directly to BART or the Richmond Ferry and 58 percent of surveyed riders report using Richmond Moves to connect to other transit. This strengthens regional transit integration and supports mode shift away from private vehicles.

The project is also strongly aligned with the Community Air Protection Program (Assembly Bill [AB] 617), as Richmond residents experience cumulative pollution burdens from freeway corridors and heavy industry. Richmond Moves operates a fully electric fleet, and approximately 50 percent of trips replace SOV travel, resulting in an estimated 15 tons of greenhouse gas reductions annually. With a utilization rate of 4.3 rides per vehicle hour, the service maximizes shared mobility efficiency while minimizing VMT in overburdened neighborhoods.

At the statewide level, Richmond Moves advances California's climate equity goals by delivering measurable benefits to low-income and transit-dependent residents. In Richmond, 36 percent of riders report household incomes below $50,000, 60 percent lack access to a personal vehicle, and over half of all trips are taken by students. By reducing transportation cost burden and improving access to jobs and education, the project supports both emissions reduction and economic resilience — core components of an equitable transition strategy for Richmond.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of Richmond launched the Richmond Moves program in April 2022, and has successfully managed the program using a broad array of local and State funding sources. The City successfully identified, applied for, and received funding for multiple state grants including the Transit and Intercity Rail Program (TIRCP) as part of California State Transportation Agency and the Clean Mobility Options grant administered by CARB and the California Energy Commission. Additional funding was leveraged as part of the City of Richmond's Environmental and Community Investment Agreement (ECIA) grant program for reducing greenhouse gas emissions.

The City of Richmond has a strong track record managing community-centered climate and mobility initiatives beyond Richmond Moves, demonstrating its capacity to lead multi-stakeholder projects that deliver environmental and equity outcomes. Richmond has developed the Richmond Resilience Roadmap, a community-informed planning effort to advance climate mitigation, air quality improvements, and public health across the city through coordinated project planning. The City has also relaunched and expanded its electric bike-share program, deploying dozens of e-bikes and multiple docking stations to increase access to low-emission transportation options and improve active mobility for

residents. Richmond's leadership has supported Transformative Climate Communities planning and other sustainability initiatives that integrate community engagement with infrastructure implementation. Additionally, Richmond is advancing its Green-Blue New Deal, a locally led strategy to catalyze at least 1,000 green–blue jobs (i.e., skilled trade jobs that support climate resilience) to build equitable pathways into the clean economy6. These efforts demonstrate Richmond's experience managing complex, community-driven projects that combine operational delivery with measurable environmental and social benefits.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The City of Richmond has an established management structure in place to oversee the ongoing operation of Richmond Moves. The service is managed by a dedicated City Project Coordinator (1.0 FTE; to be paid via leveraged City funds) within the City's transportation division, who is responsible for day-to-day coordination, contract oversight, performance monitoring, grant compliance, and community engagement. The Project Coordinator reports to the Public Works Director, who provides executive oversight and strategic direction (approximately 0.25 FTE). This leadership structure ensures both operational accountability and alignment with the City's equity priorities.

Operational delivery is supported by a roster of approximately 15 drivers providing service under the City's contract. Via Transportation dedicates two full-time staff members to the project: a General Manager who oversees daily service operations, fleet performance, and driver management, and a Project Manager focused on service optimization, data analysis, and continuous improvement. Together, this staffing model provides strong operational oversight, data-driven performance management, and responsiveness to community feedback.

The City has successfully leveraged multiple funding sources to implement and scale Richmond Moves, including CalSTA's Transit and Intercity Rail Capital Program (TIRCP), Clean Mobility Options (CMO) funding through the State of California, and local funding through the Chevron Environmental and Community Investment Agreement. This diversified funding approach demonstrates Richmond's ability to braid state and local resources to support project implementation and long-term sustainability while maintaining compliance and fiscal accountability.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have

[6] https://www.ci.richmond.ca.us/4138/Green-Blue-New-Deal

been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

No additional permits or discretionary approvals are required for this project. Richmond Moves is an existing, fully operational service, and the proposed grant activities — continued service operations and performance improvements — fall within the City's existing authority and contractual framework. Because the project does not involve new construction or physical infrastructure development, no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Richmond Moves is an existing operational microtransit service, and the activities supported under this grant do not include any new construction or physical infrastructure development; therefore, is exempt from CEQA.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

No site control is required for this project since it operates on existing right-of-way.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance for Richmond Moves is fully integrated into the project's turnkey operating model. Grant funds will primarily support ongoing service delivery,

including driver wages, vehicle leasing, insurance, charging, cleaning, maintenance, and fleet management. Vehicles are leased rather than purchased, and all maintenance, vehicle charging, and upkeep costs are bundled into a single per-vehicle-hour rate under the City's operating agreement with the mobility provider, Via. This structure ensures predictable costs, eliminates deferred maintenance risk, and guarantees that vehicles remain in a safe, reliable operating condition throughout and beyond the grant term.

The City of Richmond has demonstrated the ability to incorporate multiple funding sources to sustain operations. This diversified funding approach reduces reliance on any single source and positions the service for long-term financial sustainability. Additionally, the City will continue pursuing State, regional, and local climate and mobility funding opportunities to ensure uninterrupted service delivery and fleet maintenance beyond the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

One potential challenge for the project is maintaining consistent fleet availability, particularly given the reliance on EV charging infrastructure. The City and its operating partner, Via, actively monitor charger performance and vehicle uptime, and charging schedules are managed to prevent service gaps during peak demand. Preventative maintenance and contingency planning are built into the operating model to ensure that vehicle reliability does not impact rider access.

Service efficiency can also fluctuate due to rider behavior patterns, including cancellations or no-shows, which can reduce productivity and increase operating costs. The City reviews performance data on a regular basis and works with Via to adjust routing parameters, refine rider communications, and implement targeted policy updates when necessary to maintain strong utilization and service quality.

Like many publicly funded mobility programs, long-term operational funding requires careful planning. Richmond has addressed this by diversifying funding sources and maintaining a flexible, per-vehicle-hour cost structure that allows service levels to scale responsibly based on available resources. Continuous performance monitoring ensures the service remains cost-effective and sustainable within the grant term and beyond.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Richmond Moves is a citywide, zero-emission, on-demand microtransit service operated by the City of Richmond to provide affordable first-mile/last-mile (FMLM) connections, general mobility, and safe transportation for residents across nearly the entire city boundary. Bay REPAIR funding will support continued service operations, reliability improvements, and targeted access enhancements to ensure Richmond Moves delivers measurable environmental and economic benefits to Richmond's most pollution-burdened neighborhoods.

Measurable Outcome	Indicator(s)
1. Improve affordability of transportation options for Richmond Moves riders	▪ % of riders report saving money on transportation costs (biannual rider survey (target: 70% of riders)
2. Strengthen first-mile/last-mile connections to regional transit for Richmond residents	▪ % of completed trips connect directly to BART or the Richmond Ferry Terminal (target: 30% of completed trips)
3. Expand access to employment and education for Richmond Moves riders	▪ % of riders use the service to get to work or school (target: 31% of riders) ▪ % of trips taken by students (target: at least 50% of trips)
4. Reduce single-occupancy vehicle use and greenhouse gas emissions in Richmond	▪ % of trips replace SOV travel, tons of CO_2 reduced annually (target: 50% of trips replaced, ▪ ~15 tons CO_2 reduced annually)
5. Provide safe, reliable, high-quality mobility for transit-dependent Richmond residents	▪ # of completed rides (target: 85,000) ▪ # of rides per vehicle hour (target: 4.0) ▪ Average rider rating (target: 4.5/5)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Improve affordability of transportation options for Richmond Moves riders within one year	A. Conduct first biannual rider affordability survey	1. Design and distribute rider survey via app and in-person at key community locations	Via Transportation	City of Richmond	Month 6
		2. Analyze survey results and report on cost savings indicators	Via Transportation	City of Richmond	Month 6
	B. Conduct second biannual rider affordability survey	1. Distribute and analyze follow-up survey; compare results to Month 6 baseline	Via Transportation	City of Richmond	Month 12
2. Strengthen first-mile/ last-mile connections to regional transit for Richmond residents	A. Maintain and monitor transit hub connectivity	1. Monitor percentage of trips connecting to BART and Richmond Ferry Terminal monthly (target: 30% of trips)	Via Transportation	City of Richmond	Monthly
		2. Collaborate with transit providers to better align services and schedules	City of Richmond	Via Transportation	Ongoing
	B. Promote service as first-mile/last-mile solution	1. Reach at least 500 local residents through outreach at BART stations and Ferry Terminal to increase rider awareness	Via Transportation	City of Richmond	Biannual
		2. Deploy in-app messaging highlighting transit connections with the goal of reaching at least 500 users	Via Transportation	City of Richmond	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Report transit connectivity outcomes	1. Include transit connection rate in quarterly performance reports	Via Transportation	City of Richmond	Quarterly
3. Expand access to employment and education for Richmond Moves riders	A. Track rider trip purpose	1. Monitor rider trip purpose data through biannual surveys	Via Transportation	City of Richmond	Biannual
		2. Analyze share of trips taken by students (target: 50%)	Via Transportation	City of Richmond	Biannual
	B. Reach at least 300 individuals through outreach at schools and employment centers	1. Partner with Richmond Unified School District and local employers to promote service	City of Richmond	Via Transportation	Biannual
4. Reduce single-occupancy vehicle use and greenhouse gas emissions in Richmond	A. Track SOV replacement rate	1. Monitor SOV replacement data through biannual rider surveys	Via Transportation	City of Richmond	Biannual
		2. Optimize shared trip routing to maximize pooling and minimize VMT	Via Transportation	City of Richmond	Ongoing
	B. Calculate and report annual GHG reductions	1. Calculate annual CO_2 reductions and VMT displacement	Via Transportation	City of Richmond	Month 12
		2. Include emissions reduction data in annual performance report	City of Richmond	Via Transportation	Month 12

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
5. Provide safe, reliable, high-quality mobility for transit-dependent Richmond residents	A. Maintain service availability and ridership	1. Maintain minimum vehicle deployment levels during all service hours	Via Transportation	City of Richmond	Ongoing
		2. Monitor weekly ridership trends and adjust service parameters as needed	Via Transportation	City of Richmond	Weekly
	B. Maintain service productivity	1. Maintain ≥4.0 rides per vehicle hour through routing optimization	Via Transportation	City of Richmond	Quarterly
		2. Reduce cancellations and no-shows to protect completed ride totals	Via Transportation	City of Richmond	Ongoing
	C. Monitor and report service quality	1. Maintain ≥4.5/5 average rider satisfaction rating	Via Transportation	City of Richmond	Quarterly
		2. Include ridership, productivity, and satisfaction data in quarterly performance reports	Via Transportation	City of Richmond	Quarterly
	D. Increase number of Richmond Moves drivers with WAV training	1. Conduct WAV-specific driver training and maintenance for at least 10 drivers	Via Transportation	City of Richmond	Ongoing
	E. Maintain equitable fare structure	1. Maintain free fares for seniors and students throughout grant term	City of Richmond	Via Transportation	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		2. Track ridership by demographic group to ensure service distribution is either proportional to the city's demographics or overserving historically underserved populations (low-income communities and communities of color)	Via Transportation	City of Richmond	Biannual
	F. Monitor safety performance	1. Review telematics and safety data monthly. Utilize insights to inform driver safety training protocols.	Via Transportation	City of Richmond	Monthly
		2. Report safety metrics in quarterly performance reports	Via Transportation	City of Richmond	Quarterly

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$1,085,527.00	$0.00	$0.00	$1,085,527.00	0.0%	0.0%	$0.00	0.0%	97.4%
Co-Applicant 1	By Any Means Visionary LLC dba STEAM the	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community Foundation	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California, Berkeley	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	2.6%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,114,691.00**	**$0.00**	**$0.00**	**$1,114,691.00**	**0.0%**	**0.0%**	**$0.00**	**0.0%**	**2.6%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$1,114,691.00

Project Name: Richmond Moves
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Vehicle hours	10,345.79 annual vehicle hours at a rate of $93.65. All-inclusive rate for Via's turnkey solution.	$968,883.06
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Regulatory fees - PUCTRA	0.1% of vehicle hour fees	$968.88
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Regulatory fees - Access for All	$0.10 fee per ride	$3,148.06
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	WAV retrofit replacements	Cost to retrofit 1 vehicle for wheelchair accessibility. WAV stands for wheelchair accessible vehicle	$21,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Vehicle wrap replacements	2 vehicle wrap replacements	$8,000.00
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 1.75% FTE x $17,754.47 monthly salary x 41 months = $12,738.83; Benefits at 77% of salary = $9,808.90.	$22,548.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 2.25% FTE x $13,623.72 monthly salary x 41 months = $12,567.88; Benefits at 77% of salary = $9,677.27.	$22,245.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 4.00% FTE x $9,453.37 monthly salary x 41 months = $15,503.52; Benefits at 77% of salary = $11,937.71.	$27,441.00

Only add lines above this line

TOTAL: $1,085,527.00

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$1,085,527.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$1,085,527.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dir	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: $0.00

Project Name: Richmond Moves
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Rooted
Project Lead	City of Richmond
Project Location	Multiple locations; Richmond, CA
Project Funding Request	$2,126,586

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Rooted in Community: Planting Trees for a Healthy Richmond (Rooted) brings together the City of Richmond and three local nonprofits, Groundwork Richmond, The Watershed Project (TWP), and Richmond Trees, who will plant and care for 600 trees and install 10 rain gardens to improve the urban canopy in Richmond. The nonprofits will lead community engagement to build resident ownership of newly planted trees and rain gardens, conduct plantings, and organize volunteer support. The City will coordinate with the nonprofits on site selection and maintenance. Groundwork Richmond and TWP employ local residents to install green infrastructure and offer skills-training programs for residents. The project will address significant gaps in urban tree canopy and create job training opportunities in multiple neighborhoods, including many areas that are considered Disadvantaged Communities under Senate Bill (SB) 535, while delivering an estimated of 11-35 metric tons of CO_2 reduction annually.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The proposed environmental improvements support community health by lowering exposure to air pollution and heat-related risks, while contributing to improved roadway safety and enhancing overall neighborhood livability. Additionally, the project will offer job skills training and exposure to fields that support climate resilience.

Reducing Air Pollution and Improving Health Outcomes

This project aligns with the Local Community Benefit Fund strategy to reduce air pollution and improve health outcomes as a comprehensive climate adaptation strategy that addresses air quality, extreme heat, and flooding in a single, nature-based approach. The most climate vulnerable communities face compounding hazards and require integrated solutions. The project will reduce air pollution and improve health outcomes because trees and rain gardens naturally filter particulate matter (PM2.5) to improve respiratory health. As planting efforts will focus on Assembly Bill (AB) 617-designated underserved neighborhoods, residents who are most impacted by air pollution will be prioritized in this project. The plantings will sequester carbon by removing carbon dioxide from the air and storing it in the soil and in tree biomass, directly reducing greenhouse gases in the atmosphere. Additionally, trees indirectly mitigate the effects of greenhouse gases by introducing passive cooling strategies. The expanded urban forest and stormwater capture infrastructure will reduce flood risk from sea-level rise and

intensifying storms by increasing the amount of permeable ground surface, filter pollutants from runoff water, and lower ambient air and surface temperatures to mitigate urban heat island effects.

Street trees are increasingly recognized as a transportation safety and public health strategy because they help calm traffic and create safer, more comfortable streets for people walking and biking. Research shows that tree-lined streets can create a traffic calming effect by visually narrowing the roadway and increasing driver attentiveness, which can lead to lower vehicle speeds. Lower speeds are strongly associated with reductions in both the frequency and severity of traffic [1] From a public health perspective, even modest reductions in vehicle speed can significantly decrease the likelihood of serious injury or death in crashes involving pedestrians and cyclists. Slower traffic also improves perceived safety, encouraging more walking, biking, and outdoor activity, which supports physical and mental health outcomes. The project will look for opportunities to plant trees on streets with higher injury rates and/or community perception of a need for traffic calming.

Building Economic Resilience for a Just Transition

The community activation and training models used by Groundwork Richmond and TWP align with the Local Community Benefit Fund's strategy to build economic resilience for a just transition. TWP will build long-term green jobs and community wealth by investing in a permanent workforce of Richmond residents, students, young adults, and small-business local landscapers trained in native plant installation, stormwater system maintenance, and urban forestry. By hiring from the community and ensuring living wages and benefits, the project creates pathways away from the harmful effects of a fossil fuel-based economy and toward a thriving green economy. Groundwork Richmond will teach youth aged 14-18 in the Green Team program about green skills, climate resiliency, and urban forestry. Groundwork Richmond will also hire and train young adults ages 18-25 for the Workforce Development Program in urban forestry and green skills. Through hands-on experience planting and caring for trees, local residents not only gain skills and knowledge, but also the confidence and self-efficacy to succeed in the workforce in the long term.

COMMUNITY IMPACT (20 points)

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[1] Wolf, K.L. 2010. *Safe Streets - A Literature Review. In: Green Cities: Good Health (www.greenhealth.washington.edu).* College of the Environment, University of Washington. https://depts.washington.edu/hhwb/Thm_SafeStreets.html

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The City of Richmond will coordinate with community partners working citywide and help to identify priority tree planting locations in areas with gaps in the urban canopy. Where possible, this will also include plantings on streets that are in the Multimodal High Injury Network, as identified by the Local Roadway Safety Plan.

TWP and Groundwork Richmond will work within neighborhoods in North Richmond and South Richmond that face critical, compounding climate risks. These neighborhoods are considered Disadvantaged Neighborhoods under SB 535 according to CalEnviroScreen 4.0 analysis of environmental burden:

- The Eastshore, Laurel Park, Pullman, Cortez-Stege, Panhandle Annex, Parkview, Richmond Village/Metro Square, Santa Fe, Iron Triangle, Coronado, Belding Woods, Atchison Village, Point Richmond, and Park Plaza neighborhoods in south Richmond.
- The Fairmede-Hilltop, Shields Reid, Parchester Village, and Hilltop Village neighborhoods in north Richmond.

Richmond Trees will plant throughout the city, with tree planting focused on residential streets and public right-of-way planting strips where additional canopy can be supported. Specific locations will be identified in coordination with residents and the City, in flexible relationship with the other nonprofits and overall capacity needs.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

In 1998, the City of Richmond established the Urban Forest Advisory Committee (UFAC) to support the Parks and Landscaping Superintendent in promoting a healthy urban forest for the greater community through volunteer project development and related activities. The UFAC scope was expanded in 2015 to include promoting and fostering public awareness, education, volunteerism, and public-private partnerships to support urban forestry initiatives. In 2017, the City adopted its Urban Greening Master Plan, which created a community-led vision to guide and coordinate future greening projects in Richmond. It included a citywide tree inventory, an appendix for urban forest best practices, and a living list of approved street trees for the city. The community engagement activities associated with the development of the Urban Greening Master

Plan created an opportunity for the City to collect resident feedback as a means of ground-truthing the results of the analysis, including a Project Advisory Group. City staff also conducted demonstrations and presentations at an Arbor Day event, created a website for the plan, hosted a community kick-off event, and participated in neighborhood council meetings. A youth-focused video called *Greening Richmond Together* was also released and promoted by community groups.

For many years, the City has been actively engaged in community-driven efforts to address environmental justice issues through collaborative projects such as Richmond Rising (a five-year suite of projects funded by the Transformative Climate Communities Program, awarded in 2022) and the Richmond Park Equity Project collaborative (active since 2022). In both of these initiatives, City staff directly engage community leaders and partners with community organizations to conduct outreach and engage residents in efforts to enact meaningful change in the city's environment. As part of Richmond Rising, a Collaborative Stakeholder Committee has been meeting monthly since 2023, directly engaging community members in discussions on neighborhood tree planting.
Each of the nonprofits has a long history of working with community members on greening efforts in the city:

The Watershed Project

TWP has been active in the Richmond community since 1996. TWP stewards and maintains anchor sites throughout Richmond, including the Booker T. Anderson Community Center and Park in the South area and the Rheem Creek Flood Risk Reduction Project in North Richmond. These anchor sites are community hubs from which active stewardship, outreach, and engagement are conducted. In addition to public volunteer and educational events, TWP canvasses the surrounding neighborhoods and attends neighborhood council meetings to identify community needs and priorities. Residents have consistently identified poor air quality, extreme heat, and flooding as priority concerns, particularly in neighborhoods with high exposure to traffic and industrial emissions and limited tree canopy. The Watershed Project has consistently heard from residents, schools, and local partners that environmental improvements should also create local economic opportunity. Needs for paid training and workforce pathways in urban forestry and green infrastructure were identified both in the Richmond Blue-Green Jobs Report and through testimonials collected during TWP's monthly stewardship activities. Community members highlighted interest in hands-on training connected to maintaining bioswales, rain gardens, urban trees, and other nature-based infrastructure, particularly for local youth and residents disproportionately impacted by pollution and heat.

Groundwork Richmond

Groundwork hosts and supports valued community events and regularly attends neighborhood council meetings, the Urban Forestry Advisory Commission, strategic planning sessions with the City, State and federal agencies, and partner community-based organizations since 2010. Groundwork Richmond has planted over 5,000 trees in the most vulnerable communities in Richmond. Groundwork Richmond is a founding member of Friends of the Richmond Greenway (FORG), the Richmond Outdoor Coalition, and the California Outdoor Coalition, which all convene grassroots organizations to address environmental challenges.

Richmond Trees

Founded in 2011, Richmond Trees collaborates informally with local organizations and participates in community events to understand neighborhood priorities and build trust. Planting locations are generated through resident requests and proactive neighborhood outreach, including door-to-door canvassing, attending community events, and building ongoing relationships with community members to support long-term stewardship. Richmond Trees consistently engages volunteers throughout the city, the East Bay, and Marin County to attend community tree planting and tree care events in Richmond.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The project directly addresses environmental justice and public health challenges identified through ongoing community engagement conducted by partner organizations working in Richmond neighborhoods. Residents have consistently identified flooding, extreme heat, and poor air quality as priority concerns, particularly in neighborhoods with limited tree canopy and high exposure to traffic and industrial emissions.

The project addresses these challenges through an approach that combines urban forestry, green stormwater infrastructure, and community workforce development. As a historically and actively industrial city, Richmond residents are environmentally burdened, particularly in neighborhoods with limited shade and green infrastructure. Neighborhoods identified for tree planting include communities within the Path to Clean Air Community Emissions Reduction Plan area, which are AB 617-designated communities where residents experience disproportionate exposure to particulate matter ($PM_{2.5}$). This project addresses ongoing environmental challenges in Richmond, including air pollution, urban

heat, and uneven tree canopy distribution. By installing trees, rain gardens, and rainwater harvesting systems in public spaces, at residential properties, and at community sites, the project will expand critical vegetative cover throughout the city. This vegetative cover filters airborne pollutants, reduces localized urban heat-island effects, and captures stormwater runoff to prevent flooding and build climate resilience. By planting street trees, the project directly improves neighborhood conditions: enhancing air quality, reducing heat, and creating slower, more comfortable, livable streets.

TWP, Groundwork Richmond, and Richmond Trees intend to plant a combined 600 trees along with 10 rain gardens and other stormwater capture systems to help grow Richmond's urban forest. This will be achieved through the Adopt-a-Tree program, planting trees and rain gardens in street wells in City-owned planting strips, planting trees in parks throughout the city, and planting trees in participating community members' yards and at community sites such as local churches. The City is presently working to develop an updated tree inventory and new Urban Forest Management Plan that will inform the siting of trees in public spaces and help to ensure that trees planted as part of this project will be cared for on a long-term basis. The project partners will work with residents and community groups to identify planting sites on privately owned land and support maintenance of these trees. Planting on privately owned land can help fill gaps in the tree canopy in areas where street tree planting may not be feasible.

Participating partner organizations have also heard community feedback that there is a need for safe opportunities for local youth. To ensure that current and future investments in climate adaptation measures benefit community members, the project will incorporate workforce development training and internship opportunities for local residents. Youth-focused opportunities will address the need for safe spaces for youth identified by the community. A program run by TWP will provide training and stipends for community members to clean their neighborhood, participate in local creek cleanups and tree plantings, and encourage others to participate in neighborhood greening efforts. Volunteer workdays will provide an opportunity to learn about tree planting and its benefit to the community.

Measures of success will include the number of trees and rain gardens planted and the number of community members engaged in volunteer workdays, internships, the Block Ambassador program, and trainings.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

The outreach approach will build a network of support that extends beyond planting day so people can grow their stewardship skills alongside their neighbors. Groundwork Richmond, TWP, and Richmond Trees will lead engagement on project benefits, implementation progress, and feedback. The City will support outreach efforts. The partner organizations will maintain direct communication with residents receiving trees, providing guidance on care, and encouraging ongoing stewardship. Feedback will be gathered informally through conversations with residents, volunteers, and community participants during and after planting activities. This feedback will be used to refine planting locations, improve event coordination, and strengthen long-term tree care efforts.

In addition to direct outreach to participating households, the nonprofits will engage community members through neighborhood council meetings, demonstration events, social media campaigns, and partnerships with local community-based organizations. Outreach materials and workshops will be provided in multiple languages to ensure accessibility for Richmond's diverse populations.

STEAM the Streets will produce high-quality, community-centered storytelling that highlights local air quality and climate solutions across Richmond. In Year 3, this work will focus on highlighting tree planting and rain garden installations, with a focus on neighborhoods most impacted by pollution. This storytelling will illustrate how urban greening strategies can reduce air pollution, improve environmental health, and create more resilient and livable communities. This will serve as the foundation for a broader community engagement campaign that translates on-the-ground climate solutions into culturally relevant, accessible media. Footage captured from tree planting and rain garden installations will be incorporated into a youth-powered campaign and featured within a flagship climate action anthem and music video. The campaign will bring increased visibility to these efforts, heighten awareness of available resources and solutions, and broadcast this local movement so that Richmond residents of all ages are more connected to the work happening in their community.

TWP will recruit a network of "Block Ambassadors" who will receive a stipend for their time and expertise. Block Ambassadors will serve as public ambassadors and proponents of urban greening efforts within their community by helping recruit fellow community members, raising awareness of available project benefits and ongoing progress with their friends and colleagues, and reporting back on any issues or complications adopters may have with their trees or green landscapes.

Richmond Trees will engage community members throughout project implementation through hands-on planting events, direct outreach, and ongoing communication with participating residents. Volunteers from Richmond, Marin, and neighboring communities will be invited to participate in planting days, creating opportunities for broad community involvement and shared investment in Richmond's neighborhoods.

The project will engage within the neighborhoods where planting will occur by building a network of neighbors, local groups, and community-centered organizations, as well as small businesses who are interested in planting trees and native plant-based rain gardens to green their streets and reduce air pollutants in their community. The goal of the project is to layer benefits each step of the way to inspire public involvement and amplify community investment, leading to green nodes that grow into green corridors.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) consisting of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project's overall vision is to cultivate a denser tree canopy and foster interconnected neighborhoods that embrace climate-smart solutions to make communities healthier and more resilient. By planting trees to improve air quality and training local youth and adults for high-road green economy careers with long-term advancement opportunities, this initiative actively drives both environmental restoration and equitable economic development connected to the clean-economy transition.

The outcomes of this project will demonstrate progress toward improving community

health and environmental conditions and build local economic resilience for a just transition. These measurable outcomes will include improving air quality and expanding the urban canopy, increasing community participation in climate resilience activities, and expanding readiness for green jobs. Indicators will include the number of trees planted and established, the number of participants trained in climate adaptation techniques, volunteer and intern participation levels, local landscape contractors engaged, and successful tree survival over the maintenance period.

The organizations will each serve as the primary implementing organization for their scopes of work, responsible for tasks such as site coordination, volunteer management, education, training, planting, and early-stage maintenance, where applicable. The City of Richmond, as Lead Applicant, will provide overall coordination and administrative oversight.

The City of Richmond's role in the project will be to:

- Coordinate project implementation, partner collaboration, and annual check-ins
- Review planting sites, approve species, and support permitting/site preparation
- Provide technical guidance to ensure planting and maintenance meet City standards
- Support volunteer events, limited storage/watering, and outreach materials
- Incorporate planted trees into the City database and long-term maintenance program

All nonprofit partners' roles include:

- Attend a kick-off meeting with all project partners to establish a work plan, community engagement plan, and a common understanding of workflows
- Attend annual check-in meetings with partners
- Engage residents in site selection, planting, and ongoing care
- Support two annual volunteer planting events (Arbor Day and MLK Day of Service)
- Partner with the City of Richmond to select planting sites, conduct site assessments, implement tree planting best practices, and submit planting and maintenance records for inclusion in the City's database.

TWP's role in the project will be to:

- Plant and maintain 100 trees, install up to 10 rain gardens, train youth and local landscape contractors in green infrastructure practices, support block ambassadors, and conduct outreach through canvassing, workshops, and demonstrations.

Groundwork Richmond's role in the project will be to:

- Plant and maintain 200 trees, train youth and workforce participants in urban forestry and environmental justice, and host five community planting events.

Richmond Trees' role in the project will be to:

- Plant and maintain 300 street trees while mobilizing volunteers for long-term stewardship.

Project workforce participants will also be participants in the Total Transit Access Pilot Program (TTA Pilot) for the duration of their participation in the workforce program. The TTA Pilot will bolster Groundworks Richmond's workforce development goals by providing unlimited transit passes for participants to access work sites, which will reduce transportation cost burden and encourage use of public transit for future work opportunities and personal use. UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The overall budget to include all elements of this project is $2,126,586.00. The budget includes $1,345,423 for Co-Applicants is Groundwork Richmond, Richmond Trees, and the Watershed Project. This includes $948,315 for project staff salaries and wages, $225,748 for trees and necessary equipment, $14,600 for youth and Block Ambassador trainings, and $156,760 for indirect and contingency costs.

$612,946 is for the City of Richmond Parks and Landscaping Lead Worker (100 percent FTE), Intern (55 percent FTE), Project Manager (3.50 percent FTE), Associate Management Analyst (4.50 percent FTE), and Administrative Assistant (8.00 percent FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. Also, $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

The budget includes $29,164 for UC Berkeley for a Project Director (16.6 percent FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts. $70,760 is for STEAM the Streets for a Project

Manager (29 percent FTE) and a Creative Program Lead (17 percent FTE) with program and administrative costs for one year to produce community-centered storytelling that highlights local air quality and climate solutions across Richmond. Funds will also provide two youth stipends and additional promotional materials.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The project aligns with the City of Richmond Urban Greening Master Plan, City of Richmond Climate Adaptation Plan, Richmond Resilience Roadmap, and Richmond General Plan 2030 - Community Health and Wellness Element, Economic Development Element. These plans prioritize increasing urban tree canopy, reducing exposure to air pollution, mitigating extreme heat, and improving watershed health. The project directly advances these goals by expanding urban vegetation and green stormwater infrastructure within the neighborhoods identified as highly impacted by environmental burdens. Richmond's General Plan 2030 Community Health and Wellness Element noted that the city has a higher rate of air quality incidents per capita than the Bay Area average and includes Policy HW9.1, through which the City commits to working with stakeholders to reduce impacts associated with air quality on disadvantaged neighborhoods and to meet or exceed air quality standards. The traffic-calming benefit of street tree planting also aligns with the city's Local Roadway Safety Plan. By integrating air quality improvement, climate adaptation, road safety and workforce development, the project contributes to regional efforts to reduce $PM_{2.5}$ air pollution while building community resilience to climate change. At the regional and state level, the project supports the goals of the Bay Area Air District's Community Health Protection Program and the California Air Resources Board's Community Air Protection Program (both implementing AB 617), which prioritize reducing exposure to air pollution in communities disproportionately impacted by emissions. The project is consistent with California's Proposition 4, which aims to support efforts such as watershed improvement and workforce development and to reduce the risks of climate change impacts on communities.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City received $1 million in grant funding from the California Strategic Growth Council's Transformative Climate Communities (TCC) Program in 2022 to fund the

planting of 1000 trees over 5 years in the Iron Triangle, Santa Fe, and Coronado neighborhoods. Groundworks Richmond is a partner in this tree planting project. This work is part of a larger $35 million grant to fund a constellation of community resilience projects over 5 years through a project called Richmond Rising. The 10 Richmond Rising projects address air quality and health issues in the community through active transportation projects, resilient homes and landscapes programs, and health and well-being projects. The City also received grant funding from CAL Fire and the US Environmental Protection Agency in 2012 to conduct previous tree inventory and tree ordinance update efforts.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

In considering the factors in long-term success of tree plantings, the most effective, efficient, and proactive maintenance strategy and the factor over which the City and partners have the most control is appropriate site selection: choosing sites that best support trees and minimize problems created by trees, which may include future root growth that cracks or lifts pavement and branch growth that causes problems with power lines. For this reason, this project invests heavily in upfront coordination on planting sites. The City of Richmond will dedicate two years of 1.0 FTE parks and landscaping lead worker as well as 2.0 FTE of intern support during the grant period to the coordinate partners and planting sites.

The City will provide ongoing staff time funded through the City's General Fund for ongoing maintenance of planted trees. The City recently invested in capacity for tree maintenance, increasing the number of arborists on staff from zero to four over the past year and have hired two tree trimmer positions. The City has a long history of partnering with community organizations to conduct tree planting activities; therefore, the City is able to focus on maintenance activities.

The City will leverage work already underway to ensure that planting efforts are targeted to areas with the greatest need, ensure efficiency in planting strategy, and support maintenance past the end of the grant period. The City received grant funds from the Hellman Foundation to conduct a tree inventory update, select an improved software product to manage tree maintenance, establish a Tree Maintenance Plan, and develop an Urban Forest Management Plan. Planting needs identified through the inventory will be fulfilled by the partners in this project, and the trees planted will in turn be supported by the forthcoming maintenance strategy and the City's recent investment in staffing.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits, or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Residential rain gardens and tree plantings generally do not require discretionary permits. Wherever it applies, City of Richmond staff will work with community partners to ensure permits can be approved in an efficient manner. Site preparation will follow all standard safety and utility protocols, including 811 utility locating prior to excavation. Because the City of Richmond will be working closely with partners on this project, and because partners have extensive experience with coordinating with the City on permitting and approvals for tree planting.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The project is expected to qualify for a CEQA Categorical Exemption under Section 15304 (Minor Alterations to Land). The City of Richmond will confirm and document CEQA compliance prior to implementation.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

For trees that will be planted in the City's right-of-way, such as street trees, the City already has control of these sites because they are within publicly owned land. No property acquisition, leasehold, or easements are required for project implementation. For trees planted on private property, partners will secure site control through voluntary

participation and maintenance agreements with homeowners, including signed installation permissions and maintenance agreements.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Project partners will maintain trees during the two- to three-year establishment period. After the grant term, maintenance responsibility will transition to the City for public trees and participating residents for trees on private property, supported through General Fund staffing and future grant opportunities.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Potential barriers to project implementation include site suitability constraints for trees on publicly owned sites, engagement of and coordination with residents for trees on privately owned sites, or trees in the Adopt-a-Tree program, ensuring consistent tree establishment during early growth and vandalism:

- **Site Suitability.** Street tree planting in the public right-of-way requires careful site selection to avoid conflicts with utilities, infrastructure, and spacing limitations. The City of Richmond will work with its community partners to review sites in advance and ensure all plantings meet established standards.
- **Resident Engagement and Coordination.** Resident participation is important, as adjacent property owners play a role in supporting long-term tree care when trees are planted on private property when residents commit to help care for trees planted in the public realm. Project partners will mitigate this risk through direct outreach, clear communication, and engagement during and after the planting process to ensure residents are informed and supportive.
- **Tree Establishment:** Ensuring consistent watering and care during the establishment period is another key consideration. This will be addressed through structured maintenance plans. The project's dedicated maintenance phase further reduces the risk of early tree loss.
- **Vandalism.** Vandalism of the trees may also be a challenge. The project addresses this risk by working closely with the community to ensure widespread awareness and support for the project's goals and creating a sense of ownership through volunteer workdays, workforce development programs, and the Block Ambassador program.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Rooted: Expand Richmond's tree canopy, increase climate resilience, and foster interconnected neighborhoods by planting 600 trees and 10 rain gardens in neighborhoods disproportionately impacted by air pollution, extreme heat, and flooding. Over the five-year grant term, the project will improve air quality, reduce urban heat-island effects, strengthen neighborhood stewardship of green infrastructure, and create workforce development and green job training opportunities for Richmond youth and adults through community-based urban forestry and climate adaptation activities.

Measurable Outcome	Indicator(s)
1. By the end of the five-year grant term, expand urban tree canopy and climate-resilient green infrastructure in Richmond by planting 600 trees and installing 10 rain gardens or stormwater capture systems in neighborhoods disproportionately impacted by air pollution, extreme heat, and flooding. This work will contribute to improved neighborhood air quality, reduced urban heat-island effects, and increased stormwater infiltration capacity.	• Number of trees planted (target: 600) • Number of rain gardens planted (target: 10 rain gardens)
2. By the end of the five-year grant term, increase community participation in climate resilience and urban greening activities and strengthen long-term neighborhood stewardship of urban forestry and green infrastructure projects by building and deploying a network of 10 Block Ambassadors to promote urban greening and engage with at least 200 Richmond community members.	• Number of block ambassadors trained and delivering outreach and urban greening activities (target: 10) • Number of tree care and/or planning events held (target 4-8 per year) • Number of attendees at public workshops (target: 50) • Number of interns hired (target: 10) • Number of households contacted through door-to-door canvassing and outreach (target: 200)
3. By the end of the five-year grant term, increase workforce readiness and access to green-economy career pathways for Richmond and Contra Costa County youth and adults through paid internships, apprenticeship opportunities, workforce development programming, and hands-on urban forestry and climate resilience training.	• Number of youth employment programs held (target: 5) • Number of workforce development employees hired (target: 2-4) • Number of Richmond and Contra Costa County youth and adults through apprenticeship and internship programs (target: 20) • Number of landscape contractors trained in green infrastructure (target: 20) • Number of interns hired (target: 10)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the five-year grant term, expand urban tree canopy and climate-resilient green infrastructure in Richmond by planting 600 trees and installing 10 rain gardens or stormwater capture systems in neighborhoods disproportionately impacted by air pollution, extreme heat, and flooding. This work will contribute to improved neighborhood air quality, reduced urban heat-island effects, and increased stormwater infiltration capacity.	A. Priority planting sites and implementation plans finalized for tree planting and green infrastructure installations.	1. Organize kickoff meetings with all participating organizations to establish implementation workflows, planting priorities, and maintenance responsibilities.	City of Richmond	Groundwork Richmond, The Watershed Project, Richmond Trees	Month 3

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
2. Improved air quality and expanded urban canopy	A. Plant 600 trees	2. Identify priority planting and rain garden locations in neighborhoods disproportionately impacted by air pollution, flooding, extreme heat, and limited tree canopy.	City of Richmond	Groundwork Richmond, The Watershed Project, Richmond Trees	Month 12
		3. Conduct community outreach and site assessments to identify interested residents, community sites, and publicly owned planting locations.	Groundwork Richmond, The Watershed Project, Richmond Trees	City of Richmond	Month 12
		4. Coordinate species selection, site approvals, utility review, and planting standards.	City of Richmond	Groundwork Richmond, The Watershed Project, Richmond Trees	Month 15
		5. Finalize planting and installation plans for trees and green infrastructure improvements.		Groundwork Richmond, The Watershed Project, Richmond Trees	Month 15
	B. 600 trees and 10 rain gardens or stormwater capture systems installed in	1. Conduct outreach and volunteer recruitment for community planting and stewardship events.	Groundwork Richmond, Richmond Trees,	City of Richmond	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	target Richmond neighborhoods.		The Watershed Project		
		2. Procure trees, native plants, materials, and installation supplies for urban forestry and green infrastructure activities for annual events.	Groundwork Richmond, Richmond Trees, The Watershed Project	City of Richmond	Ongoing
		3. Coordinate volunteer planting days, educational demonstrations, and community greening activities with residents and partner organizations.	Groundwork Richmond, Richmond Trees, The Watershed Project	City of Richmond	Ongoing
		4. Implement tree planting activities in public rights-of-way, parks, community sites, and participating residential properties.	Groundwork Richmond, Richmond Trees, The Watershed Project	City of Richmond	Ongoing Years 1-4
		5. Install rain gardens and stormwater capture systems at priority locations.	The Watershed Project	City of Richmond	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Newly installed trees and green infrastructure maintained.	1. Engage residents and volunteers in ongoing stewardship and maintenance activities.	Groundwork Richmond, Richmond Trees, The Watershed Project	City of Richmond	Ongoing
		2. Water, monitor, prune, and maintain newly planted trees during the establishment period.	Groundwork Richmond, Richmond Trees, The Watershed Project	City of Richmond	Ongoing
		3. Maintain rain gardens and stormwater capture systems to support long-term functionality and plant health.	The Watershed Project	City of Richmond	Ongoing
		4. Conduct ongoing coordination between project partners and the City regarding maintenance responsibilities and planting performance.	City of Richmond	Groundwork Richmond, Richmond Trees, The Watershed Project	Ongoing
		5. Track tree survival, installation records, and maintenance activities for inclusion in City inventory	City of Richmond	Groundwork Richmond, Richmond Trees, The Watershed Project	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		and management systems.			
3. By the end of the five-year grant term, increase community participation in climate resilience and urban greening activities and strengthen long-term neighborhood stewardship of urban forestry and green infrastructure projects by building and deploying a network of 10 Block Ambassadors to promote urban greening and engage with at least 200 Richmond community members.	A. Community outreach and engagement activities conducted to support participation in urban greening and climate resilience activities.	1. Conduct outreach through community meetings, social media, canvassing, volunteer events, and partner networks to raise awareness of project activities and participation opportunities.	The Watershed Project, Groundwork Richmond, Richmond Trees	City of Richmond	Ongoing
		2. Coordinate educational workshops, volunteer planting events, and community greening demonstrations in target neighborhoods to engage residents in discussions regarding tree planting opportunities, rain gardens, stewardship responsibilities, and climate resilience benefits.	The Watershed Project, Groundwork Richmond, Richmond Trees		Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	B. Network of 10 Block Ambassadors recruited, trained, and deployed to support community stewardship and urban greening outreach.	1. Conduct outreach and recruitment for Block Ambassador participation through neighborhood networks and community organizations.	The Watershed Project	Groundwork Richmond, Richmond Trees	Month 15
		2. Recruit and onboard up to 10 Block Ambassadors to support neighborhood greening and outreach activities.	The Watershed Project		Month 54
		3. Provide trainings for Block Ambassadors focused on urban greening, tree stewardship, climate resilience, and community engagement.	The Watershed Project	City of Richmond	Month 60
		4. Deploy Block Ambassadors to support outreach, volunteer recruitment, stewardship activities, and community education efforts in target neighborhoods.	The Watershed Project	Groundwork Richmond, Richmond Trees	Month 60
	C. At least 250 Richmond community members and/or	1. Engage residents through door-to-door canvassing, volunteer	The Watershed Project, Groundwork	City of Richmond	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	households engaged in urban greening and climate resilience activities.	planting days, stewardship activities, workshops, and outreach events.	Richmond, Richmond Trees		
		2. Provide information to residents regarding tree planting opportunities, stewardship responsibilities, and climate resilience benefits.	The Watershed Project, Groundwork Richmond, Richmond Trees	City of Richmond	Ongoing
		3. Track participation in outreach, workshops, stewardship events, and community engagement activities.	The Watershed Project, Groundwork Richmond	City of Richmond	Ongoing
4. By the end of the five-year grant term, increase workforce readiness and access to green-economy career pathways for Richmond and Contra Costa County youth and adults through paid	A. Youth and young adults participate in workforce development and environmental training programs related to urban forestry and climate resilience.	1. Conduct outreach and recruitment for Green Team and Workforce Development Program participants through job fairs, college fairs, outreach events, and community networks.	Groundwork Richmond	City of Richmond	Month 15
		2. Provide hands-on urban forestry and climate resilience training through tree planting,	Groundwork Richmond	City of Richmond	Month 36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
internships, apprenticeship opportunities, workforce development programming, and hands-on urban forestry and climate resilience training. related to green jobs		pruning, tree care, and stewardship activities.			
		3. Provide workforce development programming focused on leadership, teamwork, communication, environmental justice, and career readiness skills.	Groundwork Richmond		Month 60
		4. Support participant engagement in paid fieldwork and community greening activities as part of workforce development programming.	Groundwork Richmond	City of Richmond	Month 60
	B. Richmond and Contra Costa County youth and adults participate in paid internships, apprenticeship opportunities, and hands-on training related to urban forestry, green	1. Conduct outreach to local youth groups, colleges, career fairs, and community networks regarding internship and apprenticeship opportunities.	The Watershed Project	Richmond Trees, City of Richmond	Month 60
		2. Hire and support interns and apprentices participating in urban	The Watershed Project, Richmond Trees		Month 60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	infrastructure, and climate resilience.	forestry, green infrastructure, tree planting, and climate resilience activities			
		3. Provide structured hands-on training in urban forestry, green infrastructure installation, tree care, and climate adaptation practices.	The Watershed Project, Groundwork Richmond, Richmond Trees	City of Richmond	Month 60
		4. Engage interns and apprentices in community planting events, stewardship activities, volunteer coordination, and neighborhood greening projects.	Richmond Trees	The Watershed Project, Groundwork Richmond	Month 60
		5. Conduct youth trainings and job-readiness activities related to green-economy career pathways.	The Watershed Project	Groundwork Richmond	Month 60
	C. Twenty local landscape contractors trained in green infrastructure	1. Conduct outreach to local landscape professionals to identify interested participants.	The Watershed Project	City of Richmond	Month 15

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	installation and climate adaptation techniques.	2. Host trainings focused on green infrastructure installation, native landscaping, stormwater management, and climate adaptation techniques	The Watershed Project	Groundwork Richmond	Month 60

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$681,239.00	$0.00	$0.00	$681,239.00	0.0%	0.0%	$0.00	0.0%	32.0%
Co-Applicant 1	By Any Means Visionary LLC dba STEAM the	$57,460.00	$10,500.00	$2,800.00	$70,760.00	18.3%	4.9%	$0.00	0.0%	3.3%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$500,000.00	$0.00	$0.00	$500,000.00	0.0%	0.0%	$0.00	0.0%	23.5%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community Foundation	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$322,958.00	$0.00	$22,235.00	$345,193.00	0.0%	6.9%	$0.00	0.0%	16.2%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$410,730.00	$69,000.00	$20,500.00	$500,230.00	16.8%	5.0%	$0.00	0.0%	23.5%
Co-Applicant 12	University of California, Berkeley	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	1.4%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$2,001,551.00**	**$79,500.00**	**$45,535.00**	**$2,126,586.00**	**4.0%**	**2.3%**	**$0.00**	**0.0%**	**68.0%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$2,126,586.00

Project Name: Rooted
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Parks and Landscaping Lead Worker (100% FTE, Years 1-2)	Overall project coordination, site selection coordination, reporting, field work with partners as needed	$408,282.00
Personnel/Staff Costs	Direct	Intern (55% FTE, Years 1-2)	Supporting site coordination and planting activities, field work with partners as needed, updating tree data in management software	$60,197.00
Personnel/Staff Costs	Direct	Concrete removal	City removal of concrete from tree wells	$55,000.00
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($800/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 3.50% FTE x $17,754.47 monthly salary x 41 months = $25,477.66; Benefits at 77% of salary = $19,617.80.	$45,095.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 4.50% FTE x $13,623.72 monthly salary x 41 months = $25,135.76; Benefits at 77% of salary = $19,354.53.	$44,490.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 8.00% FTE x $9,453.37 monthly salary x 41 months = $31,007.04; Benefits at 77% of salary = $23,875.42.	$54,882.00
		Only add lines above this line		
			TOTAL:	$681,239.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$681,239.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$681,239.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Rooted
Co-Applicant 1 Name: By Any Means Visionary LLC dba STEAM the Streets
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	Responsible for program oversight, coordination, reporting, and partner engagement. Project Manager: 0.29 FTE x $67,000 salary x 5 years = $98,000; approximately 1 year (i.e. 18%) of this cost is billed to this project = $27,440	$27,440.00
Personnel/Staff Costs	Direct	Creative Program Lead	Responsible for guiding creative development and producing campaign media. Creative Program Lead: 0.17 FTE x $108,000 salary x 5 years = $94,000; Year 3 - 28% of $94,000 = $26,320	$26,320.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software	Software & Digital Tools (editing software, licenses) ($800/year x 5 years = $4,000); 1 year (i.e. 20%) of this cost is billed to this project =$800	$800.00
Community Engagement	Direct	Youth Stipends	$1,000 stipends for music/video content winners who will star in the music video x 2 youth winners = $2,000.	$2,000.00
Community Engagement	Direct	Marketing and outreach	Marketing materials, printing, social media ads to promote videos ($200 printing costs per year + $700 social media ads per year = $900 per year x 5 years = $4,500); 1 year (i.e. 20%) of this cost is billed to this project =$900	$900.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency funds will support unforeseen costs related to program delivery and outreach needs to ensure successful implementation. Year 3 at 28% of $10,000 = $2,800	$2,800.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative Overhead	Occupancy, insurance, and other overhead expenses Year 3 at 28% of $37,500 = $10,500	$10,500.00

Project Name: Rooted
Co-Applicant 3 Name: Groundwork Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	Trees (200 trees)	200 trees at $200 per tree	$40,000.00
Construction	Direct	Compost (100 cubic yards)	100 cubic yards of compost at $108 per cubic yard, 0.5 cubic yards per tree	$10,800.00
Construction	Direct	Mulch (350 cubic yards)	350 cubic yards of mulch at $20 per cubic yard, 1.75 cubic yards per tree	$7,000.00
Construction	Direct	Tree Stakes (400 units)	400 stakes (2 stakes per tree) at $5 each to support trees during establishment period.	$2,000.00
Construction	Direct	Tree ties (400 units)	400 ties (2 ties per tree) at $1 each	$400.00
Construction	Direct	Watering Bags (200 bags)	200 watering bags (one per tree) at $15 each to help the trees stay hydrated as they get established.	$3,000.00
Personnel/Staff Costs	Direct	Executive Director (0.05 FTE, 5 Years)	Project oversight	$25,000.00
Personnel/Staff Costs	Direct	Urban Forestry Manager (0.2 FTE, 5 Years)	Project coordination, coordination with City, outreach, reporting	$140,000.00
Personnel/Staff Costs	Direct	Tree Crew Leads (0.38 FTE, 5 years)	Managing planting activities	$100,200.00
Personnel/Staff Costs	Direct	Tree Crew (2 Tree Crew, 0.38 FTE each, 5 years)	Conducting planting activities	$171,600.00

Project Name: Rooted
Co-Applicant 7 Name: Richmond Trees
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	Trees (300 trees)	100 trees per year for 3 years at $180 avg cost	$54,000.00
Construction	Direct	Stakes (600 units)	2 per 100 trees for 3 years at $30 avg cost	$9,000.00
Construction	Direct	Tree ties (600 units)	2 per 100 trees for 3 years at $5 avg cost	$3,000.00
Construction	Direct	Trunk protector (300 units)	1 per 100 trees for 3 years at $6 avg cost	$1,800.00
Construction	Direct	Watering bag (300 units)	1 per 100 trees for 3 years at $20 avg cost	$6,000.00
Travel	Direct	Mileage	550 miles per year for 3 years at $0.70/mi; 50 miles per year for 2 years at $0.70/mi	$1,225.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Tool Replacement or Rental	Tool replacement/rental $750 per year for 3 years	$2,250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Truck Rental	Truck rental for tree deliveries, estimated 5 rentals per year for 3 years at $100 per rental	$1,500.00
Community Engagement	Direct	Community Plantings	Snacks, water and coffee for community plantings for 3 years.	$3,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Concrete removal	Subcontractor to remove concrete for tree wells at $4422 each to supplement City concrete removal, approximately 9 trees.	$39,798.00
Personnel/Staff Costs	Direct	Interns (2 interns)	Interns to support planting projects during 3-year tree planting period and to support maintenance work during 2-year maintenance period. Internship for planting period assumes 2 interns, 25 hours per month each per year. Internship for maintenance period assumes 2 interns, 5 hours per month each.	$51,000.00
Personnel/Staff Costs	Direct	Project Director (40 hours per month, 3 years)	Planting project oversight.	$43,200.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Licensed Arborist for Structural Pruning	Licensed arborist at $200/hr for structural pruning of 300 trees during 2 year maintenance period. Assumes one hour of work per tree.	$60,000.00
Personnel/Staff Costs	Direct	Project Director (3 hours per month, 2 years)	Tree care project oversight during 2-year tree care period	$2,160.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency (8% of direct costs)	$22,235.00
Fiscal Sponsor Costs	Direct	Fiscal Sponsorship	Fiscal sponsorship fee	$45,025.00
Only add lines above this line				
			TOTAL:	$345,193.00

Co-Applicant 7 Budget Summary (auto-calculated)	
Total Direct Costs	$322,958.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$22,235.00
Total Funds Requested	$345,193.00
Cross-check Total Budget	YES
Indirect as % of Direct	$0.00
Prof. Services & Consultants as % of D	0.0%
Contingency as % of Direct	6.9%

917,924.00

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	$0.00

Project Name: Rooted
Co-Applicant 11 Name: The Watershed Project
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Executive Director (0.05 FTE, 5 years)	Project oversight and reporting	$34,185.00
Personnel/Staff Costs	Direct	Greening Urban Watersheds Senior Manager (0.1 FTE, 5 years)	Overall project managment, rainwater harvesting, and contractor training	$45,050.00
Personnel/Staff Costs	Direct	Restoration and Volunteer Manager (0.2 FTE, 5 years)	Overall project managment, attending partner planning meetings, tree planting, raingarden oversight	$74,200.00
Personnel/Staff Costs	Direct	Restoration Specialist and Volunteer Coordinator (0.1 FTE, 5 years)	Outreach to communit members, site assessments, Tree planting assitance, raingarden oversight	$31,800.00
Personnel/Staff Costs	Direct	Youth Employment manager (0.15 FTE, 5 years)	Managing workforce development programs and conducting outreach	$47,700.00
Personnel/Staff Costs	Direct	Urban forestry coordinator (0.1 FTE, 5 years)	Conducting outreach, tree planting and crew leading	$30,740.00
Personnel/Staff Costs	Direct	Restoration and Monitoring Specialist (0.2 FTE, 5 years)	Managing rain gardens, tree installation, ongoing tree care	$61,480.00
Construction	Direct	Trees (100 trees)	100 trees at $200 per tree	$20,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Tree planting tools (10 units)	Shovels, pounders, auger, etc. estimated $100 each	$2,000.00
Construction	Direct	Tree stakes (200 units) and tree ties (3 rolls)	200 wooden stakes at $20. Plus 3 rolls of tree ties at 75 each	$4,225.00
Construction	Direct	Watering bags (100 units)	100 watering bags at $35 each.	$3,500.00
Construction	Direct	Mulch and soil amendements (5 cu. yds./50 bags soil amendments)	5 cubic yards mulch (at $100 per yard) and 50 soil amendement bags (at $15 each)	$1,250.00
Construction	Direct	Rain garden and/or rain barrel supplies (10 gardens)	Plants, soil amendements, and gravel; Irrigation supplies, and foundation base for 10 gardens. Estimated $1000 for construction supplies per garden.	$10,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Youth training supplies (8 trainings)	Supplies for two youth trainings per year for four years, estimated $500 per training. Includes room rental fees, outreach supplies and social media ads, and refreshments/snacks for participants.	$4,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Contractor training supplies (4 trainings)	Supplies for one contractor training per year for four years, estimated $400 per training. Includes room rental fees, outreach supplies and social media ads, and refreshments/snacks for participants.	$1,600.00
Community Engagement	Direct	Public workshop supplies (4 workshops)	Supplies for one public workshop per year for four years, estimated $1000 per workshop. Includes room rental fees, outreach supplies and social media ads, and refreshments for participants.	$4,000.00
Community Engagement	Direct	Block Ambassador training/events (5 trainings/events)	Procure supplies for one Block Ambassador training or event per year for 5 years, estimated $1000 per training. Includes room rental fees, outreach supplies and social media ads, refreshments for participants, etc.	$5,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Landscape Contractor (5 years)	Supporting planting assistance	$30,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirec	Indirect	$69,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	5% of direct costs	$20,500.00
Only add lines above this line				
			TOTAL:	$500,230.00

Co-Applicant 11 Budget Summary (auto-calculated)

Total Direct Costs	$410,730.00
Total Indirect Costs	$69,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$20,500.00
Total Funds Requested	$500,230.00
Cross-check Total Budget	YES
Indirect as % of Direct	16.8%
Prof. Services & Consultants as % of D	0.0%
Contingency as % of Direct	5.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	$0.00

Project Name: Rooted
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate Research Assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Total Transit Access
Project Lead	City of Richmond
Project Location	Citywide
Project Funding Request	$1,114,691

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Total Transit Access Pilot Program (TTA Pilot) strives to build economic resilience for residents and promote transit use by providing unlimited transit passes for participants in workforce development programs operated by Co-Applicants on the Richmond Rising Together grant application. These programs focus on building pathways for disadvantaged youth and adults in Richmond toward careers in health and sustainability fields. The TTA Pilot is a collaboration with the Clipper BayPass program, which is operated by the Metropolitan Transportation Commission (MTC) and Bay Area Rapid Transit (BART). Through the TTA Pilot, participants in Co-Applicant workforce programs will receive a Clipper Card loaded with BayPass, which enables unlimited rides on all transit agencies in the San Francisco Bay Area. This includes BART, AC Transit, SF Bay Ferry, and others that serve Richmond. Participants will use BayPass for the duration of their participation in the workforce programs. Upon completion, the passes are transferred to the next workforce development program cohort. The TTA Pilot aims to serve 250 participants annually for five years. Upon completion, the program will benefit 1,250 participants, all of whom will be Richmond residents.

The TTA Pilot – the first of its kind for the City and MTC/BART – is a culmination of multiple concurrent efforts to alleviate transportation cost burden for Richmond residents while expanding transit access, two concerns identified by Richmond residents (see Question 4). The program is inspired by Universal Basic Mobility (UBM) programs, which provide free or reduced fare services for eligible participants and focus on transportation affordability. In pilot projects hosted by other cities in California, UBM programs have been successful in addressing transportation poverty, typically defined as a household spending more than 10 percent[1] The TTA Pilot will remove transportation cost barriers to participation in workforce programs and increase transit use. It aspires to encourage participants to continue to choose public transit over driving after they have experienced the benefits of public transit, thereby contributing to a cleaner and healthier Richmond. Upon completion of the TTA Pilot, the City will use the lessons learned to inform discussions for an expansion or a permanent, potentially citywide, UBM transit access program for Richmond residents.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

[1] UC Davis. Institute of Transportation Studies. ucits.org/research_products/policy-brief-universal-basic-mobility-pilot-programs-in-oakland-and-bakersfield-are-combatting-transportation-poverty/

Reduce Air Pollution and Improve Health Outcomes: The TTA Pilot aligns with the strategy to reduce air pollution and improve health outcomes by reducing vehicular trips. The TTA Pilot will give participants opportunities to use public transit to access workforce program sites and other destinations, which will reduce trips taken using personal vehicles and reduce greenhouse gas (GHG) emissions. Approximately 60 percent of Richmond workers 16 years or older drive alone to commute to work.[2] A mode shift in residents' commute patterns from personal vehicle to public transit will amount to an impactful reduction in air pollution. In the longer term, the City will experience net community benefits from having fewer vehicles on the City's roadways and less air pollution, which will improve health outcomes for all residents. Taking transit also opens opportunities for people to meet and socialize while riding or waiting for transit service. This community-building aspect of transit use helps reduce social isolation and loneliness - important public health challenges deemed as an epidemic in a 2023 report by the U.S. Surgeon General [3]

Build Economic Resilience for a Just Transition: The TTA Pilot advances the strategy to build economic resilience for just transition by alleviating the burden of high transportation cost for participants. Publicly available datasets indicate that many Richmond residents experience transportation poverty. Citywide, the Median Household Income (MHHI) is $95,391, while the MHHI for the San Francisco Bay Area is $137,100, a difference of $41,709.[4,5] Annual transportation expenditures average $17,692 for Bay Area families, and Richmond residents pay a disproportionately higher percentage of household income for transportation compared to the rest of the Bay Area.[6]
Multiple studies and articles show a clear link between transportation access and access to employment and economic opportunity, including those published by the National League of Cities and in the Regional Science Journal. An estimated 87 percent of all public transportation trips connect riders to employment opportunities and local businesses.[7] By providing free transit access, this program enables participants to reliably travel to and from their worksites with reduced impact on their household budget. In turn, this supports participants to generate and save income and build economic resilience. Participants will also build familiarity and comfort with different public transit services and operators in the Bay Area through the program, which will prepare them to access future employment and meet other household needs.

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[2] Data USA: Richmond, CA, based on ACS 5-Year Estimate 2020-2024.
[3] Our Epidemic of Loneliness and Isolation. U.S Office of Surgeon General.
[4] US Census QuickFacts, Richmond City, CA – 2020-2024
[5] MTC Vital Signs. https://vitalsigns.mtc.ca.gov/indicators/income - 2024
[6] Consumer Expenditures in the San Francisco Metropolitan Area — 2023–24. U.S. Bureau of Labor Statistics
[7] How Transportation Can Drive Economic Mobility of Residents. Kyle Funk and Patrick Hain. June 29, 2023

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The TTA Pilot will be available for participating members of workforce development, skills development, and training programs offered as part of Richmond Rising Together and to participants in other programs offered by Co-Applicants. At a minimum, participants in LifeLong Medical Care's Asthma Health Promoters program, RYSE's youth programs, and Rich City Rides' Youth Fellow Program, will participate in the TTA Pilot.

LifeLong Medical Care's Asthma Health Promoters: The program trains and deploys members also known as Promoters to the neighborhoods they serve to support home visit services with asthma patients and families. The William Jenkins Health Center (Jenkins Clinic), at 150 Harbour Way, Richmond, CA 94801, will serve as the primary supervision site for the program. Home visits will be conducted in the homes of enrolled patients residing in the Iron Triangle and surrounding Richmond neighborhoods, including North Richmond, Atchison Village, Coronado, and Santa Fe, Pullman, and other nearby areas based on patient enrollment.

RYSE Youth Programs: RYSE offers multiple fellowship and internship programs for youths in Richmond to gain hands on experience. The primary worksite location is the RYSE Center at 3939 Bissell Avenue, Richmond, CA 94805.

Rich City Rides' Youth Fellows Program: The program provides young people in Richmond with paid job readiness training through hands-on community engagement activities, such as organized community bike rides, informational outreach, participation in town hall meetings, and professional development workshops focused on public speaking, community organizing, environmental justice education, and more. The program will be hosted at 1600 Nevin Avenue, Richmond, CA, 94801, where the fellows participate in the trainings. The majority of their work will take place in various locations within the Coronado, Iron Triangle, and Santa Fe neighborhoods in Richmond.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The TTA Pilot was developed in response to pressing community needs to alleviate the burden of transportation costs while providing better access to transit in the City of Richmond – dual challenges the City understands based on comments received from multiple community engagement efforts.

Outreach for the Richmond Area Community-Based Transportation Plan (CBTP): A comprehensive community outreach approach was used as part of the planning process to develop the CBTP, published in 2020. The CBTP was developed by Contra Costa Transportation Authority to address transportation challenges in low-income Communities of Concern across areas in Richmond, San Pablo, El Cerrito, and unincorporated Contra Costa County. The consulting team for the CBTP had multiple meetings with a steering committee and project working group and attended six community meetings to identify community priorities. The CBTP states that accessible public transit serves as a mobility backbone for disadvantaged communities in the Bay Area and beyond, which was echoed by Richmond area residents who participated in the plan development, many of whom were predominantly low-income, youth, and elderly residents.

City of Richmond 2023 Community Survey: Every two years since 2007, the City of Richmond has conducted a community survey to help City officials evaluate services, measure resident satisfaction/use of current service, benchmark ratings for services provided by the City, and help plan for Richmond's future. The 2023 Community Survey was conducted between August 28, 2023, and October 16, 2023, and provided the opinions of a representative sample of 430 residents. According to the summary report, respondents shared that the ease of travel by public transportation has gotten more difficult compared to the pandemic years. In the 2021 survey, 47 percent of respondents reported ease of travel by public transportation as excellent or good. In contrast, the 2023 survey received 35 percent, a 12 percent decrease. Meanwhile, residents reported a higher rate of using public transit instead of driving in the 12 months prior to the 2023 survey (55 percent), compared to the 2021 survey, where only 41 percent did. While the rate increased by 14 percent, it is still lower than pre-pandemic levels where 66 percent of respondents took public transit instead of driving in the past 12 months. These results indicate that despite more difficulties in traveling via public transit, there is a growing demand for access to public transportation.

Richmond Rising Collaborative Stakeholder Committee (CSC): the City's Richmond Rising project is funded by a $35 million Transformative Climate Communities (TCC) Implementation Grant from the California Strategic Growth Council. The Richmond Rising CSC meets monthly, and membership is comprised of representatives from community-based organizations who are involved in Richmond Rising projects, most of whom with deep roots in Richmond. The Richmond Rising program includes several infrastructure projects to improve transportation access. The City has repeatedly heard through conversations with the CSC about these transportation projects that it is critical to continually explore additional low-cost transportation options to support Richmond families. In response to the input received through these conversations, City staff presented low-income transportation options such as the Clipper START program, R-Transit Paratransit, R-Transit RAPID Program w/Lyft, and Richmond Moves on-

demand shuttle service to the CSC in October 2025. The presentation was well received, and residents have since been following up with inquiries on programs they can apply for to reduce transit costs. Richmond Rising staff has been sharing the ones available from BART, but not all residents who have inquired are eligible based on the age and/or income limits.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The TTA Pilot Program is a novel approach to creatively alleviating transportation cost burden for Richmond residents, while expanding transit use and addressing environmental justice, public health, and just transition challenges. The City initially explored Universal Basic Mobility (UBM) programs, which provide free or reduced fare services for eligible participants, in response to community needs for lower-cost transportation solutions and increased transit accessibility. According to researchers at the University of California (UC) Davis Institute of Transportation Studies studying UBM pilots across the United States, a lack of affordable options is an important component of transportation poverty, typically defined as a household spending more than 10 percent[8] The researchers noted that transportation poverty primarily impacts low-income households who are more likely to spend large amounts of time and/or income to reach their destinations. A study on the impacts of UBM pilots in East Oakland and Bakersfield found that participants in both locations reported better transportation experience during the pilots in aspects that address transportation poverty, including having access to multiple low-cost transportation options[9] These findings align with the City's goals to address community transportation needs.

Earlier in the year, City staff met with staff from nearby municipalities to better understand operational challenges and opportunities for administering a citywide program for universal transit access. Based on the recommendations from the conversations, City staff reached out to Clipper BayPass representatives from MTC and BART to design the pilot program for this grant application. The TTA Pilot is scaled down from a citywide free transit program due to costs and the innovative nature of the effort, with eligibility constrained to participants in the workforce development programs administered by Co-Applicants of this grant application for the pilot program. The TTA Pilot will provide more

[8] Institute of Transportation Studies, 2026, UBM Pilots in the United States. https://ubmpilots.ucdavis.edu/pilot-programs.

[9] UC Davis. Institute of Transportation Studies. https://ubmpilots.ucdavis.edu/transportation-poverty

clarity and lessons learned on the processes, opportunities, and challenges for a larger citywide UBM program and may influence the cost model offered by Clipper's BayPass program.

In addition to transportation burdens, Richmond residents are exposed to high levels of air pollution every day. The Chevron Richmond Refinery has been located adjacent to residential areas of the city for more than a century. While it is one of the city's largest employers, the refinery is also the biggest source of GHG emissions and chemical pollutants in the city. Large freeways and roadways such as Interstate (I-) 580, I-80, and Richmond Parkway, as well as railroad tracks from Burlington Northern Santa Fe, Union Pacific, and Richmond Pacific crisscross the city, transporting people and goods throughout the city and beyond. Meanwhile, the Port of Richmond handles high volumes of goods, as evident in its ranking as number one port for liquid bulk and automobile tonnage among ports on San Francisco Bay. These industrial economic drivers also emit high volumes of GHG emissions. According to CalEnviroScreen 4.0, multiple neighborhoods in the city rank in the 80th to 90th percentile of pollution burden, particularly in neighborhoods adjacent or near the Chevron Refinery and industrial and transportation corridors.[10]

The TTA Pilot will address public health and environmental justice challenges by affording participants with opportunities to use public transit – a more sustainable mode of transportation. The shift from driving vehicles to taking transit will lower GHG emissions and contribute to a healthier and cleaner Richmond. The TTA Pilot will contribute to a just transition by helping participants reliably travel to their worksites and build economic resilience. At the same time, participants become skilled in navigating transit services and operators in the Bay Area and more comfortable with taking transit for other household needs, such as medical appointments, buying groceries, and going to school – which will have a positive impact on public health.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The City and Co-Applicant partners will promote the program benefits as part of the recruitment effort for the workforce programs and administer before and after surveys to understand participant experiences with the program. Initially, the City will collaborate

[10] OEHHA, 2023, May 1, CalEnviroscreen 4.0. https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40.

with the Co-Applicants to promote the passes as an essential component of the overall stipend in their recruitment efforts. The passes will serve as an incentive for residents who have limited transportation options or are financially burdened to apply and become part of the workforce development programs. In concert with MTC/BART, the City will prepare educational materials and work with Co-Applicants in participating workforce programs to inform every incoming cohort about their Clipper BayPasses, their benefits, and how to use them. The educational materials will also include information to educate members about other transportation options to get around the city. Examples include R-Transit, Richmond Moves, Clipper START program, bike share, E-bike Lending Library, and the City's bicycle and pedestrian networks. The City envisions this educational component to occur as a part of each respective program's orientation or similar onboarding activities.

As an effort to evaluate and better understand the effectiveness of the program, the City will conduct digital surveys to evaluate travel mode preferences before and after using Clipper BayPasses. The surveys will include questions such as whether participants' transit use increases, decreases, or stays the same; how participants use the BayPasses; their level of comfort taking transit; and their familiarity with transit services in the city and Bay Area. The after survey will also contain questions that solicit feedback for the program, as well as sentiment about a potential citywide Universal Basic Mobility program. The City will work with Co-Applicants to administer the before survey as a part of workforce program orientation or similar onboarding activities, while the after survey will be completed at the end of the workforce program cohort. The City will analyze the surveys on an annual basis.

The surveys will complement the records that the BayPass program keeps track to understand how users use the BayPasses. MTC/BART prepares quarterly reports for participating institutions. The reports contain information such as number of active participants, trips taken by operator, trip counts, and number of transit transfers. Findings from the BayPass records, along with the before and after surveys, will provide valuable insights to evaluate the intended project goals and guide discussion for a citywide UBM program. Meanwhile, feedback gathered from the after survey will help refine the program for the subsequent years.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while

creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision

The Total Transit Access Pilot will reduce transportation costs, advance economic resilience, and promote transit usage in Richmond by providing participants with access to unlimited transit access and encouraging participants to take public transit over driving for their everyday and commuting transportation needs.

Major Project Components and the Role of the Applicant

The project consists of four major components. The City will be the lead implementer for all project components, and the City will coordinate with participating Co-Applicant partners to advance project deliverables.

Coordination with MTC/BART to participate in the Clipper BayPass program. The City will continue to collaborate with MTC/BART to finalize the terms, conditions, and administrative processes for participation in the Clipper BayPass program and management of the TTA Pilot. Once completed, the City will enter into a contract with MTC/BART to retain it as a vendor to help implement the program. On a quarterly basis, the City will review transit usage data provided by Clipper Baypass to understand the program's impact. If program participation is low, the City will conduct additional outreach to participants to encourage transit usage. At the end of each fiscal year, the City will partner with MTC/BART to reevaluate the pricing per pass and make refinements to the program as necessary.

Develop promotional material for recruitment and educational materials. The City, with assistance from MTC/BART, will prepare promotional materials about the Clipper BayPass program for Co-Applicant partners to use in their recruitment efforts for each new cohort. The City will also create educational materials for Co-Applicants to use in their orientations for each new cohort.

Participant recruitment and coordination with workforce development Co-Applicants. The City will have ongoing coordination with Co-Applicants such as LifeLong Medical Care, RYSE, and Rich City Rides to recruit at least 250 participants annually, distribute promotional material as a part of recruitment efforts, share education materials to every cohort, administer before and after surveys, and keep track of the passes for each workforce development participant. This process will repeat over five years for each new cohort in each participating organization.

Before and after survey administration. The City will prepare the before and after surveys. Once completed, the City will analyze the survey results. Based on comments received from the surveys and other survey findings, the City will coordinate with MTC/BART to make refinements to the program as necessary.

Role of Co-Applicant Partners

Co-Applicants will assume the following responsibilities:

- Recruit cohort members to participate in the TTA Pilot as part of the overall recruitment effort for their workforce development program.
- Coordinate with the City through the onboarding process, including sharing Clipper card information to activate the BayPasses.
- Distribute the before surveys as a part of the onboarding process and collecting the after survey upon program completion.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project Co-Applicants, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

Measurable Outcomes

Through the program's five-year period, the City seeks to achieve the following four measurable outcomes:

- Lower the cost of transportation by 20% aggregated across all participants by replacing vehicle trips with transit trips.
- Reduce transportation-based GHG emissions by 25% aggregated across all participants to improve air quality through increased transit usage.
- Increase in the knowledge of and comfort using transportation options in the city and the Bay Area for 75% of all participants across 5 years through increased exposure to and practice using transit.
- Increase in the interest in mode shift from driving to taking transit for 50% of

participants across 5 years through increased awareness of transit options.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project request is $1,114,691 over five years. Of this, $559,000 (50 percent) will be used to fund the Clipper BayPass program for 300 participants per year for five years, with the target of retaining 250 participants per year. A portion of the budget is allocated to 0.17 FTE Transportation Program Coordinator for five years for project coordination and implementation. The budget includes funding for a consultant to assist with developing program materials ($25,000), a small amount ($5,000) for outreach and engagement efforts, and 10 percent reserved for contingency.

The project budget is allocated between the City of Richmond (the Lead Applicant) and one Co-Applicant: The University of California, Berkeley. Of the project budget total, $72,234 is allocated to the City of Richmond for a 1.75% FTE Project Manager position, a 2.25% FTE Associate Management Analyst position, and a 4.00% FTE Administrative Assistant position. Together, these three positions support execution of this project ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is allocated to UC Berkeley for a 17% FTE Project Director and a $50/hour x 210 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The TTA Pilot advances multiple local, regional, and statewide planning efforts. At the City level, the TTA Pilot helps to execute General Plan Action CR1.B in the Circulation Element, Public Transit, and Paratransit Service Improvements as well as Policy ED 3.2, Workforce Training and Recruitment, in the Economic Development Element. Through the TTA Pilot, participants will have unlimited transit access to reach their worksites, as well as for their everyday needs. This would eliminate transit costs and create more

accessible and affordable transportation options, while supporting workforce training for Richmond residents.

On the regional level, the TTA Pilot offers an innovative solution to address transit concerns documented in the Richmond Area Community-Based Transportation Plan (CBTP), as discussed in Question 4, Community Engagement. While the recommendations for the CBTP focused on physical infrastructure improvements, it is clear that transit accessibility is a critical challenge for Richmond-area communities.

At the state level, the TTA Pilot strongly aligns with the Community Air Protection Program (AB 617). As discussed in Question 5: Community Needs, Richmond residents are exposed to heavy pollution burdens from the Chevron Refinery, large transportation facilities such as freeways and freight railroads, and port activities. The focus of AB 617 is to reduce exposure in communities that are most impacted by air pollution. By reducing transportation cost burden and improving access to jobs through public transit, the project supports AB 617's goal of emissions reduction. The long-term project vision is for participants to experience the benefits of public transportation and encourage continued use of transit after they have completed the workforce development program, shifting their preferred mode choice from driving to taking transit.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of Richmond has an excellent record of managing and implementing innovative solutions to improve transportation access and quality of life for Richmond residents. Two transportation programs with similar scope and size that the City manages and implements are Richmond Moves and R-Transit. The City continues to successfully implement these programs and continually seeks new opportunities for improvement and expansion.

Richmond Moves: Since April 2022, the City has partnered with Via, a technology-based transit operator, to provide the City's first on-demand public shuttle service. The program expanded access to efficient, equitable, and sustainable transportation in the Richmond community, particularly for neighborhoods that are underserved by other mobility options. The service enables residents to easily connect with key transit hubs in the region such as Amtrak stations, BART stations, and the Richmond Ferry Terminal without a private car. In a November 2025 evaluation program survey, the City found that 80 percent of travelers who took transit via Richmond Moves would use the service again. Since May 2025, the program has expanded from a 5.6-square-mile pilot to a citywide service area of 20 square miles, with annual ridership surveys indicating that the service is a lifeline to a majority of participants.

R-Transit: Since 1976, R-Transit has provided safe and reliable transportation for seniors (55 and older) and individuals with disabilities to improve their access to community services and activities, to decrease their experience of social isolation, and to enhance their abilities to remain living independently in their chosen communities. The R-Transit program's newest addition, RAPID, offers R-Transit clients a subsidy to use Lyft for on-demand trips in the Richmond and nearby municipalities to expand transit options for users.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The City will dedicate 0.17 FTE to the role of Project Coordinator (or equivalent title). The Project Coordinator will manage and administer all major aspects of program implementation. They will act as the key point of contact for the program, including communication with MTC/BART and participating Co-Applicant partners. The TTA Pilot can also leverage many existing resources from the City of Richmond, Co-Applicants, and peer grant programs like the TCC program for informational outreach.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A; The proposed project would not include construction, ground disturbance, or permanent installation, so no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A; The proposed project would not include construction, ground disturbance, or permanent installation. Therefore, the proposed project would have no environmental impacts and would be exempt from CEQA.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; The proposed project would not include property acquisition, leasehold, or easements. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A; The proposed project would not involve physical infrastructure development. Therefore, this project would not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

As a pilot program, the City acknowledges challenges that could impede project implementation and has taken a proactive approach to mitigate foreseen challenges and address risks. Key challenges to implementation include responding to unforeseen challenges, cost of the Clipper BayPass, tracking the Clipper cards, fiscal challenges for transit service providers, and pivoting to alternative measures if the terms and conditions for the Clipper BayPass program change.

Unforeseen Challenges in Program Design and Development. This TTA Pilot is a new and innovative approach to address pressing transportation needs in the city. The City of Richmond, in collaboration with MTC/BART, has developed a program framework based on the organizations' experience managing and implementing similar programs. However, since the TTA Pilot will be a novel endeavor for both the City and MTC/BART, the organizations anticipate that there would be unforeseen challenges and that the program will evolve and be refined throughout the grant period to better achieve the project vision and serve the Richmond community. As such, the City will be responsive to community feedback through the communication channels discussed in Question 6: Community Engagement (which includes before and after surveys) and will adjust the program to best meet community needs over time.

Cost of the Clipper BayPass. The cost of the Clipper BayPass for future years could change annually. MTC/BART utilizes a specialized model to develop a custom price for each participating organization. The model calculates pricing using many factors, including total possible participants, the locations the City has identified as worksites, and available transit options. The price per pass strives to cover the actual cost of use, as the program reimburses the many transit agencies that participate in Clipper and BayPass for the actual costs incurred. Thus, if BayPass usage varies from what the model predicts, MTC/BART will accordingly adjust the cost per pass. As mentioned previously, this TTA Pilot is the first of its kind for MTC and BART; as such, the model used to predict the custom price is subject to more uncertainty, compared to the pricing model typically used for Clipper BayPass participants. At the end of each contracting year, the City will collaborate with MTC/BART to re-evaluate the cost for the program. The budget includes anticipated change in year-over-year cost to account for potential cost differences.

Tracking BayPasses among participants. The City will work with Co-Applicants to distribute the passes to each cohort in participating workforce development programs. Since there are multiple cohorts across multiple programs, it could be difficult to track all the passes that are distributed. To mitigate this barrier, the City will manage users in an online tracking system provided by the BayPass Program and develop a program schedule in collaboration with Co-Applicants to plan and track participants using the passes. The BayPass online tracking system will allow the City to request activation/ deactivation of passes using the tracking code available for each Clipper card.

Fiscal Challenges for Transit Service Providers. Transit operators, including BART and AC Transit, are facing budget deficits, which could lead to cuts in bus services, station closures, and more. These actions may discourage TTAP participants to take public transit and reduce the program's intended impact. To respond to these potential challenges, the City will use some of the contingency budget to conduct additional outreach to participants about alternative transportation options available, such as Richmond Moves and opportunities to bike using the City's bicycle infrastructure.

Changes to the Terms and Conditions for the Clipper BayPass program. The BayPass program operated by MTC and BART is itself a pilot program. Now in its second phase, the program has recently won approval for continuation for three more years. Should the terms and conditions for the Clipper BayPass program change or the program cease to exist, the City of Richmond will adjust the TTA Pilot to provide Clipper Cards with a set credit amount per month to participants.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Total Transit Access Pilot Program:** Reduce transportation costs, advance economic resilience, and promote transit usage in Richmond by providing participants with access to unlimited transit access and encouraging participants to take public transit over driving for their everyday and commuting transportation needs.

Measurable Outcome	Indicator(s)
1. Within five years, lower the cost of transportation by 20% aggregated across all participants by replacing vehicle trips with transit trips.	• # of participants in the Pilot Program (target: 250 participants annually; 1,250 over the grant term). • % of transportation cost reduction as reported in the after survey (target: 20%)
2. Within five years, reduce transportation-based GHG emissions by 25% aggregated across all participants to improve air quality through increased transit usage.	• # of transit trips taken by program participants based on BayPass usage.
3. Within five years, increase in the knowledge of and comfort using transportation options in the city and the Bay Area for 75% of all participants across 5 years through increased exposure to and practice using transit.	• % of participants that indicate that they have gained better knowledge of transportation options in the after surveys (target: 75% of participants).
4. Within five years, increase in the interest in mode shift from driving to taking transit for 50% of participants across 5 years through increased awareness of transit options.	• % of participants that express an interest in taking more transit based on the after surveys (target: 50% of participants). • % of participants that stated they tried a new transit option based on the after surveys (target: 50% of participants).

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Within five years, lower the cost of transportation by 20% per year, aggregated across all participants by replacing vehicle car trips with transit trips.	A. Sign contract to retain MTC/BART as a vendor to administer the Clipper BayPass Program.	1. Continue to collaborate with MTC/BART to finalize the terms and conditions.	City of Richmond	MTC/BART	Months 1-2
		2. Enter into a contract with MTC/BART to retain them as a vendor to help implement the program.	City of Richmond	MTC/BART	Months 2-3
		3. At the end of each fiscal year, reevaluate the pricing per pass and make refinements to the program as necessary.	City of Richmond	MTC/BART	Annually
	B. Enroll 300 participants annually.	1. Work with MTC/BART to create an administrative process to track the passes. At a minimum, on a biweekly basis, use the process to track the passes.	City of Richmond	MTC/BART	Month 3
		2. Collaborate with Co-Applicant partners to enroll participants in the program. This includes preparing one editable digital and physical flyer with information about the Clipper BayPass that Co-Applicants use in their recruitment efforts, as well as a slide deck for them to use in the onboarding process.	City of Richmond		Months 4-5
		3. On a monthly basis, track participant use of the BayPass using the agreed upon administrative process with MTC/BART.	City of Richmond	MTC/BART	Monthly
	C. Conduct before and after surveys to better understand whether participants have seen a reduction in transportation costs, how participants use the passes and their knowledge about transportation options, and	1. Develop the before and after surveys.	City of Richmond		Months 4-5
		2. Work with partners to conduct a "Before Program Participation" survey at orientation/ onboarding.	City of Richmond	Partners	Ongoing
		3. Collaborate with partners to administer a "After Program Participation" survey upon completion of the workforce development program.	City of Richmond	Partners	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	if the mode shift to transit is likely to occur.	4. Analyze the survey and prepare findings.	City of Richmond		Months 54-60
2. Within five years, reduce transportation-based GHG emissions by 25% aggregated across all participants per year and to improve air quality through increased transit usage.	A. 25% GHG reduction from transit trips taken by participants.	1. Obtain quarterly report from MTC/BART on transit usage by participants.	City of Richmond	MTC/BART	Quarterly from Month 7 to Month 54
		2. Evaluate the trips taken by participant based on the quarterly reports.	City of Richmond		Months 54-60
3. Within five years, increase in the knowledge of and comfort using transportation options in the city and the Bay Area for 75% of all participants across 5 years through increased exposure to and practice using transit.	A. 75% or more participants indicate that they have gained better knowledge of transportation options in the after surveys.	1. Develop information materials to be shared with participants at orientation/onboarding.	City of Richmond		Months 2-3
		2. Provide participants with informational materials	City of Richmond	Partners	Ongoing
		3. Administer before and after surveys (see task 1.C.2 and 1.C.3)	City of Richmond	Partners	Ongoing

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
4. Within five years, increase in the interest in mode shift from driving to taking transit for 50% of participants across 5 years through increased awareness of transit options.	A. 50% or more participants show their interest in taking more transit based on the after surveys.	1. Develop information materials to be shared with participants at orientation/onboarding (see task 3.A.1)	City of Richmond	Partners	Months 2-3
		2. A Provide participants with informational materials (see task 3.A.2)	City of Richmond	Partners	Ongoing
		3. Administer before and after surveys (see task 1.C.2 and 1.C.3)	Partners	City of Richmond	Ongoing
	B. 50% of participants that stated they tried a new transit option based on the after surveys	1. Develop information materials to be shared with participants at orientation/onboarding (see task 3.A.1)	City of Richmond	Partners	Months 2-3
		2. Provide participants with informational materials (see task 3.A.2)	City of Richmond	Partners	Ongoing
		3. Administer before and after surveys (see task 1.C.2 and 1.C.3)	Partners	City of Richmond	Ongoing

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$994,623.00	$0.00	$90,904.00	$1,085,527.00	0.0%	9.1%	$25,007.00	2.5%	97.4%
Co-Applicant 1	By Any Means Visionary LLC dba STEAM	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community Foundation	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California, Berkeley	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	2.6%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,023,787.00**	**$0.00**	**$90,904.00**	**$1,114,691.00**	**0.0%**	**8.9%**	**$25,007.00**	**2.4%**	**2.6%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$1,114,691.00

Project Name:	Total Transit Access
Lead Applicant Name:	City of Richmond
Term for this budget (in year	5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	City of Richmond TTA Project Coordinator	Project management and implementation, including coordination with MTC/BART, collaboration with the partners, and program evaluation and refinement. 17% FTE x $17,754.47 monthly salary x 60 months = $181,095.59; Benefits at 77% of salary = $139,443.61.	$320,539.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Consultant for Program Materials	Develop program materials (pre/post program surveys, outreach materials, and presentations)	$25,007.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Clipper BayPass Program	Participate in MTC/BART Clipper BayPass Program and obtain passes for 300 participants per year.	$559,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Printing	Outreach materials prints for each participating cohort.	$4,550.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency	$90,904.00
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AMA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 81 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 1.75% FTE x $17,754.47 monthly salary x 41 months = $12,738.83; Benefits at 77% of salary = $9,808.90.	$22,548.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst (AMA)	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 2.25% FTE x $13,823.72 monthly salary x 41 months = $12,567.88; Benefits at 77% of salary = $9,677.27.	$22,245.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 4.00% FTE x $9,453.37 monthly salary x 41 months = $15,503.52; Benefits at 77% of salary = $11,937.71.	$27,441.00
Only add lines above this line			**TOTAL:**	**$1,085,527.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$994,623.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$25,007.00
Total Contingency	$90,904.00
Total Funds Requested	$1,085,527.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dir	2.5%
Contingency as % of Direct	9.1%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line	**TOTAL:**	**$0.00**

Project Name: Total Transit Access
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	**Resilient Homes**
Project Lead	GRID Alternatives (GRID)
Project Location	Richmond, CA
Project Funding Request	$2,066,653.00

STRATEGY ALIGNMENT (10 points)

1. Provide a short summary (1-2 paragraphs) that outlines this project.

GRID Alternatives (GRID), in partnership with the City of Richmond and MCE Community Choice Energy (MCE), will deliver roof repairs and electrical panel upgrades for up to 100 income and solar-qualified families in Richmond. Home repairs and upgrades are often required to access solar and home electrification keeping it out of reach for the families who would most benefit, and this project is intended to fill this gap. Supporting home repairs that allow for solar installations and home electrification directly improves a home's health and safety while reducing greenhouse gas emissions and improving air quality which benefits the health of neighborhoods. The project area will include the Iron Triangle, Coronado, and Santa Fe neighborhoods of Richmond. GRID's model for solar installation includes workforce training for residents and paid on-site solar installation experience. The project as a whole will benefit homeowners by improving indoor and local air quality through solar energy-efficiency measures, needed home upgrades, and will provide an estimated 3,000 hours of training to 15-20 local trainees.

2. Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:

- *Reduce air pollution and improve health outcomes*
- *Build economic resilience for a just transition*

The project aligns with both Local Community Benefit Fund strategies of (1) reducing air pollution and improving health outcomes and (2) building economic resilience for a just transition.

<u>Reducing air pollution and improving health outcomes</u>

Supporting roof repairs and electrical main panel upgrades directly increases the adoption of solar and home electrification, improves a home's air quality, and benefits the overall health of the neighborhood. GRID has found time and time again that the home upgrades typically required to access solar have often kept energy improvements or solar installations out of reach for the families who could benefit the most. By reducing the most common barriers of roof repairs and main panel upgrades GRID can combine its solar offerings and where possible MCE's energy offerings of comprehensive efficiency measures to reduce all three types of asthma triggers within a Richmond home while reducing greenhouse gas (GHG) emissions. MCE's air sealing and insulation measures remove air leaks to improve indoor air quality. Electrification measures remove the need for combustion appliances, which improve indoor air quality and safety for residents and prevent potential fire hazards. This project also includes health and safety measures such as pest management, mold and water leak mitigation,

and roof repair. These measures have a direct impact on the indoor air quality of a home and its residents' health and would traditionally prevent energy improvements or solar from being installed.

Solar installation decreases dependence on traditional energy sources and directly reduces GHGs. Electrification will reduce indoor air pollution for residents and improve air quality in the Iron Triangle, Coronado, and Santa Fe neighborhoods. Project outcomes will cut an estimated 300 metric tons of CO_2 per year, or 7,500 tons over a 25-year life span, contributing to healthier, more resilient homes and neighborhoods.

Building economic resilience for a just transition

Supporting solar electrification provides job training and on-site training experience in a green industry, which aligns with the strategy of building economic resilience for a just transition. The project is estimated to provide up to 3,000 hours of training to 15-20 local trainees. In partnership with the City and other community-based organizations, GRID will recruit trainees from the City of Richmond. Our ongoing solar skills training program provides classroom training combined with hands-on experience and on-the-roof learning opportunities. We pay all training program graduates for their time and provide opportunities to connect with hiring companies after they complete at least 40 hours with GRID. In addition, we refer potential job seekers to partner organizations that perform energy-efficiency work for more job training opportunities. Funding from the Bay REPAIR Program and our partnership with the City of Richmond will enable more Richmond area families to overcome these barriers to solar, further enabling economic mobility, housing affordability, climate resilience, and improved standards of living.

Roof repairs remain one of the most costly, pervasive, and daunting barriers standing between GRID clients and solar. The project improves energy affordability for income-qualified homeowners. Too often the highest need families are left behind because an expensive roof repair or electrical upgrade may be needed to support the installation of their solar system. Poor roof conditions can quickly lead to greater issues as well—leaks, moisture buildup, and mold growth—that pose serious financial risks in addition to adverse health impacts. In GRID and MCE's experience working in the Bay Area over the past 22 years, over 30 percent of solar installation projects in Richmond are unable to be completed due to roof quality issues that require replacement or repair. This is the highest rate of roof issues in any Bay Area municipality served by GRID. This has left generations of residents in Richmond with higher repair costs, higher exposure to climate-driven events, and inadequate public services.

The TCC Implementation Grant awarded through the California Strategic Growth Council, locally called Richmond Rising, enabled GRID and MCE to embark on an

ambitious program of solar and home upgrades in Richmond. Costs to complete these repairs and upgrades have risen in the last three years, and the gap of inactive projects have grown and cannot be covered with Richmond Rising funds alone. Further investment is needed to see these projects through, ensuring that the families who will benefit most from solar energy are able to receive those services. By leveraging support from the Bay Area Air District in partnership with City of Richmond, GRID Alternatives will be in a prime position to complete these roof and electrical upgrades for up to100 more residential homes, delivering approximately 450 kilowatts (kW) of solar power. Based on an internal estimate calculated based on existing project details, on average, each system installed will save homeowners an estimated $17,000 in lifetime energy costs, contributing to building greater local economic resilience.

COMMUNITY IMPACT (20 points)

3. Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.

The project will be in the City of Richmond, with a particular focus on the Iron Triangle, Coronado, and Santa Fe neighborhoods. These are three of the City's oldest neighborhoods that are definitive of the area's history of unjust racial segregation and land use practices, including dividing residential communities with freeways. This includes areas with the city's highest concentrations of income-qualified homeowners as well as those areas on the Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 Map[1] scoring above 75. The Richmond Rising and [2] areas are located in this area, which focus on households with incomes at or below 80 percent of the county's area median income. Totaling 2.3 square miles, these neighborhoods are bounded by heavy transportation and industrial land uses: the Burlington Northern Santa Fe Railroad to the north and west as well as the Chevron Richmond Refinery to the west, Port of Richmond to the south, and Bay Area Rapid Transit (BART), Amtrak, and Southern Pacific Railroad to the east. The Project Area has also high percentage of non-English speaking households (primarily Spanish).

[1] Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 Map https://oehha.ca.gov/calenviroscreen/maps-data

[2] Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 Map https://oehha.ca.gov/calenviroscreen/maps-data

4. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***

Community needs were primarily determined by the City of Richmond's Climate Action Plan, adopted in 2016, which used community input and cross-sector collaboration to prioritize action and outcomes with the greatest community benefits for the Richmond community. Climate Action Plan objectives and strategies were co-developed by the City and members of the public during community workshops and meetings, and through consultations with key local community groups and agencies. With close collaboration from hundreds of residents, the University of California Berkeley Department of City and Regional Planning and School of Public Health, the Center for Cities and Schools Y-PLAN, the West Contra Costa Unified School District, and local community-based organizations, the City co-developed a plan that serves the needs of the Richmond community and allowed residents to become an active participant in the global effort to address climate change. Four community needs were identified. First, the plan calls for increased use of energy efficiency. Second, the plan proposes to increase the use and generation of renewable energy and GRID Alternatives was identified as a key implementation partner. Third, the plan identifies the need for resiliency to climate change in housing and the need for improvements in public health and health equity. Finally, the plan calls for the increased adoption of zero emission vehicles.

Community needs for roof repairs and equipment upgrades were also identified through site assessments conducted with each qualifying household. As GRID qualifies clients during the intake process, their eligibility and the current state of both their home and their appliances are determined. Following this, GRID and MCE schedule site visits to check the state of their roofs, how much energy they use, if there are any drafts from windows, doors, etc. Appliances are checked as well, and we collectively gather this data to provide retrofits customized to the state of their homes. On average, approximately 30 percent of residential solar projects GRID identifies are disqualified and unable to move forward in the Richmond area due to needing roof repairs. The proposed project will be able to fill that gap.

As part of Richmond's GB2 strategy within the Climate Action Plan, green workforce development has also been emphasized through Policy EC5.1 Green Businesses and Jobs. This policy promotes green industries to provide goods and services to fill the growing need for clean and sustainable technologies, fuels, vehicles, and equipment, while providing jobs and training to Richmond residents. The green business and industry objective includes encouraging existing businesses and industries to become

increasingly environmentally progressive, as well as focusing on a local employment base of Richmond residents who face barriers to employment to receive job skills training; these actions will help this community to become economically and climate resilient.

GRID has over 12 years of experience administering workforce development programs and training job seekers in the growing green economy. To date, GRID has provided over 506,000 job training hours nationwide and over 20,000 hours in the Bay Area alone, with over 34,600 participants nationally receiving hands-on experience. GRID has partnered with 40 Bay Area job training organizations, providing hard skill training and hands-on experience to complement partners' classroom job readiness and construction curricula.

5. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

<u>How our project addresses community needs</u>

Solar installation decreases dependence on traditional energy sources and directly reduces GHGs. Supporting solar electrification and home upgrades also directly improves a home's air quality by reducing harmful emissions and particles associated with traditional electricity sources. By implementing solar, residents can easily run ventilation systems, air purifiers, and fans, making the air inside much cleaner and healthier. This project is estimated to offset 300 metric tons of CO_2 per year, or 7,500 tons over a 25-year life span. Solar installation and other energy-efficiency measures also reduce home energy bills, which allows families to spend money on other necessities. On average, each system installed saves homeowners an estimated $17,000 in lifetime energy costs, contributing to building greater local economic resilience.

<u>Environmental justice, public health, and/or just transition challenge(s) that our application seeks to address</u>

Historically underserved communities typically face the highest barriers to participating in the transition to renewable energy due to unreasonably high utility costs and deferred home maintenance. In some cases, an inability to pay utility bills altogether results in evictions or foreclosures. Poor roof conditions quickly lead to greater issues as well—leaks, moisture buildup, and mold growth—that pose serious financial risks in addition to health risks for homeowners and their families. This project seeks to address these

barriers by ensuring critical roof repairs are completed for families to be able to benefit from solar installation.

Since GRID began work in Richmond in 2004, an average of 30 percent of solar projects have required an upgrade to the existing main service panel (MSP) to bring the homes up to code, reduce fire risk, and make the home solar ready. GRID and MCE are only able to provide solar if homes are up to code, so this piece is critical for the success of the project. These upgrades are not only necessary for renewable energy technologies but also represent a significant improvement in fire safety from outdated and dangerous existing infrastructure. On average, two-thirds of full MSP upgrades average $6,500, and minor upgrades average $680.

According to a recent study on the local causes of asthma by LifeLong Medical, University of California (UC) Berkeley, and UC San Francisco, the prevalence of asthma in Richmond is close to 25 percent, compared to just 13 percent for the rest of California. Asthma attack rates in Richmond are also nearly double the state rate. In 2015, the Institute of Medicine's literature review of asthma triggers found causal evidence for two types of home-based asthma triggers, allergens (pests and outdoor irritants) and dampness-related agents (poor moisture control), and suggestive evidence for a third, irritants (combustion appliances, poor ventilation). Through critical roof repairs and home upgrades, this project will mitigate these health challenges.

According to Richmonder.org, "Housing affordability data collected by the federal government for the period from 2017 to 2021 found more than a third of Richmond households had incomes that were 50% or less of the median family incom[3] Additionally, HUD's Office of Policy Development and Research (PD&R) Comprehensive Housing Affordability Strategy (CHAS) data shows that, as of 2022, about 17 percent of Richmond homeowners have incomes less than 50 percent of the median family income. Our project seeks to address this challenge through the integration of workforce development, providing direct hands-on training to residents.

<u>How measurable outcomes will demonstrate progress towards achieving community impact</u>

Project outcomes will show progress toward making a positive community impact by measuring the total kW installed and GHGs offset, the number of home upgrades and roof replacements completed to bring homes up to code, and tracking the annual savings per household to highlight how much their utility costs have been reduced. GRID will also keep track of how many residents enroll in hands-on training and the

[3] Richmonder.org, "Amid affordable housing push, homes for the lowest incomes are a tough nut to crack." 2025.

number of training hours they receive to show how many individuals are benefiting from receiving hands-on training, and to measure readiness for green industry jobs. Ultimately, by addressing community needs identified in Richmond's Climate Action Plan and through home site assessments, the project will reduce GHGs, benefit low-income residents, and improve indoor and local air quality, thus addressing health equity.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

GRID has a strong partnership with the City of Richmond and has extensive experience doing outreach in Richmond due to the ongoing work with Richmond Rising and DAC-SASH. To engage with eligible households, GRID will send targeted mailers and emails to likely qualifying households, partner with community organizations, attend community events, and perform door-to-door canvassing. Other outreach materials will include multilingual, culturally appropriate fliers, postcards, door hangers, a PowerPoint deck, an installation site safety map, resources, and digital content explaining project goals and benefits. GRID will host community workshops for interested households to learn more and apply for the program.

Every solar installation is also a great opportunity for real-time community outreach as neighbors pass by and are inevitably curious about what is happening on their neighbor's roof. During installation, GRID invites nearby residents to watch, sharing information about the benefits of solar and encouraging them to apply for the program. GRID receives referrals from previous solar recipients and will do referral drives where we will call solar clients to check on how their systems are working and see if they have any friends or family who might be interested in the program.

To gather community feedback, GRID will set up feedback channels like surveys and community forums to evaluate how well our engagement efforts are working, the solar installation process, and to hear from qualifying homeowners. Input will also be collected from residents about their experience using the system and any challenges they face, so future engagement strategies can be refined.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

STEAM the Streets will produce high-quality, community-centered storytelling that highlights local air quality and climate solutions across Richmond. In Year 1, this work will focus on highlighting solar installations and energy-efficiency upgrades for low-income homeowners in partnership with MCE and GRID Alternatives, capturing real-time footage and stories that illustrate how clean energy investments are reducing emissions, lowering energy costs, and improving quality of life in frontline communities. This storytelling will serve as the foundation for a broader community engagement campaign that translates on the ground climate solutions into culturally relevant, accessible media. Footage captured from the MCE and GRID Alternatives project will be incorporated directly into Air Shift, the youth-powered community engagement campaign, and featured within the flagship climate action anthem and music video, ensuring that real, local solutions are embedded at the center of the campaign's storytelling. The campaign will bring increased visibility to these efforts, heighten awareness of available resources and solutions, and broadcast this local movement so that Richmond residents of all ages are more aware of and connected to the work happening in their community.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

In partnership with City of Richmond and MCE, major components of the project include identifying qualified homeowners in the Project Area, contracting with homeowners, conducting necessary home repairs, and installation of the solar systems to deliver an estimated 450 kW of solar power across approximately 100 residential properties in Richmond. GRID will provide an estimated 3,200 hours of hands-on training to 15-20 residents.

MCE leads home assessments, energy-efficiency installs, appliance electrification, and home rehabilitation to enable clean energy measure installation. GRID performs all the solar installation tasks from intake to install and uses a unique workforce development model to allow for greater community benefits, including reduced energy costs for families and access to clean energy careers. All solar installations that will be performed as part of this project will be installed by expert GRID staff alongside local job trainees.

Before entering into an agreement with a homeowner to install the project's clean energy measures, GRID will obtain documentation, including prior year tax returns, to ensure the household income eligibility requirements are met. The project will focus its efforts on single-family properties. Property owners or landlords would be required to provide documentation that no current residents will be displaced, nor will the rent be increased because of the project improvements.

Participants the Resilient Homes project's workforce development component will also be participants in the Total Transit Access Pilot Program (TTA Pilot) for the duration of their participation in the workforce program. The TTA Pilot will bolster Resilient Homes workforce development goals by providing unlimited transit passes for participants to access work sites, which will reduce transportation cost burden and encourage use of public transit for future work opportunities and personal use.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., 'climate anxiety'), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

$1,801,234 of the requested budget is for GRID, including $701,720 for GRID staff salaries and wages, $270,000 for a licensed roofing subcontractor, $85,000 for MCE home assessments and energy-efficiency installs, $469,750 for construction materials, and $274,764 for indirect and contingency costs.

$173,362 is for the City of Richmond Project Manager (4.20% FTE), Associate

Management Analyst (5.40% FTE), and Administrative Assistant (9.60% FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a Project Director (16.6% FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

$49,600 is for STEAM the Streets for a Project Manager (29% FTE) and a Creative Program Lead (17% FTE) with program and administrative costs for one year to produce community-centered storytelling that highlights local air quality and climate solutions across Richmond.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The project directly implements the goals of the Richmond 2030 Climate Equity Action Plan – Building and Energy (BE) and Community (C) – and is aligned with the following objectives:

- Objective BE-2: Maximize energy efficiency, performance and resilience in all existing buildings
    - Strategy BE-2.1: Residential Energy Burden: Implement measures to reduce the energy burden of Richmond's most vulnerable communities and improve residential resilience to climate change
- Objective BE-3: Ensure all Richmonders have equitable access to affordable and renewable clean energy.
    - Strategy BE-3.1: Solar Energy Education & Outreach: Provide equitable education and outreach to make homes and small businesses healthy, safe, and affordable through solar installations, focusing on frontline communities reducing disproportionately high energy burden in these neighborhoods
    - Strategy BE-3.2: Solar Installation Incentives and Access: Encourage solar installations through the removal of zoning restrictions, incentivizing opportunities, and increasing funding for microgrids.

- Objective C-2: Increase the Richmond community's social resilience to climate change.
    - Strategy C-2.3: Organizational Collaboration: Partner with community leaders, organizations, and businesses to build community capacity for climate resilience.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

GRID's Oakland-based team has been installing solar photovoltaic (PV) systems for income-qualified families for 22 years. GRID has installed solar for more than 2,200 homeowners in the greater Bay Area, including more than 500 such homes in the City of Richmond, as well as for 18 community facilities, including multifamily affordable housing properties. GRID Alternatives, Inc. was selected by the California Public Utilities Commission to administer the $8.5 million DAC-SASH program in Richmond. GRID is the lead entity providing solar power, EV charging, energy-efficiency measures, and appliances electrification to income-qualified families in the Iron Triangle, Santa Fe, and Coronado neighborhoods that adjoin the historical heavy industrial zones in Richmond as part of a $6.97 million Richmond Rising project funded by the 2023-2028 TCC grant awarded through the California Strategic Growth Council.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

There will be eight GRID positions dedicated to project implementation, with resources equaling between 0.85 and 1.5 FTE depending on the phase of the project:

- Deputy Director for programmatic design, oversight, resource allocation
- Senior Outreach Manager for outreach program management and resource allocation
- Outreach Manager for Richmond client identification, contracting, and coordination
- Construction Operations Specialist for site visits and in-house roof replacement program management
- Construction Operations Manager for construction scheduling, materials management, staff allocation, and project management
- Senior Electrician for main panel upgrade program management and installations
- Workforce Development Coordinator for trainee recruitment within project area
- Workforce Development Director for program management and administration

MCE will support as a subcontractor to lead home assessments, conduct energy-efficiency installations, and review documentation for any projects that have overlapping MCE and GRID installation components. MCE will coordinate with GRID to ensure repairs and installation measures that are relevant to solar are completed beforehand.

GRID supplements program funding both through fundraising efforts as a registered 501(c)(3) nonprofit and through leveraging state and local rebates intended to encourage the deployment of renewable energy in income-qualified communities. These rebates include the DAC--SASH program administered by the California Public Utilities Commission. Additionally, funds will be leveraged with the 2023-2028 TCC grant awarded through the California Strategic Growth Council. Because roof repairs and electrical upgrades are repairs that cannot always be completed using other funding sources due to caps on allocations to home repairs and MSP upgrades, funding this work will enable residents to access solar installations funded by other grant programs such as TCC. An estimated 65 TCC projects, totalling approximately 300 kW, would be unblocked by this grant, as well as additional projects leveraged by separate grants.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Permits are required for multiple measures that this project will provide. Solar PV installation requires parties to submit a building permit and site plan to the City. The site plan must include information about the owner, site diagram and roof plan, electrical plan, equipment labeling, structural plan, and equipment manufacturers cut sheets and listings for all equipment, as needed. Permits are also required for roof repair and replacement, duct work repair and replacement, water heating upgrades and HVAC or

electrification installations. Roof plans will include the arrangement of panels, total number of modules, and conduit runs, as well as existing conditions and equipment on or near the roof. The electrical plan will show the locations of the main service or utility disconnect, modules and their associated strings, conductor type and size, and the supporting calculations for the system. Permit needs will be determined on a project-by-project basis once an assessment has been completed and scope of work has been approved. As laid out in the contract between GRID and the homeowner, GRID will help prepare and submit the solar permits to the city. MCE will prepare and submit the remaining City of Richmond Building permits for efficiency measures and home upgrade work and schedule the required inspections per the City's mandates. To ensure that permits and approvals can be obtained within the grant term, GRID and MCE will coordinate with the City of Richmond grant staff to help troubleshoot internally as needed. Approval times typically take 45 to 60 days, but the City participates in SolarApp+ permitting, which reduces review times to three days. Therefore, the permitting process is not expected to be a barrier to completing installations within the grant term.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The proposed project would undergo CEQA compliance through filing a Notice of Exemption for a statutory exemption per Public Resources Code (PRC) Section 21080.35. The City of Richmond, acting as the Lead Agency, will complete CEQA review and file the appropriate Notice of Exemption prior to project implementation, and CEQA compliance can be completed within the grant term without delaying project deployment.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; No property acquisition, leasehold, easement, or right-of-way is required for this project. The proposed project involves installing solar panels on approximately 100 income-qualified families in Richmond. The solar panels will be installed on owner-occupied homes. Therefore, any site control is secured through the homeowner agreement, and additional site control is not required for this project. Please refer to template homeowner agreement in supporting documents.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Warranties for the solar systems are factored into the solar installation's initial costs and are provided at no additional cost to participating households. GRID will repair and service any issues under a 10-year labor and no-cost repair warranty, starting from the date of solar installation completion. These warranties do not cover issues unrelated to the solar system or any pre-existing conditions. These terms are outlined the homeowner agreement, which is attached as a supporting document. The typical long-term maintenance required is keeping the panels clean and free of additional shade.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Uncertainty around rate increases across electricity providers is a potential barrier to implementing the project successfully include. These rate fluctuations can affect the value of solar for participating households. Though these fluctuations are outside of the organization's direct influence, GRID will continue to seek value-adds and other opportunities to continue to provide value to potential participants.

Bringing in new applicants also poses a potential barrier to project implementation, as the process requires trust to be built between the organization and community members. To mitigate this possible barrier, GRID intends to collaborate closely with the City of Richmond and MCE and employ the following community-centric outreach strategies:

- Host quarterly "Solar Workshops" to provide information on our solar programs and provide live opportunities for residents to begin the application process for solar;
- Enhance marketing efforts via a multi-tiered outreach plan consisting of digital marketing, canvassing, City of Richmond supported mailings, and event outreach;
- Hire independent contractors to identify potential participants;
- Share program information with local partners and their networks to amplify outreach efforts;
- Obtain feedback from prior clients to improve program design and remove participation barriers; and
- Increase in-person opportunities for interested residents to learn about the program.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Resilient Homes :** Improve indoor and neighborhood air quality in Richmond through solar electrification, energy-efficiency measures, and needed home repairs for income-qualified homeowners, reducing greenhouse gas emissions by an estimated 7,500 metric tons over 25 years while lowering energy costs, strengthening community resilience, and creating hands-on green workforce training opportunities for local residents.

Measurable Outcome	Indicator(s)
1. Within five years, improve indoor air quality and home health and safety while generating an estimated $17,000 in lifetime energy bill savings per household through home repairs, solar installations, and energy efficiency measures for approximately 100 income-qualified families in Richmond, with a focus on the Iron Triangle, Coronado, and Santa Fe neighborhoods.	• kW of solar installed to Richmond homes (target: approximately 450 kW). • Number of roof repairs or replacements completed (target: 75 homes). • Number of homes brought up to safety code (electrical, roof, mold, moisture buildup, leaks, etc.) (target: 25 homes). • Homeowner feedback regarding improvements in energy affordability, comfort, and home conditions.
2. Increase green workforce skills and hands-on solar installation experience for approximately 15-20 Richmond residents over the five-year grant terms.	• Number of workers trained in green industry (target: 15-20). • Number of training hours conducted (target: 3,000).

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Within five years, improve indoor air quality and home health and safety for approximately 100 income-qualified families in Richmond, with a focus on the Iron Triangle, Coronado, and Santa Fe neighborhoods, by delivering approximately 450 kW of solar power and related home upgrades while generating an estimated $17,000 in energy bill savings per household over the 25-year lifespan of the solar systems.	A. Conduct targeted community outreach and enroll eligible households in the solar and home upgrade program.	1. Develop multilingual outreach materials for income-qualified households.	GRID	City of Richmond	Months 1-3
		2. Conduct targeted outreach through mailers, community events, workshops, digital outreach, and door-to-door canvassing in the Iron Triangle, Coronado, and Santa Fe neighborhoods.	GRID	City of Richmond, community partners	Months 4-60
		3. Screen and enroll eligible households through intake assessments and documentation review.	GRID	MCE	Months 4-60
		4. Collect homeowner feedback and participation data to improve outreach effectiveness and program accessibility	GRID	City of Richmond	Months 4-60
	B. Complete home assessments and determine required health, safety, and energy-efficiency upgrades for participating households.	1. Use information collected during the intake assessments to determine the current state of the home and appliances.	GRID	MCE	Months 4-60
		2. Perform site visits to assess roofs, electrical panels, appliances, ventilation, and energy use and identify required	GRID	MCE	Months 3-60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		repairs, upgrades, and efficiency measures.			
	C. Complete required roof repairs, electrical upgrades, and home safety improvements to prepare homes for solar installation.	1. Secure necessary permits for required roof repair and replacement, duct work repair and replacement, water heating upgrades and/or HVAC or electrification installations.	GRID	MCE, City of Richmond	Months 3-60
		2. Perform all needed repairs, replacements, and/or upgrades to make participating homes solar ready and bring them up to code.	GRID	City of Richmond	Months 4-60
	D. Install and activate approximately 450 kW of residential solar systems across participating households.	1. Design solar systems with goal of 450 kW of solar PV installation – approximately 100 systems at 4.5 kW	GRID	City of Richmond	Months 4-60
		2. Secure all necessary homeowner permissions, required eligibility documents, signed contracts, and City permits.	GRID	City of Richmond	Months 4-60
		3. Complete solar PV installations, and conduct final inspections and utility connection activities.	GRID	City of Richmond	Months 4-60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		4. Track solar installation progress, estimated GHG reductions, and household energy savings throughout the grant term.	GRID	City of Richmond	Months 4-60
		5. Provide ongoing support, maintenance, and warranties for installed solar systems.	GRID	City of Richmond	Months 4-60
2. Increase access to green workforce training and hands-on solar installation experience for approximately 15-20 Richmond residents over the five-year grant term and support future employment and training opportunities.	A. Develop and implement a workforce recruitment plan for Richmond residents.	1. Develop a local recruitment plan.	GRID	City of Richmond	Months 1-6
		2. Conduct outreach through digital and print postings, community organizations, and community gathering places, and engagement with Richmond's Workforce Development Board and others.	GRID	City of Richmond	Months 4-60
	B. Enroll eligible Richmond residents into the Installation Basics Training (IBT) Program.	1. Enroll participants into installation basics training (IBT).	GRID	City of Richmond	Months 4-60
		2. Track participant enrollment, participation, and feedback throughout the training program.	GRID	City of Richmond	Months 4-60
	C. Deliver hands-on solar installation training and workforce	1. Provide classroom training combined with hands-on solar installation experience.	GRID	City of Richmond	Months 4-60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	development opportunities to Richmond residents.	2. Provide paid on-site and on-the-roof learning opportunities during solar installations	GRID	City of Richmond	Months 4-60
	D. Support participants' ongoing professional development.	1. Connect trainees with hiring companies and workforce opportunities after completion of training hours with GRID	GRID	Workforce partners	Months 4-60

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Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$186,655.00	$0.00	$0.00	$186,655.00	0.0%	0.0%	$0.00	0.0%	9.0%
Co-Applicant 1	By Any Means Visionary	$40,100.00	$7,500.00	$2,000.00	$49,600.00	18.7%	5.0%	$0.00	0.0%	2.4%
Co-Applicant 2	GRID Alternatives	$1,526,470.00	$228,970.00	$45,794.00	$1,801,234.00	15.0%	3.0%	$0.00	0.0%	87.2%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	1.4%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,782,389.00**	**$236,470.00**	**$47,794.00**	**$2,066,653.00**	**13.3%**	**2.7%**	**$0.00**	**0.0%**	**91.0%**

Total Other Sources (All Applicants)	$4,985,195.00
Total Project Cost Including Other Sources (All Applicants))	$7,051,848.00

Project Name: Resilient Homes
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 4.20% FTE x $17,754.47 monthly salary x 41 months = $30,573.19; Benefits at 77% of salary = $23,541.36.	$54,115.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 5.40% FTE x $13,623.72 monthly salary x 41 months = $30,162.91; Benefits at 77% of salary = $23,225.44.	$53,388.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 9.60% FTE x $9,453.37 monthly salary x 41 months = $37,208.45; Benefits at 77% of salary = $28,650.51.	$65,859.00
Only add lines above this line				
			TOTAL:	**$186,655.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$186,655.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$186,655.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name: Resilient Homes
Co-Applicant 1 Name: By Any Means Visionary LLC dba STEAM the Streets
Term for this budget (in year 1 Year

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	Responsible for program oversight, coordination, reporting, and partner engagement. Project Manager: 0.29 FTE x $67,000 salary x 5 years = $98,000; approximately 1 year (i.e. 18%) of this cost is billed to this project = $19,600	$19,600.00
Personnel/Staff Costs	Direct	Creative Program Lead	Responsible for guiding creative development and producing campaign media. Creative Program Lead: 0.17 FTE x $108,000 salary x 5 years = $94,000; Year 1 at 20% of $94,000 = $18,800	$18,800.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software	Software & Digital Tools (editing software, licenses) ($800/year x 5 years = $4,000); 1 year (i.e. 20%) of this cost is billed to this project =$800	$800.00
Community Engagement	Direct	Marketing and Outreach	Marketing materials, printing, social media ads to promote videos ($200 printing costs per year + $700 social media ads per year = $900 per year x 5 years = $4,500); 1 year (i.e. 20%) of this cost is billed to this project =$900	$900.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency funds will support unforeseen costs related to program delivery and outreach needs to ensure successful implementation. Year 1 at 20% of $10,000 = $2,000	$2,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative Overhead	Occupancy, insurance, and other overhead expenses Year 1 at 20% of $37,500 = $7,500	$7,500.00

Project Name:	Resilient Homes
Co-Applicant 2 Name:	GRID Alternatives
Term for this budget (in year	5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Deputy Director (.1 FTE, 60 months)	Programmatic design, oversight, resource allocation	$80,000.00
Personnel/Staff Costs	Direct	Senior Outreach Manager (.1 FTE, 60 months)	Outreach program management and resource allocation	$47,500.00
Personnel/Staff Costs	Direct	Outreach Manager (.2 FTE, 60 months)	Richmond client identification, contracting, and coordination	$106,000.00
Personnel/Staff Costs	Direct	Constructions Operations Specialist (.25 FTE, 60 months)	Site visits and in-house roof replacement program management	$60,000.00
Personnel/Staff Costs	Direct	Construction Operations Manager (.2 FTE, 60 months)	Construction scheduling, materials management, staff allocation, and project management	$95,000.00
Personnel/Staff Costs	Direct	Senior Electrician (.2 FTE, 36 months)	Main panel upgrade program management and installations	$67,200.00
Personnel/Staff Costs	Direct	Workforce Development Coordinator (.25 FTE, 36 months)	Trainee recruitment within project area	$45,000.00
Personnel/Staff Costs	Direct	Workforce Development Director (.2 FTE, 24 months)	Program management and administration	$40,000.00
Personnel/Staff Costs	Direct	Fringe	Fringe benefits costs: 29.78%	$161,020.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	MCE - Project Administration and Coordination	MCE leads home assessments, energy-efficiency installs, appliance electrification, and home rehabilitation to enable clean energy measure installation.	$85,000.00
Construction	Direct	Materials	Materials for roof repairs and replacement, including roofing materials such as GAF shingles, at a rate of $375/ sq for 1,000 sq.	$375,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Contractual labor	Licensed roofing subcontractor to install the materials procured for roof repairs and replacements, at a rate of $270/ sq. for 1,000 sq	$270,000.00
Construction	Direct	Permit fees	$550/project x ~75 projects	$41,250.00
Construction	Direct	Warranty costs	$6/sq x 1000 sq of roof repairs and replacements	$6,000.00
Construction	Direct	Materials	$1,500 x 25 panel upgrades	$37,500.00
Construction	Direct	Permit fees	$400 x 25 panel upgrades	$10,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	This covers administrative costs for GRID	$228,970.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency fund at 3% of direct costs	$45,794.00

Only add lines above this line

TOTAL: $1,801,234.00

Co-Applicant 2 Budget Summary (auto-calculated)

Total Direct Costs	$1,526,470.00
Total Indirect Costs	$228,970.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$45,794.00
Total Funds Requested	$1,801,234.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of D	0.0%
Contingency as % of Direct	3.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Strategic Growth Council's Trasformative CPUC Dac-SASH incentive program	Grant agreement signed This is a reimbursement based incentive program for solar in disadvantaged California communities. GRID receives funding after project installation. The leverage amount is calculated as an approximate total based on a $3 per Watt reimbursement rate.	$3,785,195.00 $1,200,000.00

Only add lines above this line

TOTAL: $4,985,195.00

Project Name: Resilient Homes
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	**Asthma Health**
Project Lead	LifeLong Medical Care
Project Location	Richmond, CA
Project Funding Request	$1,231,734

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Richmond's Iron Triangle and surrounding neighborhoods are home to the communities most burdened by air pollution and most vulnerable to its health effects. These predominantly low-income Black, Latinx/Hispanic, and BIPOC residents face elevated rates of asthma, chronic obstructive pulmonary disease (COPD), and other respiratory conditions driven by proximity to the Chevron Richmond Refinery, freeways, railroads, and ship and industrial emissions. Census tracts in and around the Iron Triangle rank in the 90th percentile or higher for pollution burden under CalEnviroScreen 4.0, and the City of Richmond has identified raising local awareness and building community resilience around air quality as a key priority. LifeLong Medical Care (LifeLong), a Federally Qualified Health Center serving low-income communities since 1976, operates the William Jenkins Health Center (Jenkins) at the center of this community, where 92 percent of patients live below 200 percent of the federal poverty level and 73 percent identify as Black/African American or Hispanic/Latinx. This funding will support LifeLong in expanding and strengthening its established Asthma Health (Health Promoters) program to mitigate the health impacts of air pollution, including particulate matter exposures, for high-risk patients and families identified through Jenkins and the broader Richmond community. Licensed clinical providers at Jenkins will identify and refer patients with poorly controlled or persistent chronic respiratory conditions, including asthma, for home visit services and provide clinical oversight to ensure services align with each patient's care plan. LifeLong will deploy up to 15 Health Promoters per year from the neighborhoods they serve to deliver structured home visits, health education, and resource navigation to at least 20 high-risk households annually, reaching 100 households over the five-year grant period.

Health Promoters work as part of an integrated, interdisciplinary team that includes clinical providers, community health specialists, program staff, and the Director of Community Engagement. Together, this team helps families identify and reduce indoor asthma triggers, lower household exposure to particulate matter and other pollutants, strengthen asthma self-management, and connect to clinical care and supportive resources. Building on its current Health program, LifeLong will also expand community outreach and education for the broader Richmond community through at least 10 outreach events and recurring sessions at Jenkins and neighborhood settings, with a projected reach of at least 1,000 community encounters annually. These activities create multiple access points for residents to receive asthma education, learn exposure reduction strategies, connect to Medi-Cal enrollment and primary care, and engage as active partners in protecting respiratory health. This community-led approach holistically addresses community needs by strengthening the program's reach and cultural

responsiveness while building a workforce pipeline that keeps health knowledge and capacity rooted in the communities most affected by air pollution.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce Air Pollution and Improve Health Outcomes

LifeLong's Asthma Health Program advances the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes by directly reducing household and community exposure to air pollution and mitigating its health impacts among low-income Richmond residents who bear the greatest burden. At Jenkins, 73 percent of patients with asthma or related respiratory conditions identify as Black or Hispanic/Latinx, reflecting the disproportionate burden of living near Richmond's industrial and transportation corridors. These disparities underscore the need for interventions that reach residents where they live, not only when they seek care. Patients identified through clinical review who do not enroll in home visits will be connected to health education and community programming, ensuring the project's reach extends beyond intensive services.

This project advances the strategy by:

- **Directly reducing indoor air pollution exposure** through structured home visits that assess environmental triggers, provide HEPA air filtration, and support remediation for the households most affected by pollution.
- **Mitigating health impacts** through asthma education, reinforcement of proper inhaler use, and strengthening adherence to individualized Asthma Action Plans (personalized care plans developed during the home visit that guide patients in managing daily medications, recognizing worsening symptoms, and knowing when to seek care) with linkage back to primary care for follow-up needs.
- **Expanding access to health care and respiratory health management through community outreach events and recurring education sessions** at Jenkins and neighborhood settings, focused on indoor air quality, respiratory health management, and exposure reduction, with direct navigation support to help community members access primary care and Medi-Cal enrollment.
- **Demonstrating measurable improvements in health outcomes** through standardized symptom and asthma control assessments at the start and end of the home visit cycle, with a 90-day follow up conducted with most enrolled households to assess implementation and identify any ongoing needs, pre/post surveys in group education sessions to track changes in knowledge, confidence, and exposure-reduction behaviors.

Build Economic Resilience for a Just Transition

The Asthma Health Program is designed not only as a service delivery approach, but as a community-rooted workforce strategy that advances economic resilience for a just transition alongside improved health outcomes. By recruiting residents from the neighborhoods most affected by the harmful effects of fossil fuel-based air pollution, the project draws on lived experience, language access, and trusted community relationships that make outreach more effective and culturally responsive. Structuring these roles as paid opportunities is equally important, because it removes financial barriers to participation for low-income residents, recognizes community knowledge as valuable expertise, and creates an accessible entry point into the Bay Area's large and growing health services sector. In this way, the project strengthens implementation in the near term while helping Richmond residents build practical experience, transferable skills, and clearer pathways into longer-term employment in community health and related environmental health roles.

This project advances the strategy by:

- **Providing paid training and applied experience** through recruitment and training of up to 15 Health Promoters annually, with stipends provided for both training and outreach activities.
- **Building transferable skills** through training that covers respiratory health, environmental trigger mitigation, patient communication, and HIPAA compliance, equipping Promoters with foundational competencies relevant to community health and environmental health roles.
- **Strengthening career readiness** through professional development supports such as at least one resume and professional development workshop per cohort, leadership development opportunities, and exposure to LifeLong's organizational network and partner pathways.
- **Creating realistic pathways to employment** by informing high-performing Promoters of opportunities for paid roles within LifeLong and supporting connections to additional training or employment pathways as available, consistent with LifeLong's practice of hiring from within the communities it serves.

Beyond workforce development, the project advances economic resilience by reducing the day-to-day instability that pollution-related illness creates for low-income families. Asthma and other respiratory conditions can lead to missed work, missed school, avoidable medical costs, and recurring household stress in Richmond neighborhoods that have long borne the burden of industrial pollution. By helping residents better manage symptoms, reduce exposure to indoor triggers, and connect to preventive care and practical supports, the project helps families avoid disruptions that threaten employment, school attendance, and household stability.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project is based at the William Jenkins Health Center, at 150 Harbour Way, Richmond, CA 94801, in the Iron Triangle neighborhood. Jenkins serves as the primary site for clinical services, Promoter supervision, and patient referrals. Home visits will be conducted in the homes of enrolled patients residing in the Iron Triangle and surrounding neighborhoods, including North Richmond, Atchison Village, Coronado, Santa Fe, Pullman, and other nearby areas based on patient enrollment. Group-based health education sessions and outreach activities will take place at Jenkins and additional community sites throughout Richmond as needed. Community events will also be in and around these areas.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

LifeLong designed this project based on evidence generated through its ongoing clinical and community-based work in Richmond, together with needs and priorities identified through local public health and air quality planning. LifeLong brings more than 50 years of experience assessing patient and community needs through multiple internal and external data sources, including annual patient surveys, periodic patient and community focus groups, a Patient Voice Collaborative, and ongoing input from staff and volunteers, many of whom have lived experience and were hired from within the communities served. LifeLong also maintains a patient-majority board of directors, ensuring a strong community voice in strategic planning, organizational priorities, and service delivery models.

LifeLong's clinical data and community engagement efforts, including surveys, focus groups with current and past Asthma Health Promoter cohorts, and ongoing documentation of community experiences, have identified recurring respiratory health needs and barriers among residents in Richmond. This feedback has directly shaped program design, for example, recognizing that not all community members are comfortable with home-based services, LifeLong is creating clinic-based pathways at Jenkins to ensure families can access health education and resources. Promoters, recruited from these same communities, bring direct understanding of neighborhood needs and disparities, reinforcing what the clinical data shows and adding context that only comes from being in the community. At the close of the current program year, LifeLong is hosting a focus group with its current cohort of Asthma Health Promoters to

gather direct input on what is working, what families are reporting, and what the next iteration of the program should prioritize, findings that will directly inform refinements to the design and implementation of the project. Together, these clinical and community-based inputs shaped a program that combines health education, home-based support, and connection to care and mitigation resources.

This project also benefits from LifeLong's active partnerships with community-based organizations and local stakeholders. These include Healthy Contra Costa, which highlights healthcare access for low-income and immigrant populations; the City's Richmond Rising initiative, funded by a $35 million Transformative Climate Communities (TCC) Implementation Grant from the California Strategic Growth Council; Urban Tilth, a partner in food access and environmental justice; and Aliados Health. LifeLong also partners with Vision y Compromiso, a statewide organization that supports the development of promotoras and community health workers, strengthening the training and professional identity of Health Promoters in this program. These partnerships help LifeLong amplify the voices and needs of local residents and address pressing needs at the intersection of air quality and health equity.

Priority needs identified through this engagement include the need to reach underserved residents through outreach, education, and enrollment; to target health education, services, and resources to residents most vulnerable to the impacts of poor air quality; and to reduce exposure to environmental triggers in the home. The project is also responsive to priorities reflected in Richmond’s Path to Clean Air Community Emissions Reduction Plan, which emphasizes reducing exposure where people live, expanding healthcare and supportive services for low-income residents, and improving access to clean air at home for communities disproportionately harmed by environmental injustice. Consistent with those priorities, LifeLong is proposing a community-rooted model that helps residents better understand how air pollution affects health, strengthens respiratory self-management, reduces exposure to household triggers, and connects to available care and supports.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

LifeLong’s Asthma Health program addresses the environmental justice and public health needs identified by combining a targeted household intervention with broader community-based health education, outreach, and resource navigation. The program

will benefit low-income residents in Richmond's Iron Triangle and surrounding neighborhoods who face disproportionate exposure to pollution and related health burdens. For Jenkins' patients with poorly controlled or persistent respiratory conditions the program offers intensive home visit services. For community members reached through outreach and health education, the program will use a broader prevention and education strategy. In response to the cumulative barriers identified through LifeLong's clinical data, community engagement, and local planning efforts, the program provides structured home visits, community health education, practical supports such as HEPA air purifiers, and navigation to primary care, Medi-Cal enrollment, and related services. Over the five-year grant term, LifeLong will serve at least 20 households each year, with a goal of reaching 100 households over the grant term through a minimum of 60 home visits annually (three visits per family), while expanding community access to information and supports through recurring education sessions and outreach activities.

Progress toward community impact will be demonstrated through measurable outcomes that track both reach and change over time. For the home visits, LifeLong will track the number of households enrolled, home visits completed, HEPA air purifiers and other exposure reduction supplies distributed, and completion of a 90-day follow-up for at least 75 percent of enrolled households. Health improvement for home visit participants will be measured through baseline and follow-up symptom and asthma control assessments at the start and end of the home visit cycle, with a 90-day follow-up to assess sustained changes in asthma control, medication adherence, respiratory symptoms, confidence in managing their condition at home, and ability to implement trigger-reduction strategies learned during visits. For community capacity building for improved health management, LifeLong will track at least 10 outreach events and recurring health education sessions annually, with a projected reach of at least 1,000 community encounters annually, measured through attendance, outreach contacts, and post-session feedback on changes in knowledge, confidence, and exposure-reduction behaviors. For workforce development and economic empowerment, LifeLong will train and deploy up to 15 Health Promoters annually, creating paid opportunities that strengthen local capacity and keep health knowledge rooted in the communities most affected. Together, these outcomes will demonstrate progress toward healthier households, greater community understanding of pollution-related health risks, improved access to practical supports and care, and stronger neighborhood capacity to respond to ongoing environmental health burdens.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

LifeLong will engage community members through ongoing outreach, education sessions, and direct communication with patients and families participating in the program. Health Promoters, who are recruited from the communities they serve, will play a central role in communicating project activities, implementation progress, available services, and program updates through home visits, group education sessions, community events, and clinic-based engagement. Information about services, eligibility, and project benefits, including home visits, health education, exposure reduction resources, and navigation support, will also be shared through Jenkins' and LifeLong's established patient and community communication channels. LifeLong will also coordinate community outreach and education activities with community-based organizations engaged through the City of Richmond's Transforming Climate Communities initiative and Richmond Rising Together, as well as partners such as Healthy Contra Costa, the Latina Center, and Aliados Health, to diversify the program's reach.

To solicit community feedback, the program will implement structured participant surveys following home visit cycles and group education sessions to assess satisfaction, perceived benefit, and areas for improvement. Health Promoters will also gather informal feedback during outreach and engagement activities and relay common themes to program leadership during regular supervision meetings. A 90-day follow-up reassessment will include additional questions about service effectiveness and ongoing needs. LifeLong will also engage past and current cohorts as key partners in implementation feedback and community engagement. Beginning in the second year of the grant, LifeLong will host an annual focus group to gather direct input on what is working, what families are reporting, and how to strengthen the program. Past participants will also be invited to support community engagement activities, outreach events, and education sessions alongside current cohorts, expanding the program's reach and deepening community connections. Feedback from all sources will be reviewed quarterly by program leadership and used to adjust service delivery, outreach strategies, and resource allocation as LifeLong has done in prior cohorts, where participant input led to the creation of clinic-based pathways at Jenkins for families who were not comfortable with home-based services.

STEAM the Streets will produce community-centered storytelling that highlights local air quality and climate solutions across Richmond. In Year 4, this work will focus on the Asthma Health Program. Through real-time footage and storytelling, this work will illustrate how community health interventions can reduce exposure, improve respiratory

outcomes, and connect residents to critical resources and care. The footage will be incorporated into a broader campaign that will bring increased visibility to the Richmond Rising Together initiative, heighten awareness of resources and solutions, and share and connect with resident with the work happening in their community.
As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) comprised of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision

Combine clinical referral of high-risk patients; structured home-based support; and community health education, outreach, and resource navigation to reduce exposure to air pollution and improve respiratory health for residents in Richmond's Iron Triangle and surrounding neighborhoods. Over the five-year grant term, the project will strengthen asthma self-management and exposure-reduction practices for high-risk households, expand community awareness of pollution-related health risks, and build local workforce capacity through a paid Health Promoter model that creates economic opportunities for residents from communities disproportionately impacted by air pollution.

Major Components

The project builds on LifeLong's established Asthma Health Promoter Program, which has been in place since 2012. Each program year, Health Promoters will be recruited in the first quarter, trained in the second quarter, and deployed for outreach, education, and home visit support thereafter. Home visit enrollment will occur on a rolling basis for approximately 10 months, with each household completing 3 visits over 6 months. The community education and outreach component will require additional planning during year one. Beginning in year two, the fourth quarter of each program year will serve as

the formal planning period for the following year, informed by participant feedback, Promoter input, and program data.

Measurable Outcome: Structured Home Visits and Community Health Outreach

Within five years, reduce indoor air pollution exposure and improve respiratory health outcomes for at least 100 high-risk households in Richmond's Iron Triangle and surrounding neighborhoods through structured home visits, asthma education, exposure-reduction support, and coordinated clinical follow-up.

Measurable Outcome: Community Capacity Building for Improved Health Management Within five years, build community capacity and empower Richmond residents to better manage their own health outcomes by delivering culturally responsive respiratory health education, exposure-reduction strategies, and resource navigation through deployment of trained local Health Promoters, recurring education sessions, outreach events, and clinic-based engagement totaling at least 1,000 annual community encounters.

Measurable Outcome: Workforce Development and Economic Empowerment

Within five years, create paid workforce development opportunities for Richmond residents through recruitment, training, and deployment of local resident Health Promoters to provide education and outreach through paid, skill building opportunities.

Role of Applicant and Partners

LifeLong will serve as the lead implementer for all project components. LifeLong's community engagement team will lead outreach in coordination with trained Health Promoters, while licensed clinical providers will provide clinical oversight and follow-up protocols**.** Licensed clinical providers and program staff will oversee training delivery, home visit implementation, and documentation workflows. LifeLong will also partner with community-based organizations engaged through the City's Richmond Rising TCC initiative and Richmond Rising Together to support recruitment, host community health education activities, and expand outreach to diverse populations across Richmond. UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g. 'climate anxiety'), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

Members from LifeLong Medical Care's Asthma Health Promoters Program will also be participants in the Total Transit Access Pilot Program (TTA Pilot) for the duration of their participation in the workforce program. The TTA Pilot will bolster Asthma Health's workforce development goals by providing unlimited transit passes for participants to access work sites, which will reduce transportation cost burden and encourage use of public transit for future work opportunities and personal use.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*
9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project budget is $1,231,734 over five years, including $1,000,000 for LifeLong. The majority of funding supports a dedicated and experienced project team, including a Program Manager (0.65 FTE), Respiratory Therapist (0.15 FTE), Director of Community Engagement (declining from 0.13 to 0.07 FTE across the grant term), and Outreach Specialist (0.3 FTE). Salary projections assume a 3 percent annual increase with fringe benefits calculated at 28 percent. Other operating costs include Health Promoter stipends for training completion ($500 per Promoter), home visit encounters ($75 each), and outreach and workshop events activities ($75 each). The budget also includes 50 HEPA air purifiers ($100 each) and exposure-reduction supplies ($200 per household) for participating families, as well as $25 gift cards for families who complete home visits. Annual program supplies (approximately $2,000) will cover training materials, graduation costs, educational materials, printed outreach materials, and event-related expenses such as tabling. Local mileage reimbursement will be provided at the IRS standard rate.

$144,467 is for the City of Richmond Project Manager (3.50% FTE), Associate Management Analyst (4.50% FTE), and Administrative Assistant (8.00% FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a Project Director (16.6% FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

$49,600 is for STEAM the Streets for a Project Manager (29% FTE) and a Creative Program Lead (17% FTE) with program and administrative costs for one year to produce community-centered storytelling that highlights local air quality and climate solutions across Richmond.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

LifeLong's project is consistent with the California Air Resources Board's Community Air Protection Program (AB 617) and implements key priorities identified in the Air District's Path to Clean Air Community (PTCA) Emissions Reduction Plan for Richmond–North Richmond–San Pablo. AB 617 prioritizes community-led emissions reduction, exposure reduction in disproportionately burdened communities, and meaningful engagement of residents in shaping air quality solutions. LifeLong's model reflects each of these priorities through community-rooted Health Promoters recruited from fenceline neighborhoods, direct reduction of household exposure to indoor pollutants, and ongoing community engagement that informs program design.

The project directly advances PTCA Strategy 2, Reduce Air Pollution at Home, by delivering structured home visits that assess environmental triggers, distributing HEPA filtration devices, and supporting indoor exposure reduction for high-risk households with asthma and other respiratory conditions. It also advances the plan's public health and exposure reduction priorities by expanding healthcare access for low-income PTCA residents through Medi-Cal enrollment assistance, linkage to primary care at Jenkins, and community health education that builds awareness of air quality risks and exposure reduction strategies.

Additionally, the project advances the City of Richmond's Climate Action Plan (CAP), which prioritizes health equity and reducing environmental health risks for the city's most vulnerable residents, including low-income families, communities of color, and individuals with chronic disease. The CAP identifies a role for community-based organizations to educate and engage the public using culturally and linguistically responsive approaches and calls for improved indoor air quality in homes to reduce allergens that contribute to and exacerbate asthma. LifeLong implements those priorities through home-based exposure reduction, community health education, resource navigation, and linkage to primary care services at Jenkins.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

A Federally Qualified Health Center operating since 1976, LifeLong has a current (FY26) annual operating budget of $141,274,000 and provides integrated medical, dental, and behavioral health services for over 50,000 patients annually. To support a broad array of services, LifeLong achieves and effectively manages over $35,000,000 in grant revenue each year from public, private, and philanthropic sources. Led by an Executive Leadership Team with clinical, operational, and fiscal management expertise, LifeLong maintains the full range of resources and capabilities to implement the proposed project, including a Planning and Grants Management department that

oversees post-award requirements, a Finance and Grants Accounting team ensuring appropriate allocation and documentation of grant funds, a Community Engagement team leading community-facing activities, and a Population Health and Data Analytics department developing data reports, refining metrics, and evaluating program achievements.

LifeLong is well positioned to lead this project because its model of care extends beyond clinic walls. The organization has deep experience implementing culturally responsive, community-based health programs that combine clinical care, prevention education, outreach, care coordination, resource navigation, and trusted messenger strategies.

Past projects of a similar size and scope are rooted in LifeLong's Health Promoter model, a cornerstone of this culturally responsive approach. Launched in 2012 as the Asthma Health Promoter Program through asthma home visits in Oakland and later expanded to West Contra Costa County, the model recruits, trains, and supports community members to serve as trusted messengers, educators, and connectors within their own neighborhoods. LifeLong currently operates four programs that supervise and deploy community members through paid stipends and structured outreach activities. Since 2023, the Climate Health Promoter program alone has trained 180 Promoters and is currently implementing a youth-focused cohort. This track record demonstrates LifeLong's ability to manage recruitment, curriculum delivery, participant support, stipend administration, outreach coordination, data tracking, and performance reporting across multiple concurrent community-based programs. LifeLong has also created pathways from Promoter roles into longer-term employment. Members of the current project team, including staff leading implementation, began as Health Promoters themselves. While employment is not guaranteed, LifeLong's practice of investing in and hiring from the communities it serves reflects an ongoing commitment to building local workforce capacity.

LifeLong also brings experience managing complex, multi-stakeholder, grant-funded projects, including creation of Jenkins in Richmond, with an accredited Family Medicine Residency Program (supported by federal and state funds) in which LifeLong serves as the sponsoring institution, and delivery of a broad array of grant-supported homeless services (supported by County, City, corporate, and private funds) primarily in Alameda County, including six street medicine teams, two clinics focused on serving homeless adults, and numerous public housing sites where LifeLong provides Permanent Supportive Housing Services.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources*

that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

A Program Manager (0.65 FTE) will lead day-to-day implementation, including Promoter recruitment and support, coordination of training, home visits, and community education programming, partner engagement, and grant reporting. A Respiratory Therapist (0.15 FTE) will provide clinical oversight, support identification of high-risk patients for home visit enrollment, co-develop and deliver training content, and advise on home visit protocols and workshop curriculum. The Director of Community Engagement (0.13 FTE in year one, declining to 0.07 FTE by year five to reflect higher engagement during project ramp-up) will supervise the program team, ensure alignment with departmental goals, and support cross-team coordination and quality. An Outreach Specialist **(**0.3 FTE) will conduct community and patient outreach, support Promoter recruitment, promote education sessions, provide resource navigation, including Medi-Cal enrollment and linkage to care, and support follow-up engagement and retention.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A; The project does not involve any construction or physical infrastructure requiring permits or approvals. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A; The proposed project would expand LifeLong's existing Asthma Health program and would not include construction, ground disturbance, or permanent installations. Therefore, the proposed project would have no environmental impacts and would be exempt from CEQA.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; The proposed project would expand LifeLong's existing Asthma Health program and would not include property acquisition, leasehold, or easements. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A; The proposed project would expand LifeLong's existing Asthma Health program and would not involve physical infrastructure development. Therefore, this project will not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Participant hesitancy around home visits. Some families are hesitant to allow home visits, particularly given concerns around privacy and distrust of institutions. This feedback directly informed the program design, which offers multiple ways for patients to engage beyond home visits, including health education sessions at the Jenkins and community outreach events ensuring they can still access asthma education, exposure-reduction strategies, and resource navigation through these alternative pathways.
Tracking outreach-to-clinic connections. LifeLong is currently working to upskill all outreach staff in electronic health record documentation to better capture when community members reached through outreach events connect to clinical services at Jenkins. This tools will be used to collect participant information to enter into the electronic health record to support referral tracking.
Measuring community engagement reach. Tracking unique individuals at outreach events and education sessions is inherently challenging, particularly in communities where residents may be hesitant to share detailed personal information due to immigration concerns, privacy preferences, or distrust of formal data collection. LifeLong will use a combination of methods to capture reach without requiring personally identifying information, including attendance counts, sign-in sheets where appropriate, post-session feedback surveys, and Promoter-reported engagement tallies.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	LifeLong's Asthma Health Promoter Program: Combine clinical referral of high-risk patients; structured home-based support; and community health education, outreach, and resource navigation to reduce exposure to air pollution and improve respiratory health for residents in Richmond's Iron Triangle and surrounding neighborhoods. Over the five-year grant term, the project will strengthen asthma self-management and exposure-reduction practices for high-risk households, expand community awareness of pollution-related health risks, and build local workforce capacity through a paid Health Promoter model that creates economic opportunities for residents from communities disproportionately impacted by air pollution.

Measurable Outcome	Indicator(s)
1. Within five years, reduce indoor air pollution exposure and improve respiratory health outcomes for at least 100 high-risk households in Richmond's Iron Triangle and surrounding neighborhoods through structured home visits, asthma education, exposure-reduction support, and coordinated clinical follow-up.	• Number of households enrolled in home visit services (target: 20 annually; 100 over grant term) • Number of home visits completed (target: minimum 60 annually; 300 over grant term) • Number of households receiving High-Efficiency Particulate Air (HEPA) filtration units and/or exposure-reduction supplies target 50 per year, 250 total) • Percent of participants with documented baseline and follow-up ACT scores demonstrating improvements (target: at least 75%) • Percent of participants completing structured 90-day reassessment (target: 75%)

	• Percent of participants reporting improvement in confidence managing respiratory health and reducing indoor exposure triggers (at least 75%)
2. Within five years, build community capacity and empower Richmond residents to better manage their own health outcomes by delivering culturally responsive respiratory health education, exposure-reduction strategies, and resource navigation through deployment of trained local Health Promoters, recurring education sessions, outreach events, and clinic-based engagement totaling at least 1,000 annual community encounters.	• Number of Promoters deployed to deliver education and outreach (target: 15 annually; 75 over grant term) • Percent of Health Promoters reporting an increase in knowledge, skills, or confidence related to community health outreach and respiratory health education (target: 90%) • Percent of participants reporting increase in knowledge or confidence in exposure-reduction strategies (target: at least 75%) • Number of community-based health education sessions delivered (target: at least 4 annually; 20 over grant term) • Number of annual community encounters (target: 1,000; 5,000 over grant term)
3. Within five years, create paid workforce development opportunities for Richmond residents through recruitment, training, and deployment of local resident Health Promoters to provide education and outreach through paid, skill building opportunities.	• Number of Health Promoters completing training (target: 15 annually; 75 over grant term)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Within five years, reduce indoor air pollution exposure and improve respiratory health outcomes for at least 100 high-risk households in Richmond's Iron Triangle and surrounding neighborhoods through structured home visits, asthma education, exposure-reduction support, and coordinated clinical follow-up.	A. Identify and enroll home visit participants.	1. Identify eligible patients through provider referral and electronic health record review.	LifeLong	Richmond Rising Transforming Climate Communities (TCC) and the Richmond Rising Together (RRT)	Months 8, 20, 32, 44, 56
		2. Enroll at least 20 households annually and schedule Visit 1.	LifeLong	--	Months 8, 20, 32, 44, 56
	B. Deliver structured home visit services, including assessment, education, and exposure-reduction support.	1.Conduct 3 home visits per household to assess triggers and provide exposure-reduction support and education.	LifeLong	--	Months 10, 22, 34, 46, 58
		2. Distribute HEPA filtration and exposure-reduction supplies and provide hands-on training.	LifeLong	--	Months 10, 22, 34, 46, 58
		3. Provide hands-on education on asthma care, medication use, and exposure reduction strategies.	LifeLong	--	Months 10, 22, 34, 46, 58
	C. Track outcomes and conduct follow up evaluation.	1. Document baseline asthma control test (ACT) at Visit 1 and follow-up ACT at Visit 3 for enrolled households.	LifeLong	--	Months 10, 22, 34, 46, 58

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		2. Administer a brief participant feedback survey after completion of the home visit cycle to assess satisfaction and perceived benefit.	LifeLong	--	Months 10, 22, 34, 46, 58
		3. Conduct a structured 90-day reassessment for at least 75% of enrolled households, in coordination with a licensed clinical provider, using escalation protocols for clinical follow-up as needed.	LifeLong	--	Yearly, Months 4-13 rolling
2. Within five years, build community capacity and empower Richmond residents to better manage their own health outcomes by delivering culturally responsive respiratory health education, exposure-reduction strategies, and resource navigation through deployment of trained local Health	A. Conduct public meetings and attend community events	1. Recruit local Promoters.	LifeLong	TCC, RRT	Months 3, 15, 27, 39, 51
		2. Deliver structured training (approximately 8 hours) covering core competencies, asthma, and exposure reduction content.	LifeLong		Months 4, 16, 28, 40, 52
		3. Provide stipends upon training completion and confirm at least 15 Promoters complete training.	LifeLong		Months 4, 16, 28, 40, 52
		4. Assign Promoters to outreach, education sessions, and home visit support roles.	LifeLong		Months 12, 24, 36, 48, 60
		5. Provide stipends for outreach activities following training.	LifeLong		Months 12, 24, 36, 48, 60
		6. Provide supervision and coaching and track participation and outreach activity counts.	LifeLong		Months 12, 24, 36, 48, 60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Promoters, recurring education sessions, outreach events, and clinic-based engagement totaling at least 1,000 annual community encounters.	B. Conduct public meetings and attend community events	1. Identify priority relevant education topics based on seasonal air quality risks, content expert insights, and community input.	LifeLong		Months 12, 24, 36, 48, 60
		2. Schedule at least one education session per quarter at the Wellness Center.	LifeLong		Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60
		3. Develop outreach materials and referral pathways	LifeLong		Months 1-3, 12, 24, 36, 48, 60
	C. Conduct public meetings and attend community events	1. Conduct outreach to patients and community members to promote sessions and resources.	LifeLong	TCC, RRT	Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60
		2. Deliver quarterly education sessions focused on indoor air quality, exposure reduction strategies, and managing pollution-related respiratory risks	LifeLong		Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Provide resource navigation and referrals to exposure-reduction supports as needed.	LifeLong		As needed throughout the grant period
		4. Distribute HEPA units to education session participants identified as having respiratory conditions.	LifeLong		As needed throughout the grant period
	D. Conduct public meetings and attend community events	5. Collect brief participant surveys after sessions.	LifeLong		Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60
		6. Review attendance, feedback, and outreach results quarterly.	LifeLong		Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60
		7. Adjust topics, format, and outreach strategies throughout the grant period.	LifeLong		Months 12, 24, 36, 48, 60
3. Within five years, create paid workforce	A. Provide professional	1. Conduct at least one resume workshop per cohort.	LifeLong		Months 12, 24, 36, 48, 60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
development opportunities for Richmond residents through recruitment, training, and deployment of local resident Health Promoters to provide education and outreach through paid, skill building opportunities.	development and pathway support.	2. Share information about employment and education opportunities, including potential roles within LifeLong and partner networks	LifeLong		Months 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60
		3. Collect Promoter feedback to refine training and supports throughout the grant period.	LifeLong		Months 12, 24, 36, 48, 60
		4. Conduct annual Promoter focus group to gather structured feedback on training, deployment, and program experience.	LifeLong		Months 12, 24, 36, 48, 60
		5. Distribute HEPA units to Promoters through annual focus group	LifeLong		Months 12, 24, 36, 48, 60

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$157,760.00	$0.00	$0.00	$157,760.00	0.0%	0.0%	$0.00	0.0%	12.8%
Co-Applicant 1	By Any Means Visionary	$36,260.00	$6,750.00	$1,800.00	$44,810.00	18.6%	5.0%	$0.00	0.0%	3.6%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$790,514.00	$130,435.00	$79,051.00	$1,000,000.00	16.5%	10.0%	$0.00	0.0%	81.2%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	2.4%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,013,698.00**	**$137,185.00**	**$80,851.00**	**$1,231,734.00**	**13.5%**	**8.0%**	**$0.00**	**0.0%**	**87.2%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$1,231,734.00

Project Name: Asthma Health
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 3.50% FTE x $17,754.47 monthly salary x 41 months = $25,477.66; Benefits at 77% of salary = $19,617.80.	$45,095.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 4.50% FTE x $13,623.72 monthly salary x 41 months = $25,135.76; Benefits at 77% of salary = $19,354.53.	$44,490.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 8.00% FTE x $9,453.37 monthly salary x 41 months = $31,007.04; Benefits at 77% of salary = $23,875.42.	$54,882.00
			Only add lines above this line	
			TOTAL:	$157,760.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$157,760.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$157,760.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Asthma Health
Co-Applicant 1 Name: By Any Means Visionary LLC dba STEAM the Streets
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	Responsible for program oversight, coordination, reporting, and partner engagement. Project Manager: 0.29 FTE x $67,000 salary x 5 years = $98,000; approximately 1 year (i.e. 18%) of this cost is billed to this project = $17,640	$17,640.00
Personnel/Staff Costs	Direct	Creative Program Lead	Responsible for guiding creative development and producing campaign media. Creative Program Lead: 0.17 FTE x $108,000 salary x 5 years = $94,000; approximately 1 year (i.e. 18%) of this cost is billed to this project = $16,920	$16,920.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software	Software & Digital Tools (editing software, licenses) ($800/year x 5 years = $4,000); 1 year (i.e., 20%) of this cost is billed to this project = $800	$800.00
Community Engagement	Direct	Marketing and outreach	Marketing materials, printing, social media ads to promote videos ($200 printing costs per year + $700 social media ads per year = $900 per year x 5 years = $4,500); 1 year (i.e., 20%) of this cost is billed to this project = $900	$900.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency funds will support unforeseen costs related to program delivery and outreach needs to ensure successful implementation. Year 4 at 18% of $10,000 = $2,000	$1,800.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative Overhead	Occupancy, insurance, and other overhead expenses Year 4 at 18% of $37,500 = $7,500	$6,750.00

Project Name: Asthma Health
Co-Applicant 4 Name: LifeLong Medical Care
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager	Leads day-to-day implementation, recruits and supports Promoters, and coordinates training, home visits, workshops, partner engagement, and reporting. Calculation: 0.65 FTE × $75,000 base salary in Year 1, with 3% annual increase. Y1 ($75,000×0.65=$48,750) + Y2 ($77,250×0.65=$50,213) + Y3 ($79,568×0.65=$51,719) + Y4 ($81,955×0.65=$53,271) + Y5 ($84,414×0.65=$54,869) = $258,822.	$258,822.00
Personnel/Staff Costs	Direct	Respiratory Therapist	Provides clinical oversight, identifies high-risk patients, co-develops training, and advises on home visit protocols and workshop content. Calculation: 0.15 FTE × $105,556 base salary in Year 1, with 3% annual increase. Y1 ($105,556×0.15=$15,833) + Y2 ($108,723×0.15=$16,308) + Y3 ($111,985×0.15=$16,798) + Y4 ($115,345×0.15=$17,302) + Y5 ($118,805×0.15=$17,821) = $84,062.	$84,062.00
Personnel/Staff Costs	Direct	Director of Community Engagement	Supervises the program team, ensures alignment with departmental goals, and supports cross-team coordination and quality. FTE declines from 0.128 in Year 1 to 0.07 in Year 5 to reflect higher engagement during project ramp-up. Calculation: Y1 ($150,648×0.128=$19,283) + Y2 ($155,167×0.110=$17,068) + Y3 ($159,822×0.090=$14,384) + Y4 ($164,617×0.072=$11,852) + Y5 ($169,556×0.070=$11,869) = $74,456.	$74,456.00
Personnel/Staff Costs	Direct	Outreach Specialist	Conducts community and patient outreach, supports Promoter recruitment, promotes education sessions, provides resource navigation including Medi-Cal enrollment and linkage to care, and supports follow-up engagement. Calculation: 0.30 FTE in Years 1–4, declining to 0.255 in Year 5, × $52,000 base salary in Year 1 with 3% annual increase. Y1 ($52,000×0.30=$15,600) + Y2 ($53,560×0.30=$16,068) + Y3 ($55,167×0.30=$16,550) + Y4 ($56,822×0.30=$17,047) + Y5 ($58,527×0.255=$14,924) = $80,189.	$80,189.00
Personnel/Staff Costs	Direct	Fringe Benefits	Fringe benefits cover health insurance, retirement contributions, and payroll taxes. Calculation: 28% × $497,529 (total 5-year salaries) = $139,308.	$139,308.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Program Supplies	Training materials, graduation costs, educational materials, printed outreach materials, and event-related supplies such as tabling. Calculation: approximately $2,000/year × 5 years = $10,739 (varies slightly year to year to reflect programming needs).	$10,739.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	HEPA Air Purifiers	HEPA air purifiers distributed to home visit households and to community members reached through outreach and education sessions. Calculation: 50 units/year × $100/unit × 5 years = $25,000 (20 units to home visit households annually, plus additional units distributed through education sessions and to Promoters).	$25,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Exposure-Reduction Supplies	Asthma-safe cleaning supplies, protective bedding, and other supplies that reduce indoor air pollution exposure for participating families. Calculation: 20 households/year × $200/household × 5 years = $20,000.	$20,000.00
Community Engagement	Direct	Patient Incentives – Home Visits	Small incentive for families participating in the home visit cycle. Calculation: 20 families/year × $25/family × 5 years = $2,500.	$2,500.00
Community Engagement	Direct	Promoter Stipends – Home Visits	Stipends for Health Promoters supporting home visit cycles, with 2 Promoters per visit. Calculation: 60 visits/year × $75/visit × 2 Promoters = $9,000/year × 5 years = $45,000.	$45,000.00
Community Engagement	Direct	Promoter Stipends – Workshops/Events	Stipends for Health Promoters supporting community outreach events and education sessions, with at least 2 Promoters per event. Calculation: 10 events/year × $75/event × up to 2 Promoters = $1,500/year × 5 years = $7,500.	$7,500.00
Capacity-Building and Training	Direct	Promoter Stipends – Training	Stipends for Health Promoters completing 8 hours of structured training. Calculation: 15 Promoters/year × $500/Promoter × 5 years = $37,500.	$37,500.00
Travel	Direct	Local Mileage Reimbursement	Local mileage reimbursement at the IRS standard rate for Health Promoter and staff travel to conduct home visits and community outreach across Richmond. Calculation: 1,500 miles/year × $0.725/mile × 5 years = $5,438.	$5,438.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Reserved to cover unforeseen expenses or unexpected costs that may arise during the grant term. Calculation: 10% × $790,514 (total direct costs) = $79,051.	$79,051.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs	Covers shared administrative functions including finance, HR, IT, and facilities. Calculation: 15% × $869,565 (direct costs + contingency) = $130,435, equal to 13.04% of the total project budget ($1,000,000).	$130,435.00
Only add lines above this line				
			TOTAL:	**$1,000,000.00**

Co-Applicant 4 Budget Summary (auto-calculated)

Total Direct Costs	$790,514.00
Total Indirect Costs	$130,435.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$79,051.00
Total Funds Requested	$1,000,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	16.5%
Prof. Services & Consultants as % of D	0.0%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name: Asthma Health
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Climate Ambassadors
Project Lead	Rich City Rides
Project Location	Richmond, California
Project Funding Request	$1,242,734

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Climate Ambassadors is a youth fellowship program designed to provide marginalized youth in Richmond with meaningful leadership, workforce, and environmental learning experiences. The program will serve three youth cohorts, with each cohort participating in a one-year fellowship experience. Youth fellows will engage in approximately 10 hours of programming and activities per month, creating consistent opportunities for learning, environmental advocacy, skill development, and community engagement.

Each youth cohort will gain exposure to environmental literacy, civic engagement, and workplace skills through a structured series of educational modules, including:

- Climate equity
- Community organizing and advocacy
- Local and regional air quality impacts and policies
- Richmond Rising Together mission, projects deep-dive, and project benefits

The modules will be complemented by workplace development training opportunities, including job shadowing within the Richmond Rising Together projects, resume and cover letter development, public speaking, social media strategy, and community engagement. Furthermore, youth fellows will be able to collaborate, become involved, and create discourse between community members about the vision and progress of the Richmond Rising Together projects. Together, these components are designed to equip youth fellows with the knowledge and practical skills needed to become informed leaders, advocates, and future professionals within the green-blue workforce sector. The program uses a learn–practice–apply model, allowing fellows to reinforce concepts not only through educational presentations but taking that information and applying it through their community engagement with Richmond community members and through their collaboration with Richmond Rising Together. Participants will engage in activities such as organizing and participating in community bike rides, providing bike safety education and informational presentations regarding environmental impacts of cycling, conducting park clean-ups and providing information on how to maintain our local parks , leading informational tabling efforts regarding the Richmond Rising Together projects, and becoming involved in the community engagement piece of the Richmond Rising Together and Bay Area Air District-related projects and events. The fellowship will culminate in a community-facing capstone project in which youth fellows will create and present projects through various artistic mediums that examine local environmental and air quality challenges while highlighting the role of the Richmond Rising Together initiative in addressing them. Fellows may utilize visual art, video, and interactive

installations to share their work and engage community members while demonstrating their contributions toward advancing environmental awareness and equity.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - Reduce air pollution and improve health outcomes
    - Build economic resilience for a just transition

This project aligns with the Local Community Benefit Fund strategies by building economic resilience for a just transition while also reducing air pollution and improving health outcomes.

The project supports economic resilience by exposing youth fellows to Richmond Rising Together projects and initiatives focused on environmental and community improvement, including solar installation and energy-efficiency efforts, tree planting initiatives, and active transportation programs. Through these experiences, along with workforce development training and job shadowing opportunities, fellows will gain practical skills, career exposure, and knowledge of pathways within environmentally focused sectors. These experiences help build long-term workforce readiness and create opportunities for economic mobility while preparing participants to contribute to a just transition economy.

The project also advances efforts to reduce air pollution and improve community health through its focus on active transportation and environmental education. According to the California State Transportation Agency's Climate Action Plan for Transportation Infrastructure (CAPTI), transportation-related emissions account for more than 40 percent of California's polluting emissions, highlighting the importance of expanding sustainable transportation options to achieve long-term climate goals. Community bike rides and bike safety workshops encourage cycling as an alternative transportation option while promoting increased physical activity. In the short term, pre- and post-program surveys can measure increases in participants' confidence and likelihood of using bicycles for transportation and recreation. Over time, increased adoption of active transportation habits can contribute to reduced vehicle emissions, improved air quality, and healthier communities.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Our youth fellows work in various locations within the Coronado, Iron Triangle, and Santa Fe neighborhoods in Richmond, California. The primary building where youth

fellows receive their training is at 1600 Nevin Avenue, Richmond, California, 94801. The secondary location is the Bike Hub at Unity Park at 1605 Ohio Avenue, a small shed used as a meeting place where Rich City Rides hosts community activities.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community needs and priorities for this project were identified through ongoing engagement efforts conducted through the Richmond Rising Together project, including informational tabling, outreach events, and direct conversations with youth, residents, parents, educators, community-based organizations, and local partners. Through these efforts, stakeholders consistently identified a need for expanded professional development opportunities for youth, increased access to and improvement of green spaces, stronger environmental education, and more meaningful opportunities for youth leadership and civic participation. Community members emphasized the importance of creating pathways for youth to actively shape and contribute to a healthier and more sustainable Richmond, while local partners advocated for greater youth representation and participation in community spaces such as town halls, outreach events, and local initiatives.

This feedback directly informed the design of the proposed fellowship and its emphasis on youth-led community engagement, workforce development, environmental education, and active participation in Richmond Rising Together initiatives and related community projects. Youth will serve as leaders and ambassadors through activities such as community bike rides, informational tabling, environmental advocacy, volunteer opportunities, and community engagement efforts. Research further supports the value of youth civic engagement and leadership opportunities. A 2023 study published in JAMA Network Open found that volunteering was associated with significantly higher odds of flourishing among adolescents, as well as improved overall health and fewer behavioral challenges. Similarly, research from the University of Illinois found that adolescents with a stronger sense of purpose, often developed through civic engagement, reported greater life satisfaction and more positive emotional well-being. By centering youth leadership and community voice, the project ensures activities remain responsive to community priorities while strengthening connections among residents, organizations, and future community leaders.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project addresses community-identified needs for expanded youth leadership opportunities, environmental education, workforce development, and cleaner, healthier neighborhoods in Richmond's historically marginalized communities that are disproportionately impacted by poor air quality. In Richmond, where more than 80 percent of residents are people of color and the median household income falls below the California state average, children experience asthma rates nearly twice as high as the county average, highlighting ongoing environmental justice and public health disparities.

Through the fellowship, youth participants will receive environmental education focused on clean air, climate equity, and active transportation while gaining workforce and leadership experience through hands-on activities, community outreach, bike rides, park clean-ups, and Richmond Rising Together initiatives. The project promotes biking and active transportation as healthier and lower-emission alternatives while increasing community awareness around air quality and environmental impacts. Research has shown that increased use of biking and e-bikes can reduce emissions, lower transportation costs, and increase physical activity, particularly benefiting lower-income communities.

Measurable outcomes will include youth participation and retention, number of community outreach events and bike rides conducted, volunteer engagement, capstone projects completed, and pre- and post-program surveys measuring increases in environmental knowledge, leadership skills, and likelihood of using bicycles for transportation. Together, these outcomes will demonstrate progress toward stronger youth leadership, increased environmental awareness, and healthier community practices.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community members will be engaged on project implementation progress and benefits through consistent, youth-led outreach and communication strategies. Youth fellows will

share Air District program updates and resources during informational tabling, community bike rides, workshops, and local events, as well as through social media and partnerships with local organizations and schools. These efforts will ensure that residents are informed about program activities, opportunities for involvement, and the environmental and health benefits associated with the Air District initiatives. Youth fellows will serve as key messengers, helping to build trust and strengthen connections between the project and the broader community.

Community feedback will be actively solicited throughout the grant implementation period using both formal and informal methods. These include surveys, feedback forms at events, and direct conversations during outreach efforts, as well as ongoing input from youth fellows who regularly engage with residents. Feedback from community members, parents, and partners will be reviewed and used to adjust program activities, outreach strategies, and areas of focus to ensure responsiveness to community needs. This continuous feedback will help maintain a community informed approach, ensuring the project remains intentional, inclusive, and impactful.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project vision is to develop a youth-led pipeline that strengthens environmental awareness, workforce readiness, and community leadership while supporting healthier and more sustainable communities in Richmond. Through a three-year fellowship program consisting of three year-long youth cohorts, participants will gain environmental

education, leadership development, and hands-on experience that prepares them to become advocates and future professionals in environmentally focused fields. The project also seeks to strengthen connections between youth and Richmond Rising Together initiatives by creating meaningful opportunities for youth participation and community engagement.

Rich City Rides will serve as the project lead and will oversee program implementation, recruitment, fellowship coordination, curriculum delivery, workforce development activities, mentorship, and youth engagement. Rich City Rides will facilitate educational modules on climate equity, community organizing, air quality, and Richmond Rising Together initiatives, while coordinating hands-on activities, including community bike rides, park clean-ups, informational tabling, and community outreach efforts. Bay Area Air District and Richmond Rising Together partners will support the project by providing subject matter expertise, project education, engagement opportunities, and direct exposure to community initiatives, such as solar and energy-efficiency projects, tree planting efforts, and active transportation initiatives. Partners will also provide opportunities for youth fellows to participate in events, outreach activities, and community-based environmental projects.

Over the three-year program period, measurable outcomes will include successful recruitment and participation of three youth cohorts; delivery of monthly fellowship sessions and educational modules; youth participation in workforce development activities and community engagement efforts; number of community bike rides, outreach events, and volunteer activities conducted; participation in Richmond Rising Together-related projects and events; completion of youth capstone projects; and pre- and post-program surveys measuring growth in environmental knowledge, leadership skills, workforce readiness, and likelihood of adopting sustainable transportation behaviors. Fellows participating in the program will also participate in the Total Transit Access Pilot Program, receiving unlimited transit access to reduce transportation barriers, increase access to program activities and work opportunities, and encourage long-term use of public transit.

The University of California (UC) Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The proposed budget of $1,242,734 supports three year-long cohorts of the youth fellows program focused on environmental education, workforce development, and community engagement in Richmond. The majority of funds are allocated to personnel, ensuring strong program implementation, youth support, and sustained community impact. The Youth Fellows Project Manager (1.0 FTE) will lead curriculum development, recruitment, and overall program oversight, while the Community Organizer (1.0 FTE) will collaborate and assist the Youth Fellow Program Manager during trainings, collaboration with Richmond Rising Together partners and community engagement activities. Associated benefits (30 percent) cover taxes, healthcare, and cost-of-living adjustments. Youth fellows (10 annually) will receive stipends for participating in modules, trainings, and community-based activities, ensuring equitable access and consistent engagement.

Community engagement costs support outreach and program visibility through supplies such as food, printed materials, decorations, and participation incentives (e.g., bike lights, reflectors), which are essential for successful youth-led events, including bike rides, workshops, and tabling. The budget also accounts for the cost of League Cycling Instructor (LCI) certifications, which are important in building internal capacity to deliver bike safety education and expand career pathways for staff and youth, as well as ensuring staff have proper certifications to lead community bike rides and bike riding lessons. A 10 percent contingency is included to address unforeseen costs and ensure program continuity. Indirect costs (15 percent), including administrative overhead and support organizational operations, compliance, and grant management. Overall, the budget reflects a strategic investment in staffing, youth stipends, and community engagement resources necessary to achieve measurable outcomes in youth leadership and environmental awareness.

The budget includes $216,702 for the City of Richmond 5.25 percent FTE Project Manager, 6.75 percent FTE Project Analyst, and 12.00 percent Administrative Assistant to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. Also, $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

The budget includes $29,164 for UC Berkeley for a 17 percent FTE Project Director and a $50/hour x 210 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is consistent with key local, regional, and statewide initiatives, including the Community Air Protection Program (Assembly Bill 617), the Richmond Climate Action Plan, the Richmond Bicycle and Pedestrian Action Plan, the Richmond Department of Children and Youth Community Needs Assessment, the Richmond General Plan 2030, the California Climate Adaptation Strategy, the California Scoping Plan, the Climate Action Plan for Transportation Infrastructure (CAPTI), and California's Active Transportation Program. Together, these initiatives prioritize reducing emissions, improving air quality in disproportionately impacted communities, increasing access to active transportation, advancing environmental justice, and creating pathways toward workforce development and a just transition economy.

These initiatives directly informed the design of the youth fellowship by shaping its focus on air quality education, sustainable transportation, environmental justice, and youth leadership. Community priorities identified across these plans, including expanding access to safe active transportation, increasing environmental education, improving community health, strengthening youth engagement, and building pathways into green careers, are reflected throughout the fellowship structure. Through workforce development opportunities, community bike rides, environmental education, and participation in local initiatives related to energy efficiency, tree planting, and community health, the project advances shared local and statewide goals around climate action, public health, youth development, and equitable community investment.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Rich City Rides has over a decade of experience designing, implementing, and managing community-based programs that integrate youth development, environmental justice, and active transportation. Since its founding in 2012, Rich City Rides has led multiple large-scale initiatives serving historically underserved and marginalized communities in Richmond, with a focus on building leadership pathways for Black,

Indigenous, and People of Color (BIPOC) youth while addressing systemic inequities in mobility, public health, and access to green space.

Rich City Rides has successfully managed multi-year, publicly funded programs of similar scope and complexity, including serving as a key partner in the Richmond Rising Transformative Climate Communities (TCC) initiative and partnering with Contra Costa Health to organize bike clubs through the Walk and Bike Leaders (WABL) Project across multiple schools throughout West Contra Costa County. Through this work, Rich City Rides has developed and implemented youth fellowship programming that combines structured curriculum, workforce development, and hands-on community engagement. Programs have included educational modules on climate equity, community organizing, and public health, paired with applied learning opportunities, such as community bike rides, outreach campaigns, park activations, and environmental stewardship activities.

In addition to program delivery, Rich City Rides has demonstrated strong operational capacity in managing staff, coordinating partnerships, and delivering measurable outcomes. The organization has an established history of collaborating with the Bay Area Air District, schools, local government agencies, and community-based organizations to align programming with environmental and public health priorities. Rich City Rides also brings extensive experience in youth workforce development and leadership training, supporting young people in developing transferable skills such as public speaking, advocacy, job readiness, and community organizing while creating tangible community impact through youth-led events and outreach efforts.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The project will be led by a dedicated Youth Fellows Program Manager (1.0 FTE), who will oversee all aspects of implementation, including curriculum development, recruitment, onboarding, and ongoing supervision of youth fellows. The Program Manager will also be responsible for ensuring alignment with project goals, tracking deliverables, and coordinating with Richmond Rising Together partners.

A Community Organizer (1.0 FTE) will support day-to-day program execution by coordinating outreach, facilitating community engagement activities, and supporting youth fellows in implementing events such as bike rides, workshops, tabling, and park clean-ups.

The project will also directly support approximately 10 youth fellows annually, each participating at approximately 0.23 FTE. Youth fellows will engage in structured program activities, workforce development training, and hands-on community engagement, while also serving as ambassadors who extend the reach of the program into the broader community.

There are no additional sources of funding being leveraged for this project. The requested grant funding will fully support all staffing, programmatic, and operational costs necessary to successfully implement and complete the project.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A; the proposed project would develop a youth fellowship program. The proposed project would not include construction, ground disturbance, or permanent installation. Because the project does not involve new construction or physical infrastructure development, no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A; the proposed project would develop a youth fellowship program and would not include construction, ground disturbance, or permanent installation. Therefore, the proposed project would have no environmental impacts and would be exempt from CEQA.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; the proposed project would develop a youth fellowship program and would not include property acquisition, leasehold, or easements. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A; the proposed project would develop a youth fellowship program and would not involve physical infrastructure development. Therefore, this project will not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Several potential barriers may impact project implementation, including maintaining consistent youth participation, transportation challenges, and varying levels of awareness or trust in environmental initiatives. Youth participants may face competing responsibilities such as school, work, extracurricular activities, or family obligations that can affect attendance and sustained involvement. To address this, the program will provide flexible scheduling, engaging hands-on activities, ongoing mentorship, and youth stipends that encourage participation and help reduce barriers to involvement.

Transportation can also create challenges for consistent participation and access to program activities. To address this barrier, youth fellows will participate in the Total Transit Access Pilot Program, which will provide unlimited transit access throughout their participation in the fellowship, reducing transportation costs and improving access to program activities, worksites, and community events.

Another potential challenge is limited familiarity with or trust in environmental initiatives and publicly funded programs among some community members. To address this, youth fellows will serve as trusted messengers and leaders through culturally relevant, peer-led outreach approaches that strengthen community relationships and increase participation. Partnerships with local organizations, schools, and the Bay Area Air District will further support outreach efforts, strengthen program credibility, and expand community reach. Continuous feedback mechanisms, including surveys and direct community input, will ensure the program remains responsive and can adapt strategies as needed throughout implementation.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Climate Ambassadors for Change: Build youth leadership and workforce readiness in Richmond through climate education, community engagement, and hands-on learning experiences that increase awareness of air quality and community health and prepare youth for future opportunities in green-blue career pathways.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, increase environmental knowledge, leadership skills, and community engagement among 30 Richmond youth participating in the Climate Ambassadors for Change fellowship program through climate education and hands-on community engagement activities.	▪ Number of youth fellows participating in the fellowship program (target: 30 total youth across three cohorts) ▪ Percentage of youth fellows reporting increased knowledge of climate equity, air quality, environmental justice, and sustainable transportation through pre- and post-program surveys (target: 75%) ▪ Number of youth-led community bike rides, bike safety workshops, park clean-ups, and related community engagement activities conducted across all three fellowship cohorts (target: 21-27)
2. By the end of the grant term, increase workforce readiness and exposure to environmentally focused career pathways among 30 Richmond youth through mentorship, job shadowing, and applied learning opportunities.	▪ Percentage of youth fellows reporting increased workforce readiness through pre- and post-program surveys (target: 70%) ▪ Percentage of youth fellows reporting increased awareness of environmentally focused career pathways through pre- and post-program surveys (target: 70%)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, increase environmental knowledge, leadership skills, and community engagement among 30 Richmond youth participating in the Climate Ambassadors for Change fellowship program through climate education and hands-on community engagement activities.	A. Youth fellowship cohorts recruited, onboarded, and engaged in climate education programming.	1. Recruit and enroll Richmond youth fellows into the Climate Ambassadors for Change fellowship program.	TCC Youth Fellow Program Manager	TCC Community Organizer	Months 3, 15, 27
		2. Deliver educational modules and fellowship sessions on climate equity, air quality, environmental justice, sustainable transportation, and community health.	TCC Youth Fellow Program Manager	TCC Community Organizer	Months 9, 21, 33
		3. Administer pre- and post-program surveys assessing environmental knowledge and transportation behaviors.	TCC Youth Fellow Program Manager	TCC Community Organizer	Months 9, 21, 33
	B. Youth fellows participate in hands-on community engagement and environmental stewardship activities	1. Organize and conduct youth-led community bike rides and bike safety workshops.	Youth Fellows	TCC Community Organizer	Months 9, 21, 33
		2. Organize and conduct park clean-ups and related environmental stewardship activities.	Youth Fellows	TCC Youth Fellow Program Manager and TCC Community Organizer	Months 9, 21, 33

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Youth Fellows collaborate with the TCC Youth Fellow Program Manager and the Community Organizer to plan, coordinate, and execute youth-led informational tabling about the youth fellowship and Richmond Rising Together initiatives.	Youth Fellows	TCC Youth Fellow Program Manager and TCC Community Organizer	Months 9, 21, 33
2. By the end of the grant term, increase workforce readiness and exposure to environmentally focused career pathways among 30 Richmond youth through mentorship, job shadowing, and applied learning opportunities.	A. Workforce development and career readiness training implemented across all fellowship cohorts	1. Deliver workforce development trainings on resume development, public speaking, social media strategy, and workplace readiness.	TCC Youth Fellow Program Manager	TCC Community Organizer	Months 12, 24, 36
		2. Connect youth fellows with mentorship, job shadowing, and applied learning opportunities related to environmentally focused careers.	TCC Youth Fellow Program Manager	TCC Community Organizer	Months 12, 24, 36
		3. Administer pre- and post-program surveys assessing workforce readiness and awareness of environmentally focused career pathways.	TCC Youth Fellow Program Manager		Months 12, 24, 36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	B. Youth fellows complete applied learning and career exposure activities connected to environmentally focused career pathways	1. Youth Fellows participate in Richmond Rising Together projects and community-based applied learning opportunities.	Youth Fellows	TCC Youth Fellow Program Manager, and TCC Community Organizer	Months 12, 24, 36
		2. Youth Fellows complete capstone projects related to climate equity, transportation, environmental stewardship, or community engagement.	Youth Fellows	TCC Youth Fellow Program Manager	Months 12, 24, 36
		3. Youth fellows present capstone projects or share fellowship experiences to the public.	Youth Fellows	TCC Youth Fellow Program Manager	Months 12, 24, 36

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$229,995.00	$0.00	$0.00	$229,995.00	0.0%	0.0%	$0.00	0.0%	18.5%
Co-Applicant 1	By Any Means Visionary	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$786,860.00	$118,029.00	$78,686.00	$983,575.00	15.0%	10.0%	$0.00	0.0%	79.1%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	2.3%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$1,046,019.00**	**$118,029.00**	**$78,686.00**	**$1,242,734.00**	**11.3%**	**7.5%**	**$0.00**	**0.0%**	**81.5%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$1,242,734.00

Project Name: Climate Ambassadors
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 5.25% FTE x $17,754.47 monthly salary x 41 months = $38,216.49; Benefits at 77% of salary = $29,426.70.	$67,643.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 6.75% FTE x $13,623.72 monthly salary x 41 months = $37,703.64; Benefits at 77% of salary = $29,031.80.	$66,735.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 12.00% FTE x $9,453.37 monthly salary x 41 months = $46,510.56; Benefits at 77% of salary = $35,813.13.	$82,324.00
			Only add lines above this line	
			TOTAL:	$229,995.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$229,995.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$229,995.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Climate Ambassadors
Co-Applicant 5 Name: Rich City Rides
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Rich City Rides Youth Fellows Project Manager	Youth Fellow Program will be overseeing the development of the curriculum for the program. The program manager will also recruit, hire, and onboard youth fellows. She will also oversee the tasks and deliverables for both the youth fellows and the Community Organizer position. (1 FTE of Salary for 3 years ($45/hr FTE/ $93,600 yearly salary))	$280,800.00
Personnel/Staff Costs	Direct	Youth Program Manager Benefits	30% Benefits for 3 years (8% Taxes, 18% Benefits, 4% COLA)	$84,240.00
Personnel/Staff Costs	Direct	Rich City Rides Community Organizer	The Community Organizer will assist and collaborate the youth fellow program manager with coordination of youth fellow trainings, activities, and partnerships with stakeholders. 1 FTE Salary for 3 years ($35/hr FTE/ $72,800 yearly salary)	$218,400.00
Personnel/Staff Costs	Direct	Community Organizer Benefits	30% Benefits for 3 years. 8% Taxes, 18% Benefots, 4% COLA	$65,520.00
Personnel/Staff Costs	Direct	Youth Fellows Position	Youth fellows will be working 1o hours a month to fufill modules, trainings, community engagement acitivities and events. .23 FTE per youth (10 fellows/ year) for 3 years ($25/hr for 10hrs/ month) Yearly total salary for 10 youth fellows is $30,000	$90,000.00
Personnel/Staff Costs	Direct	Youth Fellows Position	11% Employer Taxes 10 fellows/year for 3 years	$29,700.00
Community Engagement	Direct	Community Engagement Supplies	Snacks and beverages for community engagement acitivities and events such as bike rides, tabling, park clean-ups, and any additional activities.	$5,500.00
Community Engagement	Direct	Community Engagement Supplies	Decorations for youth fellow hosted actitivies and community engagement events..	$5,500.00
Community Engagement	Direct	Community Engagement Supplies	Cost of printing flyers and other promotional material.	$3,000.00
Community Engagement	Direct	Community Engagement Supplies	Purchase of participation giveaways related to the program and cycling such as bike lights, arm reflectors, stickers, etc.	$3,000.00
Other Direct Costs	Direct	The League of American Bicyclists Cycling Instructor (LCI) certification (2 units)	LCI League Cycling Instructor license for Youth Fellow Program Manager and Community Organizer for community bike rides and bike riding lesson workshop.	$1,200.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	(10%) of Direct Costs	$78,686.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Overhead	(8%) Rich City Rides Administrative Overhead	$62,950.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Fiscal Sponsor Fee	(7%) Fiscal Sponsor Fee to Urban Tilth.	$55,079.00

Only add lines above this line

TOTAL: $983,575.00

Co-Applicant 5 Budget Summary (auto-calculated)

Total Direct Costs	$786,860.00
Total Indirect Costs	$118,029.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$78,686.00
Total Funds Requested	$983,575.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of D	0.0%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: $0.00

Project Name: Climate Ambassadors
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Advanced Energy Homes
Project Lead	Richmond Community Foundation
Project Location	Richmond, CA
Project Funding Request	$1,157,718

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

This project will purchase and convert blighted and abandoned homes into Advanced Energy homes that are sold to first-time, low- and moderate-income homebuyers. Richmond Community Foundation (RCF) first works with local communities to identify priority sites for acquisition and then completes extensive renovations as necessary, including environmental assessment and remediation, structural renovation, installation of Advanced Energy features, and connection to a virtual power plant (VPP). Once these renovations are completed, RCF works in partnership with the SparkPoint Richmond Center to educate and prepare interested first-time homebuyer, low- and moderate-income Richmond residents to purchase these properties at submarket rates. This project works with a variety of local stakeholders to prevent the issues caused by abandoned homes, bring neighbors together, and increase the availability of affordable housing stock.

This project is funded through multiple funding streams; as part of this BayREPAIR grant, RCF is requesting funding specifically for installation of the Advanced Energy features. These Advanced energy features include solar panels, batteries, electric vehicle (EV) chargers, and high-performance heating and cooling systems and appliances. Features to be installed depend on the capacity of the building to incorporate these features. Retrofitting existing homes to use electric appliances, such as heat pumps, EV chargers, and electric stoves, are known to significantly reduce greenhouse gas (GHG) emissions as well as reduce resident exposure to $PM_{2.5}$ in disadvantaged communities.[1] When combined with installation of solar panels and battery storage systems, electric appliances can also reduce utility costs and support ongoing affordability for low-income homeowners. Additionally, RCF works with Marin Clean Energy (MCE) to connect these homes to a VPP. VPPs coordinate automated use of home solar panels, batteries, and smart appliances to increase the reliability and use of the renewable electricity grid by balancing energy use during peak demand periods, increasing renewable energy use.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project will reduce air pollution and improve health outcomes for low- and moderate-income Richmond residents. Through electrification of indoor appliances, the project will reduce indoor air pollutants such as $PM_{2.5}$, a known pollutant that causes serious health

[1] Fournier, Federico, Cudd, Pincetl, Ricklefs, Costa, Jerrett, Garcia-Gonzales (2022). Net GHG emissions and air quality outcomes from different residential building electrification pathways within a California disadvantaged community. Sustainable Cities and Society.

problems, including respiratory diseases, heart conditions, and reduced lung function, while also reducing GHG emissions. Additionally, RCF addresses dangerous health and safety issues present in the blighted homes purchased as part of this program, including peeling of lead-based paint, mold resulting from water intrusion, and asbestos. Mold exposure is associated with respiratory illness, asthma development, and exacerbation of existing asthma conditions, particularly among children and sensitive populations.[2] Exposure to lead and asbestos are extremely harmful toxins that can lead to serious long-term health problems, including brain and nervous system damage and cancer.[3, 4] According to CalEnviroScreen 4.0, these neighborhoods have high exposure to lead from housing, toxic releases from facilities, cleanup sites, asthma, and diesel particulate matter.

The project will build economic resilience for Richmond residents through homeownership opportunities for low- and moderate-income residents, lower utility costs, reduced dependence on fossil fuels, and green workforce employment opportunities. As shown in a study commissioned by the U.S. Department of Energy, building electrification strategies such as this project help generate well-paying jobs, including occupations such as heating, ventilation, and air conditioning (HVAC) technicians, plumbers, electricians, and general residential construction and remodeling. Additionally, providing affordable homeownership opportunities is a key strategy for generational wealth accumulation, particularly in disadvantaged communities, and helps prevent displacement.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This project serves several historically underserved neighborhoods throughout Richmond. Blighted homes are often located in disadvantaged neighborhoods, such as Coronado, Santa Fe, North Richmond, Belding Woods, the Iron Triangle, Pullman, and Cortez/Stege. These communities are situated near major transportation corridors—Interstate (I-) 80, I-580, and Richmond Parkway—and are adjacent to large industrial facilities such as the Chevron Richmond Refinery, who have been fined by the Air District for release of toxic pollutants. As a result, residents in these neighborhoods experience disproportionate exposure to environmental pollutants and associated health burdens.

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[2] Ramírez, A. Susana, et al. "Public awareness of air pollution and health threats: challenges and opportunities for communication strategies to improve environmental health literacy." *Journal of Health Communication* 24.1 (2019): 75-83.

[3] Girardi, Flavia Araujo, et al. "Burden of cancer attributable to occupational asbestos exposure in the Americas, 1990–2023: an analysis using the Global Burden of Disease Study 2023." *The Lancet Regional Health–Americas* 58 (2026).

[4] https://www.cdc.gov/lead-prevention/prevention/paint.html

According to CalEnviroScreen 4.0, these neighborhoods consistently rank in the 80th and 90th percentile or higher for cumulative pollution burden and vulnerability indicators. These neighborhoods are predominantly Black, Latino, Asian, and immigrant populations, and experience a higher cumulative pollution burden compared to other regions in California, resulting in elevated health risks and respiratory disease burdens. Additionally, household incomes are among the lowest in the region, reflecting longstanding economic disinvestment and limited access to resources. This project directly targets these high-need neighborhoods, seeking to reduce environmental burdens, improve health outcomes, and advance equity for residents who have historically borne a disproportionate share of environmental and economic hardship through neighborhood air quality and quality of life improvements, workforce development, and affordable housing opportunities for first-time homebuyers.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The community engagement strategy focused on identifying whose input was essential, how best to reach them, whether language barriers existed, which organizations were critical partners, the community's baseline understanding of Advanced Energy homes, and how blighted properties were affecting daily life. RCF sought to understand whether residents had concerns about specific blighted sites. Richmond's robust neighborhood councils emerged as a leading venue for deep, place-based engagement. Based on our priorities for neighborhoods that contained both blighted homes and petroleum-impacted sites, engagement efforts targeted three neighborhoods in the urban core:

- Santa Fe: Bounded by 2nd Street on the west, Ohio Avenue on the north, Harbour Way on the east, and I-580 on the south.
- Coronado: Bounded by Ohio Avenue on the north, Harbour Way on the west, I-580 on the south, and 23rd Street on the east.
- Iron Triangle: Bounded by Richmond Parkway on the west, Ohio Avenue on the south, Union Pacific right-of-way on the east.

These neighborhoods are home to approximately 25,000 residents, according to the 2020 U.S. Census data for Census Tracks 3760, 3770, 3790, and 3800.02. RCF presented at the monthly meetings for each neighborhood council and were able to engage their support in reaching out to residents to gather key data through their existing telephone trees. RCF reached more than 2,600 residents using this method; key input from these contacts is summarized in Question 5.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Key themes from community discussions and direct resident outreach centered around public safety, health, and stronger neighborhoods.

- **Public Safety**: Residents described abandoned homes as significant safety threats, citing drug activity, prostitution, and other illicit behavior. Many feared fires in vacant structures could spread to occupied homes, and some avoided walking past these properties altogether. They believed that once the homes were renovated and sold to first-time homebuyers, there would be increased safety, renewed confidence in walking to local parks, and greater willingness to invest in improvements to their own homes. They also expressed interest in the features of Advanced Energy homes, especially solar panels and battery storage, followed by high-efficiency appliances, lighting, HVAC systems, heat pump water heaters, and even smart plugs. There were questions about the VPP as well as interest in participating.
- **Health**: Community members worried that abandoned properties contained toxins that could migrate into the soil or onto neighboring properties. Residents reported that the renovated homes would not pose health risks to the community and if they had Advanced Energy features, they would actually promote health.
- **Stronger Neighborhoods**: Residents noted that the engagement process itself helped bring neighbors together, strengthening relationships and fostering greater neighborhood cohesion. Residents also provided key properties in their neighborhood that they would like to see rebuilt for new homeowners.

Residents in these neighborhoods understand that decades of disinvestment—driven by redlining and proximity to heavy industry—have shaped their living conditions and their health. Many have experienced environmental hazards such as lead-based paint and inefficient gas wall heaters that worsen indoor air quality. Asthma rates, for example, are significantly higher in these communities than in other parts of Contra Costa County. Residents' lives are a patchwork of environmental justice, public health, and just transition challenges: poor outdoor air quality, substandard and unsafe housing conditions, asthma rates, diabetes rates, mental health, underemployment, high living costs, and dependence on fossil fuels for transportation and employment. Residents are therefore deeply invested in reclaiming abandoned properties and transforming them into

advanced energy homes as a meaningful step toward healthier, more resilient neighborhoods.

Rehabilitating blighted homes and converting them into Advanced Energy homes directly addresses environmental justice and public health inequities faced by low- and moderate-income households in historically disinvested neighborhoods. Families in these communities are more likely to live in aging, inefficient housing with gas appliances that contribute to poor indoor air quality, higher asthma risk, and unsafe living conditions. By eliminating on-site gas combustion and installing high-efficiency electric technologies, Advanced Energy homes reduce residents' exposure to harmful indoor pollutants while improving comfort, safety, and overall health. Energy-efficient design significantly lowers monthly utility costs, reducing energy burden and protecting households from volatile and rising gas prices. An Advanced Energy home features high-performance heating and cooling systems, efficient appliances, and optimized building materials that reduce energy use while improving comfort. Because these homes do not burn gas, they provide cleaner indoor air and reduce GHG emissions of Advanced Energy homes include efficient design, outage preparedness, healthy and safe technologies, and connection to the VPP.[5] These include:

- Efficient Design: Walls, windows, roofs, and appliances are selected to maximize comfort while minimizing energy and water consumption.
- Outage Preparedness: Where possible, homes will include a battery system that provides emergency electricity during power outages for essential needs such as lighting, Wi-Fi, medical equipment, and refrigeration. Rooftop solar panels will recharge the battery daily, supporting extended outages. All homes will receive solar panels and batteries, except those homes surrounded by three- and four-story buildings, where solar power is infeasible due to limited sun access.
- Healthy and Safe Technologies: While configurations vary by home, all include smart thermostats and all-electric, high-efficiency appliances such as induction cooktops and heat pumps for space heating, water heating, and clothes drying.
- Virtual Power Plant (VPP): Through the VPP, the utility provider (MCE) can shift electrical demand during peak times, reducing reliance on power plants, helping create a cleaner, more reliable grid.

[5] USEPA, 2026, Understanding the Issue: Household Energy and Clean Air | US EPA, https://www.epa.gov/indoor-air-quality-iaq/understanding-issue-household-energy-and-clean-air.

This project supports a just transition to clean energy by ensuring that low-income first-time homebuyers—who are often excluded from the clean-energy economy—are among the first to benefit from electrification. As part of this grant, RCF will rehabilitate 12 homes, install energy-efficient features, and sell them to 12 first-time low- or moderate-income homeowners. The project ensures that housing is not only affordable to purchase, but affordable to operate over the long term, preventing energy costs from undermining housing stability and advances environmental justice outcomes by aligning climate, health, and housing solutions at the household and community level.[6] By restoring blighted homes, we aim to revitalize neighborhoods and expand access to safe, healthy, energy-efficient homeownership for Richmond residents.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

We will use a combination of structured and relationship-based engagement methods to keep residents informed about project progress and ensure they understand the benefits available to them. Our approach builds on our demonstrated success engaging more than 2,600 residents using neighborhood-based outreach and regular updates, partnerships with established community organizations, multilingual communication tools, and public meetings and open houses at project sites.

1. **Neighborhood-based outreach and regular updates:** We will continue door-to-door outreach, street-level canvassing, and tabling at local events to provide residents with project updates. These in-person contacts are essential in neighborhoods that have historically experienced disinvestment and where residents value face-to-face communication.[7] Updates will include renovation progress, anticipated construction timelines, upcoming purchase opportunities, and information about advanced energy features, including their benefits.
2. **Partnerships with established community organizations:** We will work directly with neighborhood councils, organizations involved in Richmond Rising, and local utility providers such as MCE within the three target neighborhoods. These groups help us reach residents who may not respond to traditional outreach and ensure that communications are culturally relevant and

[6] Grunwald, Taylar, Wael Kanj, and Alexandria Herr, Rewiring America, 2024, *In the Air Tonight: How Residential Electrification Can Lead to Cleaner Air and Better Healt*h, Summer Study on Energy Efficiency in Buildings, 20240722160821828_77d49516-2d72-4d23-a843-5086459d4375.pdf.

[7] Krabbe J, Jiao S, Guta A, et al. 2021, "Exploring the operationalisation and implementation of outreach in community settings with hard-to-reach and hidden populations: protocol for a scoping review," *BMJ Open* 2021;11:e039451. doi: 10.1136/bmjopen-2020-039451.

accessible. They will also assist in distributing materials and hosting joint community meetings.

3. **Multilingual communication tools:**
   To address language barriers, project information will be shared through multilingual (Spanish and English) flyers, social media posts, and community newsletters.
4. **Public meetings and open houses at project sites:**
   We will host quarterly community meetings and on-site open houses to walk residents through project progress, discuss site assessments, and demonstrate advanced energy features such as heat pumps, induction stoves, and battery backup systems. These events allow residents to see firsthand how blighted homes are transformed into healthy, efficient, all-electric housing.

Community members are prepared to become homeowners through SparkPoint Contra Costa (SPCC). SPCC aims to decrease the number of people who live in poverty in Contra Costa County by helping them build financial stability through high-quality services that empower clients to improve credit, increase income, and build/preserve savings and assets including homeownership.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of representatives from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on lived experiences. To reduce potential barriers and ensure maximum opportunities for participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

STEAM the Streets will produce high-quality, community-centered storytelling that highlights local air quality and climate solutions across Richmond. In Year 2, this work will focus on highlighting RCF's efforts to reclaim blighted homes, integrate advanced energy features, and make them available to low- and moderate-income first-time homebuyers. Through real-time footage and storytelling, this work will illustrate how housing revitalization and energy efficiency can reduce emissions, improve living conditions, and expand access to sustainable homeownership opportunities in frontline communities. This storytelling will serve as the foundation for a broader community engagement campaign that translates on-the-ground climate solutions into culturally relevant,

accessible media. Footage captured from the RCF project will be incorporated directly into the youth-powered campaign and featured within the flagship climate action anthem and music video, ensuring that real, local solutions are embedded at the center of the campaign's storytelling. The campaign will bring increased visibility to these efforts, heighten awareness of available resources and solutions, and broadcast this local movement so that Richmond residents of all ages are more aware of and connected to the work happening in their community.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project aims to revitalize historically disinvested Richmond neighborhoods by reclaiming abandoned and blighted homes, remediating environmental hazards, and transforming them into healthy, advanced energy homes for low- and moderate-income first.[8,9] The vision is to strengthen neighborhood safety, improve community health, expand equitable access to clean-energy housing, and rebuild community pride in areas historically impacted by redlining, industrial exposure, and chronic underinvestment.

The major components of the project are:

- Community engagement and outreach
  - Conduct ongoing multilingual, neighborhood-based outreach in the Santa Fe, Coronado, and Iron Triangle neighborhoods.
  - Provide continuous updates on renovation progress, environmental assessments, and opportunities for homeownership.
  - Facilitate community meetings, site-based open houses, surveys, and focus groups to maintain a feedback loop with residents.
- Environmental assessment and remediation
  - Assess petroleum-impacted sites and remediate environmental hazards using brownfield protocols.
- Renovation of blighted properties
  - Restore abandoned properties and structures, and prepare them for full conversion into advanced energy homes.

[8] Jenkins E, Nardo JE, Salehi S, 2022 December 1, "A systematic review of the 60 year literature: Effects of outreach programs in supporting historically marginalized and first-generation, low-income students in healthcare education." *PLoS One* 17(12): e0278453. doi: 10.1371/journal.pone.0278453. PMID: 36454878; PMCID: PMC9714932.

[9] ACEEE, 2023 July, *Empowering Electrification through Building Envelope Improvements*, https://www.aceee.org/sites/default/files/pdfs/empowering_electrification_through_building_envelope_improvements_-_encrypt.pdf.

- Advanced energy home development
  - Install high-performance electric appliances and building systems, including heat pumps, induction stoves, smart thermostats, solar panels, and battery storage.
  - Integration with MCE's Virtual Power Plant (VPP)
  - Enroll completed homes into MCE's VPP to support grid reliability, increase renewable energy utilization, and provide bill credits to homeowners.
- Affordable homeownership for local residents
  - Sell completed advanced energy homes to low- and moderate-income first-time homebuyers.

Measurable Outcomes

Number of resident engagement contacts (at least 1,800), measured by sign-in sheets at meetings and records of personal contacts at neighborhood council meetings and other events.

Number of properties assessed, remediated, and restored. Five per year as measured and tracked by residential purchase agreements, occupancy permits secured, building permits approved, and Advanced Energy features installed.

Number of Health and safety improvements, such as reductions in exposure to toxins through the elimination of gas appliances, lead-based paint, etc.

Energy and environmental outcomes, including reduced household energy use, lower GHG emissions, and participation in the MCE VPP. Via MCE's platform, we'll measure energy usage, energy produced by solar panels and energy flowing into the power grid.

Neighborhood revitalization indicators, including increased resident confidence, improved perception of safety, and strengthened community cohesion as measured by new homeowner surveys and focus group data.

RCF leads all aspects of project implementation, including:

- Coordinating community engagement activities.
- Overseeing site acquisition, environmental assessment, and remediation.
- Managing renovation and conversion of homes to include Advanced Energy features using local contractors.
- Ensuring compliance with brownfield and environmental requirements so that any contamination is identified and mitigated using US EPA brownfield funds.

- Facilitating partnerships with community organizations, contractors, MCE, and environmental consultants.
- Supporting homebuyer outreach and facilitating the sale of renovated homes to income-eligible residents, including down payment assistance to reduce mortgage cost.
- Monitoring progress and reporting outcomes to the grantor and community.

University of California (UC) Berkeley's Center for Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public-facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The key costs in the budget include one FTE Program Director, with benefits calculated at 27 percent, Advanced Energy features for 12 homes and a 15 percent administrative overhead fee for insurance, audits, financial reporting and oversight, and employee supervision.

The budget includes $72,234 for the City of Richmond Project Manager (1.75 percent FTE), Associate Management Analyst (2.25 percent FTE), and Administrative Assistant (4.00 percent FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. Also, $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

The budget includes $29,164 for a UC Berkeley Project Director (16.6 percent FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

Also, $49,600 is for STEAM the Streets for a Project Manager (29 percent FTE) and a Creative Program Lead (17 percent FTE) with program and administrative costs for one year to produce community-centered storytelling that highlights local air quality and climate solutions across Richmond.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project strongly aligns with multiple community, local, regional, and statewide initiatives focused on climate action, environmental justice, improved air quality, and equitable development.

This project aligns with Richmond's Climate Action Plan (CAP), which prioritizes reducing GHG emissions, improving public health, and advancing climate justice—particularly through healthy, efficient housing and clean-energy deployment.

The project is also consistent with the AB 617 Community Air Protection Program, which focuses on reducing air pollution exposure in communities disproportionately impacted by industrial emissions, including Richmond. By eliminating indoor combustion, remediating environmental hazards, and improving air quality in formerly abandoned homes, the project directly supports AB 617 goals for cleaner air and health equity in these fence line communities.

Regionally and statewide, the project supports California's clean-energy and climate-resilience priorities by electrifying homes, expanding access to solar and battery storage, reducing GHG emissions, and strengthening grid reliability through participation in the VPP.[10]

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

RCF, founded in Richmond 25 years ago, has more than a decade of direct experience completing projects of similar scope. Over the past 10 years, RCF has renovated 35 properties, creating affordable homeownership opportunities for low- and moderate-income first-time buyers. During the last seven years, RCF has expanded this work to incorporate advanced energy features, including high-efficiency electric systems, solar, battery storage, and healthy-home upgrades for approximately 30 homes.

RCF also has extensive grant management experience. The organization administers both an US EPA Brownfield Assessment Grant and an EPA Brownfield Revolving Loan Fund, overseeing environmental assessments, remediation planning, compliance, and community engagement. These programs directly contribute to the scope of work

[10] California Air Resources Board, 2026, May 28 (accessed), Building Decarbonization, https://ww2.arb.ca.gov/our-work/programs/building-decarbonization.

required for this project, including environmental oversight, multi-stakeholder coordination, and project reporting.

In addition, RCF serves as the lead partner on a Catalyst Grant supporting the East Contra Costa Healthy Homes Collaborative. This initiative advances California's net-zero goals through whole-home electrification, healthy-housing improvements, and high-road workforce development. As lead partner, RCF is responsible for:

- Finalizing a community-specific retrofit implementation plan
- Conducting resident engagement to inform project design
- Developing a community engagement plan for implementation
- Designing a contractor and workforce development plan, including an RFQ informed by contractor input

Together, these accomplishments demonstrate that RCF has the capacity, technical expertise, grant-management experience, and community-centered approach necessary to successfully implement this project.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

RCF will manage implementation through a coordinated team structure supported by dedicated staff, established project management systems, and leveraged funding. The Program Director (1.0 FTE) to be hired will oversee implementation, including coordination of environmental assessment, renovation schedules, contractor oversight, community engagement, and compliance reporting. This position currently oversees the EPA Brownfield Assessment Grant and Brownfield Revolving Loan Fund. This position will ensure environmental compliance, documentation, and coordination with environmental consultants. This position will work closely with:

- Senior Director of Marketing and Development - responsible for resident outreach, public meetings, surveys, and maintaining communication with neighborhood partners.
- Finance and Grants staff, dedicated to financial reporting, procurement compliance, invoicing, and tracking match/leverage contributions.

RCF will draw on their construction management team, Harrington Construction, and homeownership counseling partner, Richmond Neighborhood Housing Services, as needed. These roles provide cross-functional support without requiring additional FTE commitments.

Technical specialists, such as MCE and Stantec, will support major components of the project—consistent with RCF's existing housing rehabilitation model. These partnerships ensure timely progress, technical accuracy, and high-quality advanced energy home installations.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

RCF currently has permits for five housing units and will obtain additional permits as properties are acquired.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Most of the renovations are categorically exempt from CEQA per CEQA Guidelines Section 15301 projects involving existing facilities; however, as new properties are acquired CEQA review will be completed.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

RCF has acquired five properties and has site control of these properties. Additional properties will be acquired during the grant term, and site control will be obtained prior to any funds being used to install advanced energy features.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Once homes are renovated and sold to their new homeowners, there is no maintenance required by the Project Lead. The VPP feature is maintained by MCE as part of their program.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

A primary barrier to project completion occurs at the point of sale, where high mortgage interest rates can limit the ability of low- and moderate-income first-time homebuyers to qualify for financing. To overcome this barrier, RCF has established two dedicated down payment assistance funds (one funded by US Bank, the other by private donors) to lower the financial burden on homebuyers. These funds can be used to cover closing costs, reduce required down payments, and buy down interest rates, ensuring that homes remain affordable even in higher-rate environments.

In addition, the organization's long-standing relationships with local lenders and homebuyer counseling services help buyers navigate financing options and take advantage of available programs. Together, these strategies ensure that market-driven interest-rate fluctuations do not impede successful project completion.

Other barriers are cost overruns during construction. To address this, RCF uses total cost contracting with contractors to eliminate change orders and other factors that can increase costs. Other factors that can delay a home include permitting delays and procurement delays of Advanced Energy equipment/appliances. RCF uses experienced designers to support permits and works with contractors on purchasing equipment early to ensure timely delivery.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Advanced Energy Homes: The vision is to strengthen neighborhood safety, improve community health, expand equitable access to clean-energy housing, and rebuild community pride in areas historically impacted by redlining, industrial exposure, and chronic underinvestment. The project aims to revitalize historically disinvested Richmond neighborhoods by reclaiming abandoned and blighted homes, remediating environmental hazards, and transforming these properties into healthy, all-electric advanced energy homes for low- and moderate-income first-time homebuyers.

Measurable Outcome	Indicator(s)
1. Effectively engage the community to improve neighborhood safety in the Iron Triangle, Santa Fe, and Coronado neighborhoods within 3 years	• 1,800 contacts made over the term of the grant • Identification of blighted homes that are impacting the neighborhoods • Police data on property crime (before and after intervention) (target: 25% reduction) • Number of abandoned and blighted homes acquired (target: 15 homes) • Build community connection for neighborhood safety by co-hosting 1 annual neighborhood presentation with Neighborhood Council leaders in each of 3 neighborhoods influencing 150-200 residents within 3 years.
2. Expand equitable access to clean-energy housing	• Acquire and rehab 5 properties per year for 3 years • Installation of advanced energy features • Opportunities for low- and moderate-income affordable homeownership
3. Remediate environmental and health hazards for 15 properties within 3 years	• Brownfield Phase 1 assessments (target:15 properties) • Brownfield Phase 2 assessments and clean up (target: as required) • Remove gas-powered appliances and HVAC systems (target: 15 homes)
4. Transforming 15 properties into healthy, all-electric advanced energy homes within 3 years	• Install all Advanced Energy home features, including HVAC, Solar, Battery Storage, Energy efficient appliances, smart plugs, Virtual Power Plant in each home (target: 15 homes) • Install electric vehicle chargers in garages (target: as available)

Measurable Outcome	Indicator(s)
5. Increase opportunities for low and moderate income affordable homeownership for 15 new homeowners within 3 years	• Graduates of local first-time homebuyer programs purchase reclaimed homes (target: 15 graduates) • Reduced energy bills for new homeowners from efficiency (target: 15% reduction from conventional home) • Reduced energy bills for new homeowners from credits for solar contributing to Virtual Power Plant (target: 50% reduction from conventional home)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Effectively engage the community to improve neighborhood safety in the Iron Triangle, Santa Fe, and Coronado neighborhoods within 3 years	A. identify properties suitable for the program to reduce the number of blighted homes impacting their community	1. Presentations to Neighborhood Councils	RCF		Ongoing
		2. Scheduling presentations			
	B. Create New web site pages on RCF website outlining program	1. Develop text and photos along with ways for web visitors to take action.	RCF		Month 3
		2. As homes become available, add the homeownership opportunities to the web site			
2. Expand equitable access to clean-energy housing	A. Analysis with Code Enforcement Department to identify properties	1. Review code enforcement lists of their worst properties	RCF	City of Richmond	
		2. Evaluate acquisition strategy			
	B. Meeting with Neighbor Councils to identify properties	1. Come up with resident priority lists	RCF	Neighborhood Councils	
		2. Evaluate acquisition strategy			

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Purchase properties	1. Acquire property through direct sale, tax sale, or other means	RCF	Fisher Realtors	
3. Remediate environmental and health hazards for 15 properties within 3 years	A. Environmental Hazard Assessment and Remediation	1. Conduct environmental assessments	Stantec		
		2. Conduct necessary environmental clean up	Harrington Construction		
4. Transforming 15 properties into healthy, all-electric advanced energy homes within 3 years	A. Installation of Advanced Energy Features	1. Conduct an energy assessment			
		2. Outline technology required			
		3. Purchase and install technology			
5. Increase opportunities for low and moderate income affordable homeownership for 15 new homeowners within 3 years	A. Completion of home	1. List for sale			
		2. Complete sale			

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$85,527.00	$0.00	$0.00	$85,527.00	0.0%	0.0%	$0.00	0.0%	7.4%
Co-Applicant 1	By Any Means Visionary	$40,100.00	$7,500.00	$2,000.00	$49,600.00	18.7%	5.0%	$0.00	0.0%	4.3%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$863,850.00	$129,577.00	$0.00	$993,427.00	15.0%	0.0%	$0.00	0.0%	85.8%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	2.5%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		$1,018,641.00	$137,077.00	$2,000.00	$1,157,718.00	13.5%	0.2%	$0.00	0.0%	92.6%

Total Other Sources (All Applicants)	$4,500,000.00
Total Project Cost Including Other Sources (All Applicants))	$5,657,718.00

Project Name: Advanced Energy Homes
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 1.75% FTE x $17,754.47 monthly salary x 41 months = $12,738.83; Benefits at 77% of salary = $9,808.90.	$22,548.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 2.25% FTE x $13,623.72 monthly salary x 41 months = $12,567.88; Benefits at 77% of salary = $9,677.27.	$22,245.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 4.00% FTE x $9,453.37 monthly salary x 41 months = $15,503.52; Benefits at 77% of salary = $11,937.71.	$27,441.00
			Only add lines above this line	
			TOTAL:	$85,527.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$85,527.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$85,527.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Advanced Energy Homes
Co-Applicant 1 Name: By Any Means Visionary LLC dba STEAM the Streets
Term for this budget (in year 1 Year

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	Responsible for program oversight, coordination, reporting, and partner engagement. Project Manager: 0.29 FTE x $67,000 salary x 5 years = $98,000; approximately 1 year (i.e. 18%) of this cost is billed to this project =$19,600	$19,600.00
Personnel/Staff Costs	Direct	Creative Program Lead	Responsible for guiding creative development and producing campaign media. Creative Program Lead: 0.17 FTE x $108,000 salary x 5 years = $94,000; Year 2 - 20% of $94,000 = $18,800	$18,800.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software	Software & Digital Tools (editing software, licenses) ($800/year x 5 years = $4,000); 1 year (i.e., 20%) of this cost is billed to this project =$800	$800.00
Community Engagement	Direct	Marketing and outreach	Marketing materials, printing, social media ads to promote videos ($200 printing costs per year + $700 social media ads per year = $900 per year x 5 years = $4,500); 1 year (i.e., 20%) of this cost is billed to this project =$900	$900.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency funds will support unforeseen costs related to program delivery and outreach needs to ensure successful implementation. Year 2 at 20% of $10,000 = $2,000	$2,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative Overhead	Occupancy, insurance, and other overhead expenses Year 2 at 20% of $37,500 = $7,500	$7,500.00

Project Name: Advanced Energy Homes
Co-Applicant 6 Name: Richmond Community Foundation
Term for this budget (in year 3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Director	1.0 FTE Program lead per year at $85,000/year	$255,000.00
Personnel/Staff Costs	Direct	Taxes and Benefits	27% of personnel costs per year	$68,850.00
Construction	Direct	Advanced Energy Features	$60,000 per house at 3 houses per year	$540,000.00
Indirect Costs (≤15% of Direct	Indirect	Indirect	15% of project costs per year	$129,577.00

Project Name: Advanced Energy Homes
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Richmond ACT
Project Lead	Rising Juntos
Project Location	Richmond, CA
Project Funding Request	$636,924

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Richmond ACT: Advancing Climate Transformation Together is a community-driven initiative to improve air quality and advance climate health justice in Richmond, California. The project engages low-income families, communities of color, immigrants, renters, seniors, and unhoused residents — those most impacted by pollution and climate risks— to lead a participatory climate needs assessment and develop community-defined interventions for air quality.

Richmond ACT advances four core goals:

1. Increase residents' understanding of climate health, air quality, and equity.
2. Assess air quality and clean energy needs in vulnerable communities.
3. Develop a *Richmond Climate Health Road Map*, outlining community priorities for air quality, climate resiliency, and energy efficiency.
4. Strengthen resident leadership and advocacy for climate health justice.

Through **participatory research, community engagement,** and **advocacy,** residents will identify priority issues and shape solutions that address air quality, housing conditions, and climate resilience. Our initiative will expand access to pollution-reducing programs, and advance equitable policies and public investments for improved health.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Richmond ACT advances the Local Community Benefit Fund's goal of **reducing air pollution and improving health outcomes** by supporting residents in neighborhoods disproportionately burdened by climate harm to identify air quality challenges and drive solutions that improve their daily lives.

Through participatory research and advocacy, residents most impacted by pollution — including low-income and BIPOC communities, immigrants, renters, seniors, families with young children, and unhoused residents—document their experiences with air pollution, identify shared priorities, and advocate for increased investments and policies that improve health.[1]

[1] PSE, 2020, PSE Healthy Energy - Richmond Air Monitoring Network

In the short term, residents will surface immediate health concerns such as asthma triggers and poor indoor air quality, increase awareness of exposure risks, and connect to existing mitigation resources, including home air filtration services and supports.[2]

In the medium term, residents use these findings to advocate for specific changes, such as enforcement of housing quality standards, expanded access to clean energy incentive programs, or traffic-calming measures on high-traffic corridors near homes and schools, as well as promote effective climate health programs to underrepresented communities.

In the long term, Richmond ACT builds sustained leadership and organizing power to influence public investment and policy decisions that reduce pollution at its source. This could include advancing policies that limit industrial emissions near residential areas, expanding affordable access to clean energy upgrades in rental housing, and embedding community-defined environmental justice priorities into city planning processes. Over time, these shifts reduce chronic exposure to air pollutants and contribute to lower rates of asthma, cardiovascular disease, and other pollution-related health conditions.

By combining community-based data collection with leadership development and advocacy focused on the city's most vulnerable residents, Richmond ACT enhances the city of Richmond's efforts to respond to immediate health concerns while building the infrastructure for long-term, community-driven reductions in air pollution and more equitable health outcomes.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Richmond ACT will take place across multiple neighborhoods in Richmond, with a focus on communities most impacted by air pollution and climate-related health risks. Priority areas include North, Central, and South Richmond, particularly neighborhoods adjacent to major sources of pollutions such as Interstate (I-) 80, I-580, and the Chevron refinery and industrial areas.[3]

Key focus neighborhoods include the Iron Triangle (roughly bordered by 23rd Street, Macdonald Avenue and Bay Area Rapid Transit [BART] corridor), Atchison Village (near the Richmond Greenway), and the Cutting Boulevard corridor. These communities

[2] University of California San Francisco, 2026, "Richmond Environment and Asthma Community Health (REACH) Study." Collaborative Learning for Equity and Respiratory Health Lab.

[3] Krans, Brian. 2024, August 5, "What's in Richmond's air? New studies provide clarity on pollution and its sources" *Richmondside*. https://richmondside.org/2024/08/05/richmond-ca-air-pollution-sources-chevron-chemtrade-freeways/.

experience high exposure to diesel truck traffic and industrial emissions due to their proximity to major highways industrial land uses.[4]

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement is the foundation of Richmond ACT rooted in more than 20 years of organizing by the project lead, Rising Juntos, alongside a volunteer membership base of low-income, Black, Latino/e, and immigrant families in Richmond. This deep community trust and track record of securing millions in investments and dozens of policies for health, racial, and economic equity has positioned Rising Juntos to identify **air quality, housing conditions, and environmental health** as urgent, interconnected priorities—and to organize residents to drive solutions.

Community needs were identified not through a single assessment but through sustained organizing rooted in everyday community life. Rising Juntos conducts culturally relevant, sustained, resident organizing through 11 monthly meetings annually, door-to-door canvassing across impacted Richmond neighborhoods, and outreach to thousands of residents each year. Through participatory assessments on housing, health, and parks, as well as dozens of local advocacy campaigns, residents have shared firsthand experiences with asthma, substandard housing, and exclusion from public decision making. These recurring concerns shaped the development and focus of Richmond ACT.

Engagement has been intentionally designed to reach those most impacted by racial, health, and economic injustice. Outreach takes place where low-income Black and Brown residents already live and gather, including apartment complexes, schools, churches, shelters, and parks. Meetings are held in the evenings and on Saturdays to accommodate working families, and include interpretation, childcare, and healthy meals to ensure optimal participation.

Rising Juntos' multi-generational membership plays a central role in outreach and facilitation, building peer trust and ensuring participation from those often excluded from traditional planning processes. Staff-supported organizing and bilingual communications, including social media and printed materials, further expand reach to residents not connected to formal networks.

[4] Bay Area Air District, 2023, November. "Ambient Air Monitoring Reference Guide for the Richmond-North Richmond-San Pablo Area." https://www.baaqmd.gov/~/media/files/ab617-community-health/richmond/quarterly-report-documents/ptca-monitoring-data-inventory-pdf.pdf?rev=035218b4e730422fa5bee32b9259850b&sc_lang=en.

Through these sustained organizing efforts, residents have identified air quality and related health impacts as a priority while Rising Juntos members have called for participatory research to further define community needs and drive solutions--leading directly to the development of Richmond ACT.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Richmond ACT responds to these identified community needs by conducting a participatory air quality needs assessment and building resident-led advocacy to drive health promotion programs, investments, and policies benefiting Richmond's low-income Black and Brown communities. As previously described, residents have identified interconnected challenges--poor indoor and outdoor air quality, substandard housing, and marginalization from public decision-making processes--rooted in decades of discriminatory land use, State-sanctioned segregation and disinvestment, and industrial and highway siting near residential neighborhoods. While existing data confirms disproportionately high pollution and asthma rates in Richmond, particularly among Black children, critical gaps remain in understanding residents' specific barriers, priorities, and lived experiences. Richmond ACT is designed to close those gaps and directly inform city strategies for health equity.

To do so, Richmond ACT will engage priority populations—including low-income immigrants and Black residents — as co-researchers and decision makers through multilingual, culturally responsive outreach, including surveys, small-group discussions, and community town halls. Trained resident leaders (Climate Ambassadors) will shape research questions, collect, and analyze data, validate findings, and lead subsequent advocacy—ensuring that solutions reflect the wisdom and priorities of those most affected. Longstanding partnerships with community-based organizations, service providers, and climate advocacy groups, as well as collaboration with the City of Richmond, Healthy and Active Before 5, and Urban Habitat, will ensure inclusive engagement, access to relevant research, and strategic coordination.[5]

Progress toward community impact will be measured through outcomes spanning immediate capacity-building to long-term systemic change.

[5] Everhart RS, Haley AD, Regan GG, Romo S, Dempster KW, Barsell DJ, Corona R, Mazzeo SE, Schechter MS; Engaging Richmond Team. "Engaging with the Richmond Community to Reduce Pediatric Asthma Disparities: Findings from a Community-engaged Needs Assessment." *Am J Community Psychol*. 2020 Dec;66(3-4):222-231. doi: 10.1002/ajcp.12439. Epub 2020 Jun 24. PMID: 32578886; PMCID: PMC12535693.

- Increased resident knowledge of air quality and climate health
- Engagement of diverse residents in participatory research, prioritizing underrepresented communities, including low-income immigrants, Black residents, families with young children, seniors, renters, and unhoused community members
- Community-generated data that fills critical gaps in existing information
- Development of a *Richmond Climate Health Roadmap* reflecting resident priorities
- Expanded participation of impacted residents in public decision-making processes
- Community-driven programs, investments, or policies influenced or adopted

Together, these outcomes create a clear, accountable pathway from resident engagement to climate health equity in Richmond.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Richmond ACT will engage residents throughout all phases of implementation, ensuring that community members actively shape both process and outcomes.

Climate Ambassadors:

Resident leaders from Black, Latino/e, immigrant, and other impacted communities recruited through Rising Juntos' membership network, partner organizations, social media, and community outreach serve as the primary leadership body guiding the project from design through advocacy.

Planning:
Climate Ambassadors will receive training in their first year on climate health, air quality, and systemic drivers of inequity in Richmond. Drawing on this foundation, they will co-design the participatory assessment—defining research questions, priority focus areas, methodology, and outreach strategies—ensuring the assessment is shaped by those with the deepest stake in its outcomes.

Outreach and Data Collection:
Led by Climate Ambassadors and Rising Juntos staff, feedback will be gathered from residents on their lived experiences with air quality, housing quality, barriers to accessing health and climate programs, and desired investments and policy changes. Engagement methods will include surveys, small-group discussions, town halls, and informal outreach

though door-to-door canvassing; engagement at grocery stores, laundromats, parks, shelters, and transit corridors; and outreach at schools, churches, and community events, and existing Rising Juntos programming. All materials and outreach will be multilingual and culturally responsive to ensure accessibility and inclusivity.

Analysis and Validation:
Climate Ambassadors and survey participants will collectively review findings, validate data, and identify shared priorities through multiple community meetings and forums. This continuous feedback loop ensures results reflect lived experience and that community voice drives the interpretation of data.

Policy Advocacy and Implementation:
Building directly on community-generated data and validated resident priorities, Climate Ambassadors and project partner staff will collaboratively develop the *Richmond Climate Health Roadmap*—a community-owned action agenda reflecting the concerns, barriers, and solutions identified throughout the assessment process. Residents will then lead advocacy efforts to advance Roadmap priorities through public processes and with decision makers, ensuring the project's findings translate into equitable programs, investments, and policy change.

Throughout all phases, community feedback on the process will be continuously reviewed by staff and Climate Ambassadors to refine outreach strategies, adjust project direction, and maintain accountability to resident priorities. Progress updates will be regularly shared with the City of Richmond and broader community to ensure transparency and ongoing responsiveness.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) comprised of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Richmond ACT: Advancing Climate Transformation Together is a community-driven initiative advancing air quality and climate health equity in Richmond by placing impacted residents--low-income communities, people of color, immigrants, renters, seniors, and unhoused residents--at the center of research, planning, and advocacy.

The project's vision is to build community power to identify and address air quality and climate harms in neighborhoods disproportionately burdened by pollution, generating actionable data and driving community advocacy for more equitable programs, investments, and policies. Findings will be summarized in a *Richmond Climate Health Roadmap* to guide decision makers towards equitable investments in air quality, energy efficiency, green infrastructure, housing conditions, and health equity.

<u>Project Components</u>

1. **Resident Leadership Development**: A cohort of 25 Climate Ambassadors will be recruited from Black, Latino(e), immigrant, and other priority communities and trained in air quality, energy-efficiency, and environmental health justice. Bi-monthly sessions—hosted by Rising Juntos and supported by Healthy & Active Before 5, Urban Habitat, and local content experts--will explore climate risks, health data, root causes, and structural barriers, preparing Ambassadors to lead the needs assessment and subsequent advocacy. Training will be delivered in residents' primary languages, grounded in community experience, and designed to build from lived knowledge while developing technical expertise.
2. **Participatory Climate Health Needs Assessment:** Climate Ambassadors and project partners will co-design and implement a participatory needs assessment--defining research questions that reflect community priorities, developing survey tools, conducting stakeholder interviews, and establishing data analysis methods. Ambassadors will shape what is asked and how, ensuring the assessment captures the specific barriers, lived experiences and priorities of Richmond's most impacted residents regarding air quality, housing quality, and access to public programs and decisions.
3. **Community Engagement and Outreach:** The project will engage a minimum of 1,000 residents through multilingual, culturally responsive outreach including door-to-door canvassing, peer interviews, community events, and town halls. Outreach will be led by trusted community partners who share language, culture, and lived experience with priority populations; materials will be developed in residents' primary languages with plain-language materials and engaging residents in trusted community spaces—

schools, churches, parks, laundromats, shelters, and transit corridors—rather than institutional settings that can create barriers to participation.

4. **Richmond Climate Health Roadmap Development:** Assessment data, resident surveys, stakeholder interviews, and community town hall sessions will be synthesized into a comprehensive *Richmond Climate Health Roadmap* by Rising Juntos (project lead) Healthy & Active Before 5 (data analysis), Urban Habitat (report drafting and design), with Climate Ambassadors ensuring the final document authentically reflects resident voice and priorities. The Roadmap will outline community recommendations for air quality, housing, energy-efficiency, and climate resilience, and will serve as a living tool for advocates and decision makers to guide equitable interventions and investments.
5. **Policy Advocacy and Implementation:** Advocacy will be phased to match the project's progression. In early phases (through Month 36), Climate Ambassadors will receive policy advocacy training and build relationships with decision makers and coalitions. In mid-phases (Months 36–48), residents and project partners will develop campaign priorities directly from assessment findings and begin engaging elected officials and agencies. In final phases (Months 48–60), residents will present *Roadmap* recommendations at public hearings and formal public processes, advancing adoption of community priorities—with project partners tracking policy, program, and investment outcomes beyond the grant period.

Measurable Outcomes:

Richmond ACT will achieve the following measurable outcomes during the grant period:

- **Increased resident leadership capacity**, as demonstrated by 25 Climate Ambassadors recruited, trained, and actively participating in 6 planning meetings, leading research, and advocating in their communities.
- **Expanded community voice in air quality and climate research**, as demonstrated by 300 completed resident surveys, 2 community town halls conducted, and 5–10 stakeholder interviews documenting impacted residents' climate needs and priorities.
- **Deepened engagement of impacted residents**, as demonstrated by 1,000 residents engaged through canvassing, events, workshops, and community gatherings focused on climate education and assessment.
- **Community-driven climate action agenda established**, as demonstrated by the completion and public release of the *Richmond Climate Health Roadmap* summarizing assessment findings, community priorities, and recommendations for equitable investments and policy change.
- **Increased resident influence in public decision making**, as demonstrated by residents and partners presenting at five or more policy

meetings, presentations, or public hearings to advance equitable programs, investments, and policies for air quality.

Project Leadership and Roles:

Richmond ACT will be implemented by a collaborative team, with the expertise, capacity, and community credibility to drive this initiative.

Rising Juntos serves as the project lead, coordinating Climate Ambassador recruitment and training, participatory assessment design, community outreach, data collection, and advocacy—bringing deep trust and longstanding relationships with Black, Latino/e, immigrant, and low-income communities in Richmond.

Healthy & Active Before 5 will support data collection, analysis, and policy research.

Urban Habitat will contribute regional climate equity analysis, lead report drafting and design, and ensure the *Roadmap* is accessible and ready for publication.

Environmental and technical experts, including Greenbelt Alliance and others (yet to be determined), will provide climate science expertise and support Ambassador training.

Together, this partnership ensures Richmond ACT is both deeply community-led and grounded in evidence-based practice—producing lasting, resident-driven solutions for climate equity and air quality in Richmond.

University if California (UC) Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress of the measurable outcomes. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The proposed budget totals $450,000 over five years and supports a combination of staffing, community engagement, subcontractors, and indirect costs. Together these expenditures represent a cost-effective, equity-centered investment in community-driven

climate research and advocacy designed to build lasting resident leadership and produce community-owned solutions that extend beyond the grant term.

Personnel expenses make up the largest share, including $85,540 for a Project Manager (0.175 FTE) providing overall project coordination and partner communication, and $167,960 for a Community Organizer (0.50 FTE) leading Climate Ambassador recruitment, training, community engagement, outreach, and advocacy support. The Executive Director (0.10 FTE) will contribute approximately four hours per week in project leadership, reporting, and budget oversight as an in-kind match from Rising Juntos, not charged to the grant.

The budget allocates $100,000 for Healthy & Active Before 5 ($20,000/year) to provide specialized expertise in assessment data management, participatory research design, data analysis, and Climate Ambassador training. Community engagement costs total $51,500, including $37,500 in Climate Ambassador stipends ($7,500/year distributed equitably across 25 Ambassadors), $5,000 for interpretation and translation services, $5,000 for catering at community meetings and events, and $4,000 for childcare beginning in Year 2 when large community convenings begin. Urban Habitat will contribute regional climate equity analysis, policy research, and report drafting as in-kind support, not charged to the grant. The budget includes $45,000 in indirect costs, calculated at a 10 percent fiscal sponsorship fee covering grant administration, accounting, payroll, compliance, and reporting.

The budget includes $144,467 for the City of Richmond Project Manager (3.50 percent FTE), Associate Management Analyst (4.50 percent FTE), and Administrative Assistant (8.00 percent FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. Also, $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

The budget includes $29,164 for UC Berkeley for a Project Director (16.6 percent FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

Richmond ACT closely aligns with local, regional, and statewide climate and air quality initiatives, by strengthening community participation and contributing locally grounded data.

At the statewide level, the project supports the goals of **California Assembly Bill (AB) 617** by expanding engagement in air quality planning among residents most impacted by pollution and often underrepresented in formal processes. Our participatory assessment will generate community-driven data to inform AB 617 implementation and emissions-reduction strategies.

Locally, Richmond ACT advances the City of Richmond's Climate Action Plan priorities, including greenhouse gas reduction, energy efficiency, healthy housing, and community informed planning, by elevating resident input and building community support for effective, equitable solutions.

Regionally, the project complements efforts led by the Bay Area Air District by increasing community voice—particularly among historically marginalized communities—in policies and programs aimed at reducing emissions and improving public health.

Overall, Richmond ACT strengthens these initiatives by grounding them in resident leadership, improving alignment between community needs and policy solutions, and supporting more impactful implementation.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The project lead, Rising Juntos, brings over 20 years of experience implementing community-driven initiatives that integrate participatory research, leadership development, and policy advocacy. Rising Juntos has built deep trust with low-income, Black, Latino/e, and immigrant communities in Richmond, and has a strong track record of elevating underrepresented voices to influence public decisions and investments.

Rising Juntos has led multiple participatory community assessments that produce tangible policy and funding outcomes, including: (1) Concord and Antioch CHANGE housing assessments that led to historic renter protection policies in both cities; (2) parks assessments across Richmond, San Pablo, Concord, Bay Point, Pittsburg and Antioch, resulting in $20 million in park improvement investments; and (3) a countywide 2020 pandemic assessment that identified urgent needs and helped direct hundreds of thousands of dollars in financial assistance to low-income residents. These efforts demonstrate Rising Juntos' ability to manage complex, multiphase projects and translate community input into measurable results.

Our work is driven by a talented resident membership base and a network of longstanding partners with technical expertise and broad reach. Rising Juntos has extensive experience managing grant-funded projects (including a Contra Costa Measure X grant for an East County participatory climate assessment), coordinating across

partners, and delivering on timelines, outcomes, and reporting requirements. Our organization also maintains strong relationships with city and county departments, academic institutions, community-based organizations, and local government leaders, ensuring effective collaboration and alignment with broader climate and public health efforts. Together, these assets position Rising Juntos and its partners to successfully implement a project of this scale.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Rising Juntos will manage implementation through dedicated staff leadership, resident engagement, and partner coordination.

A Project Manager (estimated 0.175 FTE) will oversee overall coordination, timelines, partnerships, and reporting. Community Organizing staff (approximately 0.50 FTE) will lead outreach, recruit and support Climate Ambassadors, and facilitate engagement and participatory research. Climate Ambassadors—supported by Organizing staff—will lead outreach, data collection, and advocacy.

Rising Juntos' Executive Director will coordinate closely with project partners who will provide technical expertise, research, policy analysis, and report writing, with clear roles and regular communication to ensure alignment and timely implementation. The Executive Director (0.10 FTE) will support grant management, including budget oversight, progress tracking, and reporting.

In addition to grant funding, Richmond ACT will leverage existing staff time, volunteer leadership, and ongoing programming, along with in-kind and complementary partner resources. These combined resources ensure effective implementation and strong accountability to project outcomes.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits, or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the Application Instructions document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate N/A if the question is not applicable to the project.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A; the proposed project would create a climate needs assessment and develop community-defined interventions for air quality. The proposed project would not include construction, ground disturbance, or permanent installation. Because the project does not involve new construction or physical infrastructure development, no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A; the proposed project would create a climate needs assessment and develop community-defined interventions for air quality. The proposed project would not include construction, ground disturbance, or permanent installation. Therefore, the proposed project would have no environmental impacts and would be exempt from CEQA.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; the proposed project would create a climate needs assessment and develop community-defined interventions for air quality. The proposed project would not include property acquisition, leasehold, or easements. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A; the proposed project would create a climate needs assessment and develop community-defined interventions for air quality. The proposed project would not involve physical infrastructure development. Therefore, this project would not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Richmond ACT is designed to operate within real-world conditions that can affect participation and implementation.

First, **limited resident time and capacity**—as many community members are managing work, caregiving, housing and economic instability, and other urgent needs—can limit sustained engagement. The project addresses this through flexible scheduling, accessible engagement opportunities, and stipends for Climate Ambassadors.

Second, **fear and reduced participation among immigrant communities due to federal immigration threats** can suppress engagement in public or semi-public processes. Richmond ACT mitigates this through trusted peer messengers, long-standing community relationships, multilingual and culturally responsive outreach, and engagement in safe, familiar community spaces. Rising Juntos is also active in the Contra Costa Immigrant Rights Alliance, ensuring residents have up-to-date information, legal resources, and needed supports.

Despite these challenges, Richmond ACT is structured to sustain strong participation and continuity through trust-based engagement, flexibility, and integration into existing community infrastructure. Rising Juntos is confident in our ability to deliver this project given our strong relationships, proven organizing, and deep experience with similar initiatives.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Richmond Advancing Climate Transformation Together (ACT): Build resident leadership and community-driven climate health solutions in Richmond by engaging low-income Black, Latino/e, immigrant, renter, senior, and unhoused residents in participatory air quality research, climate advocacy, and policy development that advances equitable investments, reduces pollution impacts, and improves long-term community health outcomes over the five-year grant term.

Measurable Outcome	Indicator(s)
1. By the end of the five-year grant term, increase knowledge of air quality, climate health, and environmental justice among Richmond residents most impacted by pollution while increasing their civic participation and advocacy through culturally responsive outreach, education, and leadership development.	• Number of Climate Ambassadors recruited, trained, and engaged in project implementation (target: 25) • Percentage of Climate Ambassadors reporting increased knowledge of climate health, air quality, and environmental justice issues (target: 80%) • Number of residents engaged through outreach, workshops, town halls, canvassing, and community events (target: 1,000) • Percentage of participating residents reporting increased awareness of air quality and climate health concerns (target: 70%)
2. By the end of the grant term, complete a participatory climate health needs assessment and prepare a community-driven Richmond Climate Health Roadmap that identifies resident-defined priorities and strategies to improve air quality, housing conditions, climate resilience, and public health outcomes in Richmond neighborhoods disproportionately impacted by pollution.	• Number of resident surveys collected through the participatory assessment (target: 300) • Number of stakeholder interviews completed (target: 5-10) • Number of qualitative resident testimonials, stories, or reflections collected regarding pollution and climate health impacts (target: 25+) • Completion and public release of the Richmond Climate Health Roadmap (target: 1)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the five-year grant term, increase knowledge of air quality, climate health, and environmental justice among Richmond residents most impacted by pollution while increasing their civic participation and advocacy through culturally responsive outreach, education, and leadership development.	A. Climate Ambassador cohort recruited, onboarded, and trained in climate health and air quality issues.	1. Recruit Climate Ambassadors from low-income Black, Latino/e, immigrant, renter, senior, and other impacted Richmond communities.	Rising Juntos	Healthy & Active Before 5	Month 6
		2. Conduct trainings on climate health, air quality, environmental justice, and systemic drivers of inequity.	Rising Juntos	Healthy & Active Before 5; Urban Habitat; Greenbelt Alliance	Month 12
		3. Facilitate bi-monthly planning meetings and leadership development sessions for Climate Ambassadors.	Rising Juntos	Healthy & Active Before 5; Urban Habitat	Month 15
	B. Community outreach and climate health education activities implemented across priority Richmond neighborhoods.	1. Climate Ambassadors and Rising Juntos staff conduct multilingual outreach through canvassing, workshops, town halls, schools, churches, shelters, parks, laundromats, and transit corridors.	Rising Juntos	Healthy & Active Before 5	Month 24

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		2. Climate Ambassadors and Rising Juntos staff gather resident feedback regarding lived experiences with air quality, housing quality, and climate health concerns through outreach and engagement activities.	Rising Juntos	Healthy & Active Before 5	Month 36
	C. Residents participating in public engagement and community leadership activities related to climate health and environmental justice.	1. Provide Climate Ambassadors with advocacy and public engagement training.	Rising Juntos	Urban Habitat; Healthy & Active Before 5	Month 36
		2. Climate Ambassadors and Rising Juntos staff support resident participation in public hearings, policy meetings, and community engagement opportunities related to climate health and environmental justice.	Rising Juntos	Urban Habitat; Healthy & Active Before 5	Month 60
		3. Climate Ambassadors, Rising Juntos, and project partners present community findings and Roadmap priorities to	Rising Juntos	Urban Habitat; Healthy & Active Before 5	Month 60

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		elected officials, agencies, and public forums.			
2. By the end of the grant term, complete a participatory climate health needs assessment and prepare a community-driven Richmond Climate Health Roadmap that identifies resident-defined priorities and strategies to improve air quality, housing conditions, climate resilience, and public health outcomes in	A. Participatory climate health needs assessment framework and community engagement approach finalized.	1. Co-design research questions and assessment priorities with Climate Ambassadors and residents.	Rising Juntos	Healthy & Active Before 5; Urban Habitat	Month 15
		2. Develop resident survey tools and stakeholder interview protocols.	Healthy & Active Before 5	Rising Juntos	Month 18
		3. Finalize participatory assessment methods, outreach strategy, and community engagement approach.	Rising Juntos	Healthy & Active Before 5; Urban Habitat	Month 18
	B. Resident surveys, stakeholder interviews, and community validation	1. Climate Ambassadors and Rising Juntos staff conduct resident surveys documenting air quality concerns, housing conditions, and pollution-related health impacts.	Rising Juntos	Healthy & Active Before 5	Month 24

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Richmond neighborhoods disproportionately impacted by pollution.	activities completed.	2. Conduct stakeholder interviews regarding climate health and environmental justice priorities.	Healthy & Active Before 5	Rising Juntos	Month 30
		3. Climate Ambassadors and Rising Juntos staff facilitate community town halls and resident validation sessions to review findings and identify shared priorities.	Rising Juntos	Healthy & Active Before 5; Urban Habitat	Month 36
		4. Climate Ambassadors and Rising Juntos staff resident input on pollution exposure, housing conditions, and climate health concerns.	Rising Juntos	Healthy & Active Before 5	Month 36
	C Richmond Climate Health Roadmap finalized and publicly released	1. Analyze assessment findings and synthesize resident priorities and recommendations	Healthy & Active Before 5	Rising Juntos; Urban Habitat	Month 42
		2. Prepare draft Richmond Climate Health Roadmap outlining community-defined strategies for	Urban Habitat	Rising Juntos; Healthy & Active Before 5	Month 48

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		improving air quality, housing conditions, climate resilience, and public health outcomes			
		3. Present draft Roadmap to residents and Climate Ambassadors for review and feedback	Rising Juntos	Urban Habitat; Healthy & Active Before 5	Month 52
		4. Finalize, publish, and publicly release the Richmond Climate Health Roadmap in multilingual formats	Urban Habitat	Rising Juntos; Healthy & Active Before 5	Month 60

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$157,760.00	$0.00	$0.00	$157,760.00	0.0%	0.0%	$0.00	0.0%	24.8%
Co-Applicant 1	By Any Means Visionary	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$405,000.00	$45,000.00	$0.00	$450,000.00	11.1%	0.0%	$0.00	0.0%	70.7%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	4.6%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		$591,924.00	$45,000.00	$0.00	$636,924.00	7.6%	0.0%	$0.00	0.0%	75.2%

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$636,924.00

Project Name: Richmond ACT
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 3.50% FTE x $17,754.47 monthly salary x 41 months = $25,477.66; Benefits at 77% of salary = $19,617.80.	$45,095.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 4.50% FTE x $13,623.72 monthly salary x 41 months = $25,135.76; Benefits at 77% of salary = $19,354.53.	$44,490.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 8.00% FTE x $9,453.37 monthly salary x 41 months = $31,007.04; Benefits at 77% of salary = $23,875.42.	$54,882.00

Project Name: Richmond ACT
Co-Applicant 8 Name: Rising Juntos
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	(.175 FTE, 60 months). Programmatic design, oversight, and resource allocatio	$85,540.00
Personnel/Staff Costs	Direct	Organizer	(.50 FTE, 60 months) lead outreach, recruit and support Climate Ambassadors, and facilitate engagement and participatory research	$167,960.00
Subcontractors & Vendors (ex	Direct	Healthy & Active Before 5	$20K/yr for 5 yrs: Consultant for assessment data management, research, training, and technical support	$100,000.00
Community Engagement	Direct	Stipends	Climate Ambassadors $7,500/yr for 5 years	$37,500.00
Community Engagement	Direct	Childcare providers for community meetings, town halls, and events.	3 childcare providers at varying rates (average $25 per hour) for a minimum of 5 community mtgs, town halls, events: $1K/yr for 4 yrs	$4,000.00
Community Engagement	Direct	Interpretation	Community mtgs, materials,Roadmap: $1K/yr for 5 yrs	$5,000.00
Community Engagement	Direct	Catering	Community mtgs, town halls, events: $1K/yr for 5 yrs	$5,000.00
Fiscal Sponsor Costs	Indirect	Fiscal Sponsor fee	10% of total grant amount: $9,000/yr for 5 yrs	$45,000.00

Project Name: Richmond ACT
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	**Facilities Pathways**
Project Lead	RYSE, Inc.
Project Location	3939 Bissell Avenue, Richmond, CA 94805
Project Funding Request	$364,691

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

RYSE is a community youth center and resilience hub located at 3939 Bissell Avenue Richmond, CA 94805, creating safe spaces grounded in social justice that build youth power for young people ages 13 to 24 to love, learn, educate, heal, and transform lives and communities. RYSE will implement a Facilities and Environmental Health Pathways Program, a paid, hands-on workforce development internship engaging 10 youth (2 per year) in facility operations, air quality monitoring and management, emergency preparedness, and community outreach. Through a six-month internship meeting twice weekly and based at RYSE Center, participants will gain knowledge and hands-on experience in maintaining a community-serving facility and resilience hub, developing safety protocols for climate-driven events and emergencies, and create educational materials that reach 1,000 community members on protecting their health and safety during climate-driven events. The program will strengthen RYSE's capacity to support 100 youth and community members with clean air space and resource distribution during climate-driven events.

Richmond communities — particularly youth and low-income households — face disproportionate pollution burdens and climate risks, while ongoing research highlights the need for expanded environmental health literacy, community engagement, and access to trusted resources in historically impacted neighborhoods (CERCH, UC Berkeley; California Air Resources Board; Bay Area Air District). Our program addresses this gap by preparing local young people to access and deliver critical environmental health and safety supports. In strengthening RYSE's role as a resilience hub that is staffed by trained youth leaders, our project will build neighborhood-level capacity to respond to poor air quality events, reduce health risks for vulnerable residents, and create pathways into stable, non-extractive careers for young people. In doing so, our program will advance both immediate community health protection and build towards long-term economic resilience in Richmond.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce air pollution and improve health outcomes:
Founded in the early 2000s, RYSE Center has grown into an anchor institution in Richmond, serving as a safe and liberatory home for young people ages 13 to 24 to love, learn, educate, heal, and transform their lives and communities. Engaging young

people most marginalized by our systems, RYSE's integrative model provides a wide range of supports across youth leadership development, mental health services, creative expression, and identity exploration. The Facilities & Environmental Health Pathways Program will play a new and exciting role in this model, integrating environmental health, air quality event preparedness, and emergency response into the daily operations of RYSE. The project will inform young people and families about air quality issues in Richmond, its disproportionate health impacts, and ensure they have a trusted, well-equipped space to turn to during poor air quality events or climate-driven events. Through outreach, workshops, and distribution, programs offered at RYSE Center and supported by youth interns will reduce exposure to harmful air, and improve health outcomes for Richmond residents. In Richmond, community-based outreach, partnerships, and engagement strategies are central to building local capacity, advancing health equity, and improving health outcomes for residents facing environmental and social risk factors.[1]

Build economic resilience for a just transition:
The Program creates a paid workforce pathway for Richmond youth into high-demand, non-extractive sectors such as facilities management, environmental justice, and climate resilience. Interns will be trained in indoor air quality monitoring, resilience hub infrastructure and facility operations, emergency preparedness and response, and outreach material design. Through technical skills-building and career exposure, the project supports a just transition by preparing Richmond youth for stable employment outside of polluting industries.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This project will take place at RYSE Center at 3939 Bissell Avenue, Richmond, CA 94805. Richmond has endured decades of systemic neglect and environmental injustice. The city is shaped by an overwhelming presence of the Chevron Refinery, which has contributed to toxic air conditions and longstanding racial inequities. Medical research has found that these environmental exposures put Richmond residents at a much higher risk for asthma, heart attacks and heart disease, diabetes, stroke, and low birth rates. The asthma rate in Richmond is 25 percent, nearly double the state's asthma rate. Residents described the unjust conditions they navigate daily as an "atmospheric distress" that consumes them at school, at home, in their neighborhoods,

[1] City of Richmond; UC Davis Center for Regional Change; Bay Area Air District).

and all areas of their lives.[2] RYSE was founded out of a youth organizing movement after a string of youth homicides near Richmond High School in the early 2000s. Richmond residents have faced elevated levels of gun violence alongside persistent poverty and food insecurity, with violent crime rates exceeding national averages and of the community experiencing economic hardship and hunger. These challenges are compounded by documented racial disparities in policing across California and locally reported over-policing of low-income Black and Brown communities, contributing to long-term, multigenerational inequities in health, safety, and opportunity. Young people called on adults and systems to work together to build a more just and equitable city. Since then, RYSE has grown into an anchor community institution in Richmond, engaging more than 12,000 young people ages 13 to 24 (over 800 per year) and centering those most marginalized from our social care systems. Our integrative model meets young people where they are, with programming and services in health and healing justice, media arts and culture, youth justice, and education and economic justice. Our youth membership is 41 percent Black, 42 percent Latinx, 9 percent Asian American, 18 percent LGBTQ+, and over 90 percent low income. The majority of RYSE's membership live in Richmond zip codes 94801, 94804, 94805, and 94806. Over 30 percent of current staff were formerly RYSE youth members who grew into leadership roles as coordinators, managers, directors, and board members.

For years, young people have expressed their needs and dreams for more spaces in Richmond to rest, heal, dream, and build community. In 2017, RYSE began visioning to expand their building footprint, engaging 300 young people in design charettes and listening sessions around what they would like a new space to look and feel like. In 2022, RYSE Center expanded into a 45,000-square-foot campus. Young people stressed that climate resilience must be a key feature within the design. In partnership with the Asian Pacific Environmental Network, RYSE's new space has been designed to serve as a resilience hub. Equipped with solar panels, solar storage and backup power, an indoor air monitoring system, on-site laundry, and a community garden, RYSE Center has the capacity to support our community during climate emergencies (i.e., extreme heat, unhealthy air conditions, and power outages) and build community power to transform the unjust conditions that affect young people's daily lives and futures.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

[2] RYSE Listening Campaign, 2013.

This project builds on over 17 years of ongoing inquiry with young people around environmental injustices, climate resilience, and workforce development needs. All that we do at RYSE Center – programming, mental health services, partnerships, building design, and strategy – is shaped by young people's dynamic needs and priorities. Young people are co-creators at RYSE Center through multilayered feedback loops, including our annual Member Liberation Impact Tool (Member LIT) evaluation surveys, participatory design, and listening campaigns:

1. Annual Member LIT survey: RYSE's annual Member LIT survey explores youth members' sense of safety, belonging, relationships, love, agency, access to services, and areas for needed improvements at RYSE Center. The Member LIT has been cited nationally and used as a model for the City of Richmond's Fund for Children and Youth program evaluation. In our 2025 Member LIT (completed by 91 members) and consistently over previous years, our youth members expressed the need and desire for a wider range of paid, career-building internship opportunities.

2. Participatory Design of RYSE Center's expansion: RYSE engaged 300 young people in participatory design sessions and charettes for expanding its building footprint. See Question 3 for more about the engagement process, as well as youth feedback for RYSE Center to serve as a resilience hub.

3. Listening Campaign 2.0: In 2024, RYSE interns launched RYSE's Listening Campaign 2.0, in partnership with Ceres Policy Research, to research issues in their community and identify community-based solutions. Through story collection methods (photovoice research, journaling, voice memos, dialogue sessions, and gallery walks), interns engaged 150 youth and adult allies, documenting how the spaces youth navigate across Richmond are neglected and under-resourced. Community needs related to air quality, transportation, health, and economic opportunity in Richmond were woven within their findings.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Through RYSE's Member LIT survey, participatory design sessions of RYSE Commons, and RYSE's Listening Campaign 2.0, young people identified core needs as:

- Workforce development and career building opportunities

- Access to safe, third spaces as refuge during climate emergencies
- Access to safe, third spaces that build power to transform environmental injustices

RYSE's Facilities and Environmental Health Pathways Program is a direct response to these youth-led calls. It integrates workforce development with community health by engaging youth in paid internships where they build skills in facilities operations, indoor air quality, and emergency preparedness while contributing to the health and safety of their community. The program will also strengthen RYSE Center's role as a resilience hub. During climate-driven events that include poor air quality, extreme heat, and wildfire smoke, youth will be notified via social media and one-on-one communications and able to access clean air and cooling spaces at RYSE's facility; receive educational materials on air quality safety, emergency preparedness, and best practices for reducing smoke exposure; and access resources, including personal protective equipment (PPE), transportation assistance to safe spaces, water, and wellness supplies.

Our measurable outcomes will demonstrate impact through both individual and community-level change: youth gaining skills and accessing career pathways, while their work strengthens RYSE as a trusted resilience hub for the broader community. Reaching over 1,000 youth and families with protecting health during air quality events will reflect increased preparedness, reduced exposure to harmful air, and growing community capacity to respond to longstanding environmental injustices in Richmond.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Pathway Engagement and Feedback Methods: RYSE will conduct at least one month of outreach with youth to solicit interest in the pathway program. Engagement methods include in-person outreach with current RYSE members, at local schools, and throughout the community; sharing internship flyers on social media and at RYSE Center; and working with RYSE staff to identify and refer youth interested in career development opportunities. RYSE engages in ongoing inquiry with young people to improve programming. A core method is the Member LIT Survey, which includes sections on internship participants' growth in knowledge and skills related to their program focus area, as well as feedback on how RYSE can improve its specific programs. The Member LIT is reviewed by staff each year and is used to refine

programming. RYSE anticipates that 75 percent of interns in the program will improve their knowledge or skills in indoor air quality monitoring, resilience hub, operations, and emergency preparedness.

Community Engagement and Feedback Methods: While creating educational materials on protecting health and safety during air quality events, interns will work with staff to develop a community dissemination plan. Engagement methods will include peer-to-peer engagement, workshops, conversations with family and community members, and sharing educational content through social media.

During climate-driven events, RYSE will ensure youth and other community members are informed about available resources, including clean air and cooling spaces, PPE, transportation support, and emergency supplies at RYSE. Engagement methods include social media posts, direct phone calls and texts to youth members, and communications with local partners.

Youth have previously designed and implemented surveys to gather input from the broader community, and similar methods will be used throughout the grant period related to creation of educational materials as well as after climate-driven events. A target of 50 percent of community members responding to surveys will increase their knowledge of protective health actions. This feedback will be regularly reviewed by staff and interns and used to refine educational materials, outreach strategies, resource identification, and safety protocols.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged towards the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share meaningful feedback based on their lived experiences. To reduce potential barriers and ensure maximum opportunities for community participation, these meetings are hybrid (hosted in person and simultaneously on Zoom) and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision: Facilities and Environmental Health Pathways: RYSE Center will engage 10 Richmond youth (2 per year) in a paid, six-month internship in facilities operations, indoor air quality monitoring, and emergency preparedness, building workforce skills for a just transition while strengthening RYSE's resilience hub to protect the health and safety of 1,000 youth and community members in Richmond, CA over the five-year grant term.

Measurable Outcomes:

1. By the end of the five-year grant term (Month 60), 10 Richmond youth will complete a paid six-month internship in the Facilities and Environmental Health Pathways Program, demonstrating increased knowledge and practical skills in indoor air quality monitoring, resilience hub operations, and air quality emergency preparedness, and gaining demonstrated skills and career exposure in facilities management and climate resilience.
2. By the end of the five-year grant term (Month 60), at least 1,000 youth, families, staff, and partners in Richmond will be reached through intern-developed air quality emergency protocols, educational and outreach materials, and resilience hub improvements, with post-outreach surveys used to assess changes in community awareness of protective health actions during air quality events.
3. Over the five-year grant term (Months 6–60), RYSE Center will directly serve at least 100 Richmond youth and community members during air quality emergencies by activating its resilience hub to provide access to clean air space, PPE, and emergency resources, with post-event surveys used to assess changes in participants' knowledge of protective health actions.

Key Components:

- Interns receive hands-on training in resilience hub maintenance and facilities operations at RYSE Center (i.e., air quality monitoring, drain maintenance, RYSE’s safety protocol procedures). and complete post-internship assessments to document growth in knowledge and practical skills.
- Interns will co-develop four to five safety protocols to help protect youth and staff during air quality events and environmental emergencies, including wildfire smoke response and extreme heat

- Interns will create four to five education or outreach materials to help youth, families, staff, and partners protect their health and safety during air quality events and environmental emergencies, reaching 1,000 community members.
- Interns and staff will participate in citywide feedback loops, public art, and policy efforts related to air pollution, bike lanes, public transportation, and climate resilience.
- RYSE will support youth, families, and community members in accessing clean air space, PPE, and other emergency resources during poor air quality conditions and environmental emergencies, reaching at least 100 community members.

Members from RYSE's Facilities and Environmental Health Pathways Program will also be participants in the Total Transit Access Pilot Program (TTA Pilot) for the duration of their participation in the workforce program. The TTA Pilot will bolster RYSE's Facilities and Environmental Health Pathways Program workforce development goals by providing unlimited transit passes for participants to access work sites, which will reduce transportation cost burden and encourage use of public transit for future work opportunities and personal use.

Role of Project Lead: RYSE's Facilities Team will lead the Facilities and Environmental Health Pathways Program, providing hands-on supervision and guidance to each intern. RYSE can share best practices in resilience hub infrastructure and emergency response planning with other Co-Applicants and can offer a multipurpose room that can accommodate over 150 people for events.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The proposed budget totals $364,691 over five years and supports a combination of staffing, internship wages, outreach and communications supplies, air quality event response supplies, and contingency.

Personnel expenses make up the majority of the budget, including $77,622 for a Facilities Manager providing oversight and program management at 12.5 percent FTE, and $50,711 for a Facilities Coordinator providing direct implementation support at 10 percent FTE. The budget also allocates $52,423 to support 10 part-time youth interns (2 interns per year over 5 years, approximately $20/hour) who will develop educational materials, safety protocols, and support the RYSE's resilience hub infrastructure and facility operations. Intern payroll taxes (12.4 percent) and staff benefit rates (47 percent) inclusive of payroll taxes, health insurance, retirement, and paid time off are included in personnel totals above.

The remaining budget supports direct community engagement and resilience activities, including $7,500 for outreach events and trainings, $5,000 for printing and signage, and $2,500 for communications and social media outreach. An additional $4,978 is dedicated to resilience hub and air quality response supplies, including PPE, air quality monitors, and emergency preparedness materials identified through intern recommendations. The budget also includes $19,156 in contingency and $30,110 in indirect costs at the 15 percent de minimis rate to support administrative and operational capacity for successful program implementation.

$72,234 is for the City of Richmond Project Manager (1.75 percent FTE), Associate Management Analyst (2.25 percent FTE), and Administrative Assistant (4 percent FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials. $29,164 is for UC Berkeley for a Project Director (16.6 percent FTE) and a $50/hour x 500 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

RYSE's Facilities and Environmental Health Pathways Program is consistent with local, regional, and statewide initiatives focused on air quality, climate action, and equitable workforce development:

Community Air Protection Program (AB 617): Richmond's AB 617 Path to Clean Air Program, managed by the Bay Area Air District, focuses on implementing community-driven air quality monitoring and emissions reduction. RYSE's program supports these goals by training youth in air quality monitoring techniques and building local knowledge and community engagement around air quality in Richmond.[3]

City of Richmond Climate Action Plan: RYSE's program aligns with three of the plan's goals: reduce greenhouse gas emissions, build a healthy and resilient community, and engage community and educate youth.[4] RYSE's program will address all three of these goals, providing youth interns with paid opportunities and pathways to gain skills and knowledge in environmental health, air quality, climate resilience, and resilience hub operations.

Plan Bay Area 2050: The program aligns with the plan's Environmental and Economy elements by creating training for local youth residents to enter the workforce and building community capacity for local climate resilience and greenhouse gas reduction.[5]

In alignment with these plans and initiatives, RYSE's program will play a small piece in the larger movement with Richmond Rising Together to build a safer, healthier, and more climate resilient Richmond.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

RYSE is a trusted anchor institution for young people in Richmond, with more than 17 years of experience in running youth development, workforce readiness, and community health programs. Reaching young people most marginalized from our communities, our integrative model weaves together mental health services, restorative justice, creative arts and expression, basic needs, and leadership development pathways.

RYSE has successfully managed multiyear, multipartner grants and has established strong systems for program implementation, fiscal oversight, and outcomes tracking

[3] AB 617, *Richmond-San Pablo Community Air Monitoring Plan*, 2020.
[4] City of Richmond, 2016, *Richmond Climate Action Plan*, page 3.
[5] MTC and ABAG, 2026, March, *Plan Bay Area 2050*, page 8.

with City, County, and State-level grants. Previous collaborations with the City of Richmond include:

- **California Violence Intervention Program (CalVIP), Sub-grantee of the City of Richmond Office of Neighborhood Safety ($1,000,000):** Over a three-year period, RYSE delivered violence intervention, mental health, and positive youth development services to 160 system-impacted youth, meeting all contractual deliverables and reporting requirements.
- **Richmond Fund for Children and Youth (RFCY), Grantee and Sub-grantee ($1,500,000 total):** RYSE currently manages two concurrent three-year grants, including (1) career pathways programming serving 200 youth annually, and (2) violence intervention, grief support, and mental health services for youth impacted by community violence.
- **Roots of Success Environmental Careers Pre-Apprenticeship, Sub-grantee ($45,000):** In partnership with Roots of Success, RYSE implemented an environmental careers pre-apprenticeship program serving Richmond youth through a structured curriculum, paid work experience, and wraparound supports. Youth participants gained environmental literacy, job readiness skills, and exposure to career pathways in sectors such as energy, water, waste, and building operations, culminating in an industry-recognized pre-apprenticeship credential.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

This project will be led by RYSE's Facilities Manager and supported by the Facilities Coordinator. For the past three to four years, both individuals currently in these roles have been leaders in RYSE's resilience hub design, maintenance, air quality monitoring, emergency preparedness training and protocol development, and outreach and engagement with staff and young people. Our Facilities team is deeply integrated within RYSE's daily activities, often supporting programming with safety presentations, member engagement, and crisis response coordination. Both roles are deeply committed to ensuring that RYSE is a safe space for all youth, partners, and community members. The proposed project builds on these foundations and will strengthen our resilience hub strategies and workforce development programming by formalizing these learning opportunities into a structured environmental health and facilities workforce pathway for young people.

The Facilities team will be supported by RYSE's broader program infrastructure, including staff with extensive experience managing youth internships, workforce development programs, and case management. This includes support with curriculum development, participant recruitment, supervision best practices, and ongoing coaching to ensure a high-quality internship experience. Additional organizational resources, including RYSE's finance and administrative teams, will support grant management, reporting, and compliance.

RYSE will also leverage existing general operating funding and in-kind resources to support project success, including staff time, facility space, additional equipment, and wraparound services such as mental health support, meals, and transportation assistance for participants.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A. No permits or approvals are required to operate this program. RYSE fully owns and operates the building where the internship will be held. Additionally, the program would not include construction, ground disturbance, or permanent installation. Because the project does not involve new construction or physical infrastructure development, no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A. The proposed project would provide an internship program for youth in the Richmond area and would not include construction, ground disturbance, or permanent installation. Therefore, the proposed project would not have the potential to cause a significant effect on the environment and would be exempt from CEQA review.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A. The proposed project would provide an internship program for youth in the Richmond area and would not include property acquisition, leasehold, or easements. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A. The proposed project would provide an internship program for youth in the Richmond area and would not involve physical infrastructure development. Therefore, this project would not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

RYSE has identified several potential barriers to project implementation and has developed strategies to mitigate these risks.

Youth recruitment and retention amidst rising instability: Young people are growing up in a world of increasing instability -- from the ongoing impacts of the pandemic and housing crisis to rising social isolation, fears of deportation, political violence, and economic insecurity. RYSE is seeing this show up for young people in increased mental health crises, isolation, and disconnection from school, family, and community. Youth across the country are experiencing a growing mental health crisis, with high school students reporting persistent feelings of sadness or hopelessness.[6] RYSE recognizes that interns may face barriers to consistent participation due to competing responsibilities and instability in their daily lives. RYSE's integrative model is designed

[6] Youth Mental Health: The Numbers | Adolescent and School Health | CDC.

to adapt and respond to these realities. To support recruitment and retention, the internship will provide $20-22 per hour wages and transportation support (Richmond Moves, Total Transit Access Pilot, Clipper Cards, and rideshares as needed). All RYSE youth members have access to daily meals and snacks, grocery support through monthly Pantry Packs, and a Youth Emergency Fund for rental assistance and urgent needs. Additional wraparound services, including case management, mental health support, and peer support groups, are accessible and encouraged for young people if desired. These supports help counterbalance rising instability for youth.

First-time implementation of a formal facilities-based internship: This will be the RYSE Facilities team's first time leading a structured internship program, which may create potential challenges in internship management and curriculum development. The Facilities team will be supported with deeper integration into Program Staff meetings focused on internship management, youth supervision, and care review, as well as weekly supervision from the Director of Operations and Partnerships. The internship workplan will be reviewed and approved by the Director team. The program will build on RYSE's existing internship models and best practices already used across RYSE's career pathways programming. The feedback received from interns will help continual refinement of the new program to ensure it accomplishes the intended goals.

Language barriers: Richmond youth and their families speak a wide range of languages, and some participants or caregivers may have limited English proficiency, which can create barriers to engagement, communication, and participation. The majority of Richmond youth and families with limited English proficiency are Spanish speaking. RYSE's full Facilities and Administrative Team (Facilities Manager, Facilities Coordinator, Program Administrative Manager, and Director of Operations and Partnerships) is bilingual in Spanish and can provide direct communication and instruction in both English and Spanish, which will remove potential language barriers for the majority of participants and their caregivers.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Facilities and Environmental Health Pathways: RYSE Center will engage 10 Richmond youth (2 per year) in a paid, six-month internship in facilities operations, indoor air quality monitoring, and emergency preparedness, building workforce skills for a just transition while strengthening RYSE's resilience hub to protect the health and safety of 1,000 youth and community members in Richmond, CA over the five-year grant term.

Please note that the examples for these statements include a named outcome, a goal for change impact (number), a target group, and a time parameter.

Measurable Outcome	Indicator(s)
1. By the end of the five-year grant term (Month 60), 10 Richmond youth will complete a paid six-month internship in the Facilities and Environmental Health Pathways Program, demonstrating increased knowledge and practical skills in indoor air quality monitoring, resilience hub operations, and air quality emergency preparedness, and gaining demonstrated skills and career exposure in facilities management and climate resilience.	• Number of youth who complete the six-month internship program (target: 10 youth). • Number of completing interns who demonstrate increased knowledge and practical skills in indoor air quality monitoring, resilience hub operations, and emergency preparedness, based on post-internship assessment (target: 75 percent) • Intern reflections and supervisor assessments describing growth in confidence and readiness for workforce pathways in facilities management and climate resilience (target: 10 youth)
2. By the end of the five-year grant term (Month 60), at least 1,000 youth, families, staff, and partners in Richmond will be reached through intern-developed air quality emergency protocols, educational and outreach materials, and resilience hub improvements, with post-outreach surveys used to assess changes in community awareness of protective health actions during air quality events.	• Number of community members reached through intern-developed educational materials, workshops, peer outreach, and social media (Target: 1,000 youth, families, staff, and partners over the grant term) • Number of air quality emergency protocols and educational and outreach materials co-developed by interns and disseminated to the community (Target: 4–5 protocols and 4–5 materials over the grant term) • Feedback from community members receiving materials indicating changes in awareness of protective health actions during air quality events (Target: 50 percent)

Measurable Outcome	Indicator(s)
3. Over the five-year grant term (Months 6–60), RYSE Center will directly serve at least 100 Richmond youth and community members during air quality emergencies by activating its resilience hub to provide access to clean air space, PPE, and emergency resources, with post-event surveys used to assess changes in participants' knowledge of protective health actions.	• Number of youth and community members accessing clean air space, PPE, or emergency resources at RYSE during air quality emergencies (Target: 100 youth and community members over the grant term) • Percentage of community members served during emergencies who report changes in knowledge of protective health actions following RYSE engagement, based on post-event surveys (Target: 50 percent)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the five-year grant term (Month 60), 10 Richmond youth will complete a paid six-month internship in the Facilities and Environmental Health Pathways Program, demonstrating increased knowledge and practical skills in indoor air quality monitoring, resilience hub operations, and air quality emergency preparedness, and gaining demonstrated skills and career exposure in facilities management and climate resilience.	**A.** Internship program design complete Completion date: Month 3	1. Facilities Manager and Facilities Coordinator draft internship curriculum covering indoor air quality monitoring, resilience hub operations, and emergency preparedness	RYSE	--	Months 1-3
		2. Facilities team integrates into Program Staff meetings focused on internship management, youth supervision, and care review to align curriculum with RYSE's existing internship best practices	RYSE	--	Month 1, ongoing
		3. Director of Operations and Partnerships reviews and approves internship workplan and curriculum before first cohort launch.	RYSE	--	Month 3
	B. First intern cohort recruited, hired, and onboarded Completion date: Month 6	1. Conduct at least one month of in-person and social media outreach to recruit youth applicants at RYSE Center, local schools, and in the community	RYSE	--	Months 3-4, annual recurring (annually)
		2. Conduct two rounds of interviews and select two youth interns for the first cohort	RYSE	--	Month 5, annual recurring
		3. Complete one week of onboarding for hired interns, including orientation to RYSE Center, the Facilities team, and internship expectations	RYSE	Community partners	Month 6 , annual recurring

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Each annual intern cohort completes the six-month internship. Completion date: Month 12 (annual recurring)	1. Interns meet with supervising Facilities staff twice weekly for six months, engaging in hands-on training in resilience hub maintenance, air quality monitoring, and facility operations	RYSE	--	Months 6-12
		2. Deliver 1–2 skill-building trainings per cohort year in resilience hub infrastructure, facility operations, and indoor air quality monitoring	RYSE	--	Months 8-9
		3. Deliver 1–2 skill-building trainings per cohort year in air quality emergency response, community outreach, peer training, and safety protocol development.	RYSE	--	Months 9-10
		4. Collect post-internship assessments and intern reflections on skill growth and workforce readiness.	RYSE	--	Month 12
2. By the end of the five-year grant term (Month 60), at least 1,000 youth, families, staff, and partners in Richmond will be reached through intern-developed air quality emergency protocols, educational	**A.** First set of air quality emergency protocols co-developed and documented. Completion date: Month 12	1. Interns and Facilities staff identify priority topics for the first 1–2 protocols, such as wildfire smoke response or extreme heat, based on community needs and RYSE's existing emergency preparedness work	RYSE	--	Months 6-8
		2. Interns and Facilities staff draft, review, and finalize the first 1–2 protocols, incorporating input from RYSE staff and community partners	RYSE	--	Months 8-11

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
and outreach materials, and resilience hub improvements, with post-outreach surveys used to assess changes in community awareness of protective health actions during air quality events.		3. Protocols are documented, approved, and made accessible to RYSE staff and youth for use during air quality events	RYSE	--	Month 12
	B. First set of educational and outreach materials completed and disseminated. Completion date: Month 12	1. Interns determine topic, goals, and target audience for the first 1–2 outreach materials in collaboration with RYSE staff	RYSE	--	Months 6-8, annual recurring
		2. Interns conduct research and develop the first 1–2 outreach materials, which may include zines, digital content, or workshop materials	RYSE	--	Months 8-10, annual recurring
		3. Interns and staff disseminate materials through peer-to-peer outreach, community events, and RYSE social media channels.	RYSE	Community partners	Months 10-12, annual recurring
	C. Cumulative reach of 1,000 community members achieved. Completion date: Interim Month 36, Final Month 60	1.Interns and staff track community reach across all dissemination activities using event attendance records, distribution counts, and social media metrics	RYSE	--	Months 1-60, ongoing
		2. Interns and staff participate in citywide feedback loops, public art, and policy efforts related to air pollution, transportation, and climate resilience to extend program reach and impact	RYSE	Community partners	Months 1-60, ongoing
		3. Interns conduct peer outreach at RYSE events and in the community, sharing materials and protocols with peers and families	RYSE	City of Richmond, partners	Months 10-12, annual recurring

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
3.Over the five-year grant term (Months 6–60), RYSE Center will directly serve at least 100 Richmond youth and community members during air quality emergencies by activating its resilience hub to provide access to clean air space, PPE, and emergency resources, with post-event surveys used to assess changes in participants' knowledge of protective health actions.	**A.** RYSE resilience hub prepared and ready for emergency activation. Completion date: Initial readiness Month 6, ongoing Months 6-60	1. Facilities team maintains filtration systems and indoor air quality monitoring equipment at RYSE Center	RYSE	--	Ongoing
		2. Facilities team stocks and maintains emergency supplies including PPE, air purifiers, filters, water, and wellness supplies	RYSE	--	Month 3, restock as needed
		3. 60 interns and staff complete orientation on emergency response protocols at the start of each cohort year	RYSE	--	Month 6, annual recurring
	B. First emergency activation completed and documented. Completion date: Months 6-24	1. RYSE opens as a clean air space during air quality emergencies, providing access to filtered indoor air, PPE, water, and wellness supplies for community members	RYSE	--	As needed
		2. Staff and interns notify youth members and community partners of open clean air space via direct calls, texts, and social media during each emergency	RYSE	--	As needed
		3. Staff complete a service log documenting number of community members served and resources distributed during each activation	RYSE	--	As needed
	C. Cumulative service of 100 community members documented and	1. Following each emergency activation, staff administer post-event surveys to assess community members' knowledge of protective health actions	RYSE	--	As needed

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	post-event learning compiled. Completion date: Interim Month 36, Final Month 60	2. Staff review service logs and survey data after each activation to refine emergency protocols and improve future response	RYSE	--	As needed
		3. RYSE compiles cumulative service data and post-event survey findings for grant reporting, including total community members served and reported changes in health protection knowledge	RYSE	--	Month 12, annual recurring

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$85,527.00	$0.00	$0.00	$85,527.00	0.0%	0.0%	$0.00	0.0%	23.5%
Co-Applicant 1	By Any Means Visionary	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$200,734.00	$30,110.00	$19,156.00	$250,000.00	15.0%	9.5%	$0.00	0.0%	68.6%
Co-Applicant 10	The Black Neighborhood	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	8.0%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$315,425.00**	**$30,110.00**	**$19,156.00**	**$364,691.00**	**9.5%**	**6.1%**	**$0.00**	**0.0%**	**76.5%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$364,691.00

Project Name: Facilities Pathways
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 1.75% FTE x $17,754.47 monthly salary x 41 months = $12,738.83; Benefits at 77% of salary = $9,808.90.	$22,548.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 2.25% FTE x $13,623.72 monthly salary x 41 months = $12,567.88; Benefits at 77% of salary = $9,677.27.	$22,245.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 4.00% FTE x $9,453.37 monthly salary x 41 months = $15,503.52; Benefits at 77% of salary = $11,937.71.	$27,441.00
			Only add lines above this line	
			TOTAL:	$85,527.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$85,527.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$85,527.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Dire	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	$0.00

Project Name: Facilities Pathways
Co-Applicant 9 Name: RYSE, Inc
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Facilities Manager (0.125 FTE, 60 months)	Manages program. Annual salary of $79,567 at 12.5% FTE over 5 years with 3% annual COLA. Total salary allocation: $50,330. Benefits are 47%, includes payroll taxes, health insurance, retirement, paid time off.	$77,622.00
Personnel/Staff Costs	Direct	Facilities Coordinator (0.10 FTE, 60 months)	Direct program support. Hourly rate of $33.17 at 10% FTE over 5 years with 3% annual COLA. Total salary allocation: $34,397. Benefits are 47%, includes payroll taxes, health insurance, retirement, paid time off.	$50,711.00
Personnel/Staff Costs	Direct	Youth Interns (10 hrs/wk, half of each year, 60 months)	Participates in job training program.10 part-time temporary interns at $20/hour for 10 hours/week over 6 months. Hourly rates increase to $21-$22 in Years 2-5. Payroll taxes calculated at 12.4%.	$52,423.00
Community Engagement	Direct	Copy/Printing	Sign printing for communications and outreach at $1,000 per large print job, one each year.	$5,000.00
Community Engagement	Direct	Communications	Social Media boosting, advertising costs of estimated $500 per year, each year.	$2,500.00
Community Engagement	Direct	Community Outreach	Food and materials for youth and family trainings at $1500 per year, each year.	$7,500.00
Community Engagement	Direct	Air Quality Event Response Supplies	Resilience hub supplies (per youth recommendations -- potentially items like air quality monitors, PPE, medical kits, and electrical supplies).	$4,978.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	10% of direct costs, for unforeseen expenses	$19,156.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Cost Rate	Calculated at 15% of total direct costs	$30,110.00

Project Name: Facilities Pathways
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Rising Together
Lead Applicant Name	City of Richmond
Project Location	Richmond, CA
Overall Funding Request	$15,000,000
Grant Term Request	5 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Environmental Data Fellows
Project Lead	The Black Neighborhood
Project Location	Richmond, California
Project Funding Request	$504,159

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Environmental Data Fellows project is a youth environmental workforce development fellowship led by The Black Neighborhood (TBN) serving Richmond youth from neighborhoods disproportionately impacted by pollution and environmental health inequities. Through two paid fellowship cohorts over three years, the project will provide environmental justice education, workforce-readiness training, environmental data interpretation and communication skill-building, professional mentorship, field-based learning experiences, and community-facing engagement opportunities connected to environmental and climate-related career pathways.

The fellowship is designed to help Richmond youth better understand how environmental conditions, public health, transportation systems, industrial activity, and infrastructure decisions affect their communities while also building practical and transferable workforce skills. Fellows will participate in workshops, virtual learning sessions, field-based partner experiences, environmental learning activities, and final portfolio and presentation development connected to real-world environmental challenges affecting Richmond neighborhoods. The project supports broader just-transition, climate resilience, and environmental justice goals by helping prepare local youth for participation in environmental and public health-related workforce pathways while increasing community understanding of environmental conditions affecting Richmond residents.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
   - *Reduce air pollution and improve health outcomes*
   - *Build economic resilience for a just transition*

The Environmental Data Fellows project aligns most directly with the Local Community Benefits Fund strategy to build economic resilience for a just transition by preparing Richmond youth for environmental, air quality, climate resilience, and public health-related career pathways.

The project responds to a key challenge facing many Richmond youth and families: while significant investments are being made in environmental improvement, air quality, climate resilience, and public health initiatives across Richmond, many local residents do not have clear pathways into the educational, workforce, and leadership opportunities connected to this work. Richmond residents in neighborhoods most impacted by pollution and environmental burden also experience higher rates of economic hardship and lower levels of educational attainment than many surrounding

communities.[1] The fellowship helps address this gap by providing Richmond youth with paid participation, environmental justice education, workforce-readiness training, professional exposure, and foundational environmental data interpretation and communication skills.

Through the fellowship, youth will build transferable skills in environmental data interpretation, public speaking and presentation development, professional communication and teamwork, civic engagement, and workforce-readiness and career pathway exploration. Participants will also gain exposure to organizations and professionals working in fields connected to air quality, environmental health, transportation, urban ecology, climate resilience, and community planning.

While workforce development is the primary focus of the project, the fellowship also supports broader environmental justice and public health goals by increasing youth and community understanding of how pollution and environmental conditions affect Richmond neighborhoods. Fellows will learn how industrial activity, transportation systems, infrastructure patterns, and environmental investment decisions influence neighborhood conditions and public health outcomes.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The Environmental Data Fellows project will be based in Richmond, California, with priority focus on neighborhoods within the eligible Path to Clean Air Community Emissions Reduction Plan area, including Iron Triangle, North Richmond, Santa Fe, and Coronado.[2] The project will serve youth and families from historically overburdened Richmond neighborhoods affected by industrial activity, transportation corridors, and cumulative environmental burdens.

These neighborhoods were selected because they experience longstanding environmental and public health disparities connected to industrial activity, transportation emissions, and environmental inequities. People living in the Richmond-San Pablo area experience higher asthma than other areas of the county.[3]

[1] California Air Resources Board, 2026, "Richmond-North Richmond-San Pablo." https://ww2.arb.ca.gov/capp/com/cip/richmond-north-richmond-san-pablo.
[2] California Air Resources Board, 2026, "Richmond-North Richmond-San Pablo." https://ww2.arb.ca.gov/capp/com/cip/richmond-north-richmond-san-pablo.
[3] Bay Area Air Quality Management District, Richmond-San Pablo Community Emissions Reduction Plan (AB 617); Community Health Protection Program.

Primary workshop activities will take place at the Richmond Rising Hub at 1600 Nevin Plaza, Richmond, CA 94801, adjacent to the Richmond Bay Area Rapid Transit (BART) station.

Additional project activities may occur at community-based partner locations, environmental learning sites, coalition-aligned venues, and field-based learning environments connected to environmental, public health, and workforce development learning opportunities. Example partner and learning environments may include University of California (UC) Berkeley, urban greening or shoreline restoration projects, transportation and mobility-related learning sites, and local community-serving organizations connected to environmental education or public health initiatives.

These learning environments are intended to help fellows better understand how pollution sources, land use, transportation systems, industrial activity, public health, environmental planning, and climate resilience intersect across Richmond communities while also exposing youth to workforce pathways connected to these sectors.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

TBN's community engagement approach is grounded in direct relationships with Richmond youth, families, schools, community members, and neighborhood-serving organizations. Through previous youth programming, outdoor leadership programs, youth cohorts, food distribution efforts, and community events, TBN has consistently engaged Richmond residents in ways that are relationship-based, culturally responsive, and community-centered.

Community needs and priorities for this project were identified through TBN's ongoing work with Richmond youth and families, conversations with community members at TBN programs and events, participant feedback from prior youth cohorts, collaboration with project co-applicants and community-based partners, and awareness of local environmental justice and workforce development priorities in Richmond. These engagement efforts consistently point to the need for paid youth opportunities, career exposure, environmental education, practical skill-building, and accessible pathways for young people to participate in Richmond's environmental and just-transition work.

TBN's engagement approach is intentionally accessible because Richmond residents may face practical barriers that limit participation in formal planning, workforce, and technical environmental discussions. The City of Richmond's PY 25–28 Local Plan identifies access to essential stabilizing supports—including transportation, childcare,

health services, counseling, nutrition, housing, and other critical services—as key factors that affect residents' ability to prepare for and participate in career pathways. These barriers can also affect whether youth and families are able to attend meetings, complete programs, engage with technical information, or participate consistently in community-based opportunities.

As a trusted community-based organization with experience facilitating youth and family-centered programming in Richmond, TBN will continue using relationship-based engagement methods such as youth outreach, family communication, partner referrals, community events, participant reflections, and youth-led presentations to ensure residents can engage with the project in ways that are familiar, practical, and culturally responsive.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The Environmental Data Fellows project addresses identified community needs by creating a practical, paid, and community-rooted pathway for Richmond youth to build environmental justice knowledge, environmental data interpretation skills, leadership capacity, and workforce readiness while connecting their learning to real environmental and public health issues affecting Richmond communities.

The project is designed to benefit Richmond youth and families from neighborhoods experiencing high environmental burden, particularly youth who may not otherwise have direct access to environmental education, professional networks, workforce development opportunities, or career pathways connected to air quality, climate resilience, public health, and environmental planning.

The community needs this project responds to include limited access to paid youth workforce development opportunities; limited exposure to environmental and climate-related career pathways; limited access to technical skill-building opportunities, including environmental data analysis and interpretation; the need for stronger community understanding of local environmental conditions and pollution impacts; the need for trusted, culturally grounded outreach and youth engagement; and the need to connect environmental investments and just-transition initiatives in Richmond to visible local pathways for participation and advancement.

These needs are directly connected to environmental justice, public health, and just-transition challenges affecting Richmond communities. The Richmond–North Richmond–San Pablo Path to Clean Air / Community Emissions Reduction Plan identifies the broader community as being impacted by fuel refining, industrial manufacturing, railways, and vehicle and freight traffic, all of which contribute to harmful air pollution and related health concerns. Within Richmond, priority neighborhoods such as North Richmond, Iron Triangle, Santa Fe, and Coronado also face overlapping social and economic burdens. As shown in Figure 1, the Environmental Data Fellows project is focused in Richmond neighborhoods located near industrial, transportation, rail, and shoreline-related environmental conditions. Figure 2 further summarizes selected burden indicators, including that the Richmond target area has been identified as having the greatest density of residents in poverty in Contra Costa County, and that households without vehicle access are significantly higher in Iron Triangle at 26.4 percent and North Richmond/Santa Fe at 24.4 percent, compared to 6.5 percent countywide. These conditions illustrate the disproportionate environmental and access burdens faced by Richmond youth and families, while also underscoring the importance of creating local pathways into environmental, public health, and climate-related education and workforce opportunities. At the same time, environmental improvement, climate resilience, air quality, and public health investments are being advanced across Richmond, creating a growing need for local residents, especially youth, to have access to the skills, knowledge, and workforce pathways connected to this work.

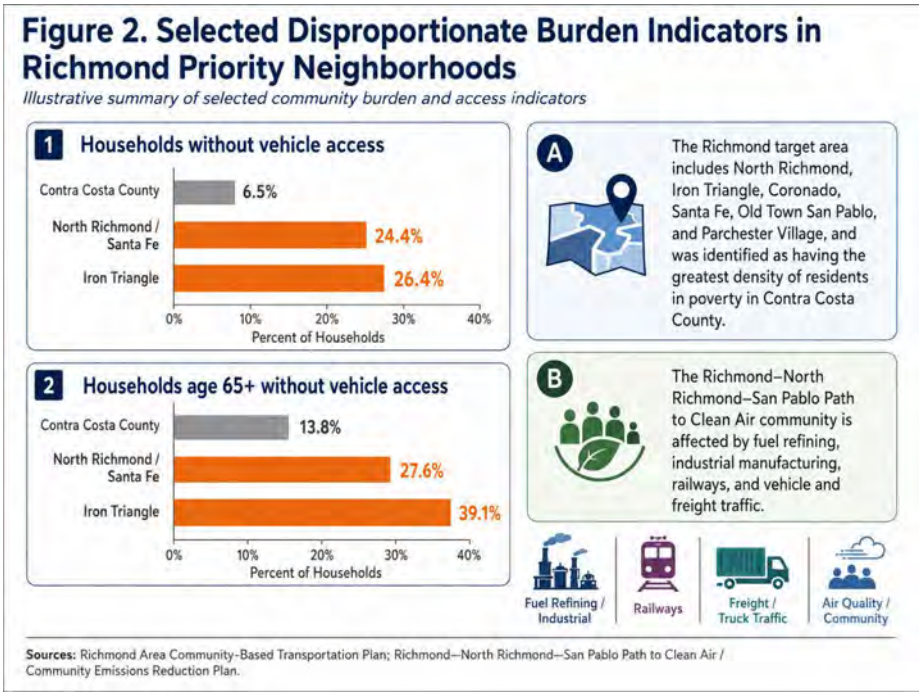
Figure 1. Environmental Data Fellows Project Geography & Environmental Context

Illustrative map for proposal use



Neighborhoods shown are approximate and intended to communicate project geography and environmental context.

Illustrative map for proposal use. Neighborhoods shown are approximate and intended to communicate project geography and environmental context.



Illustrative summary of selected community burden and access indicators.

The project addresses these challenges by implementing two paid six-month fellowship cohorts for Richmond youth focused on environmental workforce development,

environmental justice learning, and environmental data literacy. Fellows will participate in in-person workshops, virtual learning sessions, field-based partner experiences, mentorship opportunities, portfolio development, and public-facing presentations connected to environmental conditions affecting Richmond communities.

Through the fellowship, youth participants will learn how pollution and environmental conditions affect different Richmond neighborhoods, how environmental data can be used to identify patterns and communicate community impacts, and how organizations, public agencies, and environmental professionals work to address air quality, public health, transportation, urban ecology, and climate resilience challenges.

Project success will be defined by Richmond youth leaving the fellowship with stronger environmental knowledge, increased confidence, practical workforce and communication skills, meaningful professional exposure, and clearer pathways into environmental, public health, climate resilience, and community-based career opportunities.

Progress toward community impact will be measured through the number of youth recruited, enrolled, retained, and completing the fellowship; number of workshops, virtual sessions, and field-based learning experiences completed; increases in participant understanding of environmental justice, air quality, and environmental data; increases in participant awareness of environmental and climate-related career pathways; number of youth completing Environmental Insights Portfolios and final presentations; number of community members reached through youth-led presentations, outreach, and engagement activities; and number of fellows connected to internships, training opportunities, mentorship, alumni engagement opportunities, or next-step workforce pathways where available.

These outcomes will demonstrate the project's impact in preparing Richmond youth with environmental knowledge, workforce skills, career exposure, and community engagement experience while strengthening broader community understanding of environmental conditions, public health impacts, and environmental justice challenges affecting Richmond neighborhoods.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

TBN will engage community members throughout implementation through youth-led presentations, fellowship showcases, resident-facing events, and partner-connected outreach activities. Updates on implementation progress and available project benefits will be shared through in-person outreach, printed flyers, social media, and coalition communication channels. To support accessibility, TBN will host activities in familiar Richmond community spaces, schedule events at community-friendly times, and provide food and small engagement supports where appropriate.

Community feedback will be collected through resident conversations, brief surveys, participant reflections, and ongoing dialogue with youth and community stakeholders. Feedback will be used to refine engagement strategies, workshop topics, fellowship activities, and participant supports, and shared with community partners where relevant to strengthen alignment with Richmond community priorities. Fellows will also complete a post-program survey at the conclusion of each cohort to assess individual growth in environmental justice knowledge, workforce readiness, and career pathway awareness.

As part of the Richmond Rising Together initiative, a Collaborative Stakeholder Committee (CSC) made up of a representative from each Co-Applicant organization as well as key stakeholders and compensated community member participants will meet monthly at the Nevin Community Center. During these meetings, Co-Applicants will share project status updates and directly engage the CSC and community members in discussions on project design and implementation. This structure ensures lessons learned across projects are leveraged toward the broader collaborative effort while creating meaningful opportunities for residents most impacted by poor air quality to learn about and engage in projects and share feedback based on their lived experiences. To reduce potential barriers and support community participation, these meetings are hybrid, hosted in person and simultaneously on Zoom, and include free childcare, Spanish interpretation, and meals for community members. Meetings are recorded and posted online for viewing in Spanish and English.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project's primary component is two paid fellowship cohorts over the three-year grant term, each serving approximately 10 Richmond youth over a six-month period in Years 1 and 2. Each cohort will follow a hybrid model of in-person workshops, virtual learning sessions, and field-based partner experiences covering environmental justice, environmental data interpretation, workforce readiness, and professional exposure, culminating in a Youth Environmental Insights Portfolio and final community

presentation. In Year 3, TBN will conduct outreach to cohort alumni, facilitate networking events and advanced pathway connections with environmental and public health professionals, and compile cumulative fellowship data for evaluation and final reporting.

Post-program surveys will assess whether at least 70 percent of fellows report increased knowledge of environmental justice, air quality, and climate resilience, and whether at least 70 percent report increased workforce readiness and awareness of environmental and public health career pathways. TBN will also track pathway connections for each fellow, documenting internships, training opportunities, mentorship relationships, and next-step workforce opportunities secured during or following the fellowship.

TBN will lead project design and implementation, participant recruitment and support, fellowship facilitation, guest instruction and field experience coordination, outcome tracking, and partner coordination. Richmond Rising Together and community-based partners may contribute subject-matter learning, field-based experiences, guest instruction, mentorship, and internship or workforce exposure opportunities connected to environmental and climate-related fields.

Members from the Environmental Data Fellows will also be participants in the Total Transit Access Pilot Program (TTA Pilot) for the duration of their participation in the workforce program. The TTA Pilot will bolster Environmental Data Fellow's workforce development goals by providing unlimited transit passes for participants to access work sites, which will reduce transportation cost burden and encourage use of public transit for future work opportunities and personal use.

UC Berkeley's Center Global Healthy Cities (CGHC) will prepare annual and end-of-project reports of data across all project partners, along with a public facing dashboard to track progress. The dashboard will include a public comment section. CGHC will work with all Co-Applicants to co-create validated survey questions to capture the mental health impacts of air pollution and climate change (e.g., climate anxiety), and whether and how project interventions are reducing stress, anxiety, and related psychosocial influences on well-being.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The proposed budget totals $504,159 over three years and supports staffing, youth stipends, fellowship programming, materials and equipment, workforce readiness activities, and contingency. The budget is structured around one paid fellowship cohort in Year 1, one in Year 2, and alumni engagement, workforce pathway support, and sustainability activities in Year 3.

Personnel expenses make up the largest share, including $85,000 for a Project Lead/Program Director (~0.25 FTE) and $55,000 for a Program Coordinator/Lead Facilitator (~0.35 FTE). Salary, wages, and fringe are included in both figures. The budget allocates $50,000 in youth stipends averaging $2,500 per fellow across two cohorts of 10, plus $6,000 for fellowship food and gatherings and $2,000 in participant accessibility support to reduce short-term barriers to attendance.

The remaining budget covers materials and equipment ($13,000, including participant laptops, software, program supplies, and printing), guest professional honoraria and workforce readiness materials ($7,000), limited staff mileage and emergency travel ($1,000), indirect costs at 6 percent ($15,000), and a 4 percent contingency ($10,000).

$216,702 is for the City of Richmond Project Manager (5.25 percent FTE), Associate Management Analyst (6.75% FTE), and Administrative Assistant (12 percent FTE) to support execution of this project, ensure completion of grant commitments, coordinate community engagement and collaboration across projects, and manage contracting, invoicing, and payments. $13,293 will support CSC and other community meetings, shared spaces, and Richmond Rising Together outreach materials.

$29,164 is for UC Berkeley for a Project Director (16.6% FTE) and a $50/hour x 208 hours PhD student researcher to prepare annual and end-of-project reports, manage a project data dashboard, and capture the impact of the projects in reducing negative mental health impacts.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Environmental Data Fellows project is consistent with local, regional, and statewide initiatives focused on workforce development, just transition, air quality, and climate resilience.

Most directly, the project aligns with the City of Richmond's Green-Blue New Deal and Just Transition effort, which focuses on creating green jobs for Richmond residents and

connecting workforce development to climate resilience, environmental health, and equitable economic opportunity. It also supports the Richmond Rising Place-Based Workforce Development Strategy, which prioritizes paid learning opportunities, skill-building, and career pathway development for youth from Richmond neighborhoods including Iron Triangle, Santa Fe, and Coronado. By preparing Richmond youth with environmental data skills, professional exposure, and career readiness in air quality, public health, and climate resilience sectors, the fellowship directly advances both of these local workforce priorities.

The project further aligns with California's AB 617 Community Air Protection Program and the Richmond-North Richmond-San Pablo Community Emissions Reduction Plan, which focus on reducing pollution burdens, increasing community participation, and addressing environmental health disparities in Richmond. Fellows will build firsthand understanding of how environmental data, neighborhood conditions, and public health connect to Richmond's air quality challenges and community-led solutions. The fellowship is also consistent with the Richmond Climate Action Plan, Richmond General Plan 2030, Richmond Resilience Roadmap, Contra Costa County Climate Action and Adaptation Plan, and Contra Costa County 2045 General Plan, all of which emphasize environmental sustainability, climate resilience, public health equity, and economic opportunity for Richmond residents.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

TBN is a trusted community organization in Richmond with substantial experience designing and implementing paid youth leadership initiatives, cohort programs, educational enrichment, and workforce-connected pathways for Richmond youth and families. With approximately $540,000 in active grant funding, TBN has successfully managed multiple grant-funded programs including the Richmond Fund for Children and Youth Grant, ECIA-supported youth programming, Youth Aspire Afterschool programming, and overnight camp and outdoor leadership initiatives. TBN previously operated a recurring after-school program over three years serving 15–18 students annually through structured enrichment, mentorship, and leadership development, and has facilitated paid youth cohort models focused on college readiness, civic engagement, workforce exposure, and pathway-building.

TBN uses exit tickets, Google surveys, participant reflections, and program review tools to assess youth experience and program quality. In a 2023 Youth Empowerment Program with Aspire Maynard Academy, TBN served 10–15 middle school youth over 12 weeks with bi-weekly workshops and field trips covering leadership, college

readiness, entrepreneurship, financial literacy, and healing-centered development. Post-program feedback was strong: 100% of respondents reported learning something new and said they would refer a friend, with 60% rating workshops as Excellent.[1]

TBN's leadership also brings deep lived experience and longstanding roots in Richmond. [redacted] and several TBN co-founders are Black men born and raised in Richmond from multi-generational families, with firsthand experience of the environmental conditions shaping their neighborhoods — including refinery-related incidents and family members affected by asthma and respiratory illness. This foundation of trust and lived experience strengthens TBN's ability to reach and retain Richmond youth and build authentic relationships with families and the broader community.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

TBN will manage implementation of the Environmental Data Fellows project through two part-time roles. The Project Lead/Program Director (0.25 FTE) will oversee overall project leadership, including fellowship design, coalition and partner coordination, budget and reporting, curriculum direction, and Year 3 alumni engagement and sustainability planning. The Program Coordinator/Lead Facilitator (0.35 FTE) will lead day-to-day implementation, including participant recruitment and onboarding, workshop facilitation, field experience coordination, attendance tracking, portfolio support, and pathway connections for fellows.

Co-applicant and community partners will strengthen the fellowship by contributing subject-matter expertise, guest instruction, field-based learning opportunities, mentorship, and workforce exposure — helping fellows connect environmental data skills to real professional roles and career pathways. TBN does not require additional funding sources to operate the core fellowship as proposed, though partner contributions such as guest speakers, site visits, and academic evaluation support will further enrich the experience.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness

documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A; No major permits or construction-related approvals are required for this project. The proposed project would not include construction, ground disturbance, or permanent installation. Because the project does not involve new construction or physical infrastructure development, no land use or regulatory approvals are needed. The project is implementation-ready and can proceed immediately upon execution of the Grant Agreement.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A; The Environmental Data Fellows project does not anticipate activities that would require CEQA review. The proposed project would provide a fellowship program for youth in the Richmond area and would not include construction, ground disturbance, or permanent installation. Therefore, the proposed project would not have the potential to cause a significant effect on the environment and would be exempt from CEQA review.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

N/A; The proposed project would provide a fellowship program for youth in the Richmond area and would not require property acquisition, lease agreements, easements, rights-of-way, or permanent site control. Therefore, no site controls are required for project implementation.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

N/A; The proposed project would provide a fellowship program for youth in the Richmond area and would not involve physical infrastructure development. Therefore, this project would not require any operations or maintenance of physical infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

One potential challenge is youth recruitment and consistent participation over the six-month fellowship period. Some youth may face competing school, family, or work responsibilities that affect engagement. TBN will address this through relationship-based recruitment, partner and school referrals, family communication, and regular SMS and phone outreach. The fellowship structure will be designed to fit within youth schedules, and paid stipends will recognize participant time and reduce financial barriers to engagement. To support ongoing participation, workshops will be interactive and community-connected rather than academic, with food provided, activities hosted at accessible Richmond locations, and consistent session reminders sent to fellows and caregivers.

Coordination across coalition and community partners may also create scheduling and implementation challenges. Because the fellowship includes guest professionals, field experiences, and partner-supported learning, shifts in partner availability may occur. TBN will address this by identifying partner roles early, planning activities well in advance, and structuring the fellowship so the core program can continue successfully even if individual guest sessions or field experiences need to be adjusted. Similarly, available internships and workforce connections will vary depending on external organizations. The fellowship is designed to focus primarily on workforce readiness, skill-building, and pathway preparation rather than guaranteed placements, giving TBN flexibility to connect fellows to relevant opportunities as they become available.

Finally, implementation needs may evolve as TBN, fellows, and partners identify what works best. The project budget includes contingency funding and a focused staffing structure to support adaptability, strong participant support, and responsible program management throughout the grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Environmental Data Fellows: Build a long-term youth environmental workforce pathway that helps Richmond youth understand environmental conditions affecting their communities, develop practical data interpretation and communication skills, and connect to real-world professional and community opportunities.

Measurable Outcome	Indicator(s)
1. By the end of the budget term (Month 36), increase environmental justice knowledge, environmental stewardship, and understanding of how environmental conditions and infrastructure decisions affect community health among 20 Richmond youth participating in the paid Environmental Data Fellows program.	• Number of youth participating in paid Environmental Data Fellows cohorts (target: 20) • Percentage of fellows reporting increased knowledge of environmental justice, air quality, climate resilience, and public health issues through post-program surveys (target: 70%) • Number of fellows completing a Youth Environmental Insights Portfolio and final community presentation (target: 20) • Number of in-person workshops, virtual learning sessions, and field-based learning experiences completed across both cohorts (target: 10-12)
2. By the end of the budget term (Month 36), increase workforce readiness and exposure to environmental and public health career pathways among 20 Richmond youth participating in the Environmental Data Fellows program.	• Percentage of fellows reporting increased workforce readiness and awareness of environmental and public health career pathways through post-program surveys (target: 70%) • Number of fellows connected to internships, training opportunities, mentorship, or next-step workforce pathways (target: 70%)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, increase environmental justice knowledge, environmental stewardship, and understanding of how environmental conditions and infrastructure decisions affect community health among 20 Richmond youth participating in the paid Environmental Data Fellows	A. Youth fellows recruited and engaged in environmental education and environmental data learning activities. (Months 12, 24)	1. Recruit and onboard youth fellows into paid Environmental Data Fellows cohorts.	The Black Neighborhood (TBN)	Coalition partners, Community partners	Months 3, 15
		2. Coordinate with coalition partners to identify and schedule professional learning sessions, field experiences, and demonstrations aligned with cohort topics.	TBN	Coalition partners	Months 12, 24
		3. Facilitate field-based learning experiences and environmental data interpretation and communication skill-building activities.	TBN	Coalition partners, Community partners	Months 12, 24
	B. Youth fellows receive training and direct experience with environmental stewardship and community engagement activities. (Months 12, 24)	1. Youth Fellows conduct community-facing engagement connected to environmental and climate-related topics	TBN	Community partners	Months 12, 24
		2. Youth Fellows develop portfolios connected to environmental challenges affecting Richmond neighborhoods and present them to the community.	TBN	Community members	Months 12, 24
		3. Administer post-program surveys to all completing fellows assessing increases in environmental justice, air quality, climate resilience, and public health knowledge.	TBN	--	Months 12, 24

program. (Month 36)					
2. By the end of the grant term, increase workforce readiness and exposure to environmental and public health career pathways among Richmond youth participating in the Environmental Data Fellows program. (Month 36)	A. Workforce-readiness and professional development activities implemented across fellowship cohorts. (Months 12, 24, 36)	1. Deliver workforce-readiness training activities focused on professional communication, teamwork, civic engagement, and presentation skills.	TBN	Coalition partners, Community partners	Months 12, 24, 36
		2. Administer post-program surveys assessing workforce readiness, career pathway awareness, and environmental justice knowledge.	TBN	Coalition partners, Community partners	Months 12, 24, 36
		3. Facilitate advanced workforce pathway connections for interested alumni, including referrals to internships, training programs, mentorship opportunities, and environmental and public health organizations.	TBN	Coalition partners, Community partners	Months 25-36

DO NOT EDIT THIS TAB. INFORMATION ON THIS TAB AUTO-POPULATES FROM OTHER TABS.

Role	Applicant Name	Total Direct Costs	Total Indirect Costs	Total Contingency	Total Funds Requested	Indirect % (project cap of 15% of Direct)	Contingency % (project cap of 10% of Direct)	Total Professional Services & Consultants Costs	Professional Services & Consultants % (application cap of 25% of Direct)	Co-Applicant % (application min of 25% of Total Funds Requested)
Lead Applicant	City of Richmond	$229,995.00	$0.00	$0.00	$229,995.00	0.0%	0.0%	$0.00	0.0%	45.6%
Co-Applicant 1	By Any Means Visionary	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 2	GRID Alternatives	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 3	Groundwork Richmond	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 4	LifeLong Medical Care	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 5	Rich City Rides	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 6	Richmond Community	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 7	Richmond Trees	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 8	Rising Juntos	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 9	RYSE, Inc	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 10	The Black Neighborhood	$220,000.00	$15,000.00	$10,000.00	$245,000.00	6.8%	4.5%	$4,000.00	1.8%	48.6%
Co-Applicant 11	The Watershed Project	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 12	University of California,	$29,164.00	$0.00	$0.00	$29,164.00	0.0%	0.0%	$0.00	0.0%	5.8%
Co-Applicant 13	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 14	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
Co-Applicant 15	0	$0.00	$0.00	$0.00	$0.00	0.0%	0.0%	$0.00	0.0%	0.0%
TOTAL		**$479,159.00**	**$15,000.00**	**$10,000.00**	**$504,159.00**	**3.1%**	**2.1%**	**$4,000.00**	**0.8%**	**54.4%**

Total Other Sources (All Applicants)	$0.00
Total Project Cost Including Other Sources (All Applicants))	$504,159.00

Project Name: Environmental Data Fellows
Lead Applicant Name: City of Richmond
Term for this budget (in year 5 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Community Engagement	Direct	Richmond Rising Together Community Engagement Materials	Public materials for CSC meeting agendas and slides, reports as necessary for public review; branded outreach and informational materials: flyers, pamphlets, banners, and postcard mailers. $2,000/year for printing and copying + $1500/year for translation = $3500 x 5 years = $17,500. Cost to project at 1/12th for 1 of 12 projects participating: $1458	$1,458.00
Other Direct Costs	Direct	Richmond Rising Together Hub	Rental of building space for a publicly accessible office and meeting space for grant partner meetings, trainings/workshops, and community events. $1,390/month x 41 months = $56,990. Cost to project at 1/12th for 1 of 12 projects participating: $4,749	$4,749.00
Other Direct Costs	Direct	Cellular phones and service	Cellular phones and cellular service for PM I and AAA Staff. One time purchase of phones ($600/each) and monthly costs of $50/month per phone for 41 months. $600 x 2 + $50 x 41 months = $5,300. Cost to project at 1/12th for 1 of 12 projects participating: $442	$442.00
Community Engagement	Direct	Refreshment, Childcare, and Interpretation for Community Meetings	$400/event for refreshments for 30 community members + $80/event for childcare + $200/event interpretation = $680 per meeting. 41 CSC monthly meetings + 4 additional events/year x 5 years = 61 meetings x $680/meeting = $41,480. Cost to project at 1/12th for 1 of 12 projects participating: $3,457	$3,457.00
Capacity-Building and Training	Direct	City of Richmond Staff Training Costs	Workshop and conference fees ($600/year per staff member) + meals during training ($92/day x 4 days/year per staff member) = $968/staff member/year x 5 years x 3 staff = $14,520.00. Cost to project at 1/12th for 1 of 12 projects participating: $1,210	$1,210.00
Travel	Direct	Local Transportation	20 miles/month for staff to attend related community meetings throughout the City and region. 60 months x 20 miles x $0.70/mile = $840. Cost to project at 1/12th for 1 of 12 projects participating: $70	$70.00
Community Engagement	Direct	Community Workproduct Compensation for Richmond resident members of CSC	Each resident CSC member receives a $50 VISA gift card per meeting. Estimate includes 6 members at each monthly Collaborative Stakeholder Committee meeting, for 41 months. $50 card + $4 purchasing fee = $54/card x 6 residents x 41 months = $13,284. Cost to project at 1/12th for 1 of 12 projects participating: $1,107	$1,107.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Richmond Rising Together Project Website	Richmond Rising Together webpage for posting meeting materials (agendas, minutes, recordings), key reports and documents, community opportunities for project involvement, and other public information. Estimated at $50/month based on historic costs x 60 months = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Subcontractors & Vendors	Direct	Graphic Design Consultant	Development of website and project outreach materials. $150/hr for 20 hours = $3,000. Cost to project at 1/12th for 1 of 12 projects participating: $250	$250.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Data Management Software (Airtable)	Airtable is used for tracking project budgets, deliverables, expenditures and reimbursements to-date, and other key coordination data. $720/year for 5 years based on historic costs = $3,600. Cost to project at 1/12th for 1 of 12 projects participating: $300	$300.00
Personnel/Staff Costs	Direct	City of Richmond Project Manager	Project Manager provides overall leadership in grant execution and implementation across projects. Project-specific allocation, based on anticipated support to be provided: 5.25% FTE x $17,754.47 monthly salary x 41 months = $38,216.49; Benefits at 77% of salary = $29,426.70.	$67,643.00
Personnel/Staff Costs	Direct	City of Richmond Associate Management Analyst	Project Analyst coordinates partners for CSC meetings, preparation and submission of required reports and invoices, and ongoing budget management across projects. Project-specific allocation: 6.75% FTE x $13,623.72 monthly salary x 41 months = $37,703.64; Benefits at 77% of salary = $29,031.80.	$66,735.00
Personnel/Staff Costs	Direct	City of Richmond Administrative Assistant	Administrative Assistant provides logistical and coordination support for all projects, including CSC meeting preparation, timely payment of project partner invoices, and project delivery support. Project-specific allocation: 12.00% FTE x $9,453.37 monthly salary x 41 months = $46,510.56; Benefits at 77% of salary = $35,813.13.	$82,324.00

Project Name: Environmental Data Fellows
Co-Applicant 10 Name: The Black Neighborhood
Term for this budget (in year 3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Lead/Program Director	Approx. 0.25 FTE. Oversees fellowship design, coalition coordination, partner engagement, staffing supervision, implementation oversight, reporting, budget management, alumni pathway planning, and overall project leadership across the 3-year grant term. Includes salary/wages and fringe.	$85,000.00
Personnel/Staff Costs	Direct	Program Coordinator / Lead Facilitator	Approx. 0.35 FTE. Coordinates recruitment, participant communication, cohort scheduling, weekly session delivery, field experience logistics, portfolio support, and pathway planning. Includes salary/wages and fringe across the 3-year project term.	$55,000.00
Community Engagement	Direct	Youth Fellow Stipend	Approximate stipend support averaging $2,500 per fellow for approximately 10 Richmond youth per cohort × 2 cohorts. Supports participation in workshops, virtual sessions, field experiences, portfolio development, final presentations, and environmental workforce learning activities.	$50,000.00
Community Engagement	Direct	Fellowship Food & Cohort Gathering Support	Food, refreshments, and modest gathering support for regular fellowship workshops, orientation sessions, community briefings, final presentations, and 1–2 larger cohort gatherings per fellowship cycle. Estimated at approximately $2,000 per year across fellowship implementation activities.	$6,000.00
Community Engagement	Direct	Participant Accessibility Support	Small, limited support fund intended to reduce barriers to participation for youth and families, including emergency participation support or short-term needs affecting fellowship attendance and engagement. Youth transit passes will primarily be supported through coalition/community resources.	$2,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Printing, Copying, & Signage	Printing of outreach materials, flyers, recruitment materials, surveys, presentation materials, portfolio materials, and community-facing educational resources across fellowship cohorts.	$1,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Software / Data Tools / Platform Licenses	Standard software/platform subscriptions supporting participant communication, virtual learning sessions, environmental data learning activities, portfolio development, and presentation support.	$3,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Community-Based Guest Professionals & Workshop Honoraria	Modest honoraria and support costs for environmental justice professionals, public health practitioners, urban greening leaders, transportation/mobility experts, planners, and community-based subject matter speakers participating in fellowship workshops and learning sessions. Many partners will participate through coalition collaboration and in-kind support, this is for individuals out-of-network.	$4,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Participant Technology Package	Purchase of laptops or tablets needed to support environmental data learning, participant research, portfolio development, and presentations across fellowship cohorts. Equipment will remain TBN program assets supporting ongoing implementation.	$4,500
Materials, Supplies & Equipment (> $5K itemized)	Direct	Participant Technology Package	Purchase of related technology accessories and setup supplies, such as protective cases, chargers, adapters, storage devices, headphones, and basic software or setup needs to support participant learning and presentations.	$1,500.00
Capacity-Building and Training	Direct	Program Materials & Supplies	Curriculum materials, binders, notebooks, clipboards, workshop supplies, presentation materials, field-learning materials, and portfolio development supplies for fellowship implementation.	$3,500.00
Travel	Direct	Workforce Readiness & Training Materials	Resume materials, interview preparation tools, and workforce preparation resources tied to internships, training, leadership development, and alumni support.	$3,000.00
Travel	Direct	Limited Staff Mileage / Emergency Travel Support	Minimal travel support at 0.4% for limited staff mileage or urgent project-related transportation needs only.	$1,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Indirect	Indirect / Administrative Costs	Indirect costs at 6% supporting project implementation, including rent, utilities, accounting, bookkeeping, insurance, general administration, and IT infrastructure allocable to the project.	$15,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency / Adaptive Project Management	4% contingency allocation supporting responsible multi-year project implementation, including alumni engagement opportunities, operational cost fluctuations, expanded workforce pathway opportunities, participant support needs, and unforeseen implementation adjustments.	$10,000.00

Only add lines above this line

TOTAL: $245,000.00

Co-Applicant 10 Budget Summary (auto-calculated)

Total Direct Costs	$220,000.00
Total Indirect Costs	$15,000.00
Total Prof. Services & Consultants	$4,000.00
Total Contingency	$10,000.00
Total Funds Requested	$245,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	6.8%
Prof. Services & Consultants as % of D	1.8%
Contingency as % of Direct	4.5%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: $0.00

Project Name: Environmental Data Fellows
Co-Applicant 12 Name: University of California, Berkeley
Term for this budget (in year 5 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Professor	Project Director for data collection, training, analysis and visualization. 16.6% FTE x $210,000/yr = $35,000/yr x 5 years = $175,000 at 1/12 for 1 of 12 projects participating = $14,584	$14,584.00
Personnel/Staff Costs	Direct	Graduate research assistant	PhD student researcher to assist with data collection tools, trainings, analysis and visualization. $50/hr x 500 hrs/yr = $25,000 x 5 years = $125,000 at 1/12 for 1 of 12 projects participating = $10,417	$10,417.00
Personnel/Staff Costs	Direct	Benefits for personnel	UCB 15% rate on personnel (retirement, health insurance, etc) = $45,000 at 1/12 for 1 of 12 projects participating = $3,750	$3,750.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Modeling and data tracking software	Software and licenses for R packages, Arc GIS, Python and data dashboard TBD = $4,950 at 1/12 for 1 of 12 projects participating = $413	$413.00

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Catalyst

County of Contra Costa Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

General Instructions:

- The "Overall Narrative" is scored out of 50 points.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 7 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Catalyst Grant Applications in Benicia:

- Due to the ongoing strain on the Benicia community's civic and organizational capacity resulting from the impending refinery closure, Co-Applicants are not required for Catalyst Grant applications in Benicia.
- Therefore, Catalyst Grant applications in Benicia should **not** answer questions related to "Partnership Structure" (Qs #3-6). Applicants should leave these questions blank, and will not receive a score for these questions.
- The "Overall Narrative" for Catalyst Grant applications in Benicia will be scored out of 30 points.

Application Information	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant	County of Contra Costa
Application Location	North Richmond
Overall Funding Request	$14,846,557.81
Grant Term Request	5 Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The North Richmond Community Resilience Initiative is a coalition-led, place-based response to the compounding air quality, public health, housing, and climate resilience challenges facing 4,000 residents of North Richmond — a community in the 99th percentile statewide for asthma rates, the top 12% nationally for toxic air releases, and among the most pollution-burdened communities in California. Led by Contra Costa County with six co-applicants, the Initiative delivers six integrated projects across the same census tract: Urban Tilth will complete construction and activate the North Richmond Farm Community Resiliency Center as a permanent clean air shelter, emergency refuge, and year-round health and wellness hub; The Watershed Project will plant 120 large-canopy trees and improve one mile of the Wildcat Creek Trail, reducing PM2.5 exposure and surface temperatures while employing 50 North Richmond community members through a paid stewardship workforce; CHDC will fully electrify three Las Deltas duplexes and the Corrine Sain Family and Senior Center, installing rooftop solar with battery backup and high-efficiency filtration to reduce indoor air pollution and provide backup power during emergencies; Richmond LAND will rehabilitate four Las Deltas duplexes and place eight homes into permanent affordability through a community land trust, prioritizing displaced former Las Deltas residents; Contra Costa County in partnership with BayREN will retrofit at least 35 single-family homes with heat pumps, induction cooktops, and solar and battery storage — making at least 10 fully all-electric — reducing household GHG emissions and energy burden for low-income homeowners; and Contra Costa Health will deliver Safe Routes to School education and active transportation programming across six school sites beginning in Year 3, building on corridor improvements delivered by The Watershed Project in the initiative's early years.

Together these six projects advance all three LCBF program goals — reducing residents' exposure to PM2.5, NO_2, and transportation-related emissions; concentrating complementary interventions within a single census tract so that benefits compound rather than arrive in isolation; and building on a decade of coalition governance anchored by the North Richmond Municipal Advisory Council and North Richmond Coalition Steering Committee, sustained throughout the grant term by a dedicated Resident Leaders Manager hired from and embedded in the community, who will map air monitors across North Richmond, facilitate community conversations about air quality, and serve as the connective link between residents and the full portfolio of improvements being delivered across the Initiative.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

North Richmond was established as a refuge for African Americans seeking employment at the Kaiser Shipyards during World War II and has since become a predominantly Hispanic community — 68% Hispanic and 16% Black, with 61% of residents primarily speaking Spanish at home — bearing the compounded weight of historical disinvestment, displacement, and environmental injustice. As an unincorporated area chronically underserved in infrastructure, public safety, and health services, the community carries one of the heaviest environmental burdens in the nation: proximity to the Chevron Richmond Refinery, petroleum industry operations, a refuse transfer station, railroad lines, three highways, and a deep water port places North Richmond in the top 4% of census tracts nationally for proximity to hazardous sites, the top 12% for toxic releases to air, the top 16% for diesel particulate matter, and the top 18% for air toxics cancer risk. The heat island effect, inadequate tree canopy, and aging housing stock compound these risks for the community's most vulnerable residents.

The North Richmond residents who will benefit from this Initiative are those bearing the greatest share of this cumulative burden: low-income renters and homeowners whose aging, gas-reliant homes are sources of indoor air pollution and inadequate shelter during emergencies; children and youth with elevated asthma rates and daily exposure to diesel emissions on routes to school; low-income seniors lacking air conditioning and transportation during extreme heat and poor air quality events; immigrant residents who lack access to healthcare, emergency services, and disaster relief; and low-income households facing food insecurity compounded by environmental stress. This Initiative was developed in direct response to the priorities these residents and their community organizations have identified — and at approximately $750 per resident per year over five years, it represents one of the most cost-effective community-wide investments in air quality, health, housing, and climate resilience that North Richmond has ever received.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Lead Applicant Contra Costa County's Department of Conservation and Development facilitates implementation of the County's Climate Action and Adaptation Plan and has served North Richmond — an unincorporated community entirely within the County's jurisdiction — for decades. The County established the North Richmond Municipal Advisory Council more than 30 years ago in partnership with community members and is uniquely positioned to coordinate across government departments, facilitate permitting, and ensure that public investments in this historically underserved community are sustained over the long term.

Co-Applicant 1, Urban Tilth, founded in 2005, is a community-based organization rooted in Richmond dedicated to cultivating a more sustainable, healthy, and just food system

through urban farming, workforce development, and community building. Over 20 years, Urban Tilth has transformed vacant, blighted lots into thriving community hubs in North Richmond, and has spent eight years developing the North Richmond Farm and Community Resiliency Center through a community design process that engaged over 1,000 local residents.

Co-Applicant 2, Contra Costa Health's Building Healthy Communities Program, uses a population health approach to address the root causes of health disparities by improving the built environment and preventing injury and illness before they occur. CCH has served North Richmond and surrounding communities through Safe Routes to School programming and active transportation initiatives within the West Contra Costa Unified School District, and brings an established relationship with school and community partners across the six sites included in this application.

Co-Applicant 3, The Community Housing Development Corporation of North Richmond (CHDC), works to create and sustain vibrant communities for low- to moderate-income individuals, seniors, and families through high-quality affordable housing, economic development, and supportive services, serving households across the San Francisco Bay Area with a focus on those at or below 80% of area median income. CHDC has been directly engaged in the Las Deltas redevelopment effort since the Housing Authority of Contra Costa County closed the campus in 2019, participating in community meetings with former residents and working in coordination with HACCC to acquire the scattered-site properties that are the subject of this application.

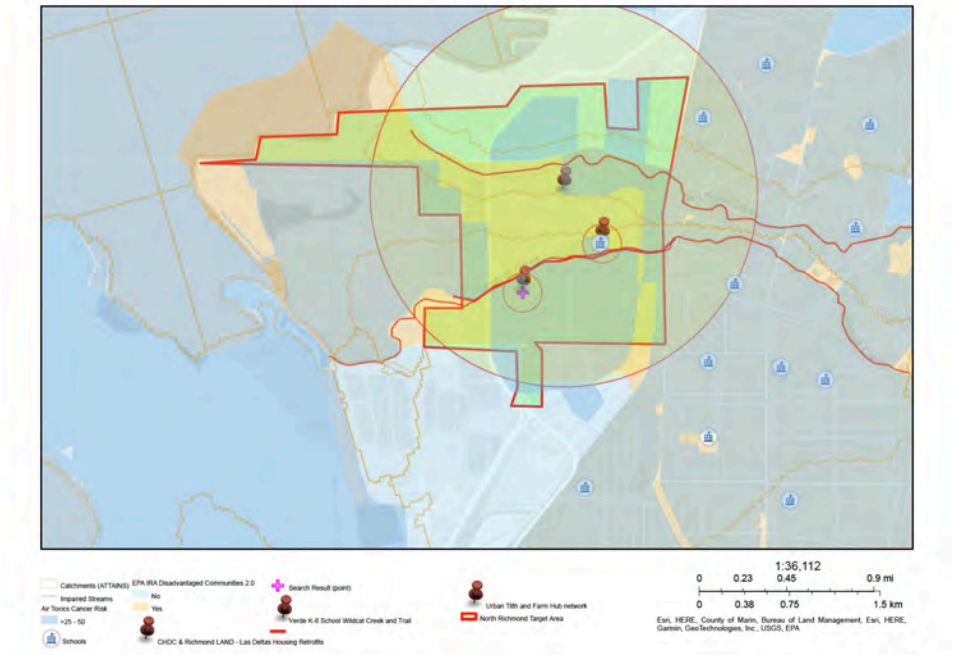
Co-Applicant 4, Richmond LAND, is a member-based community land trust organization led by women of color, dedicated to creating pathways for everyday people to organize, acquire, and co-steward land and properties as community assets that build long-term staying power. Richmond LAND is working in coordination with HACCC and CHDC to acquire Las Deltas scattered-site properties as part of the broader redevelopment of North Richmond's former public housing sites, with a goal of stabilizing the neighborhood, preventing speculative acquisition, and enabling a right of return for displaced former residents.

Co-Applicant 5, The Watershed Project, envisions a future where everyone has equitable access to a healthy environment that provides clean air and water, and has built deep roots in North Richmond through creek restoration, urban greening, and its Green Collar Corps paid youth workforce development program. The Watershed Project completed the award-winning North Richmond Watershed Connections Project in 2023 and has planted 85 trees in the community through a successful pilot program that directly precedes the work proposed in this application.

Co-Applicant 6, The Bay Area Regional Energy Network (BayREN), is a local government coalition of the nine Bay Area counties supporting communities to equitably achieve California's climate and energy goals. BayREN delivers targeted, integrated, and regional-scale programs focused on energy efficiency, electrification, and resilience, with an explicit equity mandate to address systemic barriers to energy services for communities that disproportionately face energy burdens and climate impacts. Contra Costa County has served as BayREN's county lead since BayREN's inception, with Demian Hardman-Saldana serving in that role, making this partnership an extension of

a long-standing institutional relationship. BayREN is partnering with Contra Costa County on the Clean Home Retrofits project, leveraging its existing single-family program infrastructure, Home Energy Advisor network, and county marketing relationships to expand low barrier clean energy retrofit services to at least 35 North Richmond homeowners.

Figure 1: Project Area Map



4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

This initiative builds upon the North Richmond Coalition Steering Committee — which includes the County, Urban Tilth, The Watershed Project, CHDC, and Richmond LAND — a governance body that has been meeting collaboratively for years with a shared commitment to improving the quality of life for North Richmond residents. This application formalizes and funds work the Coalition has long advocated for, and expands the partnership to include Contra Costa Health and BayREN as co-applicants delivering complementary projects within the same census tract.

The County serves as Lead Applicant with overall responsibility for grant management, fiscal oversight, compliance, and direct implementation of the Clean Home Retrofits project. Each co-applicant leads their discrete project area under a subaward agreement with the County: Urban Tilth leads the Community Resiliency Center; The Watershed Project leads the Greener North Richmond greening and trail improvement project; CHDC leads the Affordable Housing Retrofits project; Richmond LAND leads the North Richmond Ecovillage Phase 1; and Contra Costa Health leads the Bicycle and Pedestrian Safety project. All co-applicants participate in monthly governance committee meetings convened by the County, where implementation activities are coordinated, issues are surfaced, and decisions requiring cross-partner input are made.

Decision-making authority is clearly delineated. The County holds final authority on matters of budget, subaward terms, deliverables, and grant compliance. Where disagreements arise, the partnership agreement establishes a structured resolution process: direct resolution between parties first, followed if needed by a designated third-party mediator. This governance structure reflects the coalition's longstanding practice of collaborative decision-making and shared accountability to North Richmond residents.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

Community engagement across this initiative is anchored in each co-applicant's project-specific activities — resident meetings, on-site walkthroughs, school stakeholder sessions, and community events — and coordinated at the initiative level through a monthly governance committee convened by the County, where co-applicants align engagement activities, share community feedback, and coordinate messaging. Urban Tilth's dedicated Resident Leaders Manager, hired from and embedded in the North Richmond community throughout the grant term, serves as the initiative-wide connective link: conducting door-to-door canvassing, attending Municipal Advisory Council meetings, and participating in church and school PTA events to ensure that monolingual Spanish speakers, seniors, and immigrant households are informed about the full portfolio of improvements being delivered across the Initiative, while bringing ground-level community input directly into the monthly governance committee.

Each co-applicant will operate under a subaward agreement with the County defining eligible costs, invoicing timelines, and reporting obligations tied to the project-specific indicators and milestone completion dates in their Measurable Outcomes Plan. Co-applicants will submit invoices and progress reports quarterly; the County's program manager will review all invoices for compliance before payment is processed, reconcile expenditures against the grant budget on an ongoing basis, and review construction draw requests against project schedules before approval. The County will synthesize co-applicant progress data into consolidated reports submitted to the Air District and will convene an annual evaluation review with all co-applicants to assess cumulative progress, identify implementation challenges, and incorporate lessons learned into the following year's work plans.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

On May 19, 2026, the Contra Costa County (Lead Applicant) Board of Supervisors authorized the County’s Conservation and Development Director, or designee, to apply for and accept, if awarded, the Bay Area Air Quality Management District Reinvesting

Penalties for Air Improvement and Resilience grant program for a $15 million Catalyst grant from the Local Community Benefits Fund for Richmond and Surrounding Communities. Urban Tilth, The Watershed Project, CHDC, Richmond LAND, and Contra Costa Health are each governed by boards of directors. Each co-applicant board has been briefed on this application and has authorized organizational participation. Formal board resolutions from each co-applicant will be in place prior to execution of the Grant Agreement.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Contra Costa County's Department of Conservation and Development brings extensive institutional experience and dedicated staffing capacity to the management of this grant. The County's Sustainability Team will lead overall implementation of the North Richmond Community Resilience Initiative, with day-to-day grant management led by Jody London, Sustainability Coordinator, and Demian Hardman-Saldana, Principal Planner.

Ms. London has over 36 years of experience implementing complex projects for local governments and nonprofits. She founded and has led the County's sustainability program since 2016, focused on implementing the County's Climate Action and Adaptation Plan. Ms. London has significant experience working with coalitions and partnerships, having led a statewide advocacy group of local governments and served as an elected member of the Oakland School Board. At Contra Costa County she regularly manages multi-partner grants including the 2023 *Healthy Lands, Healthy People* carbon sequestration feasibility study and ongoing *Tree Plan*, both successfully completed or progressing on time and within budget. Mr. Hardman-Saldana has worked for 18 years on community planning and improvement programs for Contra Costa County. He managed the County's 2009 American Recovery and Reinvestment Act Energy Efficiency Conservation Block Grant — a $3.57 million, three-year residential retrofit program completed on time and within budget — and co-designed the Contra Costa Asthma Initiative, a multi-agency partnership linking emergency room asthma patients to weatherization and energy efficiency programs. Together, Ms. London and Mr. Hardman-Saldana bring the full range of skills required to manage this initiative: multi-partner coordination, federal and state grant compliance, construction project oversight, community engagement, and environmental programming.

Grant management will be supported by approximately 0.9 FTE annually, allocated across County staff from the Department of Conservation and Development responsible for day-to-day grant management, subaward oversight, financial tracking, compliance, and reporting. This cost is reflected in the Lead Applicant tab of each Co-Applicant's budget, allocated as Grant Management. This staffing level reflects a total of $1,326,821.33 in grant administration personnel costs across the five-year grant term. Indirect costs will further support financial management, procurement, and administrative staff within the Department of Conservation and Development to support compliance, reporting, and subaward management across all co-applicants. As a county

department with an annual operating budget well in excess of the grant amount requested on an annual basis, Contra Costa County comfortably meets the threshold that grant funds not constitute more than 50% of the organization's annual budget.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

Contra Costa County operates under comprehensive financial management policies and internal controls approved by the Board of Supervisors, and has a demonstrated, multi-decade track record of managing complex public grant programs across a diverse portfolio without material audit findings. Between fiscal years 2020-21 and 2025-26, the County's Department of Conservation and Development has administered over $100 million in grants from more than 20 federal, state, and regional funding sources, with annual grant portfolios ranging from approximately $9 million to $28 million. This portfolio includes CDBG (averaging $4.6 million annually), HOME (averaging $3.3 million annually), Emergency Solutions Grants (federal and state), HOME-ARP, HOPWA, BayREN energy efficiency programs, Permanent Local Housing Allocations, EPA Brownfield grants, Urban Forest grants, Caltrans Sustainable Communities grants, and Keller Canyon Mitigation funds, among others. All reporting for these programs has been completed on time, expenditures have been within budget, and the County has no unresolved material audit findings related to financial management or grant compliance.

Grant funds for this initiative will be maintained in a dedicated project cost center within the County's financial management system, enabling real-time budget-to-actual tracking by project, co-applicant, and budget category. Monthly budget reviews will be conducted by Department of Conservation and Development financial staff, with variances flagged for prompt review and corrective action. The County's internal control framework includes strict segregation of duties across invoice review, program account reconciliation, and payment authorization, with additional oversight provided by the Board of Supervisors' Internal Operations and Finance Committees.

Subaward financial oversight will follow the County's established sub-recipient monitoring procedures. Each co-applicant will execute a subaward agreement with the County prior to receiving funds, defining eligible costs, invoicing procedures, reporting timelines, and audit requirements. Co-applicants will submit quarterly invoices with supporting documentation; County program and financial staff will review each invoice for allowability, allocability, and reasonableness before payment is approved. Construction draw requests from co-applicants undertaking capital projects will be reviewed monthly against project schedules and architect or engineer certifications prior to release. The County's financial management system tracks expenditures by project and budget category in real time, allowing the program manager to identify and resolve variances before they become compliance issues. As a county government with institutional reserves and a diversified revenue base, Contra Costa County is equipped to advance costs if needed during the grant period and has the financial standing to sustain program management functions through any temporary funding gaps.

North Richmond Community

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget	Co-Applicant 4 Budget	Co-Applicant 5 Budget	Co-Applicant 6 Budget
1	Community Resilience Center	Urban Tilth will complete construction and activate the North Richmond Farm Community Resiliency Center — a certified clean air shelter, emergency preparedness hub, and year-round health and wellness facility serving 4,000 North Richmond residents — providing Breathing Center operations during poor air quality events, off-grid solar power for up to three days, overnight emergency shelter, fresh food access, preventive health programming, and a dedicated Resident Leaders Manager to provide air quality education to at least 200 residents and develop a community-informed air quality navigation strategy.	Reduce Air Pollution and Improve Health Outcomes	Urban Tilth	89.7%	$ 6,509,451	$ -	0.0%	$ 7,235,869	$ 746,300	$ 6,489,569	$ -	$ -	$ -	$ -	$ -
2	Building Healthy Communities	Contra Costa Health will deliver Safe Routes to School education, hands-on bicycle and pedestrian safety training, and targeted community outreach across six school sites beginning in Year 3 — building directly on green infrastructure improvements delivered by The Watershed Project — to reduce vehicle trips, lower transportation related emissions, and increase active transportation participation among North Richmond students and families.	Reduce Air Pollution and Improve Health Outcomes	Contra Costa Health	89.7%	$ 883,437	$ -	0.0%	$ 992,118	$ 102,326	$ -	$ 889,792	$ -	$ -	$ -	$ -
3	Affordable Housing Retrofits	CHDC will fully electrify three Las Deltas duplexes and the Corrine Sain Family and Senior Center, installing rooftop solar with battery backup, high-efficiency heat pumps, and MERV-13 filtration and SAFE/Corsi-Rosenthal Box air-cleaning systems to eliminate indoor combustion pollutants and provide clean, resilient shelter for six low-income households and an estimated 150 seniors and families served weekly at the Center.	Reduce Air Pollution and Improve Health Outcomes	Community Housing Development Corporation	89.7%	$ 1,168,088	$ 100,000.00	8.6%	$ 1,447,131	$ 149,256	$ -	$ -	$ 1,297,875	$ -	$ -	$ -
4	North Richmond Ecovillage	Richmond LAND will rehabilitate four Las Deltas duplexes into eight permanently affordable condominium homes through a Community Land Trust model, incorporating improved ventilation, upgraded building systems, and code-compliant safety features to reduce indoor environmental hazards and prevent displacement of longtime North Richmond residents.	Reduce Air Pollution and Improve Health Outcomes	Richmond LAND	89.7%	$ 816,975	$ -	0.0%	$ 1,012,141	$ 104,391	$ -	$ -	$ -	$ 907,750	$ -	$ -
5	Greener North Richmond	The Watershed Project will plant 120 large-canopy trees along 2 miles of priority sidewalk corridors, improve 1 mile of the Wildcat Creek Trail adjacent to Verde K-8 School, revegetate riparian banks with 450 native plants, and refresh the Urban Nature Loop wayfinding — reducing PM2.5 exposure and surface temperatures — while training and certifying 50 North Richmond community members through a paid stewardship workforce.	Reduce Air Pollution and Improve Health Outcomes	The Watershed Project	86.5%	$ 1,530,326	$ -	0.0%	$ 1,784,875	$ 240,817	$ -	$ -	$ -	$ -	$ 1,544,058	$ -
6	Clean Home Retrofits	BayREN, in partnership with Contra Costa County, will deliver no-cost or low-cost clean energy retrofits to at least 40 single-family homes in North Richmond — including heat pump HVAC systems and water heaters, induction cooktops, solar panels, and battery storage — with a focused intervention at five licensed residential daycare facilities to eliminate gas appliances and reduce indoor NO_2 exposure for young children.	Reduce Air Pollution and Improve Health Outcomes	Bay Area Regional Energy Network	75.4%	$ 2,042,977	$ -	0.0%	$ 2,374,423	$ 585,254	$ -	$ -	$ -	$ -	$ -	$ 1,789,169
				TOTALS	**87.0%**	**$ 12,951,253**	**$ 100,000**	0.8%	**$ 14,846,558**	**$ 1,928,345**	**$ 6,489,569**	**$ 889,792**	**$ 1,297,875**	**$ 907,750**	**$ 1,544,058**	**$ 1,789,169**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Community Resilience Center
Project Lead	Urban Tilth
Project Location	North Richmond
Project Funding Request	$7,235,868.00

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Urban Tilth will complete construction and launch operations of the North Richmond Farm Community Resiliency Center (CRC) — a community hub providing clean air refuge, emergency preparedness, preventive health access, food distribution, and environmental education for the approximately 4,000 residents of North Richmond, a community in the 99th percentile statewide for asthma rates and in the top 12% nationally for toxic air releases. Once operational, the CRC will serve as a Breathing Center during poor air quality events through certified air filtration and HVAC systems, provide off-grid power for up to three days via a photovoltaic system with battery backup, and offer overnight shelter with cots, first aid equipment, and portable showers during refinery accidents, wildfire smoke events, and extreme heat emergencies. Year-round, the CRC will house the Farm Store — the only location in North Richmond where residents can access fresh, locally grown produce seven days a week — an expanded community supported agriculture (CSA) and Veggie RX produce distribution program serving over 600 families each week, 48 weeks a year, a community commercial kitchen, a Children's Garden serving K–6 youth with afterschool nutrition education, weekly health and wellness programming for seniors and families, free emergency response, first aid, and CPR certification training for North Richmond women, seniors, and youth, and a community room for resident-led meetings, workshops, and events. Urban Tilth will also lead initiative-wide community outreach, climate leadership development, and emergency preparedness programming throughout the grant term.

A dedicated Resident Leaders Manager, funded through this project, will serve as the connective link between North Richmond residents and the full scope of climate action and air quality improvement work underway across the community. The Resident Leaders Manager leads the North Richmond Resident Leaders Program — a structured, multi-year civic leadership initiative that trains 5 to 10 North Richmond community members to serve as informed civic participants and accountability agents for the community's just transition priorities. In Year 1, the Manager and Resident Leaders cohort will focus on air quality data literacy: mapping all active air quality monitors across North Richmond, building a bilingual online interface integrating data from multiple sources, and facilitating community workshops to help residents understand, access, and act on air quality information. Beginning in Year 2, Resident Leaders will expand their role to track and help advance up to 10 of the 58 just transition and pollution reduction projects identified through the community-led "Not for Us, Without Us" planning process, serving as accountability agents for community-identified priorities. Resident Leaders will hold voting membership in North Richmond MOU

Coalition's Community Development Working Group alongside co-applicant organizations. The CRC serves as the hub for this work.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The North Richmond Farm Community Resiliency Center directly aligns with the Local Community Benefits Fund's strategy to **reduce air pollution and improve health outcomes** for a community bearing one of the most severe pollution burdens in California. Every community bordering the Chevron facility sits in the 99th percentile statewide for asthma rates, and the area experiences 50 times the rate of particulate matter emissions from diesel fuel compared to the rest of California. The Chevron Refinery emits volatile organic compounds (VOCs), nitrogen oxides (NOx), sulfur dioxide (SO2), particulate matter (PM), and greenhouse gases — pollutants that drive the respiratory illness, cardiovascular disease, and elevated cancer risk that define health outcomes in North Richmond. These chronic exposures become acutely life-threatening during California's ever-lengthening wildfire season, when refinery emissions and wildfire smoke compound in a community of 4,000 residents with no designated clean air refuge within reach.

The CRC reduces unprotected exposure to these hazards through certified air filtration enabling Breathing Center operations during poor air quality events, off-grid power for up to three days to sustain HVAC and refrigeration during power outages, and overnight shelter with cots, first aid equipment, and portable showers during refinery accidents, wildfire smoke events, and extreme heat emergencies. Year-round, the CRC improves health outcomes by providing the only location in North Richmond where residents can access fresh, locally grown produce seven days a week, a community commercial kitchen, a Children's Garden with afterschool nutrition education for K–6 youth, weekly health and wellness programming for seniors and families, and free emergency response, first aid, and CPR certification training for North Richmond women, seniors, and youth. In partnership with Lifelong Medical Care and North Richmond Center for Health, the CRC will connect at least 500 residents living with pollution-related chronic conditions — including asthma and cardiovascular disease — to preventive care and condition management education. A dedicated Resident Leaders Manager, hired from the North Richmond community, will provide air quality education to at least 200 residents, map air monitors across the neighborhood, and develop a community-informed air quality navigation strategy — equipping residents to know when to shelter, when to activate the CRC as a clean air refuge, and how to interpret monitoring data from multiple sources to protect their health.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The North Richmond Farm Community Resiliency Center is located at 323 Brookside Dr. in Richmond, on the 10-acre North Richmond Farm situated on Urban Tilth's property in unincorporated North Richmond, California — a community adjacent to the Richmond Chevron refinery, entirely encircled by the city of Richmond and situated within Contra Costa County. The project area encompasses U.S. Census Tract 06013365002, which represents the entirety of North Richmond.

North Richmond is a severely overburdened community by every environmental and socioeconomic measure. According to the EPA EJScreen Community Report, the total population of the project area is 5,313. Of that, 96% are people of color — 68% Hispanic and 19% Black. Sixty-one percent of residents report speaking Spanish at home as their primary language, and 70% of residents speak a language other than English in their household. The median per capita income stands at $24,610, representing only 54% of the California per capita income and 60% of the national figure. Thirty-seven percent of residents are considered low-income, compared to 28% statewide and 31% nationally. Over 50% of renters are cost burdened, and the community has a history of housing insecurity.

The environmental burden concentrated in North Richmond is among the most severe in the nation. The community ranks in the top 4% of census tracts nationally for proximity to hazardous sites, top 5% for Superfund proximity, top 11% for proximity to Risk Management Plan (RMP) facilities, top 12% for toxic releases to air, top 13% for traffic proximity, top 16% for diesel particulate matter, and top 18% for air toxics cancer risk. Transportation access compounds these vulnerabilities, with inadequate roadway and sidewalk maintenance and a lack of connected walking and biking infrastructure limiting residents' ability to reach services or evacuate during emergencies.

The North Richmond Farm is the site of the Community Resiliency Center and will serve as a geographic and programmatic anchor of the broader Community Resilience Initiative led by Contra Costa County, through which our co-applicants will simultaneously deliver all-electric housing upgrades, green infrastructure improvements, nature-based solutions, and active transportation improvements across the same census tract, creating an integrated, place-based response to the compounding environmental, health, and economic burdens that North Richmond residents face every day.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how*

community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.

After 20 years of grassroots work to improve the health and wellness of North Richmond residents, Urban Tilth has built its community engagement approach for the CRC on a consistent principle: all project design starts with community input. The CRC is not a project that was designed and then presented to the community for approval — it is a project the community asked for, designed, and has continued to shape through every phase of development.

The community design process for the CRC engaged over 1,000 local residents through more than 30 community engagement and outreach events. These events spanned a wide range of methods and settings, including nightly community meetings, free farm stand events, site tours, youth focus groups, church and school PTA events, door-to-door canvassing, house meetings, emails, phone calls, and online and in-person surveys. The result was a CRC design that reflected the community's own vision: a site where residents could feel safe and comfortable visiting, learning, and accessing healthy food. The community-informed design included not only emergency preparedness infrastructure but an educational history walk, an Ohlone reflection garden, and safe walking and biking access from the North Richmond residential community. Each element of the CRC's scope traces directly back to community input gathered through this process.

In early 2026, Urban Tilth deepened this commitment through a structured community engagement process called "Not for Us, Without Us!" — designed to ensure that North Richmond residents directly shaped decisions about investments and projects affecting their neighborhood. Rather than presenting predetermined solutions, organizers worked with researchers and community-based partners to translate dense technical planning materials — including the Richmond Parkway Plan, Pathway to Clean Air, the Healthy Contra Costa Quality of Life Plan, and city and county climate action plans — into an accessible community review process. Residents evaluated 58 projects across six focus areas, including air pollution and health, asking not whether projects met technical metrics, but whether they would improve air quality, expand job opportunities, strengthen housing stability, and meaningfully improve daily life. One of the clearest messages to emerge was that residents want to be informed and stay involved. That demand directly informs the Resident Leaders Manager role funded through this project, which will embed a North Richmond community member in ongoing air quality navigation, outreach, and education work throughout the grant term.

Urban Tilth utilizes overlapping community advisory structures, ensuring resident input will continue to shape CRC implementation, programming, and governance throughout the grant term. The Community Advisory Committee (CAC) will meet monthly to advise

program staff and Urban Tilth's Board of Directors on CRC implementation and programming, and to receive and respond to public feedback and complaints. The CAC is composed of local residents representing North Richmond's prominent ethnic groups, seniors, food box program participants, youth job training program participants, and two Urban Tilth staff members who live in the project area. Partner meetings will convene quarterly to coordinate service delivery, align collective community engagement activities, and gather feedback across the collaborative. The CRC Stakeholder Group will meet twice annually and include key local government emergency response agencies, community-based organizations providing support services during emergencies, and CAC members.

Across all of Urban Tilth's programs, including the CRC, outreach is conducted with explicit attention to populations that face barriers to participation. Community engagement staff are drawn from the local community and bring first-hand knowledge, language skills, and cultural competence to their work. All materials are translated into Spanish and key AsianPacific Islander (API) languages. Urban Tilth's bilingual outreach infrastructure, including an email list-serve reaching over 8,000 area residents, social media platforms, and a quarterly newsletter distributed via mail and email, ensures that engagement reaches residents across multiple channels, including those without digital access. Throughout this project, engagement activities will include priority outreach to individuals with physical, developmental, or intellectual disabilities; chronic conditions or injuries; limited English proficiency; older adults, children, and pregnant people; and low-income, unhoused, and transportation-disadvantaged residents.

The Resident Leaders Manager (RL Manager) role in this application reflects the same community-driven commitment that is part of the fabric of Urban Tilth. Community members have consistently identified a gap between the air quality data that exists about North Richmond and their own ability to access, understand, and act on that information. The RL Manager, a North Richmond community member hired and embedded in the community throughout the grant term, will formalize the community engagement work that addresses this gap directly. By mapping air monitors across the neighborhood, facilitating community conversations to surface how residents experience air quality in their daily lives, and building on the County's Community Assessment, this role ensures that the technical infrastructure of air quality monitoring is meaningfully connected to the people it is meant to serve. The RL Manager's work is a natural extension of Urban Tilth's community engagement activities, rooted in our 20-year relationship with North Richmond residents and our ongoing commitment to ensuring that community members shape the solutions designed for their neighborhood.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit.*

Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The CRC represents a commitment to engaging, listening to, honoring, and responding to a community that has suffered disproportionate environmental and economic burdens for generations. The CRC is in direct response to ongoing community engagement efforts and addresses the intersection of environmental, health, and economic challenges for the 4,000 residents of North Richmond. The programming will include a particular focus on the community's most vulnerable populations: low-income seniors, children and youth, residents with pollution-related chronic conditions including asthma and cardiovascular disease, immigrant residents who lack access to healthcare and disaster relief, and low-income households facing food insecurity. The CRC provides what this community has never had: a permanent, community-owned clean air refuge during wildfire smoke events and refinery accidents, a designated Breathing Center during poor air quality events, overnight emergency shelter, and year-round access to fresh food, preventive health programming, and workforce development — housed in a single, walkable location at the center of the neighborhood.

The measurable outcomes achieved through this project will demonstrate community impact across three interconnected dimensions. First, the completion and activation of the CRC as a fully operational clean air shelter — evidenced by certificate of occupancy, system commissioning, and documented shelter activations during the grant term — will demonstrate that a community bearing a 99th-percentile asthma burden now has physical infrastructure specifically designed to protect residents during acute air quality events. Second, the emergency preparedness training program hosted at the CRC will demonstrate increased community capacity to respond to environmental health emergencies, measured through certification completion and participant confidence surveys. Third, the RL Manager’s community air quality navigation work will demonstrate that the gap between existing air monitoring data and residents' ability to use it has been meaningfully reduced — measured through resident participation in community conversations and self-reported increases in confidence interpreting air quality information and taking protective action. Together, these outcomes represent progress toward the vision North Richmond residents articulated through 20 years of engagement with Urban Tilth: a community that is not only cleaner and healthier, but one whose residents have the knowledge, skills, and infrastructure to protect themselves and each other.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Urban Tilth will keep North Richmond residents consistently informed about CRC construction milestones, program launches, and project benefits through a multilingual, multi-channel communications approach. Bilingual information — in English and Spanish — will be disseminated through weekly social media posts reaching more than 6,000 followers, quarterly mail and email newsletters distributed to over 8,000 local residents, an annual report mailed to all North Richmond households, and geo-targeted digital posts centering residents within the project service area. Urban Tilth will also develop and distribute a North Richmond-specific Emergency Response Handbook to ensure residents understand how to access and use the CRC before a crisis occurs. Scheduled engagement activities tied to implementation milestones will include a CRC Grand Opening event, an Emergency Response Simulation Event in Year 3, and a Project Completion Celebration in Year 5, alongside weekly community outreach events, monthly CAC meetings, quarterly partner meetings, and bi-annual CRC Stakeholder Group meetings throughout the grant term.

The dedicated Resident Leaders Manager, hired from and embedded in the community throughout the grant term, will serve as the connective bridge between residents and the full North Richmond Community Resilience Initiative. Through door-to-door canvassing, attendance at Municipal Advisory Council meetings, church and school PTA events, and free Farm Stand events, the RL Manager will ensure that the hardest-to-reach residents including monolingual Spanish speakers, seniors, and immigrant households are informed about CRC services and the air quality improvement projects being implemented by co-applicants across the Initiative. The RL Manager will distribute and collect surveys, facilitate house meetings and listening sessions, and bring that ground-level input directly into Urban Tilth's formal advisory structures.

Urban Tilth’s overlapping advisory structures to ensure community feedback continuously informs project implementation. Feedback collected through all advisory structures and the RL Manager’s ongoing canvassing will be formally reviewed at stakeholder group convenings, where learnings are documented and used to produce concrete, documented changes to how the CRC operates and how the larger Community Resilience Initiative communicates with North Richmond residents.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Urban Tilth will complete construction and activate the North Richmond Farm Community Resiliency Center (CRC), a permanent clean air shelter, emergency preparedness hub, and year-round community wellness center serving the 4,000 residents of North Richmond, a community in the 99th percentile statewide for asthma rates, the top 12% nationally for toxic air releases, and the top 16% for diesel particulate matter. The CRC will provide certified air filtration for Breathing Center operations during poor air quality events, off-grid power for up to three days via solar PV with battery backup, cold food storage, and overnight shelter capacity during refinery accidents, wildfire smoke events, and extreme heat emergencies. Year-round operations will include the Farm Store (the only source of fresh, locally grown produce in North Richmond, open seven days a week), an expanded CSA and produce distribution program, weekly health and wellness programming in partnership with Lifelong Medical Care and North Richmond Center for Health, and free emergency response, first aid, and CPR certification training for North Richmond women, seniors, and youth.

The Resident Leaders Manager will lead the North Richmond Resident Leaders Program and serve as the ongoing connective link between community members and the full scope of climate action investment in North Richmond. In Year 1, the Manager and Resident Leaders cohort will implement a community-informed air quality navigation strategy: mapping all active air quality monitors across North Richmond in a bilingual, publicly accessible format, training at least 5-10 Resident Leaders, and launching the North Richmond Climate Resilience Resource Hub — a bilingual online platform giving residents ongoing access to project updates, monitoring data, and protective action guidance. Beginning in Year 2, the Resident Leaders Program expands its scope: a trained cohort of 5 to 10 North Richmond residents will track and help advance up to 10 of the 58 just transition and pollution reduction projects identified through the "Not for Us, Without Us" community planning process, serving as accountability agents for community-identified priorities. Resident Leaders will hold voting membership in the North Richmond Resiliency Coalition's Community Development Working Group alongside co-applicant organizations, ensuring that community voice is structurally embedded in how this initiative moves forward. In partnership with Lifelong Medical Care and North Richmond Center for Health, the project will connect at least 500 residents with asthma, cardiovascular disease, or other respiratory conditions to preventive care, condition management education, and nutrition support — including 4,000 respiratory health kits distributed over the

grant term. Urban Tilth serves as Co-Applicant and project lead for the CRC; Contra Costa County serves as Lead Applicant and provides grant management and coordination across the broader North Richmond Community Resilience Initiative.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total BAAD funds requested for Urban Tilth's Community Resilience Center project are approximately $7,235,869, comprising $746,300 from the County of Contra Costa (Lead Applicant) for grant management and $6,489,569 from Urban Tilth (Co-Applicant 1) for project implementation. Urban Tilth's budget is anchored by $5,000,000 in construction costs to complete the CRC superstructure, building systems (HVAC/air filtration, solar PV and battery backup, electrical, plumbing), interior buildout, site improvements, and landscaping under secured permit BICO23-000087. Personnel costs total $678,316, covering a Program Manager and Resident Leaders Manager at 0.75 FTE each across the five-year grant term, plus a 26% fringe benefit rate. Community engagement costs of $112,000 cover venue rental for monthly and special community meetings, bilingual translation and interpretation services, and outreach materials and postage. There is a $20,000 allocation for the design and maintenance of a website for North Richmond at the Table Just Transition projects and a community-wide air monitoring map and resource hub. Residents will assemble and distribute 4,000 respiratory health kits across the grant term, budgeted at $50,000. A $500,000 construction contingency (10% of construction costs) is included to cover unanticipated costs within the CRC construction scope. Indirect has been calculated at approximately 15% of direct costs, exclusive of construction, for a total of $129,252. This equates to 2.2% of all direct costs when including construction.

The project leverages $10,100,445 in other funding sources, including approximately $2,108,285 in prior investment already expended on the CRC foundation and preconstruction work, $7,000,000 in Urban Tilth's own funds and other grants committed to non-CRC North Richmond Farm construction elements, and $992,160 in North Richmond Farm Capital Campaign funds dedicated to ongoing architect construction administration services, a dedicated construction project manager, and construction insurance and bonding. These leveraged funds demonstrate that the CRC project is

substantially de-risked and that the BAAD investment will complete and activate infrastructure that is already well underway.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The North Richmond Farm Community Resilience Center is directly responsive to a layered set of community, regional, and statewide planning frameworks — each of which identifies the needs this project addresses before a shovel has broken ground.

AB 617 / Community Air Protection Program - The CRC is explicitly aligned with the BAAD Community Air Protection Program (AB 617) and the Portland/Tara Hills/Coronado Area (PTCA) Community Emissions Reduction Plan (CERP). The PTCA CERP identified clean air emergency shelter infrastructure, community health programming, and air quality education as priority interventions for the North Richmond community — and the CRC was designed to fulfill each of these. As a designated Breathing Center during poor air quality events and an off-grid clean air shelter during refinery accidents and wildfire smoke events, the CRC operationalizes the CERP's core objective of protecting the community's most vulnerable residents during acute air pollution events.

North Richmond Coalition and the Revived North Richmond MOU - The CRC emerged from the North Richmond Coalition — a growing collaboration of community-based organizations, including Urban Tilth, CHDC, Richmond LAND, The Watershed Project, and Contra Costa County Supervisor John Gioia's office — which has been steering a community-led revival of the North Richmond Memorandum of Understanding (MOU). The original 2004 MOU committed the County, City, and community to investing in North Richmond's public infrastructure. The revived coalition expanded that vision to include climate resiliency, economic revitalization, housing, community development, and community outreach. The CRC represents the physical embodiment of that expanded vision, providing the community hub that coalition partners have advocated for through years of organizing and planning.

Contra Costa County Climate Action and Adaptation Plan - The CRC supports implementation of the Contra Costa County Climate Action and Adaptation Plan, which the County's Sustainability Team — the Lead Applicant on this grant — is responsible for implementing. The CRC's off-grid power capacity, clean air shelter function, and emergency preparedness programming directly advance the County's climate resilience goals for unincorporated communities like North Richmond that face the greatest

exposure to climate-driven air quality emergencies and lack existing public emergency infrastructure.

North Richmond Municipal Advisory Council - For over three decades, the North Richmond Municipal Advisory Council — established by Contra Costa County in partnership with the community — has provided a formal governance forum where community priorities are identified, vetted, and elevated. Urban Tilth, CHDC, Richmond LAND, and The Watershed Project all hold leadership roles within the Council. The CRC's programming priorities, from food access and workforce development to emergency preparedness, were shaped through this ongoing community governance process and have been consistently validated through Council meetings over the course of the project's eight-year development.

California State Frameworks - At the state level, the CRC aligns directly with California's Climate Adaptation Strategy and with the California Strategic Growth Council's Community Resilience Centers program, a $270 million state investment to plan and construct neighborhood resilience centers that provide shelter and year-round community programming in communities facing increasing wildfire smoke and extreme heat events. North Richmond's designation as both a Justice40 community and an EPA IRA Disadvantaged Community — reflected in its EJScreen Supplemental Demographic Index score of 2.25 at the 85th state percentile — underscores the statewide policy imperative to prioritize infrastructure investments of this kind in this location. The CRC is in perfect alignment with the type of project California's climate resilience frameworks envision for communities bearing the greatest cumulative environmental and economic burdens.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Urban Tilth has 20 years of experience creating community programs that provide jobs, offer healthy food, and share resources that build community power and support community healing. We hold deep organizational expertise in community-driven project development, multi-funder capital campaigns, green workforce training, food systems programming, and complex construction project management. This experience directly parallels the scope and complexity of the work proposed under this grant.

Urban Tilth has raised more than $9.3 million toward our larger North Richmond Farm transformation effort to date, completing underground utilities, soil infrastructure, ADA accessibility improvements, and bringing five new buildings to 65% completion. Although the EPA Community Change Grant that would have funded CRC construction was rescinded before full implementation, Urban Tilth has continued advancing the broader North Richmond Farm project — five new farm buildings now stand on the site,

bringing the farm's educational and food systems infrastructure to 65% completion, and laying the groundwork for the CRC that will serve as the Farm's community resilience hub. This demonstrates our ability to develop and manage multi-million-dollar capital projects in a complex regulatory environment, with multiple funders and community stakeholders.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Doria Robinson has served as Executive Director of Urban Tilth since 2007 and is a third-generation resident of Richmond. Under her leadership, Urban Tilth has grown from a grassroots farming initiative into a multi-program community organization managing capital assets, workforce programs, food systems infrastructure, and multi-stakeholder partnerships. She is co-founder of the Richmond Food Policy Council, former co-chair of the US Food Sovereignty Alliance Western Region, and a member of the Climate Justice Alliance Food Sovereignty Working Group. Her combination of deep community roots, organizational leadership experience, and expertise in food and environmental justice systems makes her uniquely positioned to lead implementation of the CRC's programming and community engagement work.

The program manager will manage all the staff that are assigned to this project. That includes the resident leader manager, the just transition organizers funded by other Grants. They will. This position will also manage all of our consultants, the graphic designers and work with our communications team to create our materials. They'll be responsible for all reporting management of timeline management of outcomes and deliverables. They also manage the budget they will be responsible for a researching and drafting the operations plan for the CRC, including the planning of all programming the facilitation of partnerships and partnership agreements the scheduling of the facility once it's built they'll interface with the construction management team and the resident leaders team to make sure that all of the work they're doing are informed by community feedback

The resident leaders manager will be responsible for managing the recruitment, training, and facilitation of 5 to 10 resident leaders for 2 to 3 consecutive two-year terms. Resident leaders schedule the facilitation of their stipends, their participation in the planning of programming and other offerings at the CRC and their facilitation and participation in the air quality monitoring project as well as other just transition projects that are related to in generated by the North Richmond at the table project. They'll be supervised by the program manager.

The construction team for this project includes Adele Ho, our construction project manager. She's a civil engineer with over 40 years of experience as Public Works Director for the City of San Pablo, now retired. She has been the construction project manager for the last seven years on the North Richmond farm project. She will manage all of our construction contractors, including our general contractor and any architect or architect and their subs. She manages all billing invoicing and tracking of construction expenses, and interfaces with permitting agencies for inspections. Also, a part of the construction team is our Executive Director. She works with the construction project manager to make any management decisions that need to be made throughout the construction process and generally overseas the interface of community and our staff team for the delivery of programming

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

All permits required for the North Richmond Farm Community Resilience Center project have been secured. Phase 1 site work — including Fred Jackson Way frontage improvements (sidewalk, rain gardens, and bike lane), underground utilities, and site rough grading — has been fully completed, with the Public Works Encroachment Permit work finished in March 2023 and the grading permit (BIG22-006804) secured. All Phase 2 farm building permits have been secured, covering the soil storage shed (BIMIC22-008971), row crop outdoor classroom (BIMIC22-008972), orchard outdoor classroom (BIMIC22-008973), greenhouse and hardening yard (BICO22-008974), toolshed and breakroom (BICO22-008975), composting toilet (BICO22-008976), watershed workshop (BICO22-008977), and shade house complex (BICO22-007386). The Phase 3 Main Barn/CRC building permit (BICO23-000087) was secured as of

January 2024, with final architectural and engineering drawings complete and CEQA compliance finalized. Urban Tilth owns all parcels comprising the project site — 323, 355, 377, and 411 Brookside Drive — and the CRC is fully designed, permitted, and ready to begin construction upon grant award. No outstanding permit approvals are required within the grant term.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

CEQA compliance for the North Richmond Farm Community Resilience Center project is complete. Urban Tilth conducted a full California Environmental Quality Act (CEQA) review process in 2018. A Notice of Determination was adopted by the Contra Costa County Board of Supervisors and filed with the County Clerk of Contra Costa County, covering the development of Urban Tilth's growing spaces, classrooms, agricultural infrastructure, buildings — including the Barn/CRC structure — and open spaces on the North Richmond Farm site. The CEQA analysis concluded that use of the site as planned by Urban Tilth has no significant negative effects on the environment.

A supplemental traffic analysis taking into account anticipated future development in the surrounding area was completed in 2021, further affirming the appropriateness of the site for the project as designed. No additional CEQA review is required for the CRC construction scope funded under this grant. The CRC building is an extension of the multi-use Barn structure already evaluated under the 2018 CEQA process, and the project has been fully designed and permitted accordingly. Building permit BICO23-000087 for the Main Barn/CRC was secured as of January 2024.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Urban Tilth owns and operates the property where the CRC is located and will demonstrate site control at the time of the execution of the Grant Agreement.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Urban Tilth maintains all buildings and infrastructure on the North Richmond Farm through a dedicated facilities and operations team and a contracted cleaning service that services all buildings on a regular schedule. Upon completion of the CRC, Urban Tilth will expand both the facilities and operations team and the cleaning service to incorporate the new building into existing maintenance and custodial care. As part of

this expansion, Urban Tilth will hire a Maintenance Manager responsible for maintaining the CRC's specialized building systems, including the HVAC and air filtration system, solar PV array, and battery backup. These are ongoing operational costs carried in Urban Tilth's general operating budget and are not included in the capital construction request for this project.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary barrier associated with this project is construction cost variability and the risk of delays inherent in any large-scale capital construction project. Urban Tilth has already navigated funding disruptions related to the CRC, including the rescission of the EPA Community Change Grant that had been awarded to fund the CRC's construction scope. Urban Tilth has structured this BAAQMD application to directly address those risks: the $500,000 construction contingency (10% of construction costs) provides a buffer against unanticipated cost increases; the project's design is fully completed, permits are secured, and CEQA is finalized, eliminating the most common sources of pre-construction delay. In addition, over $10.1 million in other funding sources — including $2.1 million already expended on foundation and preconstruction work — demonstrates that the project's risk is substantially mitigated and that construction can begin immediately upon grant award. Contra Costa County's established risk management practices, including regular progress evaluations and financial audits honed through years of managing large-scale federal and state grants, will provide an additional layer of oversight and accountability throughout implementation, ensuring that any deviations from schedule or budget can be identified and corrected promptly within the five-year grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Community Resiliency Center**: Establish and activate a permanent air shelter, emergency preparedness hub, and year-round respiratory health programming, reducing air pollution exposure and building long-term community resilience within North Richmond.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, establish the North Richmond Farm Community Resiliency Center as a fully operational clean air shelter and emergency refuge, providing certified air filtration, a minimum three-day off-grid power supply, cold food storage, and overnight shelter capacity for up to 100 North Richmond residents during refinery accidents, wildfire smoke events, and extreme heat emergencies.	• Certificate of occupancy issued for the completed CRC building • Air filtration and HVAC system operational and verified to meet clean air shelter standards (documented by system commissioning report) • Solar + battery backup system tested and confirmed for minimum 3-day off-grid operation • Completion and distribution of the Emergency Response Handbook to North Richmond's 4000 residents • Train 20 residents per year (100 total over the grant term) in emergency preparedness trainings such as CPR first aid, CERT and emergency / disaster response and communications
2. By the end of the grant term, increase the capacity of North Richmond residents to understand, access, and act on local air quality data, and to serve as active civic leaders and accountability agents for the	• Number of air monitors mapped and data collected defined across North Richmond and documented in a publicly accessible, bilingual format (target: all active monitors identified and published by end of Year 1)

community's just transition priorities, through the North Richmond Resident Leaders Program — a multi-year initiative led by the Resident Leaders Manager and implemented by a trained cohort of 5 to 10 North Richmond community members.	● Number of Resident Leaders trained and actively tracking progress on just transition and pollution reduction projects identified in the "Not for Us, Without Us" planning process (target: 5 to 10 Resident Leaders; up to 10 projects tracked by end of grant term; tracked through program enrollment records and quarterly accountability reports) ● Development of a North Richmond Climate Resilience Resource Hub, which will be an online source of project and community updates that residents can access to increase confidence in understanding and using local air quality data to take protective action; and to track the development of climate resiliency projects impacting their community.
3. By the end of the grant term, improve pollution-related health outcomes for at least 500 North Richmond residents with asthma, cardiovascular disease, or other respiratory conditions by connecting them to preventive care, condition management education, and nutrition support through Lifelong Medical Care and North Richmond Center for Health services and weekly health programming delivered at the Community Resiliency Center.	● Number of North Richmond residents living with (or caretakers of those living with) a documented pollution-related chronic condition (asthma, cardiovascular disease, or respiratory illness) receiving health and wellness services at the CRC annually (target: 500, tracked through intake & event sign-in) ● Number of residents receiving a warm handoff referral to Lifelong Medical Care and North Richmond Center for Health preventive services through CRC referral or on-site programming (target: 100, tracked through Lifelong Medical Care partnership records) ● Percentage of participants in health programming reporting improved ability to understand and manage their pollution-related condition in annual survey (target: 25-30%, baseline set in year 1)

	• Number of respiratory health kits assembled and distributed to North Richmond residents who suffer from respiratory illnesses, prepared by volunteers that are recruited and managed by the Just Transition Coordinators (target: 800 annual; 4000 total)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of the grant term, establish the North Richmond Farm Community Resiliency Center as a fully operational clean air shelter and emergency refuge, providing certified air filtration, a minimum three-day off-grid power supply, cold food storage, and overnight shelter capacity for North Richmond residents during refinery accidents,	A. CRC building construction completed and certificate of occupancy obtained	1. Complete superstructure, site improvements, landscaping, building interior, furnishings, and equipment	Urban Tilth	General Contractor	June 30, 2029
		2. Complete installation of air filtration/HVAC system and commission for clean air shelter use	Urban Tilth	General Contractor	June 30, 2029
		3. Complete solar PV and battery backup installation and test off-grid capacity	Urban Tilth	General Contractor	June 30, 2029
		4. Obtain certificate of occupancy from Contra Costa County	Urban Tilth	Contra Costa County Permitting	September 30, 2029
	B. CRC Emergency Operations Plan finalized and staff trained for shelter activation	1. Hire Resiliency Center Manager to oversee CRC operations and emergency programming	Urban Tilth		June 30, 2029
		2. Develop North Richmond-specific Emergency Response Handbook	Urban Tilth	Contra Costa County	December 31, 2029

wildfire smoke events, and extreme heat emergencies.		3. Train CRC staff on shelter activation protocols, HVAC/air filtration operation, and off-grid systems	Urban Tilth		September 30, 2029
		4. Coordinate with Contra Costa County Fire, Public Works, and Emergency Services on activation procedures	Urban Tilth	Contra Costa County Fire, Public Works, and Emergency Services, Lifelong Medical Care	September 30, 2029
	C. CRC Grand Opening and year-round community operations launched	1. Design and implement Grand Opening outreach plan reaching North Richmond residents through email list-serve (8,000+), social media (6,000+ followers), newsletter, and door-to-door outreach	Urban Tilth	Latina Center, Lifelong Medical Care	April 30, 2029
		2. Launch year-round CRC programming including Farm Store (7 days/week), emergency response education, health and wellness activities, and community room events	Urban Tilth		October 1, 2029
		3. Conduct emergency preparedness training & emergency response simulation event with community participation	Urban Tilth		December 31, 2031
		4. Host kick-off meeting of CRC Stakeholder Group including local government emergency response agencies and community advisory committee	Urban Tilth		July 1, 2029

2. By the end of the grant term, increase the capacity of North Richmond residents to understand, access, and act on local air quality data, and to serve as active civic leaders and accountability agents for the community's just transition priorities, through the North Richmond Resident Leaders Program — a multi-year initiative led by the Resident Leaders Manager and implemented by a trained cohort of 5 to 10 North Richmond community members.	A. Launch air quality monitor map and resident outreach process	1. Hire Resident Leaders Manager to lead resident-facing air quality outreach and facilitation	Urban Tilth	North Richmond MOU Coalition	January 31, 2027
		2. Map all active air quality monitors across North Richmond and publish findings in a bilingual, publicly accessible format	Urban Tilth	North Richmond MOU Coalition	June 30, 2027
		3. Design resident engagement process for community conversations, including bilingual outreach materials and facilitation guide	Urban Tilth	North Richmond MOU Coalition	April 30, 2027
	B. Develop and launch North Richmond Climate Resilience Resource Hub	1. Design and develop bilingual online Climate Resilience Resource Hub with air quality data, Just Transition and pollution reduction project updates, and protective action guidance	Urban Tilth	Contra Costa County, North Richmond MOU Coalition	September 30, 2027
		2. Launch Resource Hub and promote through CRC outreach channels (email list-serve, social media, newsletter, and door-to-door outreach)	Urban Tilth	Contra Costa County, North Richmond MOU Coalition	December 31, 2027
		3. Update Hub content quarterly and track resident engagement; administer annual survey on resident confidence in accessing and using local air quality data	Urban Tilth	Contra Costa County, North Richmond MOU Coalition	June 30, 2028

	C. Design resident engagement process for community conversations, including bilingual outreach materials and facilitation guide	1. Facilitate community conversations to determine the appropriate mechanism for mapping, tracking, and sharing data	Urban Tilth	North Richmond MOU Coalition	December 31, 2027
		2. Train Resident Leaders in air quality data interpretation	Urban Tilth	North Richmond MOU Coalition	September 30, 2028
		3. Host quarterly community workshops focused on understanding, accessing, and interpreting data	Urban Tilth	North Richmond MOU Coalition	December 31, 2031
	D. Facilitate community conversations & complete data gap analysis	1. Conduct baseline & annual air quality knowledge survey (5 total)	Urban Tilth	North Richmond MOU Coalition	December 31, 2031
		2. Facilitate at least 200 residents in community conversations on air quality data, monitoring coverage, and protective actions over the grant term	Urban Tilth	North Richmond MOU Coalition	December 31, 2031
		3. Document resident input on gaps between available monitoring data and community needs; compile findings into a gap analysis report	Urban Tilth	North Richmond MOU Coalition	December 31, 2028
		4. Share gap analysis findings with BAAQMD and community stakeholders; present at North Richmond Municipal Advisory Council, aimed at improving communication across all data sources	Urban Tilth	North Richmond MOU Coalition. Contra Costa County	December 31, 2031
3. By the end of the grant term, improve	A. Launch health and wellness programming at the CRC in partnership with	1. Execute partnership agreement with Lifelong Medical Care and North Richmond	Urban Tilth	Lifelong Medical Care & North	June 30, 2027

pollution-related health outcomes for at least 500 North Richmond residents with asthma, cardiovascular disease, or other respiratory conditions by connecting them to preventive care, condition management education, and nutrition support through Lifelong Medical Care and North Richmond Center for Health Services and weekly health programming delivered at the CRC.	Lifelong Medical Care & North Richmond Center for Health Services	Center for Health defining referral protocols, data sharing, and co-programming roles		Richmond Center for Health Services	
		2. Create and launch health and wellness programming calendar at the CRC, including condition management education, nutrition support, and referral intake	Urban Tilth	Lifelong Medical Care & North Richmond Center for Health Services	December 31, 2029
		3. Establish intake and sign-in tracking system to document participant demographics, health conditions, and service referrals on an ongoing basis	Urban Tilth	Lifelong Medical Care & North Richmond Center for Health Services	December 31, 2029
	B. Residents with pollution-related conditions connected to preventive care and tracked	1. Provide warm-handoff referrals to LMC & NRCHS preventive services for at least 100 CRC participants with documented pollution-related conditions over the grant term	Urban Tilth	Lifelong Medical Care & North Richmond Center for Health Services	December 31, 2031
		2. Assemble and distribute respiratory health kits to North Richmond residents with respiratory illness, prepared by volunteers managed by Just Transition Coordinators (target: 800 annually; 4,000 total over grant term)	Urban Tilth		December 31, 2031
		3. Administer annual participant survey tracking self-reported improvements in ability to understand and manage pollution-related	Urban Tilth		December 31, 2031

		health conditions (target: 25–30% of participants)			
	C. Nutrition access integrated into health programming through Farm Store and CSA	1. Operate Farm Store seven days per week and establish CSA program prioritizing households with documented respiratory conditions	Urban Tilth		Ongoing
		2. Track number of households with a member with a documented respiratory condition receiving regular fresh produce through the Farm Store or CSA program (tracked through intake)	Urban Tilth		Ongoing
		3. Conduct annual evaluation of health programming reach and referral outcomes; share findings with CRC Stakeholder Group and partner organizations (baseline established year 1)	Urban Tilth		December 31, 2031

Project Name: Community Resilience Center
Lead Applicant Name: County of Contra Costa
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Grant Management Staff	Overseeing the management of subrecipient activity implementation, expense documentation, budget spend down, and data collection.	$648,956.88
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	Calculated at 15%	$97,343.53

Project Name: Community Resilience Center
Co-Applicant 1 Name: Urban Tilth
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager	1 FTE. $35/hr × 8 hrs/wk × 52 wks/yr. 3% COLA applied annually across 5-year term. Oversees CRC emergency preparedness planning, CRC programming design and implementation and activation.	$193,252.54
Personnel/Staff Costs	Direct	Resident Leaders Manager	1 FTE. $35/hr × 8 hrs/wk × 52 wks/yr. 3% COLA applied annually across 5-year term. Manages community engagement activities, resident outreach throughout the grant term.	$386,505.09
Personnel/Staff Costs	Direct	Fringe for staffing	26% fringe rate applied to total personnel costs. Includes payroll taxes, health insurance, retirement.	$150,736.98
Other Direct Costs	Direct	Venue Rental	Venue Rental for monthly and special community meetings of Resident Leaders and North Richmond Community Development sub committee at approximately $500 per meeting for 60 meetings	$30,000.00
Community Engagement	Direct	Interpretation & Translation	Translation services fees for community meetings and resident organizing. $10,000 per year for 5 years	$50,000.00
	Direct	Printing & Marketing	Printing of bilingual outreach and collateral materials, printing of maps and project information, and postage for project mailers. Supports community engagement activities led by Community Leadership Manager. $10,000 per year for 5 years	$50,000.00
Construction	Direct	Construction Costs	Completion of CRC/Main Barn superstructure, building systems (HVAC/air filtration, solar PV + battery backup, electrical, plumbing), interior buildout, site improvements, and landscaping. Permit BICO23-000087 secured. CEQA NOD adopted 2018. Foundation completed.	$5,000,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	Calculated at 15% of direct costs, excluding construction	$129,074.19
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Calculated at 10% of construction costs only	$500,000.00

Only add lines above this line

TOTAL: $6,489,568.81

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$5,860,494.61
Total Indirect Costs	$129,074.19
Total Prof. Services & Consultants	$0.00
Total Contingency	$500,000.00
Total Funds Requested	$6,489,568.81
Cross-check Total Budget	YES
Indirect as % of Direct	2.2%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	8.5%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Prior investment — CRC (foundation, preconstruction)	Work Already Completed: Urban Tilth own funds and other grants. Foundation poured; preconstruction architecture, permits, and inspections complete (~$2.1M spent pre-award).	$2,108,285.00
Phase 3 - Non CRC construction (landscaping, children's garden, farm store, history walk)	Urban Tilth own funds and other grants. Construction of non-CRC project elements: landscaping, children's garden, farm store, history walk. Committed — work already completed.	$7,000,000.00
North Richmond Farm Capital Campaign individual donors and foundation	Ongoing architect CA services for CRC construction through certificate of occupancy. Includes design modifications, RFI responses, submittal review, site visits, and coordination with contractor.	$700,000.00
North Richmond Farm Capital Campaign	Dedicated construction PM. [redacted] Oversees contractor performance, schedule, budget compliance, and prevailing wage monitoring for CRC construction.	$92,160.00
North Richmond Farm Capital Campaign	Includes builder's risk insurance, performance and payment bonds, special inspections, testing, and permit fees for remaining CRC construction scope.	$200,000.00

Only add lines above this line

TOTAL: $10,100,445.00

Hourly rate and hours redacted to protect the privacy of an identifiable private individual; total project cost retained.

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Building Healthy Communities
Project Lead	Contra Costa Health
Project Location	North Richmond
Project Funding Request	$900,560.17

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

North Richmond's most vulnerable residents breathe some of the most polluted air in the Bay Area, driven in large part by the vehicle trips that move through and around their neighborhood every day. Transportation is both a major source of that pollution burden and one of the most actionable levers for reducing it. The Building Healthy Communities project targets that lever directly: by shifting students and families at six North Richmond school sites from single-occupancy vehicle trips to walking, biking, and rolling, the project will measurably reduce vehicle miles traveled (VMT) and the tailpipe emissions of fine particulate matter (PM2.5) and greenhouse gases that accompany them. Contra Costa Health (CCH) will deploy a combination of Safe Routes to School education, hands-on bicycle and pedestrian safety training, community outreach, targeted billboard and bus advertising campaigns, and up to 500 free safety incentive items to make that mode shift achievable, safe, and sustained for low-income communities of color that carry a disproportionate share of North Richmond's air quality burden.

This project is designed as the demand-side complement to a coordinated, two-part investment in North Richmond's active transportation infrastructure. In Years 1 and 2 of the grant term, The Watershed Project will implement the Greener North Richmond project, planting 120 large-canopy trees along 2 miles of priority sidewalks and the Wildcat Creek Trail, improving 1 mile of the Wildcat Creek Trail corridor running alongside Verde K-8 School, and refreshing the Urban Nature Loop self-guided walking tour with updated Safe Routes to School wayfinding along Giaramita Street, Chesley Avenue, and Fred Jackson Way. CCH's Safe Routes to School programming launches in Year 3 to build directly on that foundation, delivering safety education, hands-on training, and community outreach that shifts students and families toward walking, biking, and rolling on corridors that will be cooler, greener, and more connected. This supply-first, demand-second sequencing reflects best practice in active transportation programming: behavior change is more effective and more durable when the infrastructure is already in place.

In the first implementation year (Year 3 of the grant term), CCH will initiate bicycle and pedestrian safety education activities at Verde Elementary in North Richmond, serving as a pilot site to inform expansion to Peres Elementary, Grant Elementary, Coronado Elementary, Richmond Charter Academy, and Richmond High School, for a total of six school sites.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*

- *Build economic resilience for a just transition*

The Building Healthy Communities project aligns directly with LCBF Strategy 1 to reduce air pollution and improve health outcomes. North Richmond ranks among the most pollution-burdened census tracts in California, scoring above the 90th percentile on CalEnviroScreen 4.0, which evaluates cumulative environmental and health burdens across the state. Transportation is a leading driver of that burden. The community sits at the convergence of Interstate 80 and Interstate 580, with elevated vehicle traffic volumes on local streets and high-injury network corridors where pedestrian-involved crashes resulting in serious injuries or fatalities increased by 29% between 2013 and 2022. A lack of safe walking and biking infrastructure has historically forced residents, particularly low-income communities of color, into dependence on single-occupancy vehicle travel, compounding both the emissions burden and the physical safety risks they face daily.

The Building Healthy Communities project attacks that causal chain at the behavior level. By delivering Safe Routes to School education, hands-on bicycle and pedestrian safety training, and targeted media campaigns across six school sites, CCH will increase active transportation participation among students and families, reducing the single-occupancy vehicle trips that are a leading source of local air pollution. Estimated reductions in VMT and associated PM2.5 emissions will be modeled from annual walk and roll counts and pre- and post-program survey data, providing a measurable, evidence-based account of the project's air quality contribution. Consistent with Contra Costa County's 2024 Climate Action and Adaptation Plan and guided by the Six E's framework (Education, Engineering, Encouragement, Enforcement, Evaluation, and Equity) and Vision Zero principles, this work is designed not only to improve safety but to make mode shift achievable and durable for the residents who stand to benefit most from cleaner air.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Beginning with Verde Elementary as a pilot site, the project will scale to surrounding schools, using data-driven and community-informed strategies to expand impact across North Richmond.

Primary site: Verde K-8, situated in the northwestern part of the North Richmond neighborhood, sits along the San Francisco Bay shoreline just west of Interstate 580, directly serving students and families within the project's primary focus community.

Expansion sites:

- **Peres Elementary School**: Peres Elementary School is located within North Richmond and serves as a key neighborhood school, providing direct access to students and families living in the project's core focus area.
- **Grant Elementary School:** Grant Elementary School, located in nearby Richmond, serves students from North Richmond and surrounding communities, acting as an important connection point for expanding program reach beyond the immediate neighborhood.
- **Coronado Elementary School:** Coronado Elementary School is situated in a residential area of Richmond that serves families from North Richmond and adjacent neighborhoods, supporting broader community access to safety education programming.
- **Richmond Charter Academy:** Richmond Charter Academy, centrally located in Richmond, draws a diverse student population that includes youth from North Richmond, making it a critical partner site for extending program impact.
- **Richmond High School:** Richmond High School is located in central Richmond and serves a large student population, including many from North Richmond, positioning it as a key site for reaching older youth within the focus community.

Total: 6 school sites serving North Richmond and surrounding communities

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Between 2010 and 2014, Contra Costa Health Services (CCHS) played a central role in the City of Richmond-led Health Impact Assessment known as the Richmond Livable Corridors Project, which rigorously examined city engineering, land use planning, traffic safety, and equity-centered mobility improvements through a public health lens. To demonstrate the linkage between broader built environment conditions, transportation patterns, and health disparities experienced by vulnerable populations, CCHS and its cross-sector partners facilitated an informed and localized assessment process that gathered qualitative and quantitative data through community listening sessions, targeted resident surveys, neighborhood walk audits, public workshops, and the evaluation of emerging environmental and transportation-related data from monitoring agencies. These efforts helped identify longstanding community concerns related to unsafe street conditions, limited walkability and bicycle access, high traffic injury corridors, air pollution exposure, and barriers to active transportation in historically underserved Richmond neighborhoods. The school communities in Richmond and the

surrounding West Contra Costa County played a particularly important role in shaping community priorities. Students, parents, school staff, and residents provided direct insight into needed equitable transportation improvements designed to reduce emissions, improve mobility access, and support healthier, lower-pollution communities.

Building on these earlier community-informed planning efforts, Contra Costa Health and its partners continue to prioritize engagement strategies that elevate resident voices and promote upstream prevention approaches that reduce vehicle miles traveled (VMT), improve neighborhood safety, and encourage shifts toward walking, biking, rolling, and transit use.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

In Contra Costa County, North Richmond and surrounding communities within the Path to Clean Air (PTCA) boundary are among the most environmentally burdened areas in the Bay Area. Due to proximity to major freeways (I-80 and I-580), rail corridors, industrial uses, and the Chevron refinery, residents face disproportionately high exposure to air pollution, particularly fine particulate matter (PM2.5). These conditions are linked to elevated rates of asthma, cardiovascular disease, and reduced life expectancy. Longstanding inequities driven by historical redlining, industrial zoning, and underinvestment in pedestrian infrastructure have disproportionately impacted low-income communities and communities of color, including Black, Latino, and Asian Pacific Islander populations that make up much of North Richmond.

School-aged youth are especially vulnerable to these conditions. Barriers to safe active transportation in North Richmond include inadequate sidewalks, unsafe crossings, speeding traffic, and limited bike infrastructure. Contra Costa County ranks among the highest in the state for pedestrian injuries among youth, and minority groups are disproportionately affected, particularly in Equity Priority Communities. These challenges are most evident around key school sites serving North Richmond, including Verde Elementary (primary site), along with Peres Elementary, Grant Elementary, Coronado Elementary, Richmond Charter Academy, and Richmond High School. Verde Elementary, located in North Richmond near the San Francisco Bay and Interstate 580, serves a predominantly low-income student population, with over 90% of students

qualifying for free or reduced-price meals, reflecting broader socioeconomic barriers faced by the community.

These schools are located within or serve neighborhoods connected to high-injury network corridors, where pedestrian-involved crashes resulting in serious injuries or fatalities increased by 29% between 2013 and 2022. Unsafe conditions discourage walking and biking, reduce physical activity, and increase reliance on vehicle travel—further contributing to air pollution and greenhouse gas emissions. Collectively, these six school sites represent a critical, place-based network for addressing transportation safety, environmental health, and equity challenges impacting North Richmond and surrounding communities.

The project will benefit predominantly low-income communities of color that experience disproportionate impacts from traffic-related injuries and air pollution. Through Safe Routes to School programming, hands-on safety education, community outreach, and targeted safety interventions, the project advances a mode shift toward walking, biking, transit, and micro mobility options. This reduces reliance on single-occupancy vehicles while improving access and safety for vulnerable road users.

This project addresses key environmental justice and public health challenges, including elevated exposure to transportation-related emissions, inequitable infrastructure conditions, and higher rates of pedestrian and cyclist injuries in communities of color. By integrating Vision Zero and Safe System principles with community-informed strategies, the project promotes safer street design, reduces greenhouse gas emissions, and supports healthier, more resilient communities. Measurable outcomes, including increased active transportation participation, improved safety knowledge and behaviors, and reductions in youth bicycle and pedestrian-related injuries, will demonstrate progress toward community impact. These outcomes will be tracked through surveys, participation data, and safety metrics, providing clear evidence of improved air quality conditions, enhanced mobility access, and strengthened community capacity to sustain long-term transportation safety and health improvements.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community members will be engaged throughout project implementation through consistent, accessible, and considerate culturally responsive communication and

outreach that keep residents informed of benefits and progress. Methods will include regular updates at PTA and stakeholder meetings, school-based communications, community events, and multilingual outreach materials such as flyers, social media posts, and email newsletters. CCH will also conduct community canvassing and participate in local events to share information about program activities, safety resources, and opportunities to get involved. Progress updates will be shared through key stakeholders and school networks to ensure information reaches families and residents most impacted by the project.

To solicit community feedback, the project will use participant surveys, feedback forms at events and meetings, and facilitated focus groups with students, families, and community members where possible. Interactive engagement opportunities, such as pop-up demonstrations and hands-on activities, will also provide real-time avenues for residents to share input on safety conditions and program effectiveness. Feedback will be systematically collected, reviewed, and incorporated into ongoing program adjustments, including modifications to outreach strategies, education activities, and implementation approaches. This continuous feedback loop ensures that community voices remain centered for the project and that programming remains responsive to the needs and priorities of North Richmond residents.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Building Healthy Communities project advances a measurable mode shift away from single-occupancy vehicle trips in North Richmond by delivering Safe Routes to School education, hands-on bicycle and pedestrian safety training, and targeted community outreach across six school sites: Verde K-8 (primary pilot site), Peres Elementary, Grant Elementary, Coronado Elementary, Richmond Charter Academy, and Richmond High School. The project launches in Year 3 of the five-year grant term, building directly on green infrastructure and trail improvements that The Watershed Project will complete along the same school corridors in Years 1 and 2. Contra Costa Health serves as project lead, with the West Contra Costa Unified School District, Verde K-8 PTA, The Watershed Project, and Urban Tilth serving as supporting partners that will not receive funding from this project.

The project delivers two measurable outcomes over its implementation period. The first outcome targets a reduction in vehicle trips and transportation-related emissions by increasing active transportation participation among students and families at all six

school sites, demonstrated by a measurable increase in walk and roll counts and a reduction in single-occupancy vehicle drop-offs during school arrival and dismissal. This will be achieved through six formal school partnership agreements with WCCUSD schools, a tailored e-bike safety curriculum with hands-on demonstrations and bike rodeos, Street Smart Contra Costa bicycle and pedestrian safety education delivered in-school and after-school settings, hands-on outdoor active transportation activities, helmet fittings, and distribution of up to 500 safety incentive items. Progress will be tracked through annual walk and roll counts, pre- and post-surveys on self-reported behavior change, and modeled estimates of vehicle miles traveled and associated PM2.5 emissions reductions. The second outcome targets increased community awareness of safe walking, biking, and rolling routes among North Richmond residents through three targeted billboard campaigns placed on high-injury network corridors, three paid bus advertising placements on routes serving the project area, and a pop-up climate resilience and bike safety demonstration using a tactical urbanism approach. Progress will be measured through pre- and post-community surveys on resident awareness of safe routes, percentage increase in Safe Routes to School activities across the six school sites, and modeled estimates of emissions reductions among residents reporting mode shift in post-campaign surveys.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The Building Healthy Communities budget is structured to directly fund the two measurable outcomes at the center of this project. Personnel costs carry Outcome 1: the Program Manager, Senior Health Education Specialist, and Health Education Specialist together provide the staffing capacity to secure school partnerships, develop and deliver bicycle and pedestrian safety curriculum, conduct hands-on trainings and bike rodeos, administer surveys, and sustain active transportation programming across six school sites over the 36-month implementation period. Subcontractor, materials, and other direct costs carry Outcome 2: the billboard campaigns reach North Richmond residents at scale on high-injury network corridors, the e-bikes enable hands-on demonstration activities that make mode shift tangible and achievable, and the safety incentive items and community meeting costs support the outreach and engagement that translate awareness into behavior change. Together, these investments are sufficient to achieve both outcomes within the grant term.

The total BAAQMD funds requested for the Building Healthy Communities project are $992,118 over 36 months, split between the Lead Applicant ($102,326) for project management and Contra Costa Health ($889,792) for program implementation. No other funding sources are identified for this project.

The Lead Applicant budget of $102,326 covers project management personnel costs of $88,979 and indirect costs of $13,347 calculated at 15% of direct costs.

Contra Costa Health's budget of $889,792 is anchored by $579,957 in personnel costs funding three staff members over the 36-month grant term. A Program Manager at 0.5 FTE ($272,847, including 55% fringe) will oversee all aspects of grant implementation, supervise program staff, and manage internal administrative processes. A Senior Health Education Specialist at 0.25 FTE ($122,568, including 55% fringe) will coordinate and implement direct pedestrian and bicyclist safety programming and collaborate with community-based organizations. A Health Education Specialist at 0.5 FTE ($184,542, including 55% fringe) will facilitate safety programming in school and community settings, conduct outreach, and support distribution of safety items.

Subcontractor costs of $195,000 fund three annual safety media billboard campaigns at approximately $65,000 per year, covering climate health and safety messaging development and ad placement to reach North Richmond residents at scale.

Materials and equipment costs total $18,500, covering three e-bikes of varying classes for hands-on safety trainings and demonstrations — a Class 1 pedal-assist e-bike ($3,500), a Class 2 throttle and pedal-assist e-bike ($4,000), and a Class 3 high-speed pedal-assist e-bike ($5,500) — along with vinyl banner printing ($3,000 over three years) and 500 pedestrian and bicycle safety items including helmets, bike lights, and reflective gear ($2,500).

Other direct costs of $1,000 support approximately 20 community meetings and engagement sessions over the grant term. Indirect costs of $95,335 are calculated at 12% of Contra Costa Health's direct costs.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Building Healthy Communities project is one component of a coordinated, multi-year investment strategy within the North Richmond Community Resilience Initiative, led by Contra Costa County with Contra Costa Health, The Watershed Project,

and other co-applicants delivering integrated work across the same census tract. The project's Year 3 launch date is intentional and reflects deliberate sequencing with The Watershed Project's Greener North Richmond project, which advances green infrastructure in the early years of the grant term. During that period, TWP will plant 120 large-canopy trees along 2 miles of priority sidewalk corridors, including Giaramita Street, Chesley Avenue, and Fred Jackson Way, improve 1 mile of the Wildcat Creek Trail running alongside Verde K-8 School, and refresh the Urban Nature Loop Safe Routes to School wayfinding infrastructure. These improvements directly serve the same six school sites at the center of this project, reducing surface temperatures, improving shade coverage, and completing pedestrian and bicycle connections that currently stop at a railroad track. CCH's active transportation programming is designed to activate those improved corridors, building the safety knowledge, skills, and community habits that turn physical infrastructure into sustained mode shift. This supply-first, demand-second sequencing reflects best practice in active transportation programming and ensures that CCH's behavior change work lands in an environment where walking and biking is already safer, more comfortable, and more connected than it is today.

The strategies in Building Healthy Communities are consistent with multiple community, local, regional, and statewide plans that prioritize air quality, public health, and transportation equity. At the state level, the project supports implementation of California's Assembly Bill 617 Community Air Protection Program by reducing vehicle emissions and promoting cleaner modes of transportation in the Richmond, North Richmond, and San Pablo Path to Clean Air (PTCA) Community Emissions Reduction Plan area, one of the most pollution-burdened communities in the Bay Area and a priority community under AB 617.

At the local level, the project directly implements the City of Richmond's Bicycle and Pedestrian Action Plan (BPAP), adopted by City Council on February 7, 2023, which provides a five-year blueprint for improving walking and biking conditions in Richmond and identifies near-term safety investments on high-injury network corridors serving the six school sites at the center of this project. The project also advances Contra Costa County's 2024 Climate Action and Adaptation Plan, which calls for active transportation investments and emissions reductions in communities disproportionately impacted by pollution.

At the regional level, the project is directly consistent with Plan Bay Area 2050, the Metropolitan Transportation Commission's adopted Regional Transportation Plan and Sustainable Communities Strategy, which includes a dedicated Complete Streets investment program prioritizing active transportation infrastructure in Equity Priority Communities. North Richmond qualifies as an Equity Priority Community under Plan

Bay Area 2050's criteria, and CCH's Safe Routes to School programming represents precisely the kind of behavior change investment that complements the physical infrastructure improvements Plan Bay Area 2050 targets in communities like North Richmond. The project also aligns with countywide Vision Zero strategies that aim to eliminate traffic fatalities and serious injuries while improving safety and mobility for vulnerable road users.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The CCH Building Healthy Communities (BHC) Project Lead has extensive experience managing and implementing projects of similar scope and size, particularly in the areas of active transportation, injury prevention, and built environment improvements. The lead coordinated and oversaw a 4-year Caltrans-funded, non-infrastructure active transportation grant project that established youth-led programming across 7 high school sites within the West Contra Costa Unified School District. The lead has a proven track record of managing grant-funded projects, including budget oversight, invoicing, and reporting, while maintaining alignment with funder guidelines. The lead regularly provided technical assistance to schools, community-based organizations, and local agencies to support Safe Routes to School initiatives, integrating public health and equity perspectives into program design and implementation to improve safety and increase physical activity in underserved communities.

The project lead is currently spearheading the CCH Safe Routes to School (SRTS) Program, which delivers a menu of SRTS offerings to 94 unserved public schools (K-12) in West Contra Costa County and all Central and East Contra Costa public high schools (grades 9-12), with priority for schools located in Equity Priority Communities (EPCs) and in which at least 50% of students are eligible for Free and Reduced Price Meals. The lead also brings a strong experience in cross-sector collaboration, data-driven decision-making, and community engagement, all of which are critical to successful project implementation. As a former resident of Richmond and San Pablo, the project lead brings both a personal connection and over six years of professional experience serving the Richmond and North Richmond communities, enabling them to effectively build partnerships with school districts, city staff, transportation planners, and community organizations to advance coordinated strategies that improve the built environment and reduce injury risk.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources*

that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The Project Lead, Contra Costa Health's (CCH) Building Healthy Communities (BHC) Program, will manage implementation through a structured, team-based approach that ensures strong oversight, coordination, and delivery of all project components. The Program Manager/Project Lead (0.25 FTE) will provide overall leadership, including grant management, budgeting, reporting, and coordination with the Air District, school district partners, and community stakeholders. The Senior Health Education Specialist (0.25 FTE) will support program coordination, stakeholder engagement, and alignment across school and community-based activities, including partnerships with West Contra Costa Unified School District and local agencies. The Health Education Specialist (0.50 FTE) will lead direct program implementation, including delivery of bicycle and pedestrian safety education, outreach, event coordination, and hands-on trainings. Together, this staffing structure prioritizes direct service delivery while maintaining sufficient administrative and strategic oversight to ensure timely and effective project implementation.

The Project Lead will leverage existing organizational infrastructure and partnerships to support project success and sustainability. Additional resources include established Street Smarts Contra Costa safe routes to school curriculum, existing relationships with school districts and community-based organizations, and internal coordination with CCH communications, finance, and administrative teams to support outreach, reporting, and fiscal compliance. The project lead will also enhance program reach, support staffing capacity, and ensure alignment with broader county and regional transportation safety initiatives. This coordinated approach ensures efficient use of resources, avoids duplication of efforts, and strengthens long-term program sustainability beyond the grant term.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.

- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The following approvals are anticipated and currently pursued for the implementation of this project within school settings. CCH expects to have MOUs secured on an annual basis with school partners prior to our implementation of this project in year three of the grant term.

- The West Contra Costa Unified School District (WCCUSD) Non-Direct Service Agreements (required annually)
- WCCUSD Contract Request Form (as applicable)

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance. N/A*

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement. N/A*

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses. N/A*

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The proposed project may encounter several implementation barriers, including limited community comfort and trust that supports behavioral modification, competing priorities within school settings, and structural challenges related to the built environment in North Richmond. A historically disinvested community such as North Richmond may experience skepticism toward new programs or face barriers to participation, such as time constraints, language access, and transportation limitations. WCCUSD schools often operate within tight academic schedules that can limit availability for programming. External factors such as staffing capacity and coordination across multiple partners may also introduce uncertainty in project delivery, particularly for outdoor activities and community events. To address these challenges, the project will implement a proactive

and flexible approach grounded in community engagement and strong partnerships, including culturally responsive outreach, multilingual materials, and collaboration with trusted community-based organizations to build trust and increase participation. Coordination with school administrators will ensure alignment with school schedules and integration into existing programs, while established partnerships with local agencies will support efficient implementation. Contingency planning, such as alternative indoor activities and adaptable scheduling, along with ongoing feedback and data monitoring, will allow the project team to respond to challenges in real time and ensure effective delivery throughout the grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Contra Costa Health | Building Healthy Communities | We will reduce transportation-related air pollution and improve public health outcomes in North Richmond by shifting students and families from single-occupancy vehicle trips of 3 miles or less to walking, biking, and rolling through Safe Routes to School education, hands-on bicycle safety training, and targeted outreach across six school sites, measurably reducing vehicle miles traveled and tailpipe emissions on high-injury network corridors serving North Richmond's most vulnerable road users.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, reduce vehicle trips and transportation-related emissions in North Richmond by increasing active transportation participation among students and families at six school sites, demonstrated by a measurable increase in walk and roll counts and a reduction in single-occupancy vehicle drop-offs during school arrival and dismissal.	• Walk and roll counts at six school sites (baseline Year 1 of each school's participation, annual comparison) • Self-reported behavior changes by community residents; pre- and post-surveys; participation in family-focused events (baseline year 1; annual comparison; target: 20% mode shift to cycling for trips of 3 miles or less) • Estimated reduction in vehicle miles traveled and associated PM2.5 emissions, modeled from participation data and average trip distance for the school service area (modeled/proxy)
2. By the end of the grant term, demonstrate a measurable reduction in single-occupancy vehicle trips and associated transportation-related emissions in North Richmond, with a target of at least 35% increase in self-reported awareness of safe walking,	• Percentage of surveyed residents in the campaign zone reporting awareness of safe walking, biking, and rolling routes before and after campaign placement (pre/post community survey; target: 35% increase) • Percentage of post-campaign survey respondents in the campaign zone reporting a shift away from single-occupancy

biking, and rolling routes among residents in the campaign zone, achieved through three targeted billboard campaigns, three paid bus advertising placements, and community demonstration activities designed to shift residents away from vehicle travel.	vehicle trips for short-distance travel, as a proxy for transportation-related emissions reduction (target: 30%) ● Percentage increase in Safe Routes to School activities at 6 schools (target: 15%)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
By the end of the grant term, reduce vehicle trips of 3 miles or less, mitigating transportation-related emissions in North Richmond, by increasing active transportation participation among students and families at six school sites, demonstrated by a measurable increase in walk and roll counts and a reduction in single-occupancy vehicle drop-offs during school arrival and dismissal.	A.Secure & maintain six (6) executed school partnership agreements	1. Present the program project plan to school sites' administrative leadership to gain program approval	CC Health	WCCSD	June 30, 2029
		2. Present the project plan to LCBF stakeholders, the PTA group, WCCSD, and other LIA agency partners	CC Health	WCCUSD; Urban Tilth; Verde PTA; BAAQMD	June 30, 2029
		3. Maintain regular communication, documentation updates, and compliance monitoring to ensure alignment with project goals and timelines	CC Health	–	June 30, 2031
		4. Sign MOUs with six schools (updated annually)	CC Health	WCCUSD	July 30, 2029
	B. Conduct mode shift bicycle and pedestrian safety education in-school and after-school settings	1. Develop and implement a tailored youth e-bike safety curriculum that integrates safe riding practices, rules of the road, and environmental awareness.	CC Health	Safe Routes to School Partnership; Richmond Bicycle Pedestrian Advisory Committee	June 30, 2030
		2. Deliver two (2) hands-on e-bike safety trainings at participating school sites annually to include demonstrations and bike rodeos	CC Health	WCCUSD	June 30, 2031

		3. Deliver a minimum of two (2) presentations/workshops per school year utiltizing the Street Smart Contra Costa curriculum	CC Health	WCCUSD	June 30, 2031
	C. Implement hands-on outdoor active transportation activities that promote safer mobility and support reductions in transportation-related air pollution across participating school communities.	1. Deliver at least one (1) hands-on outdoor active transportation safety activities at participating school sites annually	CC Health	WCCUSD	June 30, 2031
		2. Engage students and families in climate resilient mobility education and demonstrations.	CC Health	WCCUSD, TWP, Urban Tilth	June 30, 2031
		3. Promote at least one (1) recognized climate/environmental awareness campaign annual at participating school sites	CC Health	WCCUSD, TWP, Urban Tilth	June 30, 2030
	D. Administer surveys to evaluate program activities and inform continuous improvement efforts.	1. Conduct baseline and endpoint assessment via student travel tally counts at each participating school	CC Health	–	June 30, 2029
		2.Distribute and collect participant satisfaction surveys to evaluate program activities	CC Health	–	June 30, 2029
		3. As requested, present survey reports to parent groups, school administration, school board, City Council, Bike and Pedestrian Advisory Committees, etc	CC Health	–	June 30, 2030
By the end of the grant term, demonstrate a measurable reduction in single-occupancy vehicle trips and associated	A. Coordinate and/or participate in family bicycling and walking events that encourage the adoption of alternative modes of travel to reduce carbon emissions and GHGs	1. Participate in 2 community setting events such as health fairs, environmental justice festivals and/or celebrations	CC Health	TWP Urban Tilth Rich City Rides	June 30, 2030

transportation-related emissions in North Richmond, with a target of at least 35% increase in self-reported awareness of safe walking, biking, and rolling routes among residents in the campaign zone, achieved through three targeted billboard campaigns, three paid bus advertising placements, and community demonstration activities designed to shift residents away from vehicle travel.	B. Provide helmet fitting and distribution of small safety incentives at no cost to participants, and offer safety demonstrations and encouragement activities.	1. Distribute up to 500 safety items (such as helmets, bike bells, bike lights, reflective ankle and arm straps, and other encouragement incentives	CC Health	–	June 1, 2031
		2. Conduct 1 safety demonstration activity to reinforce safe walking, biking, and rolling behaviors.	CC Health	–	July 31, 2030
	C. In coordination with school and city officials, facilitate a pop-up safety and climate resilience demonstration using a tactical urbanism approach to promote traffic calming and reduce vehicle travel	1. Secure approval for a North Richmond encroachment permit	City of North Richmond	CC Health	January 1, 2030
		2. Conduct targeted community outreach, including canvassing to promote the pop-up demonstration and engage residents in participation	CC Health	TWP	June 15, 2030
		3. Host a Climate Resilience & Bike Safety Fair for residents in North Richmond	CC Health	TWP	June 30, 2030
		4. Conduct one (1) pop-up demonstration or temporary street beautification design	CC Health	City of North Richmond; WCCUSD	June 30, 2030
	D. Coordinate the development and strategic placement of media billboard campaigns that encourage travel safety and mode shift, that advance mobility and environmental justice efforts	1. Research and consult with CCC transportation experts and planners to identify high-injury networks in North Richmond	CC Health	City of North Richmond; CCC Public Works Department	June 30, 2030
		2. Identify and secure graphics and ad vendors to develop and place billboard campaigns	CC Health	Clear Channel Outdoor	

		3. Deliver three (3) safety media billboard campaigns in North Richmond HIN areas	CC Health	Clear Channel Outdoor	June 30, 2031
	E. Offer customized banners bearing pollution reduction through safe, active transportation messaging to school sites and community-based organizations located along HIN areas of North Richmond	1. Identify and analyze air quality burdened neighborhoods along key travel routes for participating school sites to inform targeted safety interventions	CC Health	City of North Richmond; CCC Public Works Department	Dec 30, 2030
		2. In consultation with school administrative leadership and LCBF stakeholders, develop appropriate environmental and sustainability messaging tailored to motorists and pedestrians	CC Health	WCCUSD; BAAQMD	Dec 30, 2030
		3. Identify and secure a graphics vendor to develop banner materials	CC Health	Clear Channel Outdoor; PrintMail Services CCC	Dec 30, 2030
		4. Deliver 10 banners to schools and community-based organizations	CC Health	WCCUSD	Dec 30, 2030
	F. Facilitate paid bus advertising placements to deliver targeted, high-impact messaging to increase awareness about transportation-related air	1. Identify and prioritize bus service routes within North Richmond's air quality burdened neighborhoods along high traffic-related injury road networks in North Richmond and surrounding communities	CC Health	City of North Richmond; Clear	July 30, 2031

	pollution reduction best practices			Channel Outdoor	
		2. Identify and secure graphics and ad vendors to develop and place bus ad campaigns	CC Health	Clear Channel Outdoor	July 30, 2031
		3. Coordinate and implement three (3) targeted bus ad campaigns along time-bound bus routes in North Richmond	CC Health	Clear Channel Outdoor	July 30, 2031

Project Name: Building Healthy Communities
Lead Applicant Name: County of Contra Costa
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	County Staff	County staff to manage grant administration activities for project. Includes grant managment staff and accounting staff for grant reporting.	$88,979.22
Indirect Costs (≤15% of Direct Costs	Indirect		Calculated at 15%	$13,346.88

Project Name: Building Healthy Communities
Co-Applicant 2 Name: Contra Costa Health
Term for this budget (in years): 3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Program Manager (hourly rate @ $56.42; 0.5 FTE; 36 months); benefits calculated at 55% of salary	Program Manager will oversee all aspects of grant implementation, supervise program staff, and manage internal administrative processes.	$272,847.12
Personnel/Staff Costs	Direct	Senior Health Education Specialist (hourly rate @ $50.69; 0.25 FTE; 36 months); benefits calculated at 55% of salary	Provide coordination and implementation of direct pedestrian and bicyclist safety programming, build relationships, coordinate, and collaborate with community-based organizations, and prepare reporting and documentation.	$122,568.42
Personnel/Staff Costs	Direct	Health Education Specialist (hourly rate @ $38.16; 0.5 FTE; 36 months); benefits calculated at 55% of salary	Facilitate direct pedestrian and bicyclist safety programming in all program settings, including school and community settings, conduct outreach activities, and support the distribution of pedestrian/bicycle safety items.	$184,541.76
Materials, Supplies & Equipment (> $5K itemized)	Direct	Class 1 E-bike	Class 1 e-bike (pedal assist, up to 20 mph) for hands-on e-bike safety trainings and demonstrations	$3,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Class 2 E-bike	Class 2 e-bike (Throttle + Pedal Assist, 20 mph) for hands-on e-bike safety trainings and demonstrations	$4,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Class 3 E-bike	Class 3 e-bike (Pedal Assist, up to 28 mph) for hands-on e-bike safety trainings and demonstrations	$5,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Marketing Materials	4x6' Vinyl banners with grommets ($300 * 10 banners x 3 years)	$3,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Pedestrian/Bicycle Safety & Encouragement Items	500 safety items (such as helmets, bike bells, bike lights, reflective ankle and arm straps, and stickers at approximately $5 per item	$2,500.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Three (3) safety media billboard campaigns	Media/ad campaign vendor for climate health & safety messaging, development, and ad placement: quoted for $65,000 per annum	$195,000.00
Other Direct Costs	Direct	Meetings/Workshops Snacks & Refreshments	20 meetings/engagement sessions; 10–15 participants at $5 per person	$1,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	Calculated at 12% of direct costs	$95,334.88
Only add lines above this line				
			TOTAL:	**$889,792.18**

Co-Applicant 2 Budget Summary (auto-calculated)

Total Direct Costs	$794,457.30
Total Indirect Costs	$95,334.88
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$889,792.18
Cross-check Total Budget	YES
Indirect as % of Direct	12.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Affordable Housing Retrofits
Project Lead	Community Housing Development Corporation
Project Location	North Richmond
Project Funding Request	$1,447,130.63

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Affordable Housing Retrofits project rehabilitates three formerly vacant Las Deltas scattered-site duplexes — six units of long-vacant affordable housing — and upgrades the Corrine Sain Family and Senior Center in North Richmond. The Las Deltas scattered-site properties were originally built in the 1950s as part of a federally funded low-rent housing program and represented a central source of affordable housing for North Richmond for decades. When chronic underfunding made the properties no longer viable to operate, the Housing Authority of Contra Costa County (HACCC) stopped leasing units beginning in 2013, relocated remaining residents between 2017 and 2020, and subsequently disposed of the scattered-site properties through the HUD Rental Assistance Demonstration and Section 18 Demolition and Disposition process. CHDC purchased three duplexes through HACCC's community-inclusive disposition process, which prioritized mission-driven nonprofit developers with roots in North Richmond. These properties have sat vacant for years, and several have suffered from blight, vandalism, and deterioration that has affected the surrounding neighborhood. This project restores them to productive use as safe, climate-resilient, all-electric affordable homes, and opens a pathway for former Las Deltas residents and current North Richmond residents to purchase them under a 20-year affordability covenant restricting sale to households at or below 80% of area median income.

The full scope of work includes comprehensive interior renovation of all six units, replacement of exterior siding, windows, and insulation, and full electrification of heating, water heating, cooking, and appliances, along with rooftop solar photovoltaic systems with integrated battery storage. Indoor air quality improvements — including MERV-13 mechanical filtration and SAFE/Corsi-Rosenthal Box portable air-cleaning units — will be installed at both the duplexes and the Corrine Sain Family and Senior Center, reducing residents' and seniors' exposure to wildfire smoke, combustion byproducts, and fine particulate matter. All building upgrades will comply with California Title 24 and CALGreen standards. Together, CHDC's work and Richmond LAND's parallel rehabilitation of additional scattered-site properties represent a coordinated neighborhood-scale effort to reclaim blighted affordable housing, eliminate sources of community nuisance, and return displaced residents to homes that are modernized, energy-efficient, and climate resilient — a model with potential for replication across similarly situated communities.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The project directly advances the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes. For the low-income households and seniors served by this project, aging gas-reliant housing stock and a community facility without

adequate filtration compound these outdoor pollution burdens indoors — the very spaces where residents spend the most time. This project eliminates on-site fossil fuel combustion entirely across three duplexes and the Corrine Sain Center, installs MERV-13 filtration and portable air-cleaning units at all sites, and provides rooftop solar with battery backup to ensure residents have a clean indoor environment during the acute wildfire smoke and grid outage events that North Richmond experiences regularly. The project's focus on formerly vacant, blighted properties ensures that these air quality and health benefits reach households that currently have no clean indoor refuge.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The proposed project is located in the North Richmond community in unincorporated Contra Costa County, which has experienced disproportionate impacts from air pollution and climate-related hazards. The project spans multiple sites strategically selected to maximize neighborhood-scale health and resilience benefits.

Project locations include:

- Las Deltas Scattered-Site Homes: Three existing duplex residential properties located within the Las Deltas neighborhood of Richmond. These sites will receive comprehensive all-electric renovations, building envelope improvements, solar and battery installations, and associated site upgrades.
- Corrine Sain Family and Senior Center**:** A community facility located in Richmond that serves seniors and families from surrounding neighborhoods. The Center will receive all-electric upgrades, solar and battery storage, electrical improvements, and enhanced indoor air-quality systems.

Specific street addresses will be provided during application follow-up or the grant agreement phase. All project sites are located within eligible Local Community Benefits Fund geographies and are coordinated to deliver cumulative air-quality, public-health, and climate-resilience benefits.

Although the map below depicts organizational ownership categories for scattered-site properties, it also identifies specific residential parcels; it is redacted by the Air District staff out of an abundance of caution to protect the privacy of current and future residents.



Figure 1: Las Deltas Scatter Sites, CHDC Project Sites

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement for the Affordable Housing Retrofits project has been shaped by ongoing community input through multiple channels connected to North Richmond's planning and governance structures, as well as direct engagement with the populations this project serves.

The North Richmond Municipal Advisory Council (MAC) provides a standing forum through which community members and stakeholders raise concerns and priorities related to neighborhood conditions, public health, and quality of life in North Richmond. MAC board meetings have surfaced recurring themes around air quality, housing conditions, and the need for community facilities that can serve as safe refuges during heat events and air quality emergencies — themes that directly informed the project's focus on all-electric upgrades, indoor air quality improvements, and resilience infrastructure.

At the Corrine Sain Family and Senior Center, engagement led by CHDC's Community Engagement Director and the Center's Resident Manager with seniors and Center staff produced the most direct evidence of community-identified need. Seniors who rely on the Center as a primary community gathering space expressed a clear and consistent need for air conditioning and for the Center to function as a designated cooling center during extreme heat events, a critical resource given the community’s asthma rates and the disproportionate health vulnerability of the senior population served. This community-identified priority directly shaped the project's inclusion of high-efficiency

HVAC and heat pump systems at the Center, along with the filtration and backup power investments that will allow it to serve as a gathering spot during both heat events and wildfire smoke episodes.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The Affordable Housing Retrofits project addresses environmental justice and public health challenges that are acute and well-documented in North Richmond. According to the EPA EJScreen Community Report, North Richmond ranks in the top 4% of census tracts nationally for proximity to hazardous sites, the top 5% for Superfund proximity, the top 12% for toxic releases to air, the top 16% for diesel particulate matter, and the top 18% for air toxics cancer risk. The California Environmental Protection Agency places every community bordering the Chevron facility in the 99th percentile statewide for asthma rates, and the area experiences 50 times the rate of particulate matter emissions from diesel fuel compared to the rest of California. The community is 93% people of color — 68% Hispanic and 16% Black — with a per capita income of $33,747, 38% of residents considered low-income, and 20% of households with limited English proficiency. Ten percent of residents are 65 or older, and 12% live with a disability — populations with the highest vulnerability to air pollution exposure and the least capacity to protect themselves during acute events.

These outdoor burdens are compounded indoors. The Las Deltas duplexes were built in the 1950s and rely on gas appliances without adequate ventilation or filtration, meaning the six low-income households who will occupy the renovated units are currently exposed to combustion byproducts — including nitrogen dioxide and fine particulate matter — in the spaces where they spend the most time.

Seniors and families at the Corrine Sain Family and Senior Center, which serves an estimated 150-200 people weekly through their food bank and senior lunch programs, face the same risks during peak-use hours. These vulnerabilities are acute during wildfire smoke events and refinery incidents — conditions the community experienced in November 2023, when the Chevron refinery produced visible emissions for nearly 12 hours, triggering three BAAQMD notices of violation, with no clean indoor refuge available to residents in aging, unfiltered buildings.

The project addresses these conditions directly and comprehensively. Full electrification eliminates on-site fossil fuel combustion and the combustion byproducts it generates. MERV-13 mechanical filtration and SAFE/Corsi-Rosenthal Box portable air-cleaning units reduce indoor particulate matter exposure by up to 90% during wildfire smoke events. Rooftop solar with integrated battery backup ensures these protections remain

operational during grid outages, which disproportionately affect overburdened communities during extreme weather events.

Progress toward community impact will be demonstrated through measurable outcomes tied directly to the conditions described above. Pre- and post-installation indoor NO_2 measurements will document reductions of 30–70% across all duplex units and the Corrine Sain Center, and pre- and post-installation PM2.5 measurements will document reductions of 50–75% under typical conditions and up to 90% during wildfire smoke events — translating abstract pollution statistics into verified improvements in the indoor environments where residents and seniors spend their daily lives. Verified backup power capacity of at least 24 hours at each site will confirm that protections remain available during the grid outages and smoke events that North Richmond experiences regularly. Post-occupancy surveys administered with residents and Center users will capture self-reported improvements in indoor air quality, thermal comfort, and confidence during smoke events, grounding the technical measurements in the lived experience of the people the project serves. Taken together, these outcomes will demonstrate that the project has delivered meaningful, measurable reductions in the indoor air pollution burden facing some of North Richmond's most vulnerable residents — and that CHDC's work, alongside Richmond LAND's parallel rehabilitation of additional scattered-site properties, represents a replicable model for restoring blighted former public housing as climate-resilient, community-rooted affordable homeownership.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

During implementation, CHDC will engage Corrine Sain Family and Senior Center users and prospective duplex buyers through a structured, bilingual communication approach tied to project milestones. CHDC's Community Engagement Director will manage day-to-day community communication, ensure that implementation progress is shared with affected residents and Center users in a timely and accessible manner, and serve as the primary point of contact for questions and concerns throughout the construction period.

Prior to construction at the Corrine Sain Center, CHDC will conduct informational meetings with Center users and staff to explain the project scope, construction timeline, temporary impacts on Center programming, and what users can expect during the construction period. Bilingual project information materials in English and Spanish will be distributed at the Center. For the Las Deltas duplexes, CHDC's Homebuyer Department will engage prospective income-qualified buyers as they are identified and screened, ensuring that buyers understand the full scope of improvements, the systems installed in their homes, and their responsibilities as homeowners prior to closing.

Progress updates will be shared with Center users and staff at key construction milestones through on-site walkthroughs that explain completed work and upcoming activities. CHDC will administer a mid-project feedback survey with Center users and staff at approximately the midpoint of the construction period to assess communication quality, flag emerging concerns, and identify any adjustments needed to construction sequencing or accommodations for ongoing Center programming. Feedback collected through surveys and direct conversations will be reviewed jointly by the Community Engagement Director and Project Manager. Where feedback identifies concerns requiring a response, the Project Manager will determine whether adjustments to implementation are warranted, document the decision and rationale, and communicate outcomes back to affected Center users and staff. Any resulting changes to implementation will be noted in grant progress reports submitted to BAAQMD.

At project close, CHDC will deliver individual system orientation sessions to each duplex buyer household and to Corrine Sain Center staff, covering the operation and maintenance of all new systems in English and Spanish, and will provide written system guides for each site. Duplex buyers will receive orientation on heat pump, filtration, solar, and battery systems prior to taking possession of their homes, ensuring they are equipped to operate and maintain all improvements from day one.

Across the grant term, implementation progress and community feedback will be elevated to the North Richmond Coalition's quarterly advisory committee meetings, which bring together CHDC, Urban Tilth, The Watershed Project, Richmond LAND, and Contra Costa County to align priorities and track progress across the full initiative. This structure ensures that community input at the project level informs decision-making at the initiative level.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

CHDC will deliver integrated all-electric upgrades, clean energy, and indoor air quality improvements across three Las Deltas duplexes and the Corrine Sain Family and Senior Center in North Richmond. The project will eliminate on-site fossil fuel combustion, reduce indoor air pollution exposure for six low-income households and an estimated 150-200 seniors and families served weekly at the Center, install on-site renewable energy with backup power capacity, and improve housing quality and durability with no reduction in affordable units and no permanent displacement of existing residents.

The project delivers three measurable outcomes. Outcome 1 reduces indoor air pollution exposure for residents of all three duplexes and Center users by eliminating all gas combustion across both sites — verified through the decommissioning of all gas heating, water heating, cooking, and appliance systems — and installing MERV-13 mechanical filtration and SAFE/Corsi-Rosenthal Box portable air-cleaning systems in residential units and Center spaces, targeting a 30–70% reduction in indoor NO_2

concentrations and a 50–75% reduction in indoor PM2.5 under typical conditions. Outcome 2 installs rooftop solar photovoltaic systems with integrated battery storage across all sites, providing a minimum 24-hour backup power capacity during grid outages and wildfire smoke events, while reducing annual greenhouse gas emissions. Modeled CO_2 reductions will be calculated using pre-installation gas consumption data and California grid emissions factors, along with household energy burden for duplex residents, with post-installation utility data collected in Year 2 to verify modeled savings. Outcome 3 improves housing quality and durability for duplex residents through comprehensive retrofits. We will engage residents and Center users throughout implementation through bilingual communication and structured feedback, ensuring all beneficiaries receive orientation on new building systems and that long-term affordability protections are documented for all Las Deltas properties prior to sale. Indoor NO_2 concentrations are expected to decrease by 30–70%, while PM2.5 concentrations are expected to decrease by 50–75% under typical conditions and up to 90% during wildfire smoke events in filtered spaces.

CHDC serves as project lead, responsible for all planning, coordination, procurement, permitting, community engagement, and grant reporting. An IAQ Consultant will conduct pre- and post-installation indoor air quality assessments and support filtration system design. An Energy Consultant will establish the pre-installation utility baseline, develop the energy model, and calculate final GHG and energy savings at project close. A Solar Developer and Solar Contractor will design, permit, and install all photovoltaic and battery storage systems. A licensed General Contractor will manage all construction activities across both site types, including electrification, building envelope upgrades, and interior renovations. Contra Costa County will issue all required permits and conduct inspections. All work will comply with California Title 24 and CALGreen standards.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total BAAD funds requested for the Affordable Housing Retrofits project are $1,447,130.63, comprising $149,255.63 from the County of Contra Costa for grant administration and $1,297,875 from CHDC for project implementation across three Las Deltas duplexes and the Corrine Sain Family and Senior Center.

The project budget reflects the true cost of comprehensive gut rehabilitation of severely blighted, long-vacant structures built in the 1950s. These properties require full systems replacement across every major building component simultaneously — electrical, mechanical, plumbing, building envelope, interior finishes, appliances, solar photovoltaic systems with battery storage, and indoor air quality systems. Completing this scope of work in a single, integrated intervention across the grant term is more cost-effective

than phased rehabilitation across multiple funding cycles, which would incur repeated mobilization costs, extended vacancy, and continued blight impacts on the surrounding neighborhood. CHDC's budget was developed based on its direct experience delivering affordable housing rehabilitation in the Bay Area and reflects realistic costs for this level of intervention in Contra Costa County. Prevailing wage requirements apply to construction activities and are reflected in the construction cost estimates.

CHDC's direct costs total $1,038,300 and are organized around the two site types. Construction costs total $683,000, covering solar and battery backup installation and a full all-electric upgrade at the Corrine Sain Center ($400,000), solar and battery backup installation and full all-electric upgrades across the three duplexes ($230,000), indoor air quality system installation at the Center ($35,000), and indoor air quality kit installation across the six duplex units ($18,000). Materials and equipment total $118,800, including six heat pump systems for the three duplexes ($15,000), a high-efficiency HVAC system for the Corrine Sain Center ($80,000), high-efficiency appliances for six duplex units ($13,800), and high-efficiency stove, freezer, and refrigerator for the Center ($10,000). Personnel costs of $136,500 cover a Project Manager at 0.5 FTE including fringe, responsible for overall coordination, contractor management, reporting, and milestone tracking across the grant term. Professional Services total $100,000, covering an IAQ Consultant to conduct pre- and post-installation air quality assessments and support filtration system design ($50,000) and a Solar Consultant to plan and evaluate solar energy needs across all sites ($50,000) — representing approximately 9.6% of CHDC's direct costs, well under the 25% application-level cap.

Indirect costs are $155,745 (15% of direct costs, at the allowable cap), covering administrative overhead. A contingency of $103,830 (10% of direct costs) is included to address construction cost variability across long-vacant residential and community facility sites, where unforeseen conditions — including structural issues, hazardous materials, and utility service complications are common in properties of this age and condition.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Affordable Housing Retrofits project is consistent with and directly advances community, regional, and statewide initiatives focused on reducing air pollution, improving public health, and accelerating all-electric building conversions in overburdened communities.

At the community level, the project aligns with the AB 617 Community Air Protection Program's Portland, Tara Hills, and Coronado Avenue (PTCA) Community Emissions Reduction Plan (CERP), which identifies North Richmond as a priority community for air

quality intervention and establishes emissions reduction strategies targeting indoor and outdoor pollution sources. The project's full all-electric building upgrades, MERV-13 filtration, and portable air-cleaning system installations directly implement CERP strategies to reduce residents' exposure to combustion byproducts and fine particulate matter in the community's most pollution-burdened households and facilities. North Richmond's designation as an AB 617 community reflects a documented, community-driven determination that concentrated investment in emissions reduction is warranted — and this project delivers that investment in the specific residential and community facility settings where exposure is most acute.

The project also advances the Las Deltas Redevelopment initiative, which has explicit documented support from Supervisor Gioia's office, HACCC, the Contra Costa County Department of Conservation and Development, and the North Richmond Municipal Advisory Council. That initiative established the community-inclusive framework through which CHDC acquired these properties and committed to restoring them as climate-resilient affordable housing. This project fulfills that commitment, and its implementation reinforces the broader neighborhood stabilization and health improvement goals that local government and community stakeholders have endorsed through the disposition process.

At the regional level, the project advances BAAD's goals under the Bay Area Clean Air Plan and the Local Community Benefits Fund itself, which was established to direct penalty funds toward emissions reduction and public health improvements in communities like North Richmond that bear disproportionate pollution burdens. The project's electrification and filtration investments reduce criteria pollutant emissions associated with gas appliances and lower greenhouse gas emissions, directly contributing to regional air quality improvement targets.

At the statewide level, the project aligns with California's all-electric building decarbonization, including compliance with Title 24 and CALGreen standards, expansion of all-electric buildings, and integration of solar photovoltaic systems with battery storage. North Richmond's designations under SB 535 and SB 1000 — based on its CalEnviroScreen score ranking in the 96th percentile overall in California — establish it as a priority community for climate and environmental justice investment under state policy frameworks, further affirming the appropriateness of this project as a target for LCBF funding.

CAPACITY (10 points)

11. *Describe the Project Lead’s experience managing and implementing projects of similar scope and size.*

The Community Housing Development Corporation of North Richmond (CHDC) is a Bay Area nonprofit specializing in real estate development, homebuyer services, and supportive services for low- and moderate-income households, primarily those at or below 80% of area median income. CHDC serves communities across the San Francisco Bay Area, including Oakland, Richmond, Vallejo, and Berkeley, with a mission focused on creating vibrant, affordable communities free of blight, crime, and pollution

where residents have access to housing, healthcare, education, and economic opportunity.

CHDC brings direct, site-specific experience to this project through its ongoing Las Deltas redevelopment work. In coordination with the Housing Authority of Contra Costa County and Richmond LAND, CHDC has been engaged in the acquisition and planned redevelopment of the Las Deltas scattered-site properties surrounding Verde K-8 School in North Richmond — the same properties that are the subject of this application. This work has required multi-party coordination with a public housing authority, navigation of HUD-approved preference policies for displaced residents, and active community engagement with former Las Deltas residents and North Richmond stakeholders through multiple community meetings. CHDC's Homebuyer Department is fully operational and equipped to recruit, screen, counsel, and provide down payment assistance to income-qualified buyers, which is the intended post-renovation disposition pathway for the Las Deltas units in this project.

CHDC has demonstrated its technical capacity to deliver rehabilitation, all-electric upgrades, and solar-related construction projects through several completed developments in North Richmond and the surrounding region. At the Community Heritage Senior Apartments, CHDC successfully installed a full on-site solar photovoltaic system designed to offset common area energy costs, while the building itself is largely all-electric, with all systems operating on electricity except for a centralized hot water boiler. Similarly, the Heritage Point Apartments project reflects CHDC’s early adoption of all-electric strategies, with primarily all-electric residential units aside from the central hot water system. While full building all-electric upgrades is a more recent focus for CHDC—with limited all-electric projects delivered prior to 2022—the organization has since made it a standard practice for all current and future developments. This transition is demonstrated by recently completed projects such as the Legacy Court Townhomes in North Richmond, a 42-unit all-electric development, and Friendship Senior Housing in Oakland, a 50-unit all-electric community incorporating solar energy systems, completed in 2026. In addition, CHDC has substantial experience delivering large-scale residential construction, including Parkway Estates, an approximately 87-home affordable housing development. Together, these projects provide clear, concrete evidence of CHDC’s ability to integrate renewable energy, advance all-electric buildings in affordable housing, and successfully manage complex construction projects at scale.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Project implementation will be managed by CHDC's Project Manager at 0.5 FTE, including fringe benefits, across the full grant term. The Project Manager will be responsible for overall project coordination, contractor procurement and management, permitting, financial tracking, milestone monitoring, and grant reporting. CHDC's

Community Engagement Director will manage all community-facing communication, coordinate bilingual outreach at the duplex sites and Corrine Sain Center, and administer mid-project feedback processes throughout the construction period.

CHDC will engage licensed contractors and specialized consultants — including an IAQ Consultant, Solar Consultant, and licensed General Contractor — to deliver the technical scope of work, and will coordinate with Contra Costa County on permitting and inspections throughout. All construction activities will be managed under formal subcontract agreements with scope, schedule, and performance requirements tied to grant milestones.

Upon project completion, the three Las Deltas duplexes will be sold to income-qualified buyers at or below 80% of area median income, consistent with the 20-year affordability covenant on the properties. Former Las Deltas residents and current North Richmond residents will be prioritized as buyers. All net proceeds from the sales are retained by CHDC and reinvested directly into its affordable housing mission, with a particular emphasis on serving North Richmond. Reinvested proceeds seed future development activities, support additional housing rehabilitation or production, and sustain programs that increase housing accessibility for low- and moderate-income households, including closing cost and down payment assistance. A portion of proceeds is directed specifically toward CHDC's Real Estate Development department to maintain a pipeline of affordable housing opportunities in the community. Where sales generate value above the cost basis of grant-funded renovations, that value is captured by CHDC and redeployed to deepen community benefit rather than distributed externally, ensuring long-term public return on the grant investment. CHDC's model functions as a revolving reinvestment strategy in which proceeds are recycled back into mission-driven activities that extend the impact of the initial investment beyond the grant term.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Required permits for the Affordable Housing Retrofits project include building permits, electrical permits, mechanical permits, and solar installation permits for work at each of the three Las Deltas duplex sites and the Corrine Sain Family and Senior Center. All permits will be obtained through standard Contra Costa County Building Inspection Division processes. Utility interconnection approvals from PG&E will be required for rooftop solar photovoltaic and battery storage installations at all sites and will be pursued concurrently with permit applications following execution of the grant agreement.

For the three Las Deltas duplexes, CHDC submitted planning approval applications to Contra Costa County in March 2026 and the process is advancing without issue. This early initiation of the permitting process demonstrates project readiness and positions construction to begin promptly following grant award and execution of the grant agreement.

For the Corrine Sain Family and Senior Center, permit applications have not yet been initiated, pending grant award. Based on CHDC's experience with comparable rehabilitation projects in Contra Costa County and the straightforward nature of the permit scope for an existing facility, all required permits for the Center are expected to be obtainable well within the grant term. The project's Measurable Outcomes Plan allocates the first eight months of the grant term to pre-construction activities including design finalization, permitting, and procurement across all sites, providing adequate runway to complete the Center's permitting process before construction mobilization.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

CHDC has completed an EPA environmental review for the project and no additional environmental compliance requirements were identified. No further CEQA documentation is required for this project.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

CHDC has site control for all project locations, including the three Las Deltas scattered-site duplexes and the Corrine Sain Family and Senior Center. The Las Deltas duplexes were purchased by CHDC from HACCC and are owned by CHDC. The deeds for the duplexes and Corrine Sain Family and Senior Center will be submitted prior to the beginning of the performance period.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance for project improvements will be assured through long-term ownership and property management structures tailored to each project site.

For the three Las Deltas duplexes, the renovated units will be sold to income-qualified buyers at or below 80% of area median income following project completion, consistent with the 20-year affordability covenant restricting the properties under HACCC's disposition terms. Upon sale, homeowners will assume responsibility for ongoing operations and maintenance of all building systems. Prior to transfer, the homes will be delivered with new, high-efficiency, all-electric systems, rooftop solar photovoltaic installations with battery storage, and durable building envelope upgrades designed to minimize maintenance requirements and reduce long-term operating costs. Each buyer will receive individual system orientation and written system guides covering operation, maintenance schedules, and warranty utilization for all installed systems, ensuring homeowners are equipped to maintain improvements effectively over time.

For the Corrine Sain Family and Senior Center**,** ongoing operations and maintenance will continue to be provided by the existing property management company, consistent with current practice. The Center’s upgraded systems—including high-efficiency heat pumps, electrical improvements, solar and battery storage, and indoor air-quality measures—will be incorporated into established facility maintenance plans and budgets. Energy-cost savings resulting from electrification and on-site renewable generation are expected to help offset ongoing operational expenses and support long-term sustainability beyond the grant term.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary barriers associated with this project are characteristic of comprehensive rehabilitation of long-vacant residential properties built in the 1950s and are anticipated and plannable rather than speculative.

The first barrier is the potential presence of hazardous materials — including lead paint and asbestos — common in residential structures of this age. A hazardous materials assessment will be completed during the pre-construction phase, and any required abatement will be addressed within the project's 10% contingency allocation, which is specifically sized to cover unforeseen conditions of this type.

The second barrier is construction cost variability and supply chain uncertainty across a multi-site project. CHDC will mitigate this risk through early contractor engagement and equipment procurement during the pre-construction phase, phased construction

scheduling that allows flexibility in sequencing across sites, and the contingency allocation described above.

The third barrier is coordination in occupied and community-facing facilities. The Corrine Sain Family and Senior Center serves an estimated 150 people weekly, and construction activities must be sequenced to minimize disruption to ongoing programming. CHDC will address this through early coordination with Center staff on construction scheduling, phased work sequencing that maintains core facility operations throughout the construction period, and the bilingual resident and user communication approach described in the Community Engagement section.

Overall, CHDC considers the project feasible, implementation-ready, and structured to address known risks proactively within the allocated budget and grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	CHDC | Affordable Housing Retrofits | Deliver integrated all-electric, clean energy, and indoor air quality improvements across three existing Las Deltas duplexes and the Corrine Sain Family and Senior Center in North Richmond that eliminate on-site fossil fuel combustion, measurably reduce residents' indoor exposure to NO_2 and PM2.5, provide reliable backup power during wildfire smoke events and grid outages, and improve housing quality and durability for low-income households and seniors. All improvements will maintain existing housing capacity with no displacement and will comply with California Title 24 and CALGreen standards.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, measurably reduce indoor air pollution exposure for residents of three Las Deltas duplexes and users of the Corrine Sain Family and Senior Center by eliminating all on-site fossil fuel combustion and installing high-efficiency mechanical and portable filtration systems, targeting a 30–70% reduction in indoor NO_2 concentrations and a 50–75% reduction in indoor PM2.5 under typical conditions, and up to 90% during wildfire smoke events.	• Number of gas heating, water heating, cooking, and appliance systems decommissioned and replaced with all-electric systems across three Las Deltas duplexes and the Corrine Sain Family and Senior Center (target: zero remaining gas systems at project close) • Number of HVAC systems upgraded to MERV-13 filtration and SAFE/Corsi-Rosenthal Box units deployed in residential and Center spaces
2. By the end of the grant term, install rooftop solar photovoltaic systems with integrated battery storage and complete comprehensive building all-electric retrofits across three Las Deltas duplexes and the Corrine Sain Family and Senior Center, reducing annual greenhouse gas emissions and providing a	• Total solar PV capacity installed across all sites (kW) and utility interconnection approvals obtained • Number of battery storage systems installed and backup power duration verified through testing (target: minimum 24-hour critical load coverage per site) • Modeled annual energy savings (kWh) and estimated household energy burden reduction for Las Deltas duplex residents

minimum 24-hour backup power capacity during grid outages and emergencies for residents and Center users.	• Modeled annual reduction in CO_2 emissions (MT CO_2e) attributable to full all-electric retrofits of heating, water heating, cooking, and appliances across three Las Deltas duplexes and the Corrine Sain Family and Senior Center (target: modeled estimate reported at project close)
3. By the end of the grant term, improve housing quality, durability, and habitability for residents of three Las Deltas duplexes through comprehensive building envelope upgrades, interior renovations, and site improvements — with no reduction in affordable units and no permanent displacement — while engaging residents and Corrine Sain Family and Senior Center users throughout implementation through bilingual communication and structured feedback, ensuring the community understands and can effectively use all new building systems.	• Number of residential units renovated with new siding, windows, insulation, interior finishes, and all-electric appliances (target: 8 units across 4 duplexes) • Affordability covenants, resale restrictions, or deed restrictions documented for all Las Deltas duplexes to protect long-term community benefit • Number of renovated units verified as meeting or exceeding California Title 24 insulation, air sealing, and ventilation requirements, reducing infiltration of outdoor pollutants including wildfire smoke and diesel particulate matter (target: all six units across three duplexes)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
By the end of the grant term, measurably reduce indoor air pollution exposure for residents of three Las Deltas duplexes and users of the Corrine Sain Family and Senior Center by eliminating all on-site fossil fuel combustion and installing high-efficiency filtration, targeting 30–70% NO_2 reduction and 50–75% PM2.5 reduction under typical conditions, and up to 90% during wildfire smoke events.	A. Pre-installation air quality baseline established and electrification and filtration systems designed and permitted	Collect baseline indoor NO_2 and PM2.5 measurements at all duplex units and Corrine Sain Center spaces; document priority rooms and systems for intervention	CHDC	IAQ Consultant	Month 2
		Finalize electrification designs, MERV-13 filtration specifications, and Corsi-Rosenthal Box unit quantities and placement for all sites; complete construction documents	CHDC	Design Team, IAQ Consultant	Month 5
		Obtain all required building, electrical, and mechanical permits from Contra Costa County; procure MERV-13 filters and Corsi-Rosenthal Box components for all sites	CHDC	Local Permitting Agencies, Vendors	Month 8
	B. Gas systems decommissioned, all-electric systems installed, and filtration systems deployed across all sites	Decommission gas heating, water heating, and cooking systems at all three duplexes and Corrine Sain Center; complete utility service transitions	Contractor	Utility Provider	Month 12
		Install heat pump HVAC and water heating systems; upgrade electrical panels and wiring; install all-electric cooking appliances at duplexes and complete all-electric kitchen transition at Corrine Sain Center	Contractor	HVAC Subcontractor, Electrical Subcontractor,	Month 16

				Appliance Vendors	
		Install MERV-13 filters in all HVAC systems; deploy SAFE/Corsi-Rosenthal Box units in designated duplex and Center spaces; train residents and Center staff on filter maintenance and portable unit use with bilingual guides	Contractor/ CHDC	IAQ Consultant, Facility Managers	Month 17
	C. Post-installation air quality measured, results documented, and community informed of health benefits achieved	Conduct post-installation indoor NO_2 measurements at all sites; compare to baseline and document reduction against 30–70% target	CHDC	IAQ Consultant	Month 20
		Conduct post-installation indoor PM2.5 measurements under typical conditions and during a wildfire smoke event or elevated-smoke simulation; document reduction against 50–75% typical and up to 90% smoke event targets	CHDC	IAQ Consultant	Month 22
		Share air quality results with residents and Center users in accessible, bilingual format; submit NO_2 and PM2.5 reduction documentation to BAAQMD as part of grant reporting	CHDC	IAQ Consultant	Month 24

By the end of the grant term, install rooftop solar photovoltaic systems with integrated battery storage and complete comprehensive building all-electric across three Las Deltas duplexes and the Corrine Sain Family and Senior Center, reducing annual GHG emissions and providing a minimum 24-hour backup power capacity during grid outages and emergencies.	A. Pre-project energy baseline established and solar, battery, and all-electric systems designed and approved	Compile 12 months of pre-project utility billing data for all duplex and Center sites; develop energy models projecting post-installation kWh savings and GHG reductions by site and system type	CHDC/ Energy Consultant	Utility Providers	Month 4
		Conduct structural and electrical feasibility assessments for rooftop solar at all sites; finalize solar PV and battery system sizing; submit utility interconnection applications	Solar Developer	Electrical Engineer, Utility Provider	Month 5
		Secure utility interconnection approvals and solar installation permits; procure solar PV and battery equipment for all sites	Solar Developer	Utility Provider, Local Permitting Agencies	Month 9
	B. Solar PV and battery storage systems installed, commissioned, and backup power capacity verified at all sites	Install rooftop solar PV systems at all three duplexes and Corrine Sain Center	Solar Contractor	Electrical Subcontractor	Month 14
		Install and commission battery storage systems integrated with solar PV; complete utility inspections and permission-to-operate	Solar Contractor	Electrical Subcontractor, Utility Provider	Month 17

		Test backup power functionality under simulated outage conditions to verify minimum 24-hour critical load coverage at each site; provide resident and Center staff orientation on solar monitoring, backup operation, and utility billing	Solar Contractor/ CHDC	CHDC	Month 19
	C. Post-installation energy performance verified, GHG reductions calculated, and results reported	Collect 6 months of post-installation utility data at all sites; compare actual energy use and costs to pre-project baseline	CHDC	Utility Providers, Energy Consultant	Month 22
		Calculate final annual energy savings (kWh), GHG reductions (MT CO_2e), and estimated household energy burden reduction for Las Deltas duplex residents based on pre- and post-installation utility costs	Energy Consultant	CHDC	Month 24
		Submit final energy and GHG reduction report to BAAQMD; document Corrine Sain Center projected energy cost savings for long-term sustainability planning	CHDC	Energy Consultant	Month 24
By the end of the grant term, improve housing quality, durability, and habitability for residents of three Las Deltas duplexes	A. Resident engagement infrastructure established and building envelope and exterior improvements	Establish bilingual resident communication protocol; conduct pre-construction informational meetings at each duplex site and Corrine Sain Center explaining scope, timeline, resident	CHDC	Contractor	Month 6

through comprehensive building envelope upgrades, interior renovations, and site improvements — with no reduction in affordable units and no permanent displacement — while engaging residents and Corrine Sain Center users throughout implementation through bilingual communication and structured feedback, ensuring the community can effectively use all new building systems.	completed at all duplex sites	responsibilities, and temporary impacts			
		Replace exterior siding, windows, and doors at all three duplexes; install insulation meeting or exceeding Title 24 requirements; complete exterior site improvements including landscaping, permeable paving, carports, and accessibility upgrades	Contractor	Suppliers, Energy Consultant	Month 14
		Conduct exterior inspections; administer mid-project feedback survey with residents and Center users on construction experience and communication quality; document and respond to community input	CHDC	Local Inspectors	Month 15
	B. Interior renovations completed, units returned to service, and affordability protections documented	Renovate kitchens and bathrooms at all duplex units; install new fixtures, finishes, and high-efficiency all-electric appliances; complete final interior inspections and punch-list items	Contractor	Subcontractors, Vendors, Local Inspectors	Month 17
		Obtain certificates of occupancy for all renovated units; return units to service with no net reduction in affordable housing capacity	CHDC	Property Management, Local Inspectors	Month 18

		Document all affordability covenants, resale restrictions, or deed restrictions applicable to Las Deltas duplexes post-renovation to protect long-term community benefit; file with appropriate authorities	CHDC	Legal Counsel	Month 20
	C. Resident and Center user system orientation delivered and post-project outcomes documented	Deliver individual system orientation sessions with each duplex household and Corrine Sain Center staff covering heat pump, filtration, solar, and battery operation, maintenance schedules, and warranty utilization in English and Spanish	CHDC	Contractors, Solar Developer	Month 21
		Administer post-occupancy survey with residents and Center users measuring satisfaction, system confidence, and self-reported improvements in indoor air quality, thermal comfort, and energy costs	CHDC		Month 23
		Submit final project report to BAAQMD documenting all measurable outcomes, community engagement activities, lessons learned, and long-term O&M plan for all sites	CHDC	Energy Consultant, IAQ Consultant	Month 24

Project Name: Affordable Housing Retrofits
Lead Applicant Name: County of Contra Costa
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	County Staff	County staff to manage grant administration activities for project. Includes grant managment staff and accounting staff for grant reporting.	$129,787.50
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		Calculated at 15%	$19,468.13
Only add lines above this line				
			TOTAL:	**$149,255.63**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$129,787.50
Total Indirect Costs	$19,468.13
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$149,255.63
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	**Affordable Housing Retrofits**
Co-Applicant 3 Name:	**Community Housing Development Corporation**
Term for this budget (in years):	5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	Corinne Sain Family	Solar and battery backup hard cost and construction including full electrification and air quality control	$400,000.00
Construction	Direct	Las Deltas Duplexes (3)	Solar and battery backup hard cost and construction including full electrification and air quality control	$230,000.00
Professional Services & Consultants	Direct	Consultant	Indoor air quality consultant	$50,000.00
Personnel/Staff Costs	Direct	Project Manager	Project Manager responsible for overall coordination, management, reporting, and milestone tracking .5 FTE including fringe	$136,500.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Solar Consultant	Solar consultant to plan and evaluate solar energy needs	$50,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Heat Pumps	6 Heat pumps for 3 duplexes @ $2500 per heat unit	$15,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	HVAC	HVAC high efficiency system for Corrine Sain Center	$80,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Appliances	High efficiency appliances for 6 units @ 2,300 per unit	$13,800.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Appliances	High efficiency stove for Corrine Sain Family Center	$5,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Appliances	High Efficiency freezer and refrigerator for Family Center	$5,000.00
Construction	Direct	Corinne Sain Family	Indoor air quality installation	$35,000.00
Construction	Direct	Las Deltas Duplexes (3)	Indoor ari quality kits installation @ $3000 per unit	$18,000.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Calculated at 15% of direct costs	$155,745.00
Contingency	Contingency	Contingency	Calculated at 10% of direct costs	$103,830.00
		Only add lines above this line		
			TOTAL:	**$1,297,875.00**

Co-Applicant 3 Budget Summary (auto-calculated)

Total Direct Costs	$1,038,300.00
Total Indirect Costs	$155,745.00
Total Prof. Services & Consultants	$100,000.00
Total Contingency	$103,830.00
Total Funds Requested	$1,297,875.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	9.6%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	North Richmond Ecovillage
Project Lead	Richmond LAND
Project Location	Unincorporated, North Richmond CA
Project Funding Request	$1,012,141.25

Air District staff decided to redact the residential street number out of an abundance of caution to protect the privacy of future residents.

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Richmond LAND requests $1,012,141.25 to complete Phase 1 of the North Richmond Ecovillage, a healthy homes and climate resilience initiative targeting four formerly vacant duplexes at [redacted] Giaramita Street in North Richmond's Las Deltas neighborhood. These properties were selected because they sit at the intersection of cumulative environmental burdens, bounded by Interstate 80 and the Chevron Richmond Refinery corridor, in one of Contra Costa County's most economically disinvested census tracts. As part of the rehabilitation of the four duplexes into eight permanently affordable homes, this project will conduct retrofits that will eliminate indoor air pollution from fossil fuel combustion by replacing all gas appliances with fully electric systems, including heat pump HVAC, heat pump water heaters, and induction stoves. These upgrades will directly reduce exposure to nitrogen dioxide (NO_2) and PM2.5 for 16 residents and will lower greenhouse gas emissions across all eight units. Rooftop solar photovoltaic systems and battery storage installed at all four duplexes will provide reliable backup power during grid outages, wildfire smoke events, and extreme heat emergencies, improving health resilience for seniors and households with respiratory vulnerabilities.

The 4-duplex, 8-unit scope is Phase 1 of a larger community land trust ecovillage vision, designed as a pilot-scale demonstration that will establish proof of concept, build a replicable financing and governance model, and position North Richmond for future phases of investment. The North Richmond Ecovillage integrates permanently affordable homeownership through Richmond LAND's Community Land Trust model with green infrastructure, shared community spaces, and resident stewardship. This combination ensures that the health and economic benefits of electrification and clean energy reach the households most burdened by environmental inequity, while creating a blueprint for community-controlled, climate-resilient development across the region.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The North Richmond Ecovillage directly advances Strategy 1, reducing air pollution and improving health outcomes, by fully electrifying four rehabilitated duplexes at [redacted] Giaramita Street in North Richmond's Las Deltas neighborhood. These eight homes were selected because they sit within one of Contra Costa County's highest cumulative burden areas, where residents face compounding exposure to diesel particulate matter from Interstate 80, refinery emissions from the Chevron Richmond corridor, and indoor air pollution from aging gas appliances. By replacing all fossil fuel combustion systems with heat pump HVAC, heat pump water heaters, and induction stoves, the project will eliminate the primary sources of indoor NO_2 and PM2.5 exposure for 8 households. Rooftop solar and battery storage will provide clean backup power during grid outages, wildfire smoke events, and extreme heat emergencies,

directly protecting seniors and residents with respiratory conditions.

Permanently affordable homeownership through Richmond LAND's Community Land Trust (CLT) model ensures that the health benefits of this investment reach and remain with the households most burdened by environmental inequity. Without affordable ownership structures, clean energy upgrades risk accelerating displacement, pricing out the very residents the project is designed to protect. The CLT model provides the health benefits while ensuring that low-income North Richmond residents benefit from the long-term value of all-electric buildings and solar energy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The North Richmond Ecovillage Phase 1 is located at [redacted] Giaramita Street in unincorporated North Richmond, on the site of four duplexes (8 units) that were part of the Las Deltas scattered-site public housing development decommissioned by the Housing Authority of Contra Costa County. These properties are currently vacant and boarded up — the former homes of North Richmond's most vulnerable residents, now an opportunity to demonstrate that community-controlled land, permanent affordability, and clean energy retrofits can be delivered at the same site where public housing failed.

Giaramita Street is a 5-block corridor and one of North Richmond's most actively used community connectors. The project site anchors the north end of the street, which links Verde Elementary School to Wildcat Creek, passes the senior center parking lot where the North Richmond Municipal Advisory Council meets, and ends at Shields Reid Park and Community Center — all within a ten-minute walk.

Air District staff redacted the map because it identifies specific residential parcels and ownership categories, including private buyers.

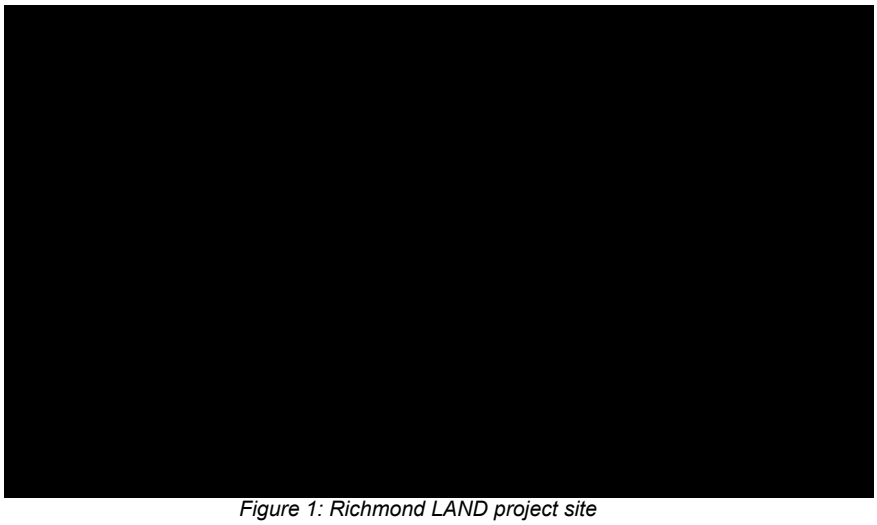


Figure 1: Richmond LAND project site

The Las Deltas site was selected because it sits at the nexus of cumulative environmental burdens and decades of disinvestment. It is bordered by Interstate 80 to the south and the Chevron Richmond Refinery corridor to the east and sits squarely in one of the most economically disinvested census tracts in Contra Costa County and within the AB 617 PTCA

community air monitoring zone. The 4-duplex, 8-unit Phase 1 scope is a pilot-scale demonstration within Richmond LAND's Ecovillage and is designed to establish proof of concept, build a replicable financing and governance model, and position Richmond LAND and its partners to scale the Ecovillage across additional Las Deltas-era sites in future phases. Additional components of the full Ecovillage development will include: Garden Beds, 1 to 1 parking, Picnic/BBQ Area, and native plants and trees.

Giaramita Street has long hosted the volunteer-driven Safe Routes to School Walking School Bus, reflecting the community's commitment to healthy, safe, and environmentally friendly transportation. The site is a 3-minute walk (0.3 miles) from the nearest bus stop serving the #376 and #76 lines on Market Avenue, and within walking distance of Rancho Market and Deli (0.5 miles), the North Richmond Farm via Wildcat Creek Trail (0.6 miles), and the North Richmond Lucky A's Baseball Field. The Richmond Parkway provides quick access to adjacent neighborhoods and the I-580 freeway. This geographic positioning also aligns well with two additional co-applicant projects, Greening North Richmond by The Watershed Project and Building Healthy Communities by Contra Costa Health.

Immediately adjacent to the project site along the creek, a stand of native oaks, willows, and cottonwoods provides natural air filtration, ecological habitat, and learning opportunities for residents and the surrounding community. Richmond LAND intends to protect and integrate these natural resources into the larger Ecovillage design and programming to the greatest extent practicable.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Richmond LAND has been actively serving North Richmond by advancing community-controlled land ownership, permanently affordable housing, and resident leadership development in one of West Contra Costa County's most historically disinvested communities. The organization has supported equitable housing policies such as the Just Right to Return and Local Preference frameworks, engaged residents in planning and advocacy efforts, and built partnerships that prioritize community voice in redevelopment decisions. In addition to housing development, Richmond LAND promotes neighborhood stability, wealth-building pathways, and ecological stewardship, ensuring that growth in North Richmond benefits longtime residents rather than displacing them.

Richmond LAND actively communicates with community stakeholders, consistently presenting to the North Richmond Municipal Advisory Committee, Shield Reid Neighborhood Counsel, The Corrine Senior Center, the North Richmond Resource Center & Verde Elementary.

Residents of North Richmond have been actively shaping the future of their neighborhood through the Not For Us, Without Us series of 6 community meetings, hosted by Urban Tilth, Contra Costa County Supervisor John Gioia's office, Contra Costa Sustainability Office, CHDC, The Watershed Project, and Richmond Land.Through small-group conversations and Q&A

sessions, participants helped build a prioritized list of Just Transition projects focused on cleaner air, better transportation, and local jobs and economic opportunity.

- Richmond LAND hosted the very 1st “Buy Back The Jets” Housing Resource Fair in North Richmond creating awareness of the housing opportunities from the former Las Deltas Projects in the unincorporated North Richmond CA.
- Richmond LAND is also historically known to host the “Christmas Light Display” at the former Las Deltas Projects in North Richmond CA.
- Richmond LAND's Building Power program supports a cohort of Richmond area residents to design, research and bring to life community development and housing project concepts that serve low-income residents of color. Through the first year of the program, Richmond LAND has begun building out plans for a Tiny Home Eco Village in North Richmond. The project concept was developed by Princess Robinson and Fonze Leon, Urban Tilth fellows in our Building Power Fellowship. The project seeks to revitalize vacant public housing land to create in-fill density for current residents and stewards of North Richmond.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

North Richmond is a historically Black, unincorporated community that has borne decades of compounding environmental injustice. Residents face disproportionate exposure to diesel particulate matter from Interstate 80, refinery emissions from the Chevron corridor, and indoor air pollution from aging housing stock, contributing to asthma rates in the 99th percentile statewide. The Las Deltas public housing development, located on Giaramita Street at the heart of this environmental burden, was decommissioned by the Housing Authority of Contra Costa County and left vacant for years, a physical symbol of the disinvestment that has long defined North Richmond's relationship with public institutions.

The North Richmond Ecovillage directly addresses this history by transforming the blighted Las Deltas site into eight permanently affordable, fully electrified homes for the households that need them most. By replacing all fossil fuel combustion appliances with heat pump HVAC, heat pump water heaters, and induction stoves, and installing rooftop solar PV and battery storage at all four duplexes, the project will eliminate the primary source of indoor NO_2 and PM2.5 exposure for 16 residents living in one of California's most pollution-burdened Census tracts.

The project is anchored by a groundbreaking Right to Return and Local Preference Policy developed in partnership with the Housing Authority of Contra Costa County, the Partnership for the Bay's Future, and CHDC. The policy grants former Las Deltas residents first priority, and current or former North Richmond residents second priority, to purchase Ecovillage homes before they are offered to the general public. This policy moved from paper to practice in June 2025, when a 120-day offer period launched giving former Las Deltas residents first access to

purchase scattered-site homes. Richmond LAND has been a key advocate and implementation partner in this effort, co-hosting the "Buy Back the Jets" housing resource fair in August 2025, which drew over 300 residents and former residents to North Richmond for food, music, and hands-on homebuying support. A second annual event is planned for fall 2026. This policy ensures that those who bore the greatest burden of environmental injustice in North Richmond are at the forefront of new opportunity, not displaced by it.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Richmond LAND will implement a robust resident and community engagement strategy to ensure that Ecovillage households and the broader North Richmond community are active participants throughout the project. Over the course of the grant term, Richmond LAND will host at least six community information sessions, including bilingual outreach with a minimum of two sessions conducted in Spanish, to provide updates on construction timelines, retrofit improvements, resident rights, and long-term benefits of the electrification and resilience upgrades.

The engagement process is designed to build resident knowledge and confidence in using the new systems installed in their homes, including heat pumps, induction stoves, solar power, and battery backup systems. Prior to occupancy or project completion, residents will participate in orientation and training sessions to ensure they understand how to safely operate and maintain the technologies. Richmond LAND aims for at least 75% of participating households to demonstrate working knowledge of these systems through post-orientation surveys and educational assessments.

To strengthen accountability and community ownership, Richmond LAND will also establish an ongoing resident feedback mechanism, allowing households to share concerns, recommendations, and lived experiences throughout implementation. Feedback collected annually will be documented and incorporated into project improvements, ensuring the initiative remains community-centered, culturally responsive, and aligned with resident needs.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Richmond LAND requests $1,012,141.25 to implement Phase 1 of the North Richmond Ecovillage, a healthy homes and climate resilience initiative that will improve indoor air quality and reduce combustion-related health burdens for 8 low-income households in North Richmond's Las Deltas neighborhood. The project will fully electrify all heating, water heating, and cooking systems and install rooftop solar PV and battery backup across four rehabilitated

duplexes, permanently removing gas appliances as a source of indoor NO_2 and PM2.5 exposure in homes located near Interstate 80 and the Chevron Richmond Refinery corridor. The 4-duplex, 8-unit scope is a pilot-scale demonstration designed to establish proof of concept and build a replicable model for community-controlled, climate-resilient development across additional Las Deltas-era sites in future phases. These eight units will be placed into permanent affordability through Richmond LAND's Community Land Trust model, ensuring that the health benefits of all-electric buildings reach households who could not access clean energy upgrades on their own.

The project will achieve three measurable outcomes by the end of the grant term. First, all eight homes will become fully electric, with all gas appliances replaced by heat pump HVAC, heat pump water heaters, and induction stoves, eliminating the primary source of indoor air pollution for 8 households, with modeled annual greenhouse gas reductions documented at project close. Second, rooftop solar PV and battery storage will be installed and commissioned at all four buildings, providing clean backup power during grid outages, wildfire smoke events, and extreme heat emergencies, reducing annual household energy costs based on modeled system specifications and local utility rates, and ensuring households with documented respiratory conditions or heat-related vulnerabilities have access to backup power for medical equipment and cooling. Third, Richmond LAND will conduct a sustained bilingual community engagement process including at least six information sessions over the grant term with a minimum of two conducted in Spanish, individualized pre-occupancy orientations for all eight households documented through both signed acknowledgment forms and a post-orientation survey, with a target of at least 75% of households demonstrating working knowledge of their installed retrofit measures, and an annual resident feedback mechanism to ensure long-term community participation and energy literacy.

Richmond LAND serves as project lead, responsible for construction coordination, community engagement, CLT stewardship, and grant reporting through two dedicated staff positions. Community Housing Development Corporation (CHDC) serves as joint venture development partner, providing construction management, financial underwriting, contractor coordination, and permitting oversight, with both Richmond LAND and CHDC compensated through the developer fee collected from the project. Preston Lam of Densify Lab serves as development consultant, bringing over 14 years of affordable housing development experience to the project. The Housing Authority of Contra Costa County is facilitating site transfer of the formerly decommissioned Las Deltas properties. MITHUN Architects is contributing $35,000 in in-kind architectural services to support design and programming.

The eight homes will be stewarded through Richmond LAND's Community Land Trust model and permanently priced for affordability, prioritizing longtime North Richmond residents vulnerable to displacement, first-time homebuyers priced out of market-rate ownership, working families earning below area median income, and multigenerational families with deep community ties to North Richmond. The project is further anchored by the Right to Return and Local Preference Policy, which grants former Las Deltas residents first priority to purchase Ecovillage homes, ensuring those most harmed by the site's history are the first to benefit from its transformation.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Richmond LAND will dedicate two full-time staff positions to project implementation, with a portion of each role funded by the grant and the remainder contributed as organizational in-kind support, ensuring both strong technical oversight and sustained community engagement throughout the 60-month grant term.

The Real Estate Manager serves as lead project manager for the full development lifecycle of the North Richmond Ecovillage, overseeing site acquisition, joint venture partnership management, and design-build programming to define the electrification and solar PV and battery storage scope across all eight units. This position advances entitlement and permitting processes, manages gap financing, oversees general contractor relationships through construction, and ensures all retrofit measures are completed and documented per unit in compliance with grant requirements. The Real Estate Manager also supports homebuyer outreach, affordability compliance, and all required grant reporting throughout the project term. This role is a 0.3 FTE, budgeted at 0.17 FTE charged to the grant, with an additional 0.13 FTE contributed by Richmond LAND as in-kind organizational support.

The Community Engagement Manager leads resident outreach, homebuyer education, bilingual community information sessions, and inclusive marketing efforts to ensure that Ecovillage households and the broader North Richmond community are active partners throughout implementation. Specific responsibilities include planning and facilitating at least six community information sessions with a minimum of two conducted in Spanish, coordinating individualized pre-occupancy orientations for all eight households on installed retrofit systems, administering a post-orientation survey to document household knowledge of retrofit measures, implementing and documenting an annual resident feedback mechanism, and conducting inclusive homebuyer outreach that prioritizes longtime North Richmond residents, households with respiratory conditions, and multigenerational families with ties to the Las Deltas neighborhood. This role is a 0.3 FTE, with budgeted at 0.14 FTE charged to the grant, with the remaining 0.16 FTE contributed by Richmond LAND as in-kind organizational support.

Richmond LAND's joint venture partner, Community Housing Development Corporation (CHDC), provides construction management, financial underwriting, contractor coordination, and permitting support throughout the grant term. Both Richmond LAND and CHDC will be compensated through the developer fee collected from the project, formally aligning both organizations' incentives with successful project completion.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The North Richmond Ecovillage is located within the PTCA (Portland/Tara Hills/Coronado) Community Emissions Reduction Plan boundary, covering Richmond, North Richmond, and San Pablo, which was formally designated under AB 617 as one of the most disproportionately burdened communities in the Bay Area region. The CERP, adopted by the BAAQMD Board in May 2024, identifies cumulative air quality impacts and health disparities from proximity to the Chevron refinery, Interstate 80, and regional freight corridors as the community's core environmental burden. By eliminating fossil fuel combustion appliances in eight homes at the former Las Deltas site and installing solar with battery backup, the Ecovillage directly reduces the indoor air pollution exposure and climate vulnerability that the CERP was designed to address, for households in the heart of the PTCA target area.

The project also aligns with Contra Costa County's Climate Action and Adaptation Plan, which names building electrification and the transition away from fossil fuel appliances as key strategies for reducing greenhouse gas emissions and improving public health. As the lead applicant on this application, the County's Climate Action and Adaptation Plan commitments are directly advanced by the Ecovillage's all-electric rehabilitation scope. At the regional level, BAAQMD's Clean Air Plan identifies residential combustion as a meaningful contributor to NOx and PM2.5 in disadvantaged communities, and prioritizes all-electric upgrades in high-burden areas as a co-benefit strategy.

The Envision Contra Costa 2045 General Plan identifies North Richmond as among the County's most vulnerable communities, facing compounding risks from air quality hazards, aging infrastructure, and health disparities driven by proximity to industrial and transportation emission sources. The General Plan's environmental health and climate resilience goals are directly addressed by the Ecovillage's combination of electrification, solar installation, and permanent affordability. The North Richmond Quality of Life Plan, developed by a resident leadership team under Healthy Richmond, centers "healthy homes" as a community-defined priority, explicitly linking safe indoor environments and reduced environmental stressors to long-term health equity. The Ecovillage translates that community vision into concrete infrastructure, delivering the health-protective homes North Richmond residents identified as a priority through their own planning process. It further reinforces this by selecting blighted sites that are among the most vulnerable due to decades of disinvestment and compounded environmental burdens.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Richmond LAND brings deep community trust, resident leadership, and place-based organizing experience that are essential to the successful delivery of the North Richmond Ecovillage. The organization has advanced community-controlled land ownership in North Richmond through

multiple initiatives, including the acquisition and rehabilitation of a South 24th Street triplex in February 2022, stabilizing two families facing eviction and protecting the property from speculative purchase by private equity. This acquisition also fueled advocacy for AB 1837 (Bonta), the Homes in Community Hands Act, demonstrating Richmond LAND's capacity to translate on-the-ground housing work into broader policy impact. Richmond LAND's Building Power Fellowship has supported North Richmond residents in designing community development concepts, including the early vision for the Ecovillage itself, and the organization maintains active relationships with the North Richmond Municipal Advisory Council, Verde K-8, Shields Reid Neighborhood Council, and the Corrine Senior Center, providing the community accountability infrastructure that funders and partners rely on throughout project implementation.

Richmond LAND has formalized a joint venture development partnership with Community Housing Development Corporation (CHDC), a co-applicant on this application. This is a formal business arrangement in which both organizations will be compensated through the developer fee collected from the project, aligning incentives and ensuring sustained organizational commitment through completion. CHDC brings an established track record in affordable housing acquisition, rehabilitation, and long-term stewardship in the Bay Area region. CHDC provides direct expertise in layered financing structures, contractor management, environmental compliance, permitting, and homeowner association establishment, the technical functions most critical to Phase 1 of the Ecovillage.

Richmond LAND is also supported by Preston Lam of Densify Lab as development consultant. Preston brings over 14 years of community development experience, including his tenure at Chinatown Community Development Center where he secured over $270 million to develop and rehabilitate 400 units of housing in San Francisco. Through Chinatown CDC's Small Sites Program, he stabilized four mixed-use properties totaling 74 units, including acquisitions at 462 Green Street, 1201 Powell/900 Jackson, two adjoining Inner Richmond properties rehabilitated with $8 million in combined public and private financing, and 1535 Jackson, where he added 11 units of permanently affordable housing while preserving 19 SRO units for extremely low-income senior tenants. These projects are directly comparable in scope and complexity to Phase 1 of the North Richmond Ecovillage.

Project implementation will be anchored by a dedicated Real Estate Manager who serves as lead project manager for the full development lifecycle, overseeing site acquisition, joint venture partnership management, design-build programming for the electrification and solar PV and battery storage scope, entitlement and permitting processes, gap financing, general contractor relationships through construction, and all retrofit documentation and grant reporting. A Community Engagement Manager will lead resident outreach, homebuyer education, and bilingual community information sessions throughout the grant term. Together these positions, supported by CHDC's development capacity and Preston Lam's advisory expertise, create a staffing and partnership structure that pairs technical real estate knowledge with community-rooted leadership, reducing delivery risk and ensuring the project remains accountable to the North Richmond residents it is designed to serve.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Real Estate Manager serves as lead project manager for the full development lifecycle of the North Richmond Ecovillage, overseeing site acquisition, joint venture partnership management, and design-build programming to define the electrification and solar PV and battery storage scope across all eight units. This position advances entitlement and permitting processes, manages gap financing, oversees general contractor relationships through construction, and ensures all retrofit measures are completed and documented per unit in compliance with grant requirements. The Real Estate Manager also supports homebuyer outreach, affordability compliance, and all required grant reporting throughout the project term. This role is budgeted at 30% for 60 months and serves as the central point of accountability for grant deliverables and funder reporting.

A Community Engagement Manager at 20% for 36 months will lead resident outreach, homebuyer education, bilingual community information sessions, and inclusive marketing efforts to ensure that Ecovillage households and the broader North Richmond community are active partners throughout implementation. Specific responsibilities include planning and facilitating at least eight community information sessions with a minimum of two conducted in Spanish, coordinating individualized pre-occupancy orientations for all eight households on installed retrofit systems, implementing and documenting an annual resident feedback mechanism, and conducting inclusive homebuyer outreach that prioritizes longtime North Richmond residents, households with respiratory conditions, and multigenerational families with ties to the Las Deltas neighborhood.

Richmond LAND's joint venture partner, Community Housing Development Corporation (CHDC), will contribute in-kind technical support throughout the grant term covering construction management, financial underwriting, contractor coordination, and permitting support. This in-kind contribution brings critical development expertise to the project at no cost to the grant, reducing implementation risk and increasing confidence that the Ecovillage will be successfully delivered on time and within budget. Both Richmond LAND and CHDC will be compensated through the developer fee collected from the project, formally aligning both organizations' incentives with successful project completion.

The project leverages $395,000 in confirmed funding from four additional sources, bringing the total project investment to $1,407,141 and demonstrating broad multi-sector confidence in the Ecovillage's feasibility. A $250,000 Hidden Leaf Recoverable Grant has been received and is designated for advancing predevelopment on both NREV sites. A $60,000 Richmond Our Power Coalition Grant has been received and is designated for Landscape Architect & Design. A $50,000 Bay Area Housing Finance Authority Technical Assistance Grant is currently in reimbursement and supports Due Diligence Reports for Phase 1. An additional $35,000 in in-kind architectural services from MITHUN Architects is in progress, covering Permitting & Design.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The North Richmond Ecovillage Phase 1 project will require several standard approvals from Contra Costa County, including building permits for rehabilitation work, approval of a Condominium Subdivision Map under the California Subdivision Map Act, and adoption of CC&Rs to establish the homeowners association. Because the project involves rehabilitation of existing structures, it is expected to follow a streamlined permitting pathway consistent with existing zoning. Richmond LAND has initiated early coordination with County staff and is advancing architectural plans and subdivision materials toward submission.

Richmond LAND has completed substantial predevelopment work that significantly de-risks the permitting pathway. Key due diligence is complete, including a Geotechnical Report, Foundation Assessment, Environmental Phase 1 Assessment, ALTA Survey, and Arborist Report. A pro-bono technical assistance team is actively engaged, including Community Engineering Corps for civil engineering, MITHUN Architects for architecture, and ARUP for mechanical, electrical, and plumbing engineering, advancing site design and planning in parallel with the permitting timeline. Richmond LAND was also selected for the San Francisco Community Land Trust's inaugural Capacity Collaborative, through which SFCLT has provided below-market brokerage services to the Ecovillage transaction, and hosted three summer internships through Densify Labs, funded by UC Berkeley's ARCUS Social Justice Corps Fellowship, producing a Market Analysis and a conceptual adaptive reuse design for the East parcel.

The project has secured early funding from multiple trusted sources, including philanthropic grants from the San Francisco Foundation, Hidden Leaf Foundation, Kresge Foundation, Richmond Our Power Coalition, and Full Spectrum Labs, as well as a $49,000 Technical Assistance Grant from the Bay Area Housing Finance Authority to cover predevelopment costs. Richmond LAND has raised approximately $400,000 in organizational equity committed to site acquisition, and has executed a California Residential Purchase Agreement for the Giaramita Street properties with escrow expected to close by end of 2026. The Right to Return and Local Preference Policy, developed in partnership with the Housing Authority of Contra Costa County

and secured with HUD approval, ensures that former Las Deltas residents have first priority to purchase Ecovillage homes, providing a qualified and committed buyer pool from the project's earliest stages.

All required permits and approvals are anticipated to be secured within the grant term based on the permitting timeline below.

Year 1 (2026): Complete site acquisition, secure joint venture development partnership, issue RFQ for General Contractor preconstruction services, and advance design-build programming, scope, and budget.

Year 2 (2027): Finalize design-build scope and permit strategy, submit Tentative Map Application, advance agency review, secure gap financing, and launch sales and marketing.

Year 3 (2028): Obtain final entitlements and map approvals, secure construction permits, begin rehabilitation, and advance homebuyer outreach and qualification.

Year 4 (2029): Complete rehabilitation, obtain final permit sign-offs, close homebuyer purchases, and implement the Long-Term Stewardship and Operations Plan.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The project is expected to qualify for a California Environmental Quality Act (CEQA) Categorical Exemption, most likely under Class 1 (Existing Facilities) due to the rehabilitation of existing residential structures with minimal expansion of use. If necessary, portions of the project may also fall under Class 3 (Small Structures) for limited new improvements. Richmond LAND is currently conducting due diligence and environmental review to confirm the appropriate exemption pathway.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Richmond LAND has demonstrated active site control progress through a fully executed California Residential Purchase Agreement for property in the North Richmond Ecovillage project area, signed September 22, 2021, with escrow held through Old Republic Title Company. The agreement was executed by Richmond LAND's Executive Director on behalf of the organization in its corporate capacity. The estimated total site acquisition cost is approximately $400,000, which Richmond LAND has raised and committed as organizational equity to the project. Escrow is expected to close by the end of 2026, prior to execution of the Grant Agreement, in full compliance with LCBF site control requirements.

Supporting documentation has been uploaded as NorthRichmond_26LCB14_North Richmond Ecovillage_Purchase Agreement.pdf.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance (O&M) of the Ecovillage will be supported through a combination of homeowner responsibilities, HOA management, and Richmond LAND's long-term stewardship role. Individual homeowners will be responsible for interior maintenance, while the HOA will manage shared infrastructure, including landscaping, garden beds, parking areas, and common spaces. HOA dues will be structured to cover routine maintenance and build reserve funds for long-term capital repairs. Richmond LAND will provide ongoing oversight through the CLT ground lease, ensuring compliance, supporting homeowners, and maintaining affordability standards. Additional support may include small stewardship fees, philanthropic support, and technical assistance to ensure the long-term sustainability of the property.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary barriers associated with the project include financing gaps, construction cost escalation, and buyer access to mortgage financing. To address the funding gap between development costs and affordable sales prices, Richmond LAND is pursuing a layered capital strategy that includes public subsidy, philanthropic grants, and mission-aligned financing. Construction risks will be mitigated through detailed predevelopment planning, contingency budgeting, and engagement with experienced contractors. To address barriers to homeownership, particularly for low- to moderate-income residents, Richmond LAND is developing partnerships to provide flexible, non-extractive mortgage products, along with homebuyer education and financial readiness support. Additionally, strong community engagement and alignment with policies such as Local Preference and Just Right to Return help ensure a qualified and committed buyer pool. Together, these strategies reduce uncertainty and position the project for successful implementation within the grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Greener North Richmond project envisions a healthier, safer, and more connected North Richmond, where residents choose walking and bicycling along Wildcat Creek for short trips, achieved through strategic tree planting that reduces exposure to PM2.5 air pollution, paired with robust community outreach and education to encourage shifts away from motor vehicle use for trips of one mile or less.

Measurable Outcome	Indicator(s)
Outcome 1: Increase safe, walkable access to green space for 1,000 North Richmond residents and Verde K-8 School families by improving 1 mile of the Wildcat Creek Trail and revegetating riparian areas by the end of the grant term. This specific trail segment runs from the end of the trail at the railroad, adjacent to Verde K-8 School, and on to the Richmond Parkway, passing by the A's Baseball Field. In the future it will link to the North Richmond Shoreline Living Levee, which will be implemented by 2030, and the SF Bay Trail. (Strategy 1)	• Linear feet of Wildcat Creek Trail improved (target: 1 mile) • Acres of riparian area revegetated with native species (target: 400 native plants) • Change in trail use counts at two locations, measured by counts at baseline and project close (target: 30% increase)
Outcome 2: Reduce ambient surface temperatures and PM2.5 exposure along 2 miles of sidewalk in North Richmond (connecting to The Urban Loop and the Wildcat Creek Trail) by planting and establishing 120	• Number of trees planted and surviving at project close (target: 120 in trees; ≥90% survival rate by year 5) • Change in surface temperature at three corridor locations, measured at baseline and project close using handheld sensors (target 10% reduction)

large-canopy trees by the end of the grant term. TWP will plant 50 trees along the sidewalk and 70 trees along the Wildcat Creek Trail to achieve a critical mass of canopy cover. (Strategy 1)	• Modeled estimate of PM2.5 absorption calculated using Tree Tracker GIS and tree tracker protocols
Outcome 3: Improve outdoor health and heat resilience for 2,000 North Richmond residents and youth by activating shaded green spaces and trail corridors through community stewardship programming by the end of the grant term. (Strategy 1)	• Number of youth engaged in environmental education and greening events (target: 600 youth) • Number of community stewardship events held • Resident and youth-reported changes in outdoor activity and heat comfort (qualitative, collected at project close)
Outcome 4: Strengthen the long-term health and air quality benefits of North Richmond's urban forest by training at least 50 community members in tree stewardship, urban forestry monitoring, and green infrastructure maintenance through the innovative Green Collar Corps, Watershed Crew, and Canopy Rangers skill training and leadership development programs by the end of the grant term. (Strategy 1)	• Number of adults trained and certified as in Green Infrastructure (target 50) • Participant-reported increases in stewardship skills and environmental knowledge (qualitative, collected at program completion) • Number of paid crew events to support Urban Forest and Creek restoration during plant establishment (target: 50 over the grant term)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Outcome 1: Increase safe, walkable access to green space for 1,000 North Richmond residents and Verde K-8 families by improving 1 mile of the Wildcat Creek Trail and revegetating riparian areas by the end of the grant term. (Strategy 1)	A. Site assessments completed and baseline trail use and temperature data established	1. Conduct site assessments along the Wildcat Creek Trail corridor and Urban Nature Loop; document current trail conditions, access barriers, signage gaps, and priority improvement locations	The Watershed Project	Contra Costa County Public Works	June 30, 2027
		2. Install automated trail use counters at two baseline monitoring locations along the Wildcat Creek Trail; collect initial counts to establish baseline for 30% increase target	The Watershed Project	Verde K-8 PTA	June 30, 2027
		3. Conduct pre-project community walk with Verde K-8 PTA caregivers and	The Watershed Project	Verde K-8 PTA	June 30, 2027

		WWILD alumni to identify safety concerns, missing connections, and maintenance priorities along the Trail and Loop			
	B. Wildcat Creek Trail improved and Urban Nature Loop refreshed	1. Improve 1 mile of the Wildcat Creek Trail including grading, access improvements, and lighting coordination with Contra Costa County Public Works; sequenced to follow County trail resurfacing in 2027	The Watershed Project	Contra Costa County Public Works	December 31, 2028
		2. Install 4 interpretive signs and 100 floor decals and directionals along the Urban Nature Loop; migrate audio tour from retiring PocketSights platform to a sustainable, community-maintaina ble app	The Watershed Project	Green Collar Corps Canopy Rangers	June 30, 2030

		3. Plant approximately 450 native riparian plants along Wildcat Creek banks to stabilize the corridor, support evapotranspiration cooling, and complement the creek's ecological function	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2030
	C. Trail use documented and riparian planting survival verified	1. Conduct follow-up trail use counts at both monitoring locations; compare to baseline to track progress toward 30% increase target	The Watershed Project	Green Collar Corps Canopy Rangers	October 31, 2030
		2. Conduct quarterly site walks with Verde K-8 PTA caregivers and WWILD alumni to identify maintenance gaps, signage wear, and emerging concerns; document and address findings	The Watershed Project	Verde K-8 PTA	Ongoing

		3. Document riparian plant survival rate and creek bank stabilization; submit Year 4 progress report to BAAQMD including photo documentation and community feedback	The Watershed Project	Contra Costa County Public Works	December 31, 2031

Outcome 2: Reduce ambient surface temperatures and PM2.5 exposure along 2 miles of sidewalk in North Richmond (connecting to The Urban Loop and the Wildcat Creek Trail) by planting and establishing 120 large-canopy trees by the end of the grant term.	A. Corridors identified, baseline temperatures and PM2.5 measured, and trees procured	1. Identify priority planting corridors along Giaramita Street, Chesley Avenue, and Fred Jackson Way using i-Tree Eco modeling; confirm species selection (Coast Live Oak, California Sycamore, Chinese Pistache, London Plane Tree) with Contra Costa County Public Works approved street-tree list	The Watershed Project	Contra Costa County Public Works	October 31, 2027

		2. Measure baseline surface temperatures at three corridor monitoring locations using handheld sensors; document pre-planting PM2.5 conditions using i-Tree Eco protocol to establish targets for 10% temperature reduction	The Watershed Project		March 31, 2027
		3. Submit right-of-way and encroachment permit applications to Contra Costa County Public Works; procure 120 trees at 15-gallon size or larger from Devil Mountain Wholesale Nursery	The Watershed Project	Devil Mountain Wholesale Nursery; Contra Costa County Public Works	September 30, 2028
	B. 120 large-canopy trees planted and establishment watering program launched	1. Plant 50 large-canopy trees along priority sidewalk corridors (Giaramita Street, Chesley Avenue, Fred Jackson Way); open undersized tree	The Watershed Project	Green Collar Corps Canopy Rangers	December 31, 2028

		wells and remove stumps using site-prep contractor prior to planting			
		2. Plant 70 large-canopy trees along the Wildcat Creek Trail corridor; sequenced to follow County trail resurfacing to protect new plantings from construction damage	The Watershed Project		June 30, 2029
		3. Launch establishment watering program using water-buffalo irrigation contractor and watering bags; assign Restoration Crew Lead to oversee daily field operations during the three highest-risk establishment years	The Watershed Project	Irrigation Contractor	June 30, 2029
	C. Tree survival, surface temperature reduction, and PM2.5	1. Conduct annual tree survival assessments using	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through June 30, 2031

	absorption documented and reported	Tree Tracker GIS; replace any trees lost during establishment within 60 days using contingency funds; target ≥90% 5-year survival rate			
		2. Measure surface temperatures at three corridor monitoring locations annually; compare to baseline to track progress toward 10% reduction target	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031
		3. Run annual i-Tree Eco model to estimate PM2.5 absorption by established canopy; compile results into annual report submitted to BAAQMD	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031

Outcome 3: Improve outdoor health and heat resilience for 2,000 North Richmond residents and youth by activating shaded green spaces and trail corridors through community stewardship programming by the end of the grant term. (Strategy 1)	A: Community outreach launched and first stewardship events delivered	1. Develop bilingual outreach plan and materials targeting Verde K-8 families, Shields-Reid Community Center youth, and North Richmond residents; launch recruitment campaign for stewardship events and public activation days	The Watershed Project	Verde K-8 PTA	June 30, 2027
		2. Host first two community stewardship events combining tree planting, trail maintenance, and environmental education; document participant counts and demographics	The Watershed Project	Green Collar Corps, Verde K-8 PTA, Verde K-8 PTA	December 31, 2027
		3. Host first public activation day on the Wildcat Creek Trail or Urban Nature Loop, including walking school bus activation,	The Watershed Project	Green Collar Corps, Verde K-8 PTA, Verde K-8 PTA	June 30, 2028

		wayfinding demonstration, and Block Ambassador outreach			
	B: 15 stewardship events and 5 public activation days delivered across the grant term	1. Deliver remaining stewardship events (target: 15 total across grant term) combining planting, watering, litter removal, and signage maintenance; track cumulative participant counts toward 600 youth engaged target	The Watershed Project	Green Collar Corps, Canopy Rangers	December 31, 2031
		2. Deliver remaining public activation days (target: 5 total across grant term) including climate resilience programming, safe route demonstrations, and community celebrations tied to key project milestones	The Watershed Project	Green Collar Corps, Canopy Rangers, Contra Costa Health	December 31, 2031

		3. Engage youth participants in hands-on monitoring activities including trail counts, temperature readings, and tree health observations; integrate findings into TWP's environmental education curriculum	The Watershed Project	Verde K-8 School, Green Collar Corps	December 31, 2031
	C: Outdoor health and activation outcomes evaluated and documented	1. Administer pre- and post-event surveys at stewardship events and activation days tracking resident-reported changes in outdoor activity frequency, heat comfort, and trail use	The Watershed Project		Annually through December 2031
		2. Conduct annual participant count review comparing cumulative engagement to 600 youth and 2,000 resident targets;	The Watershed Project		Annually through December 2031

		adjust outreach strategy if needed based on demographic data			
		3. Compile final activation and stewardship outcomes report including participant counts, event documentation, resident feedback, and photo record; submit to BAAQMD at project close	The Watershed Project		December 31, 2031

Outcome 4: Strengthen the long-term health and air quality benefits of North Richmond's urban forest by training and engaging at least 50 community members in tree stewardship, urban	A. Green Collar Corps, Watershed Crew, and Canopy Rangers cohorts trained and certified	1. Recruit and onboard first Green Collar Corps cohort (youth ages 17–24, paid at $21/hr); deliver foundational training in urban forestry, tree planting, green stormwater infrastructure, and community engagement	The Watershed Project		December 31, 2027

forestry monitoring, and green infrastructure maintenance through the innovative Green Collar Corps, Watershed Crew, and Canopy Rangers programs by the end of the grant term. (Strategy 1)		2. Deliver Canopy Rangers urban forestry pathway training including tree health assessment, pruning techniques, and arborist certification preparation; enroll first cohort of 5 Canopy Rangers	The Watershed Project		December 31, 2028
		3. Train Restoration Crew Lead and 5 Crew Members in site assessment, tree-well preparation, riparian planting, erosion control, and establishment watering protocols; confirm prevailing wage compliance for all covered work	The Watershed Project		December 31, 2028
	B. 50 paid community members deployed across 50 crew events during plant establishment	1. Deploy Green Collar Corps, Watershed Crew, and Canopy Rangers across all planting, watering, monitoring,	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2031

		and stewardship events; document paid hours, crew composition, and tasks completed at each event			
		2. Activate 15 Block Ambassadors (paid at $25/hr via 1099) for door-to-door outreach, routine signage and QR-code refresh, light litter pick-up, and dumping reporting along the Urban Nature Loop and Wildcat Creek Trail	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2031
		3. Connect Watershed Crew apprentices and Canopy Rangers completers to Contra Costa County Adopt-a-Tree contracting opportunities and TWP's ongoing workforce ladder for	The Watershed Project	Contra Costa County Public Works	June 30, 2031

		post-grant employment			
	C. Workforce outcomes tracked and just transition career pathways documented	1. Track and document certifications earned, paid hours worked, and participant-reported skill gains for all Green Collar Corps, Watershed Crew, Canopy Rangers, and Block Ambassador participants annually	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031
		2. Conduct annual participant feedback sessions with workforce cohorts; use findings to adjust training topics, scheduling, and crew composition for the following year	The Watershed Project		Annually through December 31, 2031
		3. Compile final workforce outcomes report documenting 50 trained and certified community	The Watershed Project		Annually through December 31, 2031

		members, certifications earned, paid crew events completed, and post-program employment or contracting outcomes; submit to BAAQMD at project close			

Project Name: North Richmond Ecovillage
Lead Applicant Name: County of Contra Costa
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	County Staff	County staff to manage grant administration activities for project. Includes grant managment staff and accounting staff for grant reporting.	$90,775.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect (15%)		$13,616.25

Only add lines above this line

TOTAL: $104,391.25

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$90,775.00
Total Indirect Costs	$13,616.25
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$104,391.25
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: $0.00

Project Name:	**North Richmond Ecovillage**
Co-Applicant 4 Name:	**Richmond LAND**
Term for this budget (in years):	5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Real Estate Manager	Serve as project manager for construction activities.	$107,200.00
Community Engagement	Direct	Community Engagement Manager	Serve as Community Liason in notfying and educating community on the purpose of the NREV updates and air quality upgrades	$75,000.00
Other Direct Costs	Direct	Permits & Government Fees	Required permits, plan check fees, and other government charges necessary to authorize construction activities.	$8,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Construction Subcontractor	Work performed by a licensed General Contractor contracted directly for physical construction of the project: all labor, materials, subcontractor costs, and site management required to complete the physical construction of the project.	$536,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		Organizational administrative and operational costs that support project implementation. Calculated at 15% of direct costs.	$108,930.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency		Budgeted at 10% of direct costs	$72,620.00
Only add lines above this line				
			TOTAL:	**$907,750.00**

Co-Applicant 4 Budget Summary (auto-calculated)

Total Direct Costs	$726,200.00
Total Indirect Costs	$108,930.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$72,620.00
Total Funds Requested	$907,750.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Hidden Leaf Recoverable Grant	Received	$250,000.00
Bay Area Housing Finance Authority TA Grant	Reimbursements in progress	$50,000.00
Richmond Our Power Coalition Grant	Received	$60,000.00
In-kind services MITHUN Architects	In Progress	$35,000.00
Only add lines above this line		
	TOTAL:	**$395,000.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points. 15-page maximum.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Greener North Richmond
Project Lead	The Watershed Project
Project Location	North Richmond, California Neighborhood
Project Funding Request	$1,832,960.33

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Greener North Richmond project, led by The Watershed Project (TWP), will catalyze a measurable mode shift away from short motor-vehicle trips in one of the Bay Area's most pollution-burdened neighborhoods. North Richmond sits in the shadow of the Chevron Richmond refinery—the single largest stationary source of PM2.5 and SO_2 in the Path to Clean Air (PTCA) AB 617 community-scale inventory—and is bisected by I-80, I-580, the Richmond Parkway truck route, and Union Pacific rail lines. Residents face among the highest cumulative pollution burdens in California, while having the fewest safe, shaded places to walk. This project answers a clear, community-defined call: make it both possible and pleasant to walk and bike for short trips of one mile or less, instead of starting up a car.

Over five years, the project will (1) plant and establish 120 large-canopy trees along 2 miles of priority sidewalks and the Wildcat Creek Trail; (2) revegetate riparian banks with 450 native plants and improve 1 mile of the Wildcat Creek Trail running alongside Verde K-8 School; (3) refresh and expand the Urban Nature Loop self-guided walking tour and Safe Routes to School wayfinding; and (4) operate a paid, locally-hired stewardship workforce through TWP's Green Collar Corps, Watershed Crew, Canopy Rangers, and Block Ambassadors. Together, these activities reduce ambient PM2.5 exposure, lower surface temperatures, expand safe pedestrian and bicycle access, and build a community-rooted workforce ready to maintain North Richmond's green infrastructure long after the grant term ends.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project advances **Strategy 1 (Reduce air pollution and improve health outcomes)** through two direct, reinforcing mechanisms: removing PM2.5 from the air and reducing the vehicle trips that produce it.

North Richmond residents face among the heaviest cumulative pollution burdens in California, and they face it on foot. The neighborhood has virtually no shade, an unfinished trail network, and sidewalks that routinely reach 120°F in summer, which pushes residents into cars even for trips of a few blocks. Every car trip that starts because walking feels unsafe or unbearable is a source of PM2.5 emissions that did not have to happen. This project interrupts that local cycle: 120 large-canopy trees and one mile of completed Wildcat Creek Trail make it possible and pleasant to walk for short trips, reducing tailpipe emissions at their source while simultaneously removing particulate matter from the air that Verde K-8 School families breathe every day. A locally hired and trained workforce of 50 community members installs and maintains every element, keeping public dollars in North Richmond and building the green-infrastructure careers that the clean economy will need.

Strategy 1 alignment is direct and measurable. The project reduces PM2.5 exposure and improves health outcomes through three reinforcing mechanisms identified in the Air District's Round 1 Guidelines (Section 6.1) and Appendix C:

- Direct exposure reduction through tree canopy: 120 large-canopy trees, sited as a vegetative buffer along heavily trafficked roadways and the Wildcat Creek corridor, will absorb particulate matter, intercept dust, and shade pedestrian routes. TWP will model PM2.5 absorption annually using i-Tree Eco and Tree Tracker GIS protocols.
- Mode Shift away from short vehicle trips: National data show that 28% of all U.S. vehicle trips are one mile or less. By making short trips cooler, safer, and more walkable, the project reduces tailpipe emissions at their source. Re-activated Urban Nature Loop wayfinding, refreshed Safe Routes to School decals, and 1 mile of improved Wildcat Creek Trail give Verde K-8 School families and residents an alternative to driving a few blocks for groceries, school, the senior health center, or Urban Tilth's farm.
- Heat mitigation: Surface temperatures along North Richmond's tree-poor sidewalks routinely exceed 120°F in summer. This project targets a 10% reduction in mean surface temperature at three monitored corridor locations, reducing heat-related health risk and expanding the hours during which residents (particularly seniors, children, and outdoor workers) can safely walk.

Every implementation activity—tree planting, sidewalk preparation, riparian restoration, watering, monitoring, signage maintenance, outreach—will be carried out by paid local residents through TWP's existing workforce ladder: Green Collar Corps (youth ages 17–24, paid at $21/hr), Watershed Crew (adult apprenticeship in restoration and green infrastructure, paid at $21/hr), Canopy Rangers (urban forestry pathway toward arborist certification, paid at $21/hr), and Block Ambassadors (peer-to-peer outreach, $25/hr via 1099). TWP will train and certify at least 50 community members in green infrastructure skills, creating lasting just transition career pathways into the clean economy and ensuring that public dollars stay in North Richmond.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

All project activities take place in North Richmond, California, an unincorporated community of Contra Costa County of roughly 4,000 residents. They are predominantly Black and Latino, with median household income well below the County average. The project area is wholly within the Path to Clean Air (PTCA) AB 617 Community Emissions Reduction Plan boundary.

The project has two interconnected geographic focal points:

Location 1 — Wildcat Creek Trail (1 mile): This trail segment runs from the railroad terminus adjacent to Verde K-8 School (2000 Giaramita St. Richmond, 94801-1699) east to the Richmond Parkway, passing the Oakland A's Community Baseball Field. It is the missing final piece of a larger neighborhood pedestrian loop with offshoots to Urban

Tilth's urban farm, the North Richmond Senior Center, AC Transit bus stops, and the neighborhood's only full-service grocery. When complete, this segment will connect to the planned North Richmond Shoreline Living Levee (implementation by 2030) and ultimately to the San Francisco Bay Trail. It is, in short, the spine of a future walkable North Richmond, and right now it stops at a railroad track.

Location 2 — Urban Nature Loop and feeder sidewalks (2 miles): Two miles of priority sidewalk corridors along Giaramita Street, Chesley Avenue, and Fred Jackson Way that together form the existing Urban Nature Loop self-guided walking tour. TWP completed the Loop in 2023 as part of the award-winning North Richmond Watershed Connections Project, in partnership with Contra Costa County Public Works.

The Loop includes 19 Points of Interest:, artistic medallions, sidewalk decals, and a PocketSights mobile self-guided tour with audio interviews from community members. The infrastructure is in place, but the tree canopy is sparse, the decals have faded, and the PocketSights platform is being retired—creating both an urgent maintenance need and an opportunity to deepen the Loop's community impact.

Together, these two locations form a contiguous 3-mile walkable and bikeable network that links Verde K-8 School (Location 1) to Shields-Reid Park and Community Center, Urban Tilth's North Richmond Farm, and the senior health center (Location 2).

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

This project did not begin with this application. It began in 2014, when TWP joined a coalition of nonprofits and the City of Richmond to plant 1,000 trees and seed an urban forest in the adjacent neighborhood, and it has been continuously refined by North Richmond residents ever since. Community engagement within this project is therefore a decade of accumulated trust, part of the fiber of this proposal.

North Richmond Watershed Connections (2017–2023). In 2017, TWP partnered with Contra Costa County on a community-based design and installation process that culminated in creating the Urban Nature Loop in December 2023. The project received the Contra Costa County Watershed Forum Award for Outstanding Watershed Project. Hundreds of residents—including students, elders, parents, and Verde K-8 School's Parent–Teacher Association—participated in design charrettes, paint days, and Earth Day stenciling events. The 2023 Urban Greening Master Plan and Neighborhood Implementation Toolkit that TWP produced serves as the living blueprint guiding this current proposal.

Wildcat Creek Trail Community Benefits Plan (2024). The Watershed Project completed a Community Benefits Plan informed by a community-wide survey (over 200 responses) and a series of on-the-ground site walks with approximately 30 community members. Participants included parents and caregivers from the Verde K-8 School Parent-Teachers Association (PTA) who walk their children to school along this trail every day. Site-walk participants identified specific safety concerns (unlit segments,

broken signage, illegal dumping), missing tree canopy, poor air quality, and the precise corridor where the Wildcat Creek trail “stops” at the railroad before reaching the Richmond Parkway.

WWILD — Wildcat Watershed Leadership Development (2024–2025). Twenty-three North Richmond residents completed a year-long resident leadership cohort that trained them in environmental planning, watershed science, and community organizing. WWILD fellows independently identified four top neighborhood priorities: increased tree canopy for shade and better air quality, safer pedestrian corridors, improved trail connectivity, and reductions in litter and illegal dumping, which became the four pillars of this project.

“Nothing About Us Without Us” validation (2025–2026). Most recently, project priorities were validated through the broader “Nothing About Us Without Us” engagement process, led by Urban Tilth in partnership with The Watershed Project, the Community Housing Development Corporation, and Richmond LAND. This process reaffirmed walkability, tree canopy, and air quality as top community priorities.

Continuous communication. TWP's monthly **Ebb & Flow** newsletter (5,600+ subscribers), bilingual social channels, and quarterly presentations to the North Richmond Municipal Advisory Council, Verde K-8 PTA meetings, and the North Richmond Green initiative keep residents informed and create persistent two-way feedback loops.

Through every phase, residents and community-based organizations have been involved not only in identifying needs but in shaping the solutions. The project scope, the specific tree species, the corridor alignments, the local maintenance and operations workforce and skills training roles, and the activation strategy all emerged from this community-led process.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The project will primarily benefit North Richmond residents, with a focused reach of approximately 3,000 directly served and the entire community of roughly 4,000 indirectly served. Direct beneficiaries include:

- Verde K-8 School families (roughly 500 students and caregivers), who walk along the Wildcat Creek Trail and Giaramita Street daily.
- Youth participants in after-school and community programs at Shields-Reid Community Center and Urban Tilth's North Richmond Farm (target: 600 youth engaged across the grant term).
- Residents living within a quarter mile of the priority corridors: disproportionately seniors, renters, and households without reliable vehicle access.
- Fifty paid trainees, crew members, and Block Ambassadors from the immediate community.

Environmental justice and public health challenges this project addresses (rooted in CalEnviroScreen 4.0, Healthy Places Index, and the PTCA CERP):

Air pollution exposure. North Richmond census tracts score in the 90th–95th percentile statewide on CalEnviroScreen 4.0 for cumulative pollution burden. The neighborhood is hemmed in by the Chevron refinery to the south, the Richmond Parkway truck corridor to the west, I-580 and the Union Pacific rail line to the east, and the Port of Richmond to the north. Modeling in the PTCA CERP shows local PM2.5 concentrations are highest in the northwestern PTCA area—exactly where this project is sited—and asthma emergency-department visit rates significantly exceed Contra Costa County averages.

Urban heat. Tree canopy in North Richmond is below 7%, which is lower than the Bay Area average. Combined with extensive impervious surface, this produces summer surface temperatures that routinely top 120°F on tree-poor sidewalks, making walking dangerous for children, seniors, and outdoor workers.

Walkability and access. Residents have repeatedly reported that the absence of shade, fading wayfinding, and unfinished trail segments push them into cars even for trips that are objectively walkable.

Environmental degradation. Illegal dumping along Wildcat Creek and on neighborhood streets degrades both the ecological function of the watershed and residents' sense that public spaces belong to them and are desirable to be in.

Economic inequity. The clean-economy and green-infrastructure sectors are growing fast, but North Richmond residents have historically been excluded from training pipelines and contracting opportunities tied to environmental projects in their own neighborhood.

How measurable outcomes demonstrate progress toward community impact:

Each of the project's four measurable outcomes (detailed in the Measurable Outcomes Plan) is tied directly to one or more community-identified needs, and each carries quantitative and qualitative indicators that will let residents and the Air District see progress in real time:

- *Outcome 1 (safe, walkable access).* 1 mile of Wildcat Creek Trail improved and 450 native riparian plants installed. Indicator: 30% increase in trail use counts at two locations between baseline and project close. Demonstrates progress on walkability, ecological restoration, and the connection between Verde K-8 and broader community amenities.
- *Outcome 2 (heat and PM2.5 reduction).* 120 large-canopy trees planted and established along 2 miles, with ≥90% survival. Indicators: 10% reduction in surface temperature at three corridor monitoring locations and an i-Tree-modeled estimate of PM2.5 absorption. Demonstrates direct air-quality and heat co-benefits.
- *Outcome 3 (outdoor health and activation).* 600 youth engaged in environmental education and greening events; 15 community stewardship events, and 5 public activation days. Indicators: youth-engagement counts; resident-reported changes in outdoor activity and heat comfort. Demonstrates that the infrastructure is being used by the community for which it was built.

- *Outcome 4 (stewardship training).* 50 community members trained and certified in tree stewardship, urban forestry, and green infrastructure through Green Collar Corps, Watershed Crew, and Canopy Rangers. Indicators: certifications earned, participant-reported skill gains, and 50 paid crew events during plant establishment. Demonstrates a just-transition pathway into long-term local maintenance and operations jobs.

Taken together, these four outcomes map directly onto the five community-identified challenges above. The 120 large-canopy trees and riparian planting address air pollution exposure and urban heat. The completed Wildcat Creek Trail mile and refreshed Urban Nature Loop wayfinding address walkability and access. The stewardship events and Block Ambassador program address environmental degradation by embedding routine maintenance and dumping reporting into the neighborhood itself. And the Green Collar Corps, Watershed Crew, and Canopy Rangers programs address economic inequity by connecting North Richmond residents to paid green-infrastructure work and certifications in their own community. None of these mechanisms was chosen by TWP alone; each emerged directly from what residents said they needed.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement during implementation is structured around keeping residents informed about progress and benefits and keeping the project itself responsive to resident feedback. TWP will weave engagement directly into the training program, treating training and skills development as the primary engagement vehicle, so that the same people implementing the project also extend its reach into every block.

Methods to inform residents on progress and benefits:

- Community stewardship and activation events (15+ stewardship events, 5 public activation days) where residents plant trees, refresh decals, and walk the corridor with TWP staff and County Public Works partners.
- Block Ambassadors—15 paid neighborhood-based outreach leaders, recruited block-by-block—who deliver door-to-door updates, distribute multilingual flyers, and act as trusted peer messengers.
- Verde K-8 family engagement, including PTA meetings, school newsletters, walking-school-bus activations, and Safe Routes to School promotion.
- TWP's Monthly Ebb & Flow newsletter (English/Spanish), social media updates, and quarterly progress summaries shared at North Richmond Municipal Advisory Council meetings and the AB 617 Community Steering Committee.
- On-site signage and refreshed Urban Nature Loop wayfinding that visibly communicate canopy growth, air-quality benefits, and walking distances (e.g., "10-minute walk to Verde School").

- An updated PocketSights-replacement self-guided tour app, hosted on a sustainable platform, so the 19 Points of Interest stories—narrated by community members—remain accessible.

Methods to solicit and incorporate community feedback:

- Pre-project, mid-grant, and post-project resident surveys (paper and digital, English/Spanish) on walkability, safety, heat comfort, and trail use.
- Quarterly site walks with Verde PTA caregivers and WWILD alumni to identify maintenance gaps and emerging concerns in real time.
- Real-time feedback at every public event, in the form of short paper surveys, comment cards, and post-event debriefs, with the local workforce crew who staffed the event.
- Youth and workforce participant feedback sessions with Green Collar Corps interns, Watershed Crew apprentices, and Canopy Rangers; their recommendations directly shape planting locations, training topics, and outreach approaches.
- Standing partner check-ins with Urban Tilth, Verde PTA, Contra Costa County Public Works, and the AB 617 Community Steering Committee.

We will incorporate feedback through documented protocols: every quarterly progress report will include a "What we heard / What we changed" section, summarizing community input received and the specific implementation adjustments made (such as moving a planting site, prioritizing a maintenance task, adjusting training schedules, or revising signage). This iterative loop ensures the project remains accountable to residents (as well as the Air District) throughout the five-year term.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The project delivers four measurable outcomes, all advancing the LCBF Program Goals of reducing air pollution, improving public health outcomes, and strengthening community-led solutions. Outcomes 1 and 2 deliver direct air quality and heat co-benefits through physical infrastructure. Outcomes 3 and 4 expand community stewardship capacity and embed local residents as the long-term operators of that infrastructure, advancing the program goal of community-led solutions.

The project delivers four measurable outcomes. Outcome 1 increases safe, walkable access to green space for 1,000 residents and Verde K-8 families through 1 mile of trail improvements and 450 native riparian plants, targeting a 30% increase in trail use. Outcome 2 reduces surface temperature and PM2.5 exposure along 2 miles of sidewalk through 120 large-canopy trees, targeting a 10% reduction in surface temperature and ≥90% 5-year tree survival. Outcome 3 improves outdoor health and heat resilience for 2,000 residents and youth through 15 stewardship events and 5 public activation days, targeting 600 youth engaged. Outcome 4 strengthens the long-term health of North Richmond's urban forest by training and certifying 50 community members through 50 paid crew events during plant establishment.

The Watershed Project serves as project lead, managing all implementation, fiscal administration, permitting, community engagement, and monitoring and evaluation. Contra Costa County Public Works is a coordinating partner, contributing trail resurfacing on the County's 2027 work plan, signage pedestal installation, right-of-way permits, and approximately 50 supplementary trees. Contra Costa County Health Services coordinates Safe Routes to School programming for Verde K-8. Urban Tilth, the Verde K-8 PTA, Shields-Reid Community Center, and Richmond LAND serve as community partners supporting outreach, design validation, and stewardship.

8. Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.

9. Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.

The total BAAQMD funds requested for the Greener North Richmond project are $1,815,649 over five years, comprising $243,991 from the County of Contra Costa for grant management and signage coordination, and $1,571,658 from The Watershed Project for project implementation. The County's budget covers grant management staff ($162,166) to oversee subrecipient activity, expense documentation, and data collection, and $50,000 for collaborative development and installation of wayfinding signage along the Wildcat Creek Trail with TWP—work coordinated through Contra Costa County Public Works.

TWP's implementation budget is anchored by personnel costs (~61% of TWP's total), funding the full team responsible for delivering every project outcome: Executive Director (8.7% FTE, oversight and reporting), Project Senior Manager (16.3% FTE, partnerships and permitting), Project Associate Manager (20% FTE, site assessment and planting oversight), Restoration and Riparian Planting Coordinator (18.2% FTE, creek planting), Community Engagement Manager (20% FTE, stewardship workforce and outreach), Urban Forester (14.76% FTE, site assessments, permitting, pruning, and certification training), Restoration Crew Lead (50% FTE, daily field operations), and 25 paid crew and trainee positions comprising 5 Crew Members, 15 Stewardship and Maintenance Trainees, and 5 Canopy Rangers ($300,000 combined). All wages and fringe are fully loaded and meet or exceed prevailing-wage standards for covered work.

Professional Services total $84,000 (~5% of TWP's budget, well under the 25% cap): 15 Block Ambassadors at $25/hr via 1099 for 1,000 total hours ($25,000); an irrigation and water-buffalo contractor for the tree establishment period ($24,000); and a site-prep contractor for stump removal and undersized tree-well opening ($35,000). Materials, Supplies and Equipment total approximately $201,000 (~15%), including 120 large-canopy trees at $250/tree from Devil Mountain Wholesale Nursery ($30,000); 450 native riparian plants ($9,000); monitoring equipment including Mini Trec sensors and Tree Tracker GIS license ($10,000); planting tools, wooden stakes, and watering bags ($22,000); training and stewardship-day supplies for 24 events ($36,000); 4 interpretive signs and 100 floor decals and directionals ($20,000); and pedestrian and bicycle

wayfinding signage ($50,000). Indirect costs are $201,738 (12.8% of total, under the 15% cap). A $25,000 contingency (1.9% of direct costs, well under the 10% cap) is reserved for weather-related replanting and tree loss during the highest-risk establishment years.

ECOSYSTEM ALIGNMENT (10 points)

> *10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Walkable and Greener North Richmond is purpose-built to advance nine overlapping community, local, regional, and state priorities. Each connection is direct and verifiable:

- Path to Clean Air (PTCA) Community Emissions Reduction Plan (AB 617). The entire project is sited inside the PTCA boundary, the AB 617 community formally designated by CARB and the Air District as bearing the most disproportionate cumulative pollution burden in the region. Tree-canopy expansion, mode shift, and PM2.5 exposure reduction are all explicit CERP measures.
- Bay Area Air District 2024–2029 Strategic Plan, Strategies 2.1 (Community Partnership) and 2.8 (Community-Directed Funds). The project is co-managed with North Richmond residents and directs Air District penalty-derived funds back into the affected community.
- Richmond Community Air Quality Fund (Chevron Rule 6-5 mitigation). Although the project is eligible to be funded by either the Local Community Benefits Fund or the Richmond Community Air Quality Fund, every proposed activity directly reduces particulate matter exposure for members of the community in the vicinity of the Richmond refinery—meeting the more restrictive use criteria of the Richmond Community Air Quality Fund.
- Contra Costa County General Plan 2045 and the County's Climate Action and Adaptation Plan, both of which prioritize urban greening, active transportation, and equity-centered investment in unincorporated communities such as North Richmond.
- Contra Costa County Public Works Wildcat Creek Trail resurfacing work plan (2027). This project's tree-planting and Urban Nature Loop refresh are explicitly sequenced to follow County trail resurfacing, leveraging public infrastructure investment and avoiding duplication.
- North Richmond Watershed Connections Project (2017–2023) and its 2023 Urban Greening Master Plan and Neighborhood Implementation Toolkit. The proposed project is the explicit "Phase 2" of that award-winning multi-partner initiative—picking up exactly where the County, Urban Tilth, and TWP left off in December 2023.
- Safe Routes to School (Contra Costa Health Services) and the Verde K-8 walking-school-bus program. The Urban Nature Loop was originally designed as a Safe Route to School; this project refreshes that infrastructure and re-activates it for the next generation of Verde students.
- California Urban Greening Program (CNRA) and the State's Extreme Heat Action Plan. Project co-benefits—shade equity, heat-vulnerable population protection, and

watershed restoration—track to State priorities and create future funding alignment for sustained operations and maintenance.

- North Richmond has historically been designated as a disadvantaged community under both the EPA's Environmental Justice screening criteria and the EPA Inflation Reduction Act disadvantaged community designation, reflecting its disproportionate burdens across climate, environmental, transportation, and health indicators. This designation affirms the community's priority status for environmental and public health investment.
- North Richmond Shoreline Living Levee (planned for 2030 implementation) and the SF Bay Trail. The completed 1-mile Wildcat Creek Trail segment is the missing connector between Verde K-8 and these regional shoreline assets, ensuring that future public investment lands in a neighborhood that can actually walk to it.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

The Watershed Project is a Bay Area-headquartered 501(c)(3) nonprofit founded in 1997 with offices in Richmond. For nearly three decades, TWP has protected and restored the unique ecosystems of the San Francisco Bay through community-rooted watershed education, habitat restoration, urban greening, and workforce development. TWP's Richmond-based programs specifically focus on the same neighborhoods this project serves.

Directly relevant prior projects include:

- North Richmond Watershed Connections Project (NRWC, 2017–2023, ~$2.5M four-year initiative). TWP led the nonprofit components of a four-partner collaboration with Contra Costa County Public Works/Watershed Programs and Urban Tilth. Outcomes included the 1.7-mile Urban Nature Loop, 19 interpretive Points of Interest, the PocketSights audio tour, the Earth Day 2022 "Paint Day" Safe Routes to School activation, and the 2023 Urban Greening Master Plan and Neighborhood Implementation Toolkit. The project received the Contra Costa County Watershed Forum Award for Outstanding Watershed Project.
- 10,000 Trees Initiative (2014–present). TWP was a founding partner in the City of Richmond's 10,000 Trees Initiative — planting, monitoring, and maintaining street and creek-corridor trees across Richmond and North Richmond.
- Wildcat Creek Trail Community Benefits Plan (2024). TWP designed and led the engagement (200+ survey responses, ~30 site-walk participants) and authored the resulting plan that underpins this proposal.
- WWILD — Wildcat Watershed Leadership Development (2024–2025). TWP designed and operated the year-long resident leadership cohort, training 23 fellows.
- Green Collar Corps (ongoing since 2020). TWP's flagship paid environmental internship for youth ages 17–24 from Richmond and surrounding communities ($20/hr), structured as the first rung of a ladder that includes Summer Field Crew, Greening Urban Watersheds Apprentices, and permanent crew positions. Multiple

cohorts have completed the program; alumni now hold permanent positions at TWP and other Bay Area environmental organizations.
- Verde K-8 Creek Champions Program. Long-running watershed education partnership with Verde K-8 School.

Key project staff include Kat Sawyer, Project Senior Manager, who will lead partnerships and permitting; an Urban Forester and Restoration & Riparian Planting Coordinator with combined decades of native-plant and tree-care expertise; a Restoration Crew Lead with extensive creekside-planting and erosion-control experience; and a Community Engagement Manager who has run TWP's stewardship workforce for multiple years. Two professional references from prior funders and County partners can speak directly to TWP's ability to deliver complex projects .

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

Project management structure and FTE allocation (5-year totals):
- Executive Director: 10% FTE — overall accountability, Air District reporting, partnership stewardship.
- Project Senior Manager (Kat Sawyer): 16.4% FTE — partner coordination, permitting, scope and schedule management, monthly budget tracking against milestones.
- Project Associate Manager: 20% FTE — site assessment, site preparation, tree-planting oversight.
- Restoration & Riparian Planting Coordinator: 20% FTE — creek-planting program lead.
- Community Engagement Manager: 20% FTE — workforce program operation, outreach, stewardship event lead.
- Urban Forester: 20% FTE — site assessments, permitting, pruning, certification training, public presentations.
- Restoration Crew Lead: 50% FTE — daily field operations, creekside plantings, erosion control, tree installation.
- 5 Crew Members + 15 Stewardship & Maintenance Trainees + 5 Canopy Rangers: 20% FTE each (50 paid roles in total over the term; combined $300,000 in wages).
- 15 Block Ambassadors: paid via 1099 at $25/hr (1,000 hours total).

TWP uses a project-management system that ties every quarterly deliverable to budget spend-down, with monthly internal reviews led by the Project Senior Manager and quarterly all-partner check-ins. Every reimbursement request will be supported by itemized invoices, payroll records, subcontractor invoices, and event documentation (sign-in sheets, surveys, site-visit photo logs).

Leveraged funding and in-kind contributions. While this proposal requests $1,578,660 from the Air District as the project's primary funding source, the project leverages

substantial complementary investment from partners: Contra Costa County Public Works' 2027 Wildcat Creek Trail resurfacing (separately funded County capital project), the County's 50 supplementary trees and acorn/buckeye plantings, an existing $60,000 County contract supporting TWP's broader tree program, in-kind community-engagement support from Urban Tilth, and Verde PTA volunteer hours. TWP will also pursue California Urban Greening Program funds for future Phase 3 expansion, ensuring continuity beyond the grant term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance.
- Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

This project is structured for rapid Year-1 mobilization, with planning and outreach tasks ready to begin on day one and tree planting timed to coincide with the County's 2027 trail resurfacing. Required permits and approvals, all obtainable within the grant term:

- Right-of-way / encroachment permits for street-tree planting and signage in the public right-of-way: issued by Contra Costa County Public Works, with whom TWP has a continuous working relationship from the 2017–2023 NRWC Project. Status: pre-application coordination underway; full applications will be submitted in the first 90 days of the grant term.
- Wildcat Creek Trail work permits (riparian planting, trail-segment improvement): Contra Costa County Public Works Watershed Program. Status: scope pre-aligned with County's 2027 resurfacing project. No third-party land acquisition required.
- Streambed alteration considerations: TWP has prior experience navigating CDFW notification requirements for native riparian planting and will engage as needed; the planting protocol uses 10-gallon native plants installed within existing riparian zones, not channel modification.
- School-grounds access for Verde K-8 walking activations: TWP has existing access authorization through its watershed education Creek Champions programming.
- Tree-species selection approval: coordinated with Contra Costa County Public Works' approved street-tree list and the Air District's i-Tree-based PM2.5 capture criteria. Devil Mountain Wholesale Nursery will be the supplier.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The project's activities (tree planting in existing tree wells, sidewalk decals and signage, trail-segment improvements within the existing trail footprint, riparian planting in existing riparian zones) are anticipated to qualify for CEQA categorical exemptions—typically Class 4 (Minor Alterations to Land), Class 33 (Small Habitat Restoration), and/or Class 1 (Existing Facilities). TWP and Contra Costa County will jointly file the appropriate Notice of Exemption(s) before any ground-disturbing work begins. Should any project component be determined to require additional environmental review, TWP has budgeted contingency and will coordinate with the County's lead-agency CEQA staff.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

No private property acquisition is required. All project activities take place on:

- Public right-of-way under Contra Costa County jurisdiction (sidewalks and street tree wells along Giaramita Street, Chesley Avenue, Fred Jackson Way) — site control via County encroachment/right-of-way permits.
- Wildcat Creek Trail and adjacent riparian corridor under Contra Costa County Public Works ownership. Site control via County partnership and standing watershed-program agreements.
- Verde K-8 School grounds, by standing partnership with West Contra Costa Unified School District through watershed education programming.

Letters of site-control acknowledgement from Contra Costa County Public Works will be filed with the readiness documentation prior to Grant Agreement execution.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

Long-term operations and maintenance (O&M) is a deliberate design feature of this project, not an afterthought. Three layers of O&M assurance are in place:

- During the grant term (Years 1–5). Critical establishment watering and maintenance is fully funded inside this budget — including 50% FTE Restoration Crew Lead, 25 paid trainee/crew positions, the irrigation/water-buffalo contract, watering bags, and replacement contingency. The first three establishment years are the highest-risk window for tree survival; this project resources them deliberately.
- Built-in workforce handoff. By project close, 50 trained and certified community members will be available to staff future Contra Costa County tree-care contracts, the County's Adopt-a-Tree program, Urban Tilth's stewardship operations, and TWP's ongoing Watershed Crew. This is the core just-transition mechanism: the people who installed the trees will be the people paid to maintain them.

- Post-grant O&M funding. Contra Costa County Public Works has indicated interest in continuing its Adopt-a-Tree and tree-maintenance contracting with TWP. TWP will additionally pursue California Urban Greening Program funds, additional Air District Regional Community Benefits Fund grants, and private foundation support to underwrite ongoing canopy maintenance and Urban Nature Loop refresh cycles.

The Block Ambassador program is intentionally designed to embed routine, low-cost wayfinding and signage maintenance into the neighborhood itself—refreshed decals, replaced QR-code stickers, light litter pick-up—as part of an ongoing peer-to-peer program. Together, these layers ensure that the Air District's investment compounds rather than depreciates.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.

TWP has identified the following barriers and risks, and has built specific mitigation strategies for each:

- Limited planting space and constrained tree wells. North Richmond's existing tree wells are frequently undersized or contain stumps from prior dead trees. Mitigation: a dedicated $35,000 site-prep contractor line removes stumps and opens cement in undersized wells; the project prioritizes quality over quantity by planting 120 larger-caliper trees from Devil Mountain instead of a higher number of smaller trees.
- Tree-survival risk during the first three establishment years. Mitigation: dedicated 50% FTE Restoration Crew Lead, water-buffalo irrigation contract, watering bags, ≥90% 5-year survival target tied to monitoring, and a $25,000 contingency line for replacement.
- Coordination dependency on County Public Works' 2027 trail resurfacing schedule. Mitigation: trees and riparian plantings are sequenced to follow County resurfacing—a deliberate scheduling choice that protects new plantings and avoids construction-related damage. TWP and the County have a continuous working relationship from 2017 to present, which de-risks the scheduling coordination.
- Outreach platform discontinuation (PocketSights). Mitigation: project budgets dedicated time and resources to migrate the Urban Nature Loop self-guided tour onto a sustainable, community-maintainable platform; Block Ambassadors are tasked with routine QR-code refresh as part of their paid scope.
- Workforce retention. Mitigation: TWP's existing four-rung workforce ladder (Green Collar Corps → Summer Field Crew → Watershed Apprentices → permanent crew) means trainees see a clear path forward; pay is competitive ($21–$25/hr) and fringe benefits are provided where applicable.
- Illegal dumping along Wildcat Creek. Mitigation: planting and stewardship events include routine clean-ups; Block Ambassadors flag dumping for County abatement. The visible community presence created by the project itself is, historically, the single most effective deterrent.
- Reimbursement-based grant cash-flow for a community-rooted nonprofit. Mitigation: TWP will request advance payment per Section 12.2 of the Guidelines (up to 25% of

the award), which will be deposited into a federally insured interest-bearing account. TWP's audited financial statements demonstrate adequate liquidity to manage cash flow during establishment.

Across every barrier, the project's deepest mitigation is the depth and length of TWP's relationship with North Richmond residents and City of Richmond and Contra Costa County partners. Plans drawn on paper can fail; decades of trust is tried and tested.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Greener North Richmond project envisions a healthier, safer, and more connected North Richmond, where residents choose walking and bicycling along Wildcat Creek for short trips, achieved through strategic tree planting that reduces exposure to PM2.5 air pollution, paired with robust community outreach and education to encourage shifts away from motor vehicle use for trips of one mile or less.

Measurable Outcome	Indicator(s)
Outcome 1: Increase safe, walkable access to green space for 1,000 North Richmond residents and Verde K-8 School families by improving 1 mile of the Wildcat Creek Trail and revegetating riparian areas by the end of the grant term. This specific trail segment runs from the end of the trail at the railroad, adjacent to Verde K-8 School, and on to the Richmond Parkway, passing by the A's Baseball Field. In the future it will link to the North Richmond Shoreline Living Levee, which will be implemented by 2030, and the SF Bay Trail. (Strategy 1)	• Linear feet of Wildcat Creek Trail improved (target: 1 mile) • Acres of riparian area revegetated with native species (target: 400 native plants) • Change in trail use counts at two locations, measured by counts at baseline and project close (target: 30% increase)
Outcome 2: Reduce ambient surface temperatures and PM2.5 exposure along 2 miles of sidewalk in North Richmond (connecting to The Urban Loop and the Wildcat Creek Trail) by planting and establishing 120	• Number of trees planted and surviving at project close (target: 120 in trees; ≥90% survival rate by year 5) • Change in surface temperature at three corridor locations, measured at baseline and project close using handheld sensors (target 10% reduction)

large-canopy trees by the end of the grant term. TWP will plant 50 trees along the sidewalk and 70 trees along the Wildcat Creek Trail to achieve a critical mass of canopy cover. (Strategy 1)	• Modeled estimate of PM2.5 absorption calculated using Tree Tracker GIS and tree tracker protocols
Outcome 3: Improve outdoor health and heat resilience for 2,000 North Richmond residents and youth by activating shaded green spaces and trail corridors through community stewardship programming by the end of the grant term. (Strategy 1)	• Number of youth engaged in environmental education and greening events (target: 600 youth) • Number of community stewardship events held • Resident and youth-reported changes in outdoor activity and heat comfort (qualitative, collected at project close)
Outcome 4: Strengthen the long-term health and air quality benefits of North Richmond's urban forest by training at least 50 community members in tree stewardship, urban forestry monitoring, and green infrastructure maintenance through the innovative Green Collar Corps, Watershed Crew, and Canopy Rangers skill training and leadership development programs by the end of the grant term. (Strategy 1)	• Number of adults trained and certified as in Green Infrastructure (target 50) • Participant-reported increases in stewardship skills and environmental knowledge (qualitative, collected at program completion) • Number of paid crew events to support Urban Forest and Creek restoration during plant establishment (target: 50 over the grant term)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Outcome 1: Increase safe, walkable access to green space for 1,000 North Richmond residents and Verde K-8 families by improving 1 mile of the Wildcat Creek Trail and revegetating riparian areas by the end of the grant term. (Strategy 1)	A. Site assessments completed and baseline trail use and temperature data established	1. Conduct site assessments along the Wildcat Creek Trail corridor and Urban Nature Loop; document current trail conditions, access barriers, signage gaps, and priority improvement locations	The Watershed Project	Contra Costa County Public Works	June 30, 2027
		2. Install automated trail use counters at two baseline monitoring locations along the Wildcat Creek Trail; collect initial counts to establish baseline for 30% increase target	The Watershed Project	Verde K-8 PTA	June 30, 2027
		3. Conduct pre-project community walk with Verde K-8 PTA caregivers and	The Watershed Project	Verde K-8 PTA	June 30, 2027

		WWILD alumni to identify safety concerns, missing connections, and maintenance priorities along the Trail and Loop			
	B. Wildcat Creek Trail improved and Urban Nature Loop refreshed	1. Improve 1 mile of the Wildcat Creek Trail including grading, access improvements, and lighting coordination with Contra Costa County Public Works; sequenced to follow County trail resurfacing in 2027	The Watershed Project	Contra Costa County Public Works	December 31, 2028
		2. Install 4 interpretive signs and 100 floor decals and directionals along the Urban Nature Loop; migrate audio tour from retiring PocketSights platform to a sustainable, community-maintaina ble app	The Watershed Project	Green Collar Corps Canopy Rangers	June 30, 2030

		3. Plant approximately 450 native riparian plants along Wildcat Creek banks to stabilize the corridor, support evapotranspiration cooling, and complement the creek's ecological function	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2030
	C. Trail use documented and riparian planting survival verified	1. Conduct follow-up trail use counts at both monitoring locations; compare to baseline to track progress toward 30% increase target	The Watershed Project	Green Collar Corps Canopy Rangers	October 31, 2030
		2. Conduct quarterly site walks with Verde K-8 PTA caregivers and WWILD alumni to identify maintenance gaps, signage wear, and emerging concerns; document and address findings	The Watershed Project	Verde K-8 PTA	Ongoing

		3. Document riparian plant survival rate and creek bank stabilization; submit Year 4 progress report to BAAQMD including photo documentation and community feedback	The Watershed Project	Contra Costa County Public Works	December 31, 2031

Outcome 2: Reduce ambient surface temperatures and PM2.5 exposure along 2 miles of sidewalk in North Richmond (connecting to The Urban Loop and the Wildcat Creek Trail) by planting and establishing 120 large-canopy trees by the end of the grant term.	A. Corridors identified, baseline temperatures and PM2.5 measured, and trees procured	1. Identify priority planting corridors along Giaramita Street, Chesley Avenue, and Fred Jackson Way using i-Tree Eco modeling; confirm species selection (Coast Live Oak, California Sycamore, Chinese Pistache, London Plane Tree) with Contra Costa County Public Works approved street-tree list	The Watershed Project	Contra Costa County Public Works	October 31, 2027

		2. Measure baseline surface temperatures at three corridor monitoring locations using handheld sensors; document pre-planting PM2.5 conditions using i-Tree Eco protocol to establish targets for 10% temperature reduction	The Watershed Project		March 31, 2027
		3. Submit right-of-way and encroachment permit applications to Contra Costa County Public Works; procure 120 trees at 15-gallon size or larger from Devil Mountain Wholesale Nursery	The Watershed Project	Devil Mountain Wholesale Nursery; Contra Costa County Public Works	September 30, 2028
	B. 120 large-canopy trees planted and establishment watering program launched	1. Plant 50 large-canopy trees along priority sidewalk corridors (Giaramita Street, Chesley Avenue, Fred Jackson Way); open undersized tree	The Watershed Project	Green Collar Corps Canopy Rangers	December 31, 2028

		wells and remove stumps using site-prep contractor prior to planting			
		2. Plant 70 large-canopy trees along the Wildcat Creek Trail corridor; sequenced to follow County trail resurfacing to protect new plantings from construction damage	The Watershed Project		June 30, 2029
		3. Launch establishment watering program using water-buffalo irrigation contractor and watering bags; assign Restoration Crew Lead to oversee daily field operations during the three highest-risk establishment years	The Watershed Project	Irrigation Contractor	June 30, 2029
	C. Tree survival, surface temperature reduction, and PM2.5	1. Conduct annual tree survival assessments using	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through June 30, 2031

	absorption documented and reported	Tree Tracker GIS; replace any trees lost during establishment within 60 days using contingency funds; target ≥90% 5-year survival rate			
		2. Measure surface temperatures at three corridor monitoring locations annually; compare to baseline to track progress toward 10% reduction target	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031
		3. Run annual i-Tree Eco model to estimate PM2.5 absorption by established canopy; compile results into annual report submitted to BAAQMD	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031

Outcome 3: Improve outdoor health and heat resilience for 2,000 North Richmond residents and youth by activating shaded green spaces and trail corridors through community stewardship programming by the end of the grant term. (Strategy 1)	A: Community outreach launched and first stewardship events delivered	1. Develop bilingual outreach plan and materials targeting Verde K-8 families, Shields-Reid Community Center youth, and North Richmond residents; launch recruitment campaign for stewardship events and public activation days	The Watershed Project	Verde K-8 PTA	June 30, 2027
		2. Host first two community stewardship events combining tree planting, trail maintenance, and environmental education; document participant counts and demographics	The Watershed Project	Green Collar Corps, Verde K-8 PTA, Verde K-8 PTA	December 31, 2027
		3. Host first public activation day on the Wildcat Creek Trail or Urban Nature Loop, including walking school bus activation,	The Watershed Project	Green Collar Corps, Verde K-8 PTA, Verde K-8 PTA	June 30, 2028

		wayfinding demonstration, and Block Ambassador outreach			
	B: 15 stewardship events and 5 public activation days delivered across the grant term	1. Deliver remaining stewardship events (target: 15 total across grant term) combining planting, watering, litter removal, and signage maintenance; track cumulative participant counts toward 600 youth engaged target	The Watershed Project	Green Collar Corps, Canopy Rangers	December 31, 2031
		2. Deliver remaining public activation days (target: 5 total across grant term) including climate resilience programming, safe route demonstrations, and community celebrations tied to key project milestones	The Watershed Project	Green Collar Corps, Canopy Rangers, Contra Costa Health	December 31, 2031

		3. Engage youth participants in hands-on monitoring activities including trail counts, temperature readings, and tree health observations; integrate findings into TWP's environmental education curriculum	The Watershed Project	Verde K-8 School, Green Collar Corps	December 31, 2031
	C: Outdoor health and activation outcomes evaluated and documented	1. Administer pre- and post-event surveys at stewardship events and activation days tracking resident-reported changes in outdoor activity frequency, heat comfort, and trail use	The Watershed Project		Annually through December 2031
		2. Conduct annual participant count review comparing cumulative engagement to 600 youth and 2,000 resident targets;	The Watershed Project		Annually through December 2031

		adjust outreach strategy if needed based on demographic data			
		3. Compile final activation and stewardship outcomes report including participant counts, event documentation, resident feedback, and photo record; submit to BAAQMD at project close	The Watershed Project		December 31, 2031

Outcome 4: Strengthen the long-term health and air quality benefits of North Richmond's urban forest by training and engaging at least 50 community members in tree stewardship, urban	A. Green Collar Corps, Watershed Crew, and Canopy Rangers cohorts trained and certified	1. Recruit and onboard first Green Collar Corps cohort (youth ages 17–24, paid at $21/hr); deliver foundational training in urban forestry, tree planting, green stormwater infrastructure, and community engagement	The Watershed Project		December 31, 2027

forestry monitoring, and green infrastructure maintenance through the innovative Green Collar Corps, Watershed Crew, and Canopy Rangers programs by the end of the grant term. (Strategy 1)		2. Deliver Canopy Rangers urban forestry pathway training including tree health assessment, pruning techniques, and arborist certification preparation; enroll first cohort of 5 Canopy Rangers	The Watershed Project		December 31, 2028
		3. Train Restoration Crew Lead and 5 Crew Members in site assessment, tree-well preparation, riparian planting, erosion control, and establishment watering protocols; confirm prevailing wage compliance for all covered work	The Watershed Project		December 31, 2028
	B. 50 paid community members deployed across 50 crew events during plant establishment	1. Deploy Green Collar Corps, Watershed Crew, and Canopy Rangers across all planting, watering, monitoring,	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2031

		and stewardship events; document paid hours, crew composition, and tasks completed at each event			
		2. Activate 15 Block Ambassadors (paid at $25/hr via 1099) for door-to-door outreach, routine signage and QR-code refresh, light litter pick-up, and dumping reporting along the Urban Nature Loop and Wildcat Creek Trail	The Watershed Project	Green Collar Corps, Canopy Rangers	June 30, 2031
		3. Connect Watershed Crew apprentices and Canopy Rangers completers to Contra Costa County Adopt-a-Tree contracting opportunities and TWP's ongoing workforce ladder for	The Watershed Project	Contra Costa County Public Works	June 30, 2031

		post-grant employment			
	C. Workforce outcomes tracked and just transition career pathways documented	1. Track and document certifications earned, paid hours worked, and participant-reported skill gains for all Green Collar Corps, Watershed Crew, Canopy Rangers, and Block Ambassador participants annually	The Watershed Project	Green Collar Corps, Canopy Rangers	Annually through December 31, 2031
		2. Conduct annual participant feedback sessions with workforce cohorts; use findings to adjust training topics, scheduling, and crew composition for the following year	The Watershed Project		Annually through December 31, 2031
		3. Compile final workforce outcomes report documenting 50 trained and certified community	The Watershed Project		Annually through December 31, 2031

		members, certifications earned, paid crew events completed, and post-program employment or contracting outcomes; submit to BAAQMD at project close			

Project Name:	**Greener North Richmond**
Lead Applicant Name:	**County of Contra Costa**
Term for this budget (in years):	5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	County Staff	County staff to manage grant administration activities for project. Includes grant managment staff and accounting staff for grant reporting.	$159,405.83
Personnel/Staff Costs	Direct	Public Works Staff	Public Works will collaborate with TWP to create and install signage along the creek trail to support wayfinding and encourage trail use.	$50,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	Calculated at 15%	$31,410.87
Only add lines above this line				
			TOTAL:	**$240,816.70**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$209,405.83
Total Indirect Costs	$31,410.87
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$240,816.70
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Air District staff redacted compensation information for an identifiable private nonprofit employee.

Project Name: Greener North Richmond
Co-Applicant 5 Name: The Watershed Project (TWP)
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Executive Director	10% FTE per year for 5 years for project oversight and reporting, including benefits.	$78,625.50
Personnel/Staff Costs	Direct	Project Senior Manager	16.4% FTE per year for 5 years for project managment, partnerships and permiting. including benefits.	[redacted]
Personnel/Staff Costs	Direct	Project Associate Manager	20% FTE per year for 5 years for site assesment, site prep tree planting oversite, including benefits.	$100,000.00
Personnel/Staff Costs	Direct	Restoration and Riparian Planting Coordinator	20% FTE per year for 5 years for creek planting oversight, including benefits.	$86,500.00
Personnel/Staff Costs	Direct	Community Engagement Manager	20% FTE per year for 5 years for managing stewardship & maintenance workforce development programs and conducting outreach, including benefits.	$99,043.75
Personnel/Staff Costs	Direct	Urban Forester	20% FTE per year for 5 years to conduct site assessments, permitting, and tree pruning, do presentations, and lead work crews certification training, including benefits.	$84,535.00
Personnel/Staff Costs	Direct	Restoration Crew Lead	50% FTE per year for 5 years to carry out creekside plantings, erosion control, and tree installation, including benefits.	$212,106.00
Personnel/Staff Costs	Direct	5 Crew Members, 15 Stewardship and	20% FTE per year for 5 years to serve as stewardship & maintenance crew members and trainees, and Canopy	$300,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	15 Block Ambassadors	Paid via 1099s (calculated at 1,000 total hours at $25 per hour across all 1099 roles).	$25,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	1 contractor	Water buffalo and irrigation support for project implementation for watering and monitoring tasks.	$24,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	1 contractor	Preparation of planting sites, including removing stumps from existingplanting wells and opening cementin	$35,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Trees	Trees for planting	$30,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Riparian Plants	450 native plants. Each at $20 per plant for a 1 - 5 gallon sized native plants in containers.	$9,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Sensors & Counters	Sensors and counters. Mini Treck starter kits start at 5,000 dollars and Tree Tracker license 1,000 per year.	$10,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Estimated tree planting tools (shovels, pounders, auger)	These tools are required to physically plant the trees.	$3,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Stakes	The wooden stakes and straps are used to anchor the new trees so that they stay upright while their roots get established.	$10,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Watering bags	The watering bags associated with the new trees. They help the trees stay hydrated as they get established.	$8,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	$1500 per event for 24 events over 5 years	Training and stewardship day supplies: 1) Youth Trainings - 4x annually - 16 events total; 2) contractor trainings; omnce a year, 4x total, 3) public workshops 2x a year, 8x total, 4) Block Ambassador trainings, once a year, 4x total.	$36,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Estimated 4 interpretative signs at $2,500 each and 100	Safe Route to Schools trail markers and street and floor decals and directionals for the Urban Nature Loop and Wildcat Creek Trail.	$20,000.00
Materials, Supplies & Equipment (>	Direct	Estimate cost of printing	Bike and pedestrian wayfinding signs.	$50,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect		$198,138.04
Contingency (≤10% of Direct Costs at PROJECT	Contingency	Contingency		$25,000.00
Only add lines above this line				
			TOTAL:	**$1,544,058.29**

Co-Applicant 5 Budget Summary (auto-calculated)

Total Direct Costs	$1,320,920.25
Total Indirect Costs	$198,138.04
Total Prof. Services & Consultants	$0.00
Total Contingency	$25,000.00
Total Funds Requested	$1,544,058.29
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	1.9%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	North Richmond Community Resilience Initiative
Lead Applicant Name	County of Contra Costa
Project Location	North Richmond
Overall Funding Request	$14,902,316.02
Grant Term Request	5 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Home Retrofits
Project Lead	County of Contra Costa, Department of Conservation and Development
Project Location	North Richmond
Project Funding Request	$2,374,423.44

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Contra Costa County, Department of Conservation and Development (DCD), will partner with the Bay Area Regional Energy Network (BayREN), a coalition of the Bay Area's nine counties, led by the Association of Bay Area Governments, to leverage its existing Efficiency and Sustainable Energy (EASE) Home Program that provides up to $10,000 in energy efficiency improvements to single-family homeowners with a participant co-pay of no more than 20% ($2,000). Contra Costa County receives funding from BayREN through the California Public Utilities Commission (CPUC) to market the EASE Home Program and will coordinate on marketing efforts to expand the program to include additional energy efficiency retrofit upgrades at no additional cost to 35 homes located in the North Richmond area. The additional retrofit upgrades include installing heat pump heating, ventilation, and air conditioning (HVAC) systems and water heaters, induction cooktops, heat pump clothes dryers, solar panels, electric panel upgrades, and battery storage, as well as covering some home remediation costs. The project also includes clean home retrofits at no cost to the property owner to an additional five (5) single-family homes that are licensed residential daycare facilities. The residential daycare facility retrofits will be led directly by DCD and will be leveraged with what is already planned to be implemented through the County's Energy Efficiency Conservation Block Grant (EECBG), a Federal Department of Energy grant allocated to the County.

The core project design targets combustion-related indoor air pollution in a community with the highest asthma-related emergency room visit rates in California. Both the 35 home retrofits through BayREN's EASE Home Program and 5 residential daycare facility home retrofit projects will be designed to improve indoor air quality and maximize GHG emissions reductions based on the home improvement needs of each single-family home. At least 10 of the 35 EASE Home Program projects are planned to be fully electric and include both solar and battery storage. Retrofits conducted will focus on eliminating natural gas appliances in the homes to improve health outcomes, particularly for the residential daycare facilities where natural gas appliances can exacerbate asthma incidents in children.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

While this project generates economic benefits through energy cost savings for cost-burdened households, its primary alignment is with Strategy 1 to reduce air pollution and improve health outcomes. On November 4, 2025, Contra Costa County adopted a Clean Energy Roadmap for Existing Buildings (Clean Energy Roadmap). The Clean Energy Roadmap is an action item specified in Strategy BE-2 of the County's Climate Action and Adaptation Plan 2024 Update, adopted on November 5, 2024, by the County Board of Supervisors and includes information on health impacts, particularly as it relates to asthma when gas appliances are eliminated from existing buildings. Contra Costa County has approximately 300,000 residents living in census tracts that rank in the 95th percentile or higher statewide for asthma-related emergency department visits; these census tracts are located primarily along the County's northern waterfront. This is higher than any other county in California.

On average, Californians spend approximately 90 percent of their time indoors where the air quality can be more polluted than outdoors. Gas appliances emit harmful amounts of carbon dioxide (CO_2) and nitrogen dioxide (NO_2) which become trapped in the home, causing lasting health ramifications to occupants. For example, gas stoves in homes produce NO_2 concentrations that are 50-400 percent higher than homes with electric stoves. These spikes often cause indoor air quality to far exceed the standards for outdoor air pollution. Children living in homes with gas stoves are 42 percent more likely to suffer asthma symptoms than those living in homes with electric stoves. Particularly for those with moderate to severe asthma, eliminating the use of gas stoves and other appliances that use gas in the home are known to improve health outcomes.

The Clean Home Retrofits project directly advances Strategy 1 by eliminating gas appliances — the primary source of indoor combustion pollutants — in 40 homes in North Richmond, one of the most environmentally overburdened communities in the nation. By prioritizing income-qualified households and licensed residential daycare facilities where young children are present daily, the project concentrates health benefits where the asthma burden is highest and the barriers to voluntary electrification are greatest. The five daycare facility retrofits in particular represent a direct intervention for children, the population most vulnerable to indoor NO_2 exposure from gas appliances.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

North Richmond is a severely overburdened community by every environmental and socioeconomic measure. According to the EPA EJScreen Community Report, the total

population of the project area is 4,000. Of that, 96% are people of color — 68% Hispanic and 19% Black. Sixty-one percent of residents report speaking Spanish at home as their primary language, and 70% of residents speak a language other than English in their household. The median per capita income stands at $24,610, representing only 54% of the California per capita income and 60% of the national figure. Thirty-seven percent of residents are considered low-income, compared to 28% statewide and 31% nationally. Over 50% of renters are cost burdened, and the community has a history of housing insecurity.

The environmental burden concentrated in North Richmond is among the most severe in the nation. The community ranks in the top 4% of census tracts nationally for proximity to hazardous sites, top 5% for Superfund proximity, top 11% for proximity to Risk Management Plan (RMP) facilities, top 12% for toxic releases to air, top 13% for traffic proximity, top 16% for diesel particulate matter, and top 18% for air toxics cancer risk. Transportation access compounds these vulnerabilities, with inadequate roadway and sidewalk maintenance and a lack of connected walking and biking infrastructure limiting residents' ability to reach services or evacuate during emergencies.

The Clean Home retrofit program will be available to all eligible single-family property owners that have an area median income of up to 120% and live in North Richmond for both the unincorporated (County) and incorporated (City of Richmond) areas of North Richmond. The City of Richmond (incorporated) area of North Richmond will include all single-family homes located north of the railroad tracks.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The need for all-electric building upgrades in North Richmond has been identified and validated through multiple overlapping community-driven planning processes over several years, all of which centered resident voice and CBO participation.

The most direct driver is the AB 617 Community Emissions Reduction Plan (CERP) for the Richmond–North Richmond–San Pablo area, adopted by BAAD in April 2024. The AB 617 process is specifically designed to give heavily polluted communities — including North Richmond — a formal role in identifying their own pollution burdens and priority interventions. Through that process, community members identified all-electric building upgrades and indoor air quality improvement as priority actions, providing direct resident-informed validation for the Clean Home Retrofits project.

The Contra Costa Asthma Initiative (2019–2023), developed in partnership with Contra Costa Health Services, BayREN, the County Weatherization Program, the Association for Energy Affordability, and MCE, further grounded this project in community-identified health needs. That initiative referred North Richmond-area residents with high rates of asthma-related emergency room visits to weatherization and energy efficiency programs — demonstrating both the scale of the health burden and the community's established appetite for home-based interventions.

Most recently, the County's November 2025 Clean Energy Roadmap for Existing Buildings was developed using the Greenlining Framework, a structured approach to building trust with communities disproportionately impacted by the energy transition. The Greenlining Framework centers CBO engagement as the primary vehicle for understanding community barriers, co-creating outreach strategies, and ensuring that equity — not displacement — guides program design. The CAAP itself, adopted after several years and hundreds of community meetings including multiple convenings in North Richmond, established Building Efficiency Strategy BE-2 as a community-supported priority, requiring the County to prioritize equity and minimize disruption to existing tenants in any building electrification effort.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

North Richmond faces a compounding environmental justice crisis that this project directly targets. The community ranks in the top 4% of census tracts nationally for proximity to hazardous sites, top 16% for diesel particulate matter, and top 18% for air toxics cancer risk. Ninety-six percent of residents are people of color, 37% are low-income, and over 50% of renters are cost-burdened. Contra Costa County's northern waterfront — where North Richmond sits — contains census tracts ranking in the 95th percentile or higher statewide for asthma-related emergency room visits, a rate higher than any other county in California.

A core but underaddressed dimension of this pollution burden is indoor air quality. Gas stoves produce NO_2 concentrations 50–400% higher than homes with electric stoves, and children in homes with gas stoves are 42% more likely to experience asthma symptoms. In a community where the majority of residents speak a language other than English at home, have limited financial resources, and face mandatory appliance

transition deadlines — BAAQMD Rules 9-4 and 9-6 will ban new gas water heaters starting in 2027 and gas furnaces in 2029 — the barriers to voluntary electrification are substantial without direct program support.

The Clean Home Retrofits project addresses these challenges by delivering no-cost or low-cost retrofits to income-qualified single-family homeowners (up to 120% AMI) in both the unincorporated County and incorporated City of Richmond portions of North Richmond. The five residential daycare facility retrofits carry particular public health significance: by eliminating gas appliances from facilities that serve young children daily, the project reduces combustion-related asthma triggers for one of the community's most vulnerable populations.

Progress toward community impact will be demonstrated through the following measurable outcomes:

- **40 homes retrofitted** with clean energy improvements, including elimination of gas appliances, reducing indoor NO_2 and combustion pollutant exposure for participating households
- **10 homes converted to fully all-electric** with solar and battery storage, reducing energy costs and increasing resilience during power outages — directly addressing economic vulnerability among cost-burdened, low-income residents
- **25 homes** receiving heat pump water heater replacements, removing a primary indoor combustion source and positioning households ahead of the 2027 BAAQMD gas water heater ban at no cost to income-qualified participants
- **5 licensed residential daycare facilities** converted to fully all-electric, improving daily indoor air quality for the children in their care
- Pre- and post-retrofit utility data collected for all participating homes to calculate and report GHG reductions at project close using California grid emissions factors

These outcomes directly respond to the community priorities surfaced through the AB 617 Path to Clean Air CERP process, which identified all-electric building upgrades and indoor air quality improvement as priority interventions for North Richmond, and builds on the Contra Costa Asthma Initiative's established model of connecting high-asthma-burden households to home-based health interventions.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

The County will use a multilayered approach to keep community members informed of implementation progress, ensure program benefits reach eligible residents, and incorporate feedback throughout the grant term.

The County will contract with a local nonprofit CBO to conduct marketing outreach to North Richmond homeowners about the Clean Home Retrofit program. Outreach activities may include attending existing community meetings, providing stipends to additional CBOs to spread program awareness, and preparing and disseminating bilingual marketing materials — an essential step given that 61% of North Richmond residents speak Spanish at home. The County will also send direct mailers to all North Richmond residents about program offerings, and will leverage its existing BayREN EASE Home Program marketing infrastructure to generate qualified leads among eligible property owners. The County will work closely with the selected CBO to tailor the outreach approach to community needs using the Greenlining Framework outlined in the Clean Energy Roadmap for Existing Buildings.

Second, the BayREN EASE Home Program has established post-retrofit survey protocols that will be used to gather participant feedback and inform program adjustments on an ongoing basis across the 35 single-family home retrofits. The County will conduct its own post-retrofit surveys with all property owners who participate in the residential daycare facility retrofit component. Where feasible, survey findings will be used to adjust program delivery — including outreach tactics, contractor performance standards, and participant support — to improve outcomes over the five-year grant term.

Finally, because this project is structured to deliver retrofits over five years, early implementation findings from both the BayREN and County-led components will inform later cohorts. If the up-to-$2,000 participant co-pay proves a barrier to participation in the EASE Home Program, the County has identified the option to lower or eliminate that cost for the lowest-income participants, reflecting a commitment to adjusting program design in response to community experience rather than holding rigidly to initial assumptions.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Clean Home Retrofit project will retrofit a total of 40 homes located in the North Richmond Community. 10 homes will be retrofitted to be all-electric and include both solar and battery storage. 25 homes will have, at a minimum, gas water heaters replaced with electric heat pump water heaters. Additional all-electric retrofit measures may be included depending on the need or priority to cost-effectively improve indoor air pollution and health outcomes. 5 single-family residential daycare facilities will be retrofitted to focus on eliminating natural gas appliances inside the home (i.e., gas stoves, gas heaters, etc.).

This project will improve indoor air quality by converting homes with gas appliances to be all-electric and increase energy efficiency with home weatherization improvements. The homes that receive solar and battery storage will substantially reduce their energy costs and support community resilience when there are local power outages.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total BAAD funds requested for the Clean Home Retrofits project are $2,374,423.44 over five years, comprising $585,254.44 allocated to Contra Costa County's Department of Conservation and Development for program administration, outreach, and direct retrofit delivery, and $1,789,169 allocated to BayREN (Association of Bay Area Governments) for retrofit delivery and program management.

BayREN's budget is anchored by $1,404,060 in subcontractor costs covering the delivery of expanded clean energy retrofit upgrades, including heat pump water heaters, HVAC systems, induction cooktops, heat pump clothes dryers, solar panels, battery storage, and electrical panel upgrades, for at least 35 single-family homes in the North Richmond area. At least 10 of those homes will become fully all-electric with electric appliances, rooftop solar, and battery storage. The remaining 25 homes will receive smaller retrofit improvements, prioritizing replacement of gas water heaters with heat pump water heaters, with additional measures included based on each home's needs and cost-effectiveness. BayREN staff costs of $130,000 cover ABAG/MTC personnel responsible for managing subcontractor agreements and overseeing program delivery across the five-year grant term. BayREN also includes a $25,000 contingency for unforeseen subcontractor costs. Indirect costs for BayREN total $230,109 at the 15% cap.

The County's budget of $585,254.44 covers two distinct scopes: program administration and outreach for the single-family retrofit program, and direct retrofit delivery to licensed residential daycare facilities. Personnel costs of $233,916.90 fund County staff for grant management, accounting, and program marketing and outreach. Community engagement costs of $20,000 cover printing and mailing to reach single-family property owners in the project area. Subcontractor costs of $255,000 are split between a nonprofit community engagement subcontractor ($55,000) conducting targeted outreach to North Richmond homeowners, and a licensed contractor ($200,000) responsible for implementing no-cost clean energy retrofits at up to five licensed residential in-home daycare facilities in the project area, extending the health and air quality benefits of electrification to the young children served in these settings each day. Indirect costs total $76,337.54 at the 15% cap.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Clean Home Retrofits project is consistent with a layered set of community, local, regional, and statewide plans and initiatives — each of which independently identifies the need for the all-electric building upgrades and indoor air quality improvements this project delivers.

Contra Costa Asthma Initiative (2019–2023)
This project builds directly on work the County completed through the Contra Costa Asthma Initiative, developed through a technical assistance grant from the Green and Healthy Homes Initiative (GHHI) in coordination with Contra Costa Health Services, the County Weatherization Program, the Association for Energy Affordability, BayREN, and MCE. Following completion of a business plan in late 2019, CCHS was awarded funding from the Sierra Health Foundation and BAAD to implement a comprehensive home-based asthma remediation program covering home assessments, asthma trigger identification and remediation, and energy efficiency and weatherization services. The Clean Home Retrofits project extends this work by adding full electrification, solar, and battery storage to the retrofit toolkit — going beyond weatherization to eliminate combustion pollutants at their source.

Contra Costa County 2045 General Plan
Adopted by the Contra Costa County Board of Supervisors, the 2045 General Plan is built on four key themes: sustainability, community health, economic development, and

environmental justice. North Richmond is recognized in the General Plan as an Impacted Community — the term used to refer to communities the State identifies as disadvantaged under CalEnviroScreen 4.0 — that has been disproportionately impacted for generations by industrial activity and pollution. The General Plan establishes goals, policies, and actions specific to improving indoor and outdoor air quality, transitioning to clean energy, and supporting a net-zero emission economy. The Clean Home Retrofits project directly advances General Plan policies for North Richmond by replacing gas appliances with all-electric systems, reducing combustion-related indoor air pollution, and extending clean energy access to low-income homeowners and daycare operators in an Impacted Community.

Contra Costa County Climate Action and Adaptation Plan (CAAP) 2024 Update
The CAAP, also adopted in November 2024, includes Strategy BE-2: Retrofit existing buildings and facilities in the unincorporated county and County infrastructure to reduce energy use and convert to low-carbon or carbon-free fuels. The Clean Energy Roadmap for Existing Buildings is a direct action item under this CAAP strategy, providing an initial assessment of the landscape for transitioning buildings to all-electric and highlighting benefits including enhanced health and safety in homes and improved community resilience to the impacts of climate change, with a strategic community engagement strategy centering equity to inform impacted communities about the benefits of clean energy buildings. The Board of Supervisors has approved the Clean Energy Roadmap, and the Clean Home Retrofits project operationalizes its goals in North Richmond — one of the County's highest-priority Impacted Communities — through direct retrofit delivery to single-family homeowners and licensed in-home daycare facilities.

Bay Area Air Quality Management District
The BAAQMD's Clean Air Plan defines a regional strategy to protect public health and address climate change, including specific measures to accelerate low-carbon buildings, eliminate methane leaks, and convert space and water heating to all-electric. The Air District is also the lead agency for implementing AB 617 and adopted the Path to Clean Air community emissions reduction plan for the Richmond-North Richmond-San Pablo area in April 2024, which identifies all-electric buildings and indoor air quality improvement as priority interventions for the North Richmond community. The BAAD's appliance rules 9-4 and 9-6 further reinforce this project's approach: the rules ban the purchase of gas water heaters in BAAD territory for residential buildings starting in 2027 and gas furnaces starting in 2029, making the retrofit upgrades delivered by this project an anticipatory investment that prepares North Richmond homeowners for mandatory appliance transitions — at no cost to income-qualified participants.

State Policies

At the statewide level, Executive Order B-55-18 established California's goal of achieving carbon neutrality by 2045. The County's 2024 CAAP is designed to reduce 2045 GHG emissions to 85% below 1990 levels, equal to 87% below baseline 2005 levels, achieving the GHG reduction goals for 2030 and 2045. The Clean Home Retrofits project contributes to this trajectory by replacing gas appliances with electric equivalents in 35 North Richmond homes and at least five in-home daycare facilities, generating estimated GHG reductions to be calculated and reported at project close using pre- and post-installation utility data and California grid emissions factors.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The County's Sustainability Team will lead this project in close coordination with the Co-Applicant, BayREN, led by Sustainability Coordinator Jody London and managed by Principal Planner Demian Hardman-Saldana. The County will dedicate a planner full-time to manage this grant, with the assistance of a Climate Corps Fellow who will be recruited annually to assist with this project.

Ms. London has over 36 years of experience successfully implementing projects for local governments and non-profit organizations. Ms. London has significant experience working with coalitions and partnerships, having led a statewide advocacy group of local governments and served as an elected member of the Oakland School Board. At Contra Costa County she regularly manages multi-partner grants including the 2023 *Healthy Lands, Healthy People* carbon sequestration feasibility study and ongoing *Tree Plan*, both successfully completed or progressing on time and within budget.

Mr. Hardman-Saldana has worked for 19 years on a range of community planning and improvement programs for Contra Costa County. Mr. Hardman-Saldana is the County's lead on energy programs for the built environment. He successfully managed the County's 2009 federal American Recovery and Reinvestment Act grant to perform residential energy efficiency retrofits. He also helped design and implement the Contra Costa Asthma Initiative, a grant-funded partnership between the County's Health Department and Department of Conservation and Development that referred people with high rates of visits to the emergency room for asthma to weatherization and energy efficiency programs that improve indoor air quality. The County will draw on its financial management and other administrative staff to ensure this project is well-managed in compliance with Air District regulations, County policies, and financial best practices.

Energy Efficiency Conservation Block Grant (EECBG)

In 2009, through the American Recovery and Reinvestment Act (ARRA), the County was allocated $3.57 million in EECBG formula funding from the U.S. Department of Energy. This grant provided funding over a 3-year period for various energy efficiency activities that included, lighting and efficiency retrofits, a permit fee rebate program for residential projects for appliance retrofits, window upgrades, and solar photovoltaic system installations, increased funding for the County-operated Weatherization Program, drafting of the County's first Climate Action Plan, and amendments to various County ordinances that promote energy efficiency activities. Status: The project was completed on time, with all reports and compliance requirements met.

Community Development Block Grant (CDBG)
Contra Costa County is an annual "entitlement" recipient of (CDBG) funds from the U.S. Department of Housing and Urban Development and has been a formula recipient since the Program's inception in 1974. DCD administers and manages the CDBG program on behalf of the County and has been receiving an average of $4.5 million in CDBG funds over the last five years. Status: All reporting tasks have been completed on time and within budget, and all compliance requirements have been met.

Home Investment Partnerships (HOME)
Contra Costa County is a "participating jurisdiction" of the HOME Program funds from the U.S. Department of Housing and Urban Development and has been a "participating jurisdiction" receiving an annual allocation since the Program's inception in 1992. The primary goals of the HOME Program are to create and preserve affordable housing to low-income households. The County's Department of Conservation and Development administers and manages the HOME program on behalf of the County and has been receiving an average of $3 million in HOME funds over the last five years. Status: All reporting tasks have been completed on time and within budget, and all compliance requirements have been met.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

A majority of this project will be leveraging existing BayREN resources. The BayREN EASE Home Program already provides energy efficiency improvements of up to $10,000 per home for any property owner who can cover up to 20% of the energy efficiency improvement costs and meets the income criteria to participate in the program (up to 120% of area median income). BayREN will expand its current scope of work for subcontractor(s) to complete any of the additional retrofit work for this project for 35 of

the 40 homes that participate in the BayREN EASE Home Program. Contra Costa County already has an existing contract with the Association of Bay Area Governments, the entity responsible for implementing BayREN across the nine-county region. BayREN and the County will amend the existing agreement(s) already in place to expand the scope of work for this project.

The County will be responsible for implementing the marketing and outreach to the community about the program. The County will also leverage its existing BayREN EASE Home Program marketing and outreach funding with the specific additional marketing and outreach funding allocated for this project with Air District grant funds.

It is anticipated that it will require approximately a 0.9 FTE to implement and manage this project over the grant term. Because the County is leveraging existing staff already allocated through its existing funding through BayREN, it is not anticipated to take a significant amount of staff time to implement and manage this project.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The home energy efficiency and all-electric appliances that will be installed for the 40 homes that participate in this program/project will require building permits. The County and BayREN staff will require in their agreements and contracts with any subcontractor(s) that any home upgrades will be required to obtain any local building permits.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

This project is anticipated to qualify for a categorical exemption under CEQA. Depending on the project scope, exemptions under Class 1 (existing facilities) and Class 4 (minor alterations to land), or similar applicable categorical exemptions are anticipated.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Private property permission will be required before home improvement work can begin. The subcontractor assigned to complete the home retrofit work will be required to obtain private property permission before commencing any work on the property. The property owner will also have to sign and agree to the scope of work for the home improvements, including date(s) and time(s) work will commence.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Once home retrofits are completed, it will be the responsibility of the property owner to continue to maintain any of the equipment installed through the program.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The up to $2,000 cost for the property owner may be a barrier for participation into the program. If so, the project may be modified to lower this participation cost for low-income property owners or tenants. However, early findings through BayREN's EASE Home Program indicate that many low-income residents choose to participate in the program even if there are other no-cost programs available because the EASE Home Program includes home remediation repair costs that other low-income programs do not offer.

Marketing and outreach to inform the community about the program could also be a challenge at the start. However, there is sufficient time during the grant period to make adjustments in our marketing tactics to thoughtfully inform the public about the program offerings and its benefits to the community.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Contra Costa County Department of Conservation and Development & BayREN | Clean Home Retrofit: Improve indoor air quality and reduce combustion-related health burdens for low-income residents in North Richmond by delivering no-cost clean energy retrofits to at least 35 single-family homeowners and 5 licensed residential in-home daycare facilities. Retrofit upgrades — including heat pump water heaters, HVAC systems, induction cooktops, heat pump clothes dryers, solar panels, battery storage, and electrical panel upgrades — will eliminate gas appliances as sources of indoor pollution, with at least 10 homes achieving full electrification with solar and battery storage.

Measurable Outcome	Indicator(s)
1. By the end of Year 4, complete weatherization and all-electric retrofits for all 5 licensed residential daycare facilities in the project area, improving indoor air quality for children in licensed childcare settings.	• Number of licensed residential daycare facilities serving low-income families with retrofits completed (target: 5) • Estimated annual reduction in indoor combustion pollutant exposure at participating facilities
2. By the end of Year 5, complete weatherization and all-electric retrofits for at least 35 single-family homes in North Richmond, with at least 10 homes fully converted to all-electric with rooftop solar and battery storage	• Number of single-family homes with gas water heaters replaced with heat pump water heaters (target: 35) • Number of single-family homes fully upgraded with all-electric appliances, solar PV, and battery storage (target: 10) • Estimated annual reduction in greenhouse gas emissions from completed single-family retrofits
3. By the end of Year 5, complete all marketing and outreach activities for the Clean Home Retrofit program throughout the North Richmond project area.	• Number of direct mailers sent to single-family property owners in the project area (target: all eligible property owners in North Richmond) • Number of single-family homeowner applications received to participate in the BayREN EASE Home Program (target: at least 35)

	• Number of licensed residential in-home daycare facility applications received to participate in the retrofit program (target: at least 5)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. By the end of Year 4, complete weatherization and all-electric retrofits for all 5 licensed residential daycare facilities in the project area, improving indoor air quality for children in licensed childcare settings.	A. Subcontractor procurement and agreements	1. Issue RFP or sole-source justification and select licensed contractor for daycare facility retrofits	CCC	BayREN	Year 1 Q1
		2. Execute subcontract agreement with selected contractor covering scope, schedule, and prevailing wage requirements for up to 5 daycare facility retrofits	CCC	BayREN	Year 1 Q2
		3. Execute subcontract agreement with nonprofit CBO for community outreach and marketing in the project area	CCC	BayREN	Year 1 Q2
	B. Site identification and property owner enrollment	1. Identify eligible licensed residential in-home daycare facilities in North Richmond and conduct initial outreach to property owners	County DCD	CBO Subcontractor	Year 1 Q3
		2. Conduct home assessments at interested daycare facilities to determine retrofit scope and confirm eligibility	Licensed Contractor	County DCD	Year 1-2
		3. Obtain signed property owner agreements and required permits for each participating daycare facility prior to commencing work	Licensed Contractor	County DCD	Year 2
	C. Retrofit construction and closeout	1. Complete retrofit construction at first 2-3 daycare facilities, eliminating gas	Licensed Contractor	County DCD	Year 2-3

		appliances and installing all-electric replacements			
		2. Complete retrofit construction at remaining daycare facilities, targeting completion of all 5 by end of Year 4	Licensed Contractor	County DCD	Year 3-4
		3. Conduct post-retrofit inspections, collect contractor completion records and retrofit measure inventories, and submit Year 4 progress report	County DCD	Licensed Contractor	Year 4
2. By the end of Year 5, complete weatherization and all-electric retrofits for at least 35 single-family homes in North Richmond, with at least 10 homes fully converted to all-electric with rooftop solar and battery storage	A. BayREN program expansion and subcontractor setup	1. Amend existing County-ABAG/BayREN agreement to expand scope of work for the EASE Home Program to cover additional clean energy retrofit upgrades for at least 35 homes in North Richmond	County DCD	BayREN/ABAG	Year 1 Q1
		2. BayREN executes amended subcontractor agreement(s) covering delivery of heat pump water heaters, HVAC systems, induction cooktops, solar PV, battery storage, and electrical panel upgrades	BayREN/ABAG	County DCD	Year 1 Q2
		3. Confirm prevailing wage compliance requirements with subcontractor(s) and establish reporting protocols for retrofit progress	County DCD	BayREN/ABAG	Year 1 Q2
	B. Homeowner enrollment and retrofit delivery (Years 2-4)	1. Process homeowner applications; conduct home assessments to determine retrofit eligibility and scope for participating single-family homes	BayREN/ABAG	County DCD	Year 2
		2. Complete retrofit installations for initial cohort of homes, prioritizing gas water	BayREN Subcontractor	BayREN/ABAG	Year 2-4

		heater replacements with heat pump water heaters across at least 25 homes			
		3. Identify and prioritize homes among EASE Home Program participants as candidates for full electrification with rooftop solar and battery storage; target at least 10 homes for full all-electric conversion	BayREN/ABAG	County DCD	Year 2-4
	C. Full all-electric delivery and project closeout	1. Complete all-electric conversions including solar PV and battery storage installations for at least 10 qualifying homes	BayREN Subcontractor	BayREN/ABAG	Year 4-5
		2. Confirm all 35 single-family homes have completed retrofit work; collect final retrofit measure inventories and utility data for emissions calculations	BayREN/ABAG	County DCD	Year 5
		3. Submit final Year 5 summary report documenting all work completed per home, total heat pump water heaters and all-electric appliances installed, solar and battery capacity added, and estimated GHG reductions	County DCD	BayREN/ABAG	Year 5
3. By the end of Year 5, complete all marketing and outreach activities for the Clean Home Retrofit program	A. CBO contracting and campaign planning	1. Execute subcontract agreement with selected nonprofit CBO defining scope, deliverables, and schedule for community outreach and marketing activities in the project area	County DCD		Year 1 Q2
		2. Develop targeted outreach plan with CBO, including mailer content, meeting schedule, and strategy for reaching	County DCD	CBO Subcontractor	Year 1 Q3

throughout the North Richmond project area.		Spanish-speaking residents; finalize list of single-family property owners to receive direct mailers			
		3. Design and produce outreach materials including direct mail pieces and any supplemental materials for community meetings and CBO distribution	County DCD	CBO Subcontractor	Year 1 Q4
	B. Outreach campaign implementation (Years 2-4)	1. Send first round of direct mailers to all single-family property owners in the North Richmond project area about the Clean Home Retrofit program and BayREN EASE Home Program	County DCD		Year 2 Q1
		2. CBO attends existing community meetings and conducts targeted outreach to North Richmond residents and daycare facility operators; provides stipends to additional CBOs to expand program awareness	CBO Subcontractor	County DCD	Year 2-4
		3. Conduct follow-up mailer rounds and adjust outreach tactics as needed based on application volume and community feedback; document all outreach activities and contacts	County DCD	CBO Subcontractor	Year 2-4
	C. Tracking, reporting, and closeout	1. Track and report annually on number of mailers sent, applications received from single-family homeowners, and applications received from licensed residential daycare facilities	County DCD	CBO Subcontractor	Annual
		2. Collect and summarize CBO activity reports documenting community meetings	County DCD	CBO Subcontractor	Annual

		attended, materials distributed, and other outreach activities conducted each year			
		3. Submit final Year 5 outreach summary report documenting total mailers sent, total applications received (homeowners and daycare facilities), and all marketing and outreach activities conducted by County and subcontractor(s)	County DCD	CBO Subcontractor	Year 5

Project Name: Clean Home Retrofits
Lead Applicant Name: County of Contra Costa
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	County Staff	County staff to manage grant administration activities for project. Includes grant managment staff and accounting staff for grant reporting.	$208,916.90
Personnel/Staff Costs	Direct	County Staff	County staff to implement program marketing and outreach	$25,000.00
Community Engagement	Direct	Marketing Materials	Printing & mailing costs for resident outreach related to project	$20,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Subcontractor	Select nonprofit organizations will be contracted to suppor marketing and community engagement efforts	$55,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Subcontractor	Subcontractor(s) to manage and implement to install no cost single-family home retrofits to at least 5 licensed residential daycare facilities.	$200,000.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect costs	Calculated at 15%	$76,337.54
Only add lines above this line				
			TOTAL:	$585,254.44

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$508,916.90
Total Indirect Costs	$76,337.54
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$585,254.44
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	$0.00

Project Name: Clean Home Retrofits
Co-Applicant 6 Name: Bay Area Regional Energy Network (BayREN)
Term for this budget (in years): 5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Retrofit construction/installation subcontractor	Subcontractor(s) to implement home retrofit in at least 35 homes	$1,404,060.00
Personnel/Staff Costs	Direct	Project Management Staff	BayREN staff to implement and manage subcontractor agreements	$130,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect (15%)		$230,109.00
Contingency (≤10% of Direct Costs at PROJECT	Contingency		Unforeseen cost of subcontractor to implement project	$25,000.00
Only add lines above this line				
			TOTAL:	**$1,789,169.00**

Co-Applicant 6 Budget Summary (auto-calculated)

Total Direct Costs	$1,534,060.00
Total Indirect Costs	$230,109.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$25,000.00
Total Funds Requested	$1,789,169.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	1.6%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity
City of Pinole Application



Bay REPAIR Local Community Benefits Fund – Round 1 Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Lead Applicant	City of Pinole
Application Location	Pinole, CA
Overall Funding Request	$4,999,682
Grant Term Request	3 years

PROPOSAL VISION (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:***
   - ***Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.***
   - ***Advance integrated projects to holistically meet community needs.***
   - ***Strengthen community-driven and collaborative solutions.***

The City of Pinole, together with Rebuilding Together East Bay Network and GRID Alternatives, will deliver a comprehensive, menu-style decarbonization program for 189 homes in a REPAIR-eligible corridor burdened by high diesel particulate (70–73rd percentile), traffic pollution (85–88th percentile), and elevated asthma rates (67–89th percentile), deploying up to 150 kW of solar, 450 kWh of battery storage, 30 EV chargers, 90 heat pump water heaters, 90 heat pump HVAC systems, 90 electric panel upgrades, and 30 reroofs, supported by 25 local workforce trainees. This integrated, equity-centered model—prioritizing low-income and pollution-impacted households—advances LCBF strategies by directly reducing air pollution and improving health outcomes while building economic resilience through no-cost participation pathways, streamlined permitting, and a replicable, neighborhood-scale decarbonization blueprint for small cities.

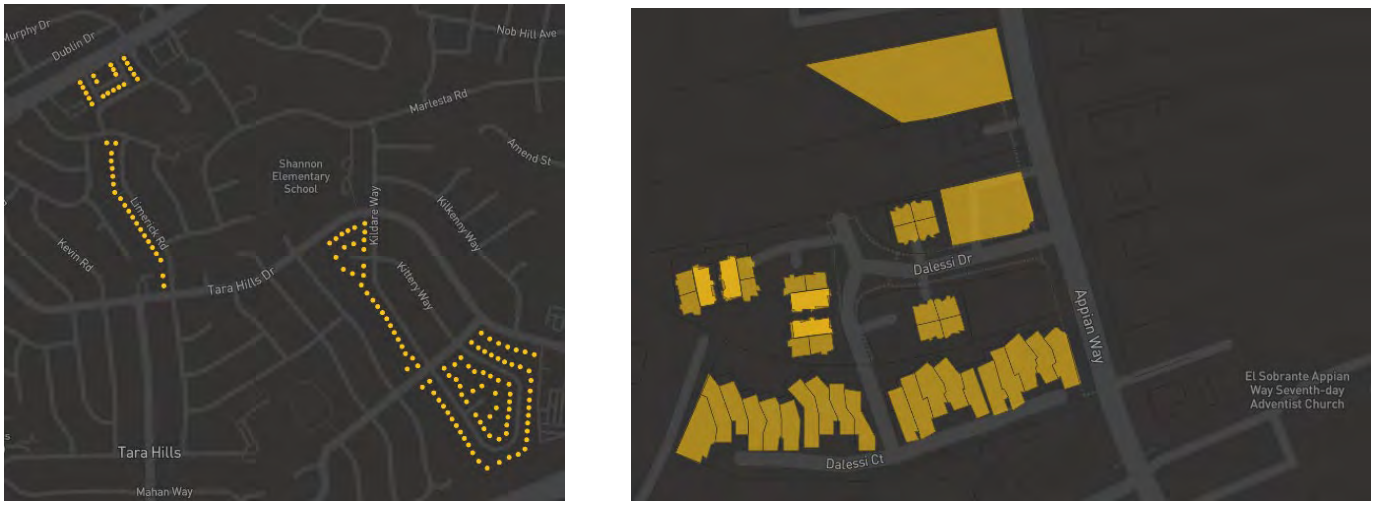


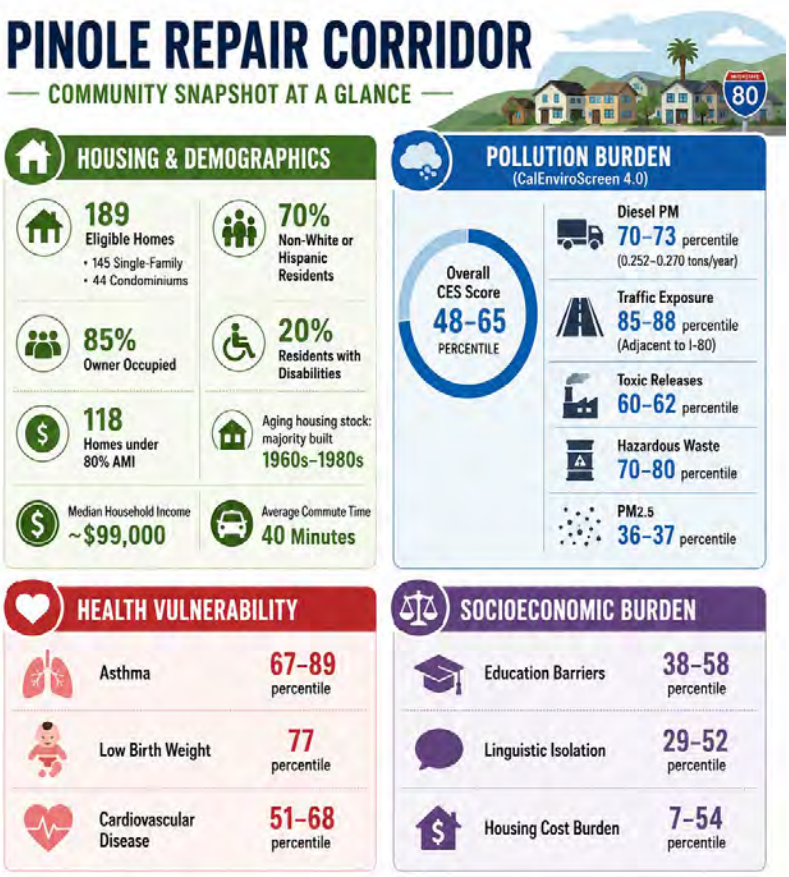
Figure 1: Eligible REPAIR residences

2. ***Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).***

The proposed project will serve 189 homes—145 single-family residences and 44 townhomes/condominiums—located within a uniquely configured REPAIR-eligible corridor in Pinole. These homes span multiple decades of construction, including 2 homes from the 1940s, 102 from the 1960s, 48 from the 1980s, 15 from the 1990s, and 23 from the 2000s, reflecting an aging housing stock with varying levels of energy efficiency and electrification readiness. Preliminary analysis indicates that approximately 85% of residences are owner-occupied, nearly 118 households fall under 80% AMI, the average median household income is ~$99,000, and the neighborhood is predominantly Non-White or Hispanic (70%), with 20% of residents reporting a disability and an average commute time of 40 minutes.

The REPAIR-eligible corridor experiences disproportionate environmental and public-health burdens documented through CalEnviroScreen 4.0. The neighborhood ranks between the 48th and 65th percentiles statewide for cumulative pollution burden, with several indicators demonstrating severe exposure risks. Diesel particulate matter exposure is among the most acute, with emissions of 0.252 to 0.270 tons per year placing the area in the 70th–73rd percentile statewide, and traffic pollution in the 85th–88th percentiles due to proximity to Interstate 80 and high truck volumes. These conditions contribute directly to elevated health risks: asthma prevalence ranks 67–89, low birth weight 77, and cardiovascular disease 51–68. Additional vulnerability indicators include linguistic isolation (29–52nd percentile), lower educational attainment (38–58th percentile), and housing cost burden (7–54th percentile).

Taken together, this data confirms that Pinole's REPAIR corridor is a pollution-burdened, health-vulnerable, and socioeconomically diverse community whose residents face multiple, intersecting challenges. The populations targeted for benefit through this project include low-income households, households adjacent to heavy-traffic corridors, seniors, individuals with disabilities, and families living in older homes with outdated or unsafe gas appliances. These households stand to benefit directly and immediately from electrification upgrades, clean-energy installations, ventilation and filtration improvements, home repairs, and workforce development opportunities, which together will meaningfully reduce exposure to harmful pollutants and improve long-term health, safety, and resilience.



PARTNERSHIP STRUCTURE (20 points)

3. ***Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.***

The City of Pinole, a small but highly community-embedded local government, has an established track record of advancing equitable building decarbonization and clean-energy access. Through its Climate Action and Adaptation Plan, Environmental Justice Element, and multiple clean-energy initiatives—including residential rebates, instant and no-cost permitting, and an all-electric virtual concierge—the City has consistently centered high-need households and demonstrated leadership in removing barriers to electrification and clean-energy upgrades. The City's sustained engagement with residents, contractors, and community partners in the REPAIR corridor, including collaboration with GRID Alternatives over the past year, reflects its deep connection to and understanding of local needs.

Rebuilding Together East Bay Network (RTEBN) is a trusted nonprofit with more than 30 years of experience serving vulnerable households in West Contra Costa communities. RTEBN preserves safe, affordable homeownership for low-income seniors, veterans, and residents with disabilities by delivering no-cost repairs, energy-efficiency upgrades, and hazard mitigation—making them uniquely positioned to implement electrification-ready upgrades and essential repairs in the project area.

GRID Alternatives (GRID) brings two decades of experience delivering solar, clean-energy technologies, and hands-on workforce training in Contra Costa County. GRID has installed clean-energy systems for more than 2,200 Bay Area homeowners and has extensive experience qualifying income-eligible households, managing multi-home deployments, and engaging job trainees from the communities they serve. GRID's long-standing presence and culturally competent engagement model make them a strong partner for delivering solar, storage, and workforce development opportunities in the REPAIR corridor.

Together, these organizations bring deep community relationships, proven implementation capacity, and aligned missions, ensuring the project is grounded in equity, resident trust, and community-led clean-energy transformation.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The City of Pinole, as Lead Applicant, will oversee overall program administration, community engagement, permitting, equity-based prioritization, and coordination with PG&E. The City will manage participant intake, maintain all program materials and multilingual communications, and ensure timely permitting and compliance with LCBF reporting requirements. The City will also develop the tiered prioritization scorecard, household intake forms, equity-based cost-share structure, program guidelines, and subcontractor requirements (including fixed pricing, QA/QC through QuitCarbon, and tenant-protection provisions). See Figure 2.

Rebuilding Together East Bay Network (RTEBN) will serve as Co-Applicant and lead contractor for electrification-ready upgrades and essential home repairs, including installation oversight for heat pump water heaters, heat pump HVAC systems, panel upgrades, and reroofs. RTEBN will also co-lead outreach, provide homeowner consultations, and manage and train 15 workforce trainees throughout the project.

GRID Alternatives (GRID) will deliver solar, battery storage, and EV charger installations, co-lead outreach and consultations, and recruit and train 10 workforce trainees. GRID will perform installations under

subcontract to the City and will coordinate closely with City staff and RTEBN to ensure equitable distribution of measures across participating homes.

The three partners bring established working relationships and complementary expertise in clean-energy installations, home repairs, community engagement, and workforce development. They will implement a shared governance model, meeting bi-weekly to align on outreach, scopes, contractor performance, and budget. While collaboration guides decision-making, the City of Pinole will serve as final arbiter on regulatory, permitting, fiscal, and reporting matters to ensure compliance with LCBF requirements.

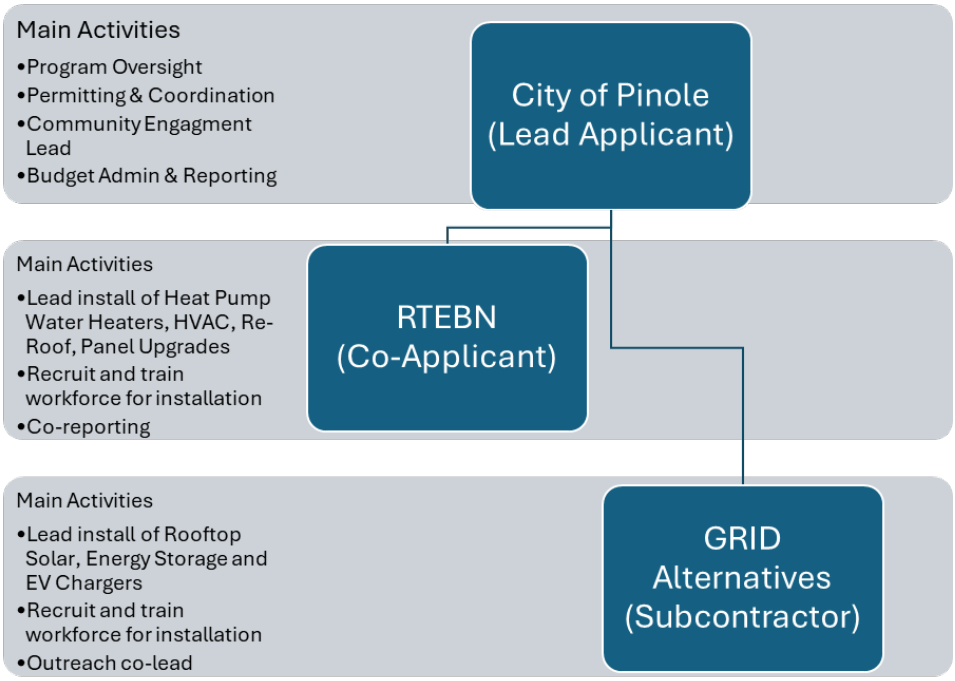


Figure 2: Summary of Partnership Structure

5. ***Describe how the Lead Applicant will work with Co-Applicant(s) to:***
    - ***Coordinate overall community engagement activities.***
    - ***Track and report on indicators to assess progress towards measurable outcomes.***
    - ***Collect and process reporting, reimbursement and invoicing requirements.***

The City of Pinole, RTEBN, and GRID Alternatives will coordinate implementation through a unified engagement, tracking, and reporting structure. The City will serve as the primary point of contact for residents, manage all co-branded communications, host the program website and interest forms, and lead multilingual outreach using its established channels (newsletters, social media, PCTV, community events, and partner networks). The City will track resident responses, conduct follow-up outreach, verify eligibility, score and tier participating homes, finalize scopes, and ensure equitable distribution of measures within per-home budget caps.

RTEBN and GRID will co-lead community engagement by reviewing all resident-facing materials, participating in informational sessions, and conducting door-to-door or direct follow-up with non-responding households. All partners will coordinate workforce recruitment using existing outreach pipelines and the

City's supplemental channels. RTEBN and GRID will provide consultation to interested households during scope development and will support fair subcontractor participation through established contractor networks. For measurable-outcomes tracking, the City will maintain centralized documentation—including outreach records, intake forms, final scopes, installation data, and trainee participation—while RTEBN and GRID provide installation-level and workforce metrics. The City will consolidate indicators and progress data for reporting.

For grant reporting, reimbursement, and invoicing, the City will manage all financial administration, process subcontractor invoices, and prepare required LCBF reports. RTEBN and GRID will submit installation documentation and cost records to the City for reimbursement and consolidated reporting. Regular coordination meetings will ensure alignment and timely submission of all reporting materials.

6. ***Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.***

Acceptance of the grant, if awarded, will require City Council approval. Given the City's consistent, unanimous support for clean-energy initiatives, the item authorizing the City to accept grant funds will be placed on the consent calendar. The proposed project aligns directly with the Council-adopted Climate Action and Adaptation Plan, further supporting anticipated approval. RTEBN (Co-Applicant) and GRID Alternatives (subcontractor) have already received their respective board approvals and are prepared to implement the project within the grant term.

CAPACITY (20 points)

7. ***Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.***

The City of Pinole has the staffing, interdepartmental capacity, and project management experience necessary to oversee this multi-component initiative. Kapil Amin, Sustainability Project Manager (≈0.25 FTE), will serve as project lead and primary contact. Mr. Amin has extensive experience managing complex, equity-focused climate and permitting initiatives—including the City's Climate Action and Adaptation Plan, Environmental Justice Element, clean-energy rebate programs, instant and no-cost permitting, and multiple community-driven policy efforts—demonstrating his ability to deliver high-visibility projects with substantial outreach, technical coordination, and cross-agency collaboration.

Project implementation will be supported by the Community Development Department, including Planning, Building, Code Enforcement, and Economic Development staff. The Building Division, already experienced with instant permitting through Symbium, has the capacity to process and inspect electrification, solar, storage, and EV charger permits at the scale proposed. Additional support will be provided by the Communications, Public Works, and Community Services Departments as needed for outreach, resident coordination, and implementation logistics.

The City's role will be complemented by RTEBN and GRID Alternatives, both of whom bring established operational workflows and a long track record of delivering home-upgrade and clean-energy programs across Contra Costa County. With dedicated staff, interdepartmental coordination, and experienced

implementation partners, the City is well-positioned to manage all components of this project from outreach through installation and reporting.

8. ***Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.***

The City of Pinole has strong financial management practices that align with Local Community Benefits Fund requirements, including internal controls, cost-allowability verification, use of interest-bearing accounts, and detailed tracking of sub-awards and reimbursable expenses. All funds for this project—including payments to RTEBN and GRID—will be assigned dedicated fund codes with itemized documentation to ensure transparency, audit readiness, and proper allocation to eligible activities. The City also has experience administering grants with advance-payment structures and is prepared to implement an LCBF-compliant process for managing, tracking, and reconciling advance funds.

The City regularly manages complex, multi-year clean-energy and climate grants, including the California Energy Commission's Local Government Building Decarbonization Challenge (~$700,000) and the MTC Climate Implementation Grant (~$1,000,000). Under these programs, the City prepares comprehensive quarterly expenditure reports, reconciles personnel and consultant costs down to the task level, and coordinates closely with funding-agency grant managers to ensure full compliance. All procurement is conducted with competitive cost review, documentation of cost-reasonableness, and agency approval for any scope or expenditure adjustments. This demonstrated track record shows the City's ability to administer public funds responsibly, maintain meticulous financial documentation, and ensure that grant funds are spent solely on eligible, mission-aligned project activities.

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget
1	Scaled Decarbonization Menu	Scaling Decarbonization Menu-Style in Pinole will significantly improve indoor and outdoor air quality in pollution-burdened project scope areas via menu option(s) for interested homes to select from: solar with battery storage, heat pump water heating, heat pump space heating and cooling, EV charging, reroofs, and panel upgrades. Project execution will serve as a replicable model for other communities with creative, streamlined approaches such as instant permitting, fixed-pricing installation, equitable prioritization and community bargaining.	Both	City of Pinole	64.6%	$ 4,727,682	$ 2,000.00	0.0%	$ 4,999,682	$ 1,771,182	$ 3,228,500
				TOTALS	**64.6%**	**$ 4,727,682**	**$ 2,000**	0.0%	**$ 4,999,682**	**$ 1,771,182**	**$ 3,228,500**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Lead Applicant Name	City of Pinole
Project Location	Pinole, CA
Overall Funding Request	$4,999,682
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Project Lead	City of Pinole with RTEBN and GRID
Project Location	Various residences
Project Funding Request	$4,999,682

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The City of Pinole, in partnership with Rebuilding Together East Bay Network (RTEBN) and GRID Alternatives, proposes a comprehensive home-decarbonization initiative serving 189 homes in the Pinole REPAIR Corridor. This neighborhood—comprised of older housing stock and located adjacent to Interstate 80—faces elevated exposure to diesel particulates, traffic emissions, and associated health burdens. The project will deliver coordinated clean-energy and electrification improvements, including solar, battery storage, heat pump technologies, panel upgrades, energy-efficiency measures, essential repairs, and workforce training.

The initiative is designed to demonstrate a scalable model for small cities, prioritizing low-income and pollution-burdened households and tailoring services to homes with the greatest electrification need. By integrating community outreach, streamlined permitting, equitable prioritization, and multi-measure improvements, the project creates a seamless pathway for residents to transition to healthier, all-electric homes.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce air pollution and improve health outcomes

The project directly reduces indoor and outdoor air pollution by replacing gas-combustion appliances—which emit carbon monoxide, nitrogen oxides, PM2.5, and air toxics—with clean, all-electric technologies. These upgrades are especially critical in a corridor exposed to refinery-adjacent pollution and I-80 diesel traffic. Solar and battery storage further reduce reliance on peaker-plant electricity during high-pollution periods, while offering resilience benefits during outages. Collectively, these measures reduce household-level emissions, improve indoor air quality, and lower exposure for residents already experiencing elevated asthma and cardiovascular risks.

Build economic resilience for a just transition

The project strengthens economic resilience by reducing energy costs, creating access to distributed clean-energy technologies, and supporting a transition away from fossil fuels without financial burden to low-income households. Workforce development through RTEBN and GRID provides hands-on training and transitional career opportunities for residents within the REPAIR boundary, equipping them with skills for clean-energy jobs and contributing to a broader just transition in Contra Costa County.

Solar paired with storage and EV-ready infrastructure positions households to benefit not only from cleaner air but also from long-term economic stability through reduced utility bills and greater energy independence.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

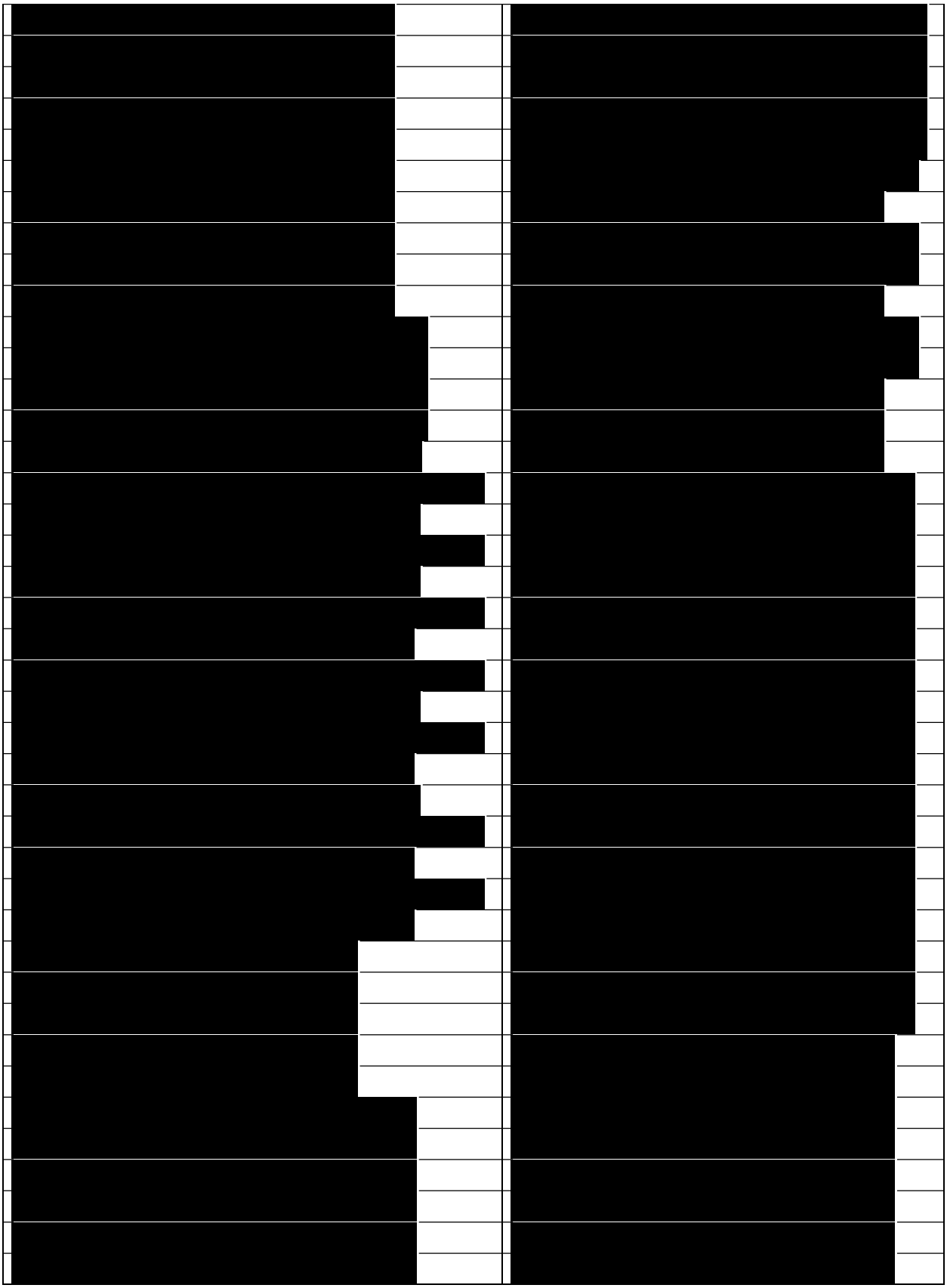
The project serves a narrow, linear residential corridor in Pinole encompassing 189 homes—145 single-family residences and 44 townhomes/condominiums—located directly adjacent to Interstate 80. This proximity exposes residents to elevated traffic-related air pollution, diesel particulates, and noise, contributing to documented health burdens in the neighborhood. All project activities will occur within this defined REPAIR corridor, ensuring that upgrades directly benefit households experiencing the highest pollution exposure and the greatest need for home electrification and air-quality improvements. See Figure 1 and Table 1 below for maps and listing of addresses of homes in the REPAIR area.

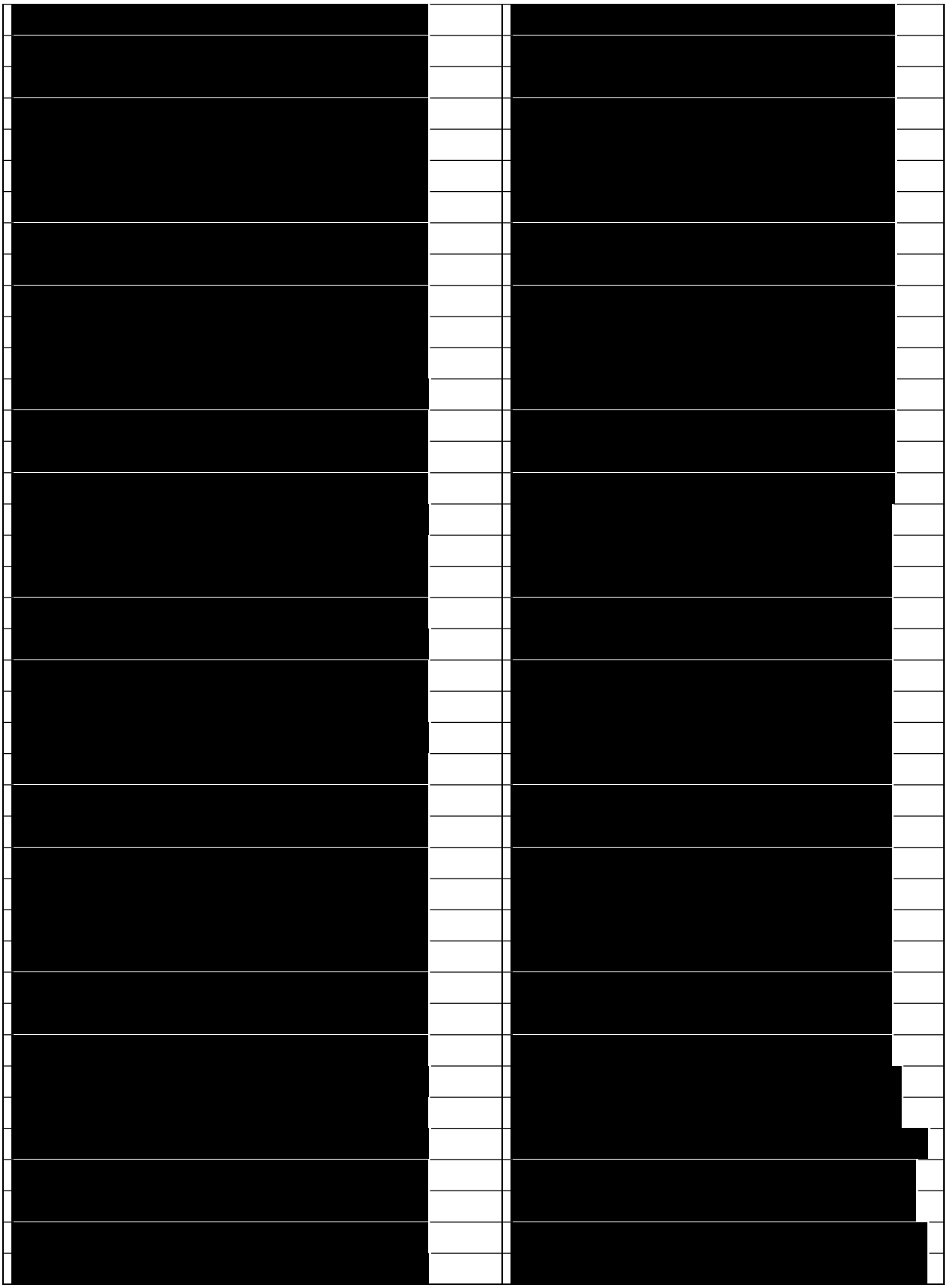


Figure 1: Eligible REPAIR residences

Table 1: Eligible REPAIR Residence Addresses

[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]





[redacted]		[redacted]
[redacted]		
[redacted]		
[redacted]		

The Air District redacted residential addresses to protect personally identifiable information of individual households.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The project serves all eligible homes within the overlapping Pinole and REPAIR boundaries—an area characterized by older housing stock, high exposure to I-80 emissions, and a majority of households below 80% AMI. Community needs and priorities were identified through 1.5 years of extensive engagement conducted during the development of Pinole's Climate Action and Adaptation Plan (CAAP). This process included workshops, surveys, multilingual outreach, and discussions with residents, local businesses, community-based organizations, and partner agencies. A consistent community priority that emerged was the desire for clean-energy upgrades, lower utility costs, healthier homes, and improved indoor air quality.

Community interest has also been demonstrated through strong participation in the City's clean-energy rebate program (PEER), which fully exhausted its first round of funds and showed particularly high uptake among low-income households. The City intentionally targeted outreach to high-need residents first, reinforcing an equity-centered approach that directly informs this project.

For this grant, residents in the project corridor will receive clear, accessible information on the benefits of electrification through hybrid workshops, multilingual materials, and direct outreach. Participation is voluntary and informed, ensuring that residents understand available measures before selecting upgrades that best meet their needs. This engagement model—rooted in trust-building, transparency, and accessibility—ensures the project reflects community-driven priorities established through both CAAP engagement and past clean-energy program participation.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the*

measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The homes within the project corridor are located directly adjacent to Interstate 80, where exposure to diesel particulates and traffic-related air pollution significantly elevates respiratory and cardiovascular risks. Many households fall below 80% AMI and live in older homes with outdated gas appliances, making it difficult to afford upgrades that improve indoor air quality or reduce energy burdens. These conditions create overlapping environmental-justice, public-health, and housing-quality challenges that the project directly addresses.

The project meets these community-identified needs by delivering no-cost or low-cost whole-home decarbonization upgrades, including heat pump technologies, panel upgrades, ventilation and filtration improvements, solar paired with battery storage, and EV-ready infrastructure. These measures directly reduce exposure to combustion emissions inside the home, lower outdoor pollution associated with gas use, and enhance energy resilience for households least able to afford such upgrades on their own.

This initiative also advances environmental justice by recruiting workforce trainees from within the REPAIR corridor, ensuring that project benefits extend beyond home upgrades to include economic opportunity and skills development for residents of historically burdened communities. Electrification-ready upgrades (e.g., panel improvements, solar with storage, EV chargers) place households on a long-term clean-energy pathway and empower residents to adopt future technologies such as EVs, further reducing local pollution.

Measurable outcomes—including the number of installations completed, reductions in combustion appliances, solar and storage deployed, and workforce participants trained—will be tracked through permits, invoices, photo documentation, enrollment forms, and surveys. These quantifiable results will demonstrate clear progress toward improving indoor air quality, reducing pollution exposure, lowering household energy costs, and building local capacity for a just transition.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

Community engagement will be coordinated by the City of Pinole with RTEBN and GRID as active partners throughout implementation. All 189 eligible households will receive an initial multilingual mailer introducing the project, outlining available benefits, and directing residents to a project website with interest forms, update sign-ups, and the schedule for hybrid informational sessions. Responses will be tracked to identify participating and non-responding homes.

The City, RTEBN, and GRID will jointly host informational sessions to explain electrification benefits, answer questions, and support residents in selecting appropriate measures. For households that do not respond, the partners will conduct supplemental outreach, including follow-up calls, door-to-door engagement, and a second round of mailers, ensuring every household has an opportunity to participate or formally decline.

Throughout implementation, the City will provide regular updates via email, mailed notices, and community channels, while partners document resident feedback, concerns, and preferences. This feedback will be incorporated into final scope development, prioritization, and adjustments to outreach strategies. This comprehensive, multi-touch engagement approach ensures transparency, equitable access to program benefits, and meaningful participation by all households in the REPAIR corridor.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

This project delivers a coordinated suite of whole-home decarbonization measures—electrification upgrades, solar and battery storage, energy-efficiency improvements, essential repairs, and workforce training—to reduce air pollution, improve indoor and outdoor air quality, and strengthen long-term community resilience in the Pinole REPAIR Corridor. Major project components include: robust community engagement; equitable prioritization based on need; PG&E coordination for any required transformer upgrades; streamlined permitting; fair subcontractor participation; tenant-protection provisions; and integration of workforce trainees from within the corridor.

The project vision is to provide high-need households with upgrades that directly improve health, safety, and environmental conditions while building local economic opportunity. RTEBN and GRID Alternatives will serve as the primary implementers of all electrification and clean-energy measures, with workforce trainees supporting installation activities. The City will lead program design, household intake, equitable prioritization, scope development, permitting, financial administration, and grant reporting, in close coordination with both partners.

Measurable outcomes will demonstrate clear progress toward decarbonizing the neighborhood and advancing a just transition. These outcomes include installation of whole-home electrification measures, deployment of solar and storage, installation of EV-ready infrastructure, improvements to building safety and ventilation, and training of 25 local workforce participants. Collectively, these activities are expected to achieve approximately 50% decarbonization of the neighborhood, reduce exposure to combustion-related pollutants, and prepare households for future adoption of clean-energy technologies. Outcomes will be tracked through permits, invoices, photo documentation, trainee records, household surveys, and participation forms to ensure accuracy, transparency, and alignment with LCBF requirements.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The project budget is structured to maximize direct community benefits while ensuring fiscal responsibility and compliance with LCBF requirements. The City of Pinole's budget primarily supports staff capacity to launch and administer the program, conduct equitable prioritization and household intake, manage reporting, oversee financial reconciliation, coordinate with PG&E on potential transformer upgrades, and maintain complete documentation of all activities. City costs also include the subcontracted work performed by GRID Alternatives for installation of 30 solar-plus-battery systems and 30 EV chargers, as well as GRID's responsibilities for community engagement and workforce recruitment and training. EV charger costs reflect reductions achieved by leveraging PG&E rebate programs, decreasing the total amount of requested funds.

RTEBN's budget represents the largest portion of direct installation costs, reflecting its role as the lead implementer for whole-home electrification and safety-related upgrades. This includes procurement and installation of 90 heat pump water heaters, 90 heat

pump HVAC systems, 90 panel upgrades, and 30 reroofs, along with oversight of subcontracted installers and management of 15 local trainees participating in on-the-job workforce development. RTEBN's budget also includes administrative support for grant reporting and coordination with the City.

To ensure responsible public fund use, projected uptake of each measure was informed by a review of recent permitting data, identifying where upgrades were likely needed and avoiding overestimation. The budget also factors in the expected participation of households able to cost-share for certain measures, as well as anticipated rebates and incentives available at the time of installation. Together, these conservative assumptions ensure that the requested funding amount is realistic, equitable, and directly tied to the measurable outcomes outlined in the application.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is firmly aligned with Pinole's Climate Action and Adaptation Plan (CAAP), adopted in 2024, which charts a path to carbon neutrality by 2045 and identifies residential natural-gas use and gas vehicles as the community's largest sources of greenhouse gas emissions. The CAAP's cornerstone strategy, CR-1, calls for leveraging building electrification and clean-energy infrastructure to position Pinole as a hub for green economic development and high-road jobs. The project directly advances BE-2, which commits the City to electrifying existing residential buildings to reduce natural-gas consumption by 26% by 2030 and achieve full electrification by 2045. It also fulfills BE-5e, which directs the City to expand partnerships with GRID Alternatives and promote renewable-energy adoption through multilingual, equity-centered education—both core components of this project.

The initiative aligns with broader state and regional frameworks, including AB 32, SB 32, and AB 1279, which set statewide emissions-reduction and climate-neutrality targets. By delivering whole-home decarbonization, this project accelerates compliance with these mandates while advancing environmental-justice principles embedded in California climate policy. It also reflects key practices from the Community Air Protection Program (AB 617) by prioritizing pollution-burdened neighborhoods, reducing local emissions, and centering community-driven solutions.

Altogether, the project reinforces and operationalizes Pinole's climate, environmental justice, and clean-energy commitments while contributing directly to regional and statewide decarbonization and air-quality goals.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of Pinole has extensive experience managing complex, equity-focused climate, permitting, and community programs for a population of 20,000. The Community Development Department—housing Planning, Sustainability, Building, Code Enforcement, Affordable Housing, and Economic Development—regularly implements multi-component initiatives requiring technical coordination, contractor oversight, and robust public engagement. Recent efforts include development of the Climate Action and Adaptation Plan, the Environmental Justice Element, reach-code advancement, the PEER clean-energy rebate program, instant/no-cost permitting, and multiple community-wide policy adoptions. This track record demonstrates the City's ability to execute programs that combine community outreach, technical review, and large-scale residential upgrades.

Rebuilding Together East Bay Network (RTEBN) brings deep experience delivering home upgrades at scale for low-income and vulnerable households. In the past five months alone, RTEBN has installed heat pump HVAC systems, heat pump water heaters, and panel upgrades for 38 Berkeley residents, and was selected to deploy more than $300,000 in CDBG-funded energy-efficiency upgrades in Contra Costa County. Their in-house construction staff and established subcontractor network enable them to manage high-volume installations and quality-assurance needs efficiently.

GRID Alternatives, a statewide leader in clean-energy deployment, has installed solar PV systems for more than 2,200 Bay Area homeowners and administers the CPUC's DAC-SASH program. GRID has extensive experience qualifying income-eligible households, coordinating multi-measure clean-energy installations, and integrating paid job-training opportunities. Their workforce development model pairs trainees with skilled installers, providing hands-on experience while delivering high-quality installations for income-qualified families across Contra Costa County.

Together, the City, RTEBN, and GRID bring proven operational capacity, technical expertise, strong community relationships, and established workflows—ensuring the project can be delivered effectively, on schedule, and at the scale proposed.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources*

that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The City of Pinole will manage this project through a coordinated, fiscally responsible implementation approach designed to maximize benefits for high-need households. Kapil Amin, Sustainability Project Manager (≈0.25 FTE), will lead program implementation, overseeing community engagement, equitable prioritization, scope development, contractor coordination, permitting, and full grant administration and reporting. Mr. Amin has extensive experience managing complex climate and clean-energy programs and will maintain regular coordination with RTEBN and GRID from initial outreach through final installation.

The City will apply cost-efficient strategies—including fixed pricing agreements, community-scale equipment bargaining, targeted cost-sharing for households with some ability to contribute, and optimization of available rebates—to ensure that grant funds stretch as far as possible. Historical permit data will inform expected uptake, ensuring realistic budgeting and preventing over-forecasting of measures.

RTEBN brings strong fiscal and administrative capacity to support implementation. Staff such as Bethany Kaufman have managed CDBG-funded programs across Contra Costa County, ensuring compliance and accurate reporting in complex, multi-jurisdictional contexts. Tracey Greenwell has delivered more than $1 million in CalHome-funded rehabilitation work in Contra Costa and Marin Counties over the past two years, demonstrating her ability to manage construction delivery and documentation requirements for publicly funded projects.

Together, the City, RTEBN, and GRID form a coordinated team with the staffing, administrative infrastructure, and demonstrated public-fund stewardship necessary to deliver this project effectively and in full compliance with LCBF requirements.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The project is fully feasible within the 3-year grant term. The City of Pinole, Community Development Department, will oversee all required building permits and has the capacity to process them quickly through its recently launched instant permitting system, which allows same-day issuance for most residential electrification, solar, storage, and EV-charging installations. With this system in place, the City is confident that all permits can be obtained with sufficient lead time to complete installations on schedule.

Most project activities require only standard residential building permits. Solar PV and battery systems require submittal of a site plan and electrical specifications; GRID Alternatives will prepare and submit these permit applications on behalf of participating households and coordinate all required inspections. For heat pumps, panel upgrades, reroofs, and EV chargers, the City’s Building Division is already equipped to issue permits rapidly and conduct timely inspections through its Community Development Department.

No additional approvals or discretionary reviews are anticipated. Should PG&E determine that transformer upgrades are necessary, the City has already confirmed projected timelines and will submit its application immediately upon award, allowing outreach and household intake to proceed concurrently without affecting the project schedule.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Not applicable

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Site control for this project will be secured through direct homeowner authorization prior to the installation of any measures. Signed authorization forms from each participating household will be obtained before work is performed, ensuring full permission for all work conducted on private property

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance for all installed solar systems and related measures are built directly into the structure of this program. The upfront project costs include comprehensive warranties that are provided to homeowners at no additional charge. GRID Alternatives offers a 10-year labor warranty along with no-cost system repair for issues directly related to the solar installation, effective from the date of project completion. While this warranty does not cover pre-existing conditions or issues unrelated to the solar system, it provides significant long-term reliability and peace of mind for participating households.

In addition, all installed equipment includes manufacturer warranties that will be transferred directly to the homeowners. The expected long-term maintenance associated with rooftop solar—primarily periodic cleaning and ensuring that new sources of shading do not develop—is clearly outlined in the homeowner agreement. Once the warranty period has concluded, homeowners assume responsibility for maintaining their systems; however, the low-maintenance nature of solar technology and the educational materials provided through the program support long-term system performance and homeowner confidence.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The most significant anticipated barrier relates to building trust and obtaining homeowner approval, particularly among residents who may not be familiar with the technology or who may be wary due to the number of organizations currently canvassing neighborhoods with similar-sounding services. RTEBN has a strong track record of working closely with GRID Alternatives on previous initiatives and has demonstrated the ability to build trust by providing free home safety modifications with no obligation or hidden requirements. This existing positive reputation and community

presence will be leveraged to help residents feel confident, respected, and informed when deciding whether to participate in this project.

Another area of uncertainty is the fluctuation of electricity rates across different utilities, which may influence how households perceive the value of solar over time. While GRID cannot influence rate-setting decisions, our team will collaborate with the City of Pinole and RTEBN to monitor changes, provide transparent information, and ensure residents have a clear understanding of both the financial and environmental benefits of their solar installations.

A secondary challenge is ensuring a steady and qualified pool of applicants who meet program criteria and feel comfortable engaging with the process. To address this, the City of Pinole GRID will implement a multi-layered, community-centered outreach strategy that includes the following components:

- Hosting recurring Solar Workshops that offer accessible information, opportunities to ask questions, and on-site support to begin the application process
- Deploying a comprehensive outreach plan that integrates digital campaigns, neighborhood canvassing, City-supported mailings, and participation in local events
- Partnering with trusted community organizations to amplify program awareness and strengthen credibility
- Soliciting feedback from previous clients to identify and address participation barriers, improve program design, and ensure the process remains equitable and user-friendly
- Expanding in-person engagement opportunities so residents can interact directly with staff, receive individualized guidance, and build familiarity with the program

Collectively, these strategies are designed to support broad community participation, strengthen trust, clarify program value, and ensure the project's successful implementation.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor will significantly improve indoor and outdoor air quality in pollution-burdened project scope areas via menu option(s) for interested homes to select from: solar with battery storage, heat pump water heating, heat pump space heating and cooling, EV charging, reroofs, and panel upgrades. Project execution will serve as a replicable model for other communities with creative, streamlined approaches such as instant permitting, fixed-pricing, and community bargaining.

Measurable Outcome	Indicator(s)
1. Decarbonize equivalent to 50% or more of eligible homes in the community	• Number of decarbonization measures installed (target is to install measures across 189 homes which would collectively equate to decarbonization of 50% of the targeted community)
2. Bolster the green workforce for electrification by training 25 trainees from within the REPAIR boundary	• Number of trainees recruited by GRID (target 10) • Number of project completed with support of GRID trainees • Number of trainees recruited by RTEBN (target 15) • Number of decarbonization measures installed with assistance by RTEBN trainees
3. Increase future adoption of EV vehicles/other electrification measures by participating homes by installing solar/battery	• Number of surveyed homes that respond solar/battery installation will increase their adoption of electrification measures • Number of homes educated on the cost benefit of solar with battery storage • Number of surveyed homes who would purchase an ev if solar/battery with EV charging was installed

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Decarbonize equivalent to 50% or more of eligible homes in the community	A. Complete community outreach to 189 eligible homes	Mailer, website development for interested homes	City of Pinole		Month 3
		Organize two workshops to educate homeowners about the program	City of Pinole	RTEBN/GRID	Month 6
		Follow up with unresponsive homes to confirm they are not interested in the program	City of Pinole		Month 7
	B. Complete program guidelines and workflow organization	Complete scorecards to form tiers/home prioritization	City of Pinole		Month 8
		Complete cost coverage guidelines for established tiers	City of Pinole		Month 8
		Complete tenant protection/subcontractor requirements	City of Pinole		Month 9
	C. Complete installations at interested homes	Complete 50% of GRID scope		GRID	Month 20
		Complete 100% of GRID scope		GRID	Month 36
		Complete 50% of RTEBN scope	RTEBN	subcontractors	Month 20
		Complete 100% of RTEBN scope	RTEBN	subcontractors	Month 36
2. Bolster the green workforce for electrification by training 25 trainees from within the REPAIR boundary	A. Complete outreach to prospective trainees	Mailers, social media, community events to recruit trainees	GRID	RTEBN	Month 12
	B. Enroll/train trainees	Onboard trainees/offer pre-installation training/curriculum	GRID	RTEBN	Month 12
	C. Complete projects with assistance of trainees	Track projects completed with assistance of trainees	GRID	RTEBN	Month 36
3. Increase future adoption of EV vehicles/other electrification measures by participating homes by installing solar/battery	A. Confirm interest by homeowners that solar with battery will increase their adoption of electrification measures	Educate residences on the environmental and economical benefits of solar with battery	City of Pinole	GRID/RTEBN	Month 9
		Survey homes before installation if solar with battery will increase further adoption of electrification measures	City of Pinole	GRID/RTEBN	Month 9

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Lead Applicant Name	City of Pinole
Project Location	Pinole, CA
Overall Funding Request	$4,999,682
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Project Lead	City of Pinole with RTEBN and GRID
Project Location	Various residences
Project Funding Request	$4,999,682

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The City of Pinole, in partnership with Rebuilding Together East Bay Network (RTEBN) and GRID Alternatives, proposes a comprehensive home-decarbonization initiative serving 189 homes in the Pinole REPAIR Corridor. This neighborhood—comprised of older housing stock and located adjacent to Interstate 80—faces elevated exposure to diesel particulates, traffic emissions, and associated health burdens. The project will deliver coordinated clean-energy and electrification improvements, including solar, battery storage, heat pump technologies, panel upgrades, energy-efficiency measures, essential repairs, and workforce training.

The initiative is designed to demonstrate a scalable model for small cities, prioritizing low-income and pollution-burdened households and tailoring services to homes with the greatest electrification need. By integrating community outreach, streamlined permitting, equitable prioritization, and multi-measure improvements, the project creates a seamless pathway for residents to transition to healthier, all-electric homes.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reduce air pollution and improve health outcomes

The project directly reduces indoor and outdoor air pollution by replacing gas-combustion appliances—which emit carbon monoxide, nitrogen oxides, PM2.5, and air toxics—with clean, all-electric technologies. These upgrades are especially critical in a corridor exposed to refinery-adjacent pollution and I-80 diesel traffic. Solar and battery storage further reduce reliance on peaker-plant electricity during high-pollution periods, while offering resilience benefits during outages. Collectively, these measures reduce household-level emissions, improve indoor air quality, and lower exposure for residents already experiencing elevated asthma and cardiovascular risks.

Build economic resilience for a just transition

The project strengthens economic resilience by reducing energy costs, creating access to distributed clean-energy technologies, and supporting a transition away from fossil fuels without financial burden to low-income households. Workforce development through RTEBN and GRID provides hands-on training and transitional career opportunities for residents within the REPAIR boundary, equipping them with skills for clean-energy jobs and contributing to a broader just transition in Contra Costa County.

Solar paired with storage and EV-ready infrastructure positions households to benefit not only from cleaner air but also from long-term economic stability through reduced utility bills and greater energy independence.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

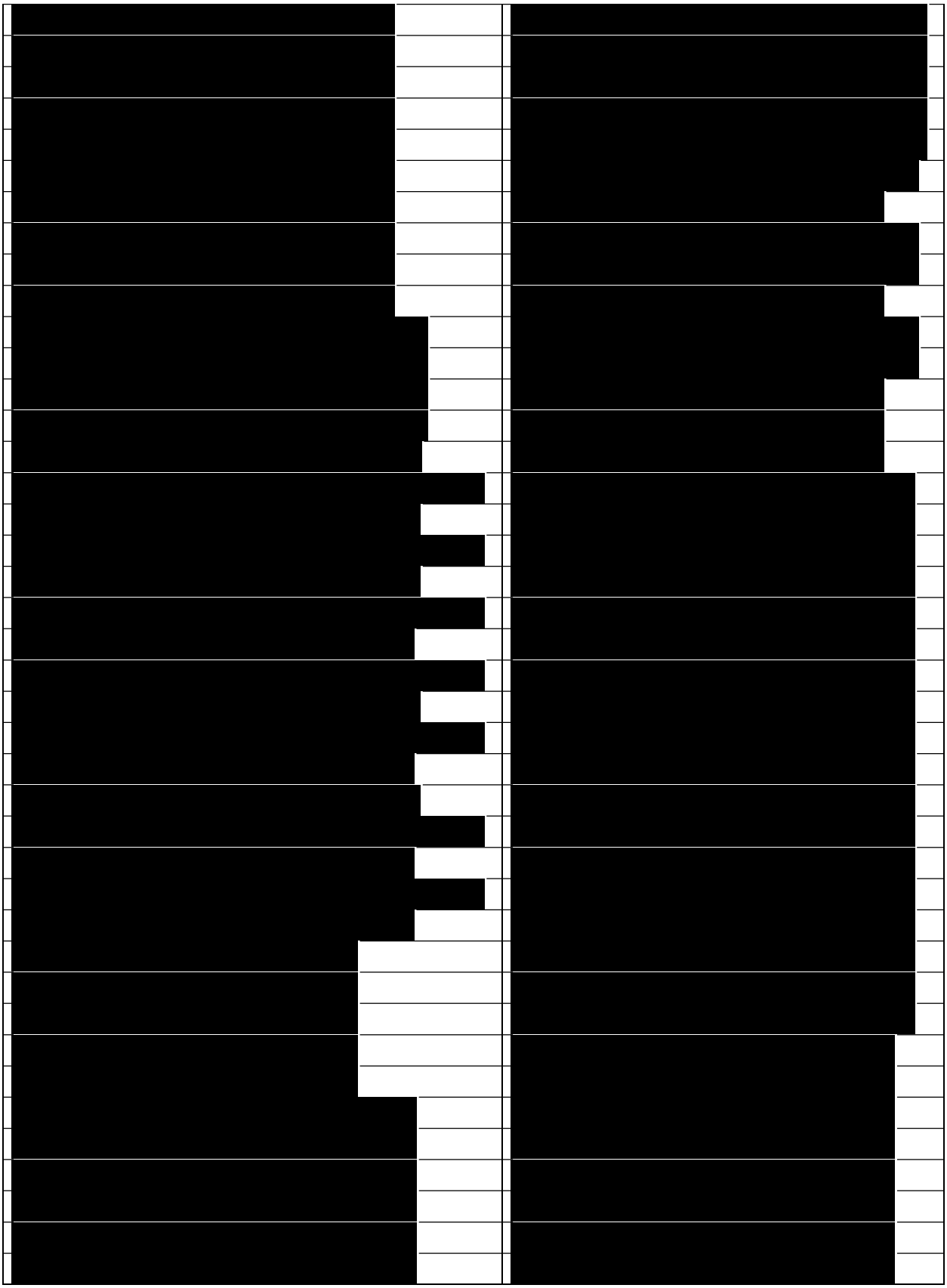
The project serves a narrow, linear residential corridor in Pinole encompassing 189 homes—145 single-family residences and 44 townhomes/condominiums—located directly adjacent to Interstate 80. This proximity exposes residents to elevated traffic-related air pollution, diesel particulates, and noise, contributing to documented health burdens in the neighborhood. All project activities will occur within this defined REPAIR corridor, ensuring that upgrades directly benefit households experiencing the highest pollution exposure and the greatest need for home electrification and air-quality improvements. See Figure 1 and Table 1 below for maps and listing of addresses of homes in the REPAIR area.

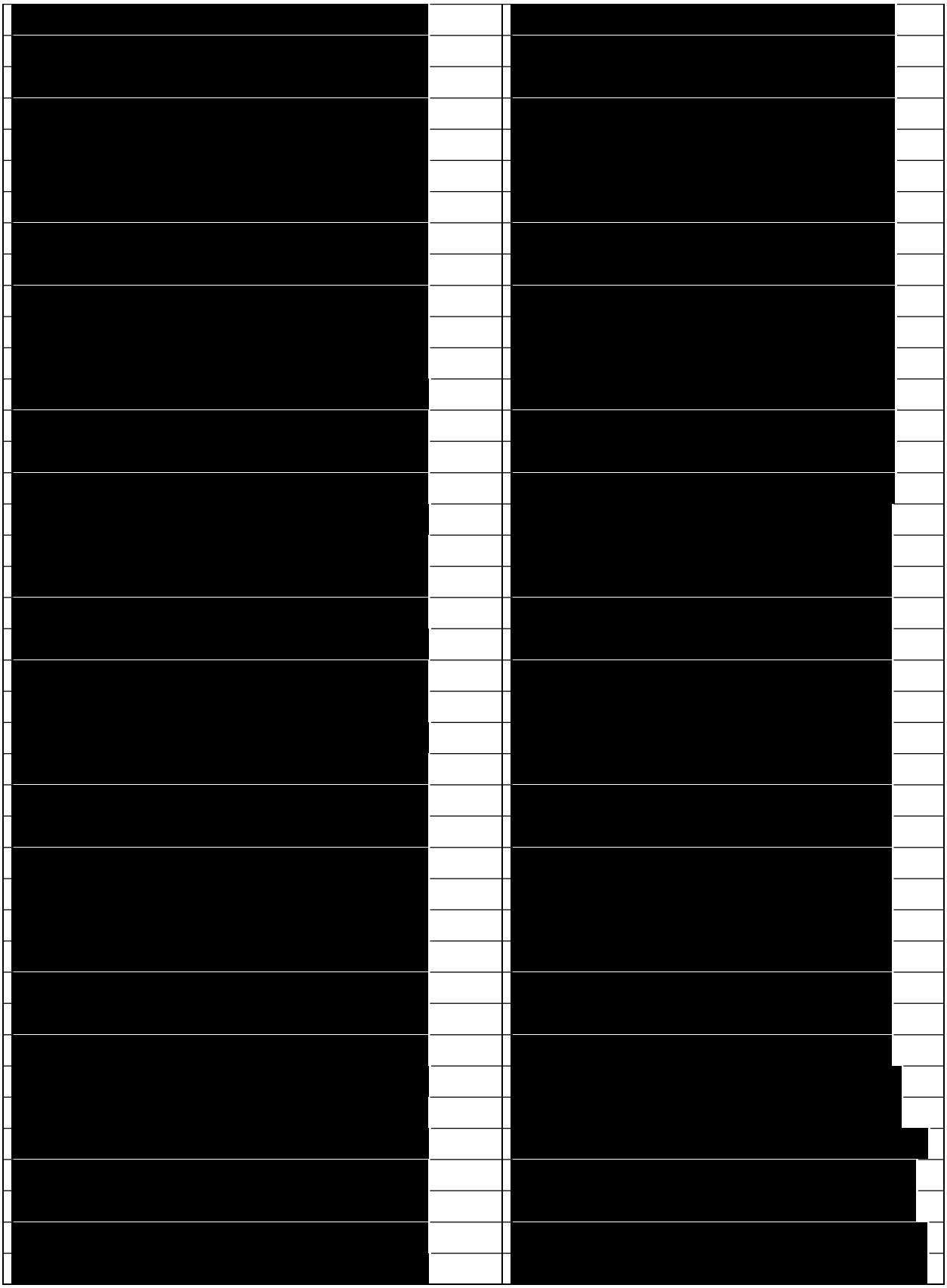


Figure 1: Eligible REPAIR residences

Table 1: Eligible REPAIR Residence Addresses

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[redacted]		

The Air District redacted residential addresses to protect personally identifiable information of individual households.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The project serves all eligible homes within the overlapping Pinole and REPAIR boundaries—an area characterized by older housing stock, high exposure to I-80 emissions, and a majority of households below 80% AMI. Community needs and priorities were identified through 1.5 years of extensive engagement conducted during the development of Pinole's Climate Action and Adaptation Plan (CAAP). This process included workshops, surveys, multilingual outreach, and discussions with residents, local businesses, community-based organizations, and partner agencies. A consistent community priority that emerged was the desire for clean-energy upgrades, lower utility costs, healthier homes, and improved indoor air quality.

Community interest has also been demonstrated through strong participation in the City's clean-energy rebate program (PEER), which fully exhausted its first round of funds and showed particularly high uptake among low-income households. The City intentionally targeted outreach to high-need residents first, reinforcing an equity-centered approach that directly informs this project.

For this grant, residents in the project corridor will receive clear, accessible information on the benefits of electrification through hybrid workshops, multilingual materials, and direct outreach. Participation is voluntary and informed, ensuring that residents understand available measures before selecting upgrades that best meet their needs. This engagement model—rooted in trust-building, transparency, and accessibility—ensures the project reflects community-driven priorities established through both CAAP engagement and past clean-energy program participation.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the*

measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The homes within the project corridor are located directly adjacent to Interstate 80, where exposure to diesel particulates and traffic-related air pollution significantly elevates respiratory and cardiovascular risks. Many households fall below 80% AMI and live in older homes with outdated gas appliances, making it difficult to afford upgrades that improve indoor air quality or reduce energy burdens. These conditions create overlapping environmental-justice, public-health, and housing-quality challenges that the project directly addresses.

The project meets these community-identified needs by delivering no-cost or low-cost whole-home decarbonization upgrades, including heat pump technologies, panel upgrades, ventilation and filtration improvements, solar paired with battery storage, and EV-ready infrastructure. These measures directly reduce exposure to combustion emissions inside the home, lower outdoor pollution associated with gas use, and enhance energy resilience for households least able to afford such upgrades on their own.

This initiative also advances environmental justice by recruiting workforce trainees from within the REPAIR corridor, ensuring that project benefits extend beyond home upgrades to include economic opportunity and skills development for residents of historically burdened communities. Electrification-ready upgrades (e.g., panel improvements, solar with storage, EV chargers) place households on a long-term clean-energy pathway and empower residents to adopt future technologies such as EVs, further reducing local pollution.

Measurable outcomes—including the number of installations completed, reductions in combustion appliances, solar and storage deployed, and workforce participants trained—will be tracked through permits, invoices, photo documentation, enrollment forms, and surveys. These quantifiable results will demonstrate clear progress toward improving indoor air quality, reducing pollution exposure, lowering household energy costs, and building local capacity for a just transition.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members.*

Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

Community engagement will be coordinated by the City of Pinole with RTEBN and GRID as active partners throughout implementation. All 189 eligible households will receive an initial multilingual mailer introducing the project, outlining available benefits, and directing residents to a project website with interest forms, update sign-ups, and the schedule for hybrid informational sessions. Responses will be tracked to identify participating and non-responding homes.

The City, RTEBN, and GRID will jointly host informational sessions to explain electrification benefits, answer questions, and support residents in selecting appropriate measures. For households that do not respond, the partners will conduct supplemental outreach, including follow-up calls, door-to-door engagement, and a second round of mailers, ensuring every household has an opportunity to participate or formally decline.

Throughout implementation, the City will provide regular updates via email, mailed notices, and community channels, while partners document resident feedback, concerns, and preferences. This feedback will be incorporated into final scope development, prioritization, and adjustments to outreach strategies. This comprehensive, multi-touch engagement approach ensures transparency, equitable access to program benefits, and meaningful participation by all households in the REPAIR corridor.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

This project delivers a coordinated suite of whole-home decarbonization measures—electrification upgrades, solar and battery storage, energy-efficiency improvements, essential repairs, and workforce training—to reduce air pollution, improve indoor and outdoor air quality, and strengthen long-term community resilience in the Pinole REPAIR Corridor. Major project components include: robust community engagement; equitable prioritization based on need; PG&E coordination for any required transformer upgrades; streamlined permitting; fair subcontractor participation; tenant-protection provisions; and integration of workforce trainees from within the corridor.

The project vision is to provide high-need households with upgrades that directly improve health, safety, and environmental conditions while building local economic opportunity. RTEBN and GRID Alternatives will serve as the primary implementers of all electrification and clean-energy measures, with workforce trainees supporting installation activities. The City will lead program design, household intake, equitable prioritization, scope development, permitting, financial administration, and grant reporting, in close coordination with both partners.

Measurable outcomes will demonstrate clear progress toward decarbonizing the neighborhood and advancing a just transition. These outcomes include installation of whole-home electrification measures, deployment of solar and storage, installation of EV-ready infrastructure, improvements to building safety and ventilation, and training of 25 local workforce participants. Collectively, these activities are expected to achieve approximately 50% decarbonization of the neighborhood, reduce exposure to combustion-related pollutants, and prepare households for future adoption of clean-energy technologies. Outcomes will be tracked through permits, invoices, photo documentation, trainee records, household surveys, and participation forms to ensure accuracy, transparency, and alignment with LCBF requirements.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The project budget is structured to maximize direct community benefits while ensuring fiscal responsibility and compliance with LCBF requirements. The City of Pinole's budget primarily supports staff capacity to launch and administer the program, conduct equitable prioritization and household intake, manage reporting, oversee financial reconciliation, coordinate with PG&E on potential transformer upgrades, and maintain complete documentation of all activities. City costs also include the subcontracted work performed by GRID Alternatives for installation of 30 solar-plus-battery systems and 30 EV chargers, as well as GRID's responsibilities for community engagement and workforce recruitment and training. EV charger costs reflect reductions achieved by leveraging PG&E rebate programs, decreasing the total amount of requested funds.

RTEBN's budget represents the largest portion of direct installation costs, reflecting its role as the lead implementer for whole-home electrification and safety-related upgrades. This includes procurement and installation of 90 heat pump water heaters, 90 heat

pump HVAC systems, 90 panel upgrades, and 30 reroofs, along with oversight of subcontracted installers and management of 15 local trainees participating in on-the-job workforce development. RTEBN's budget also includes administrative support for grant reporting and coordination with the City.

To ensure responsible public fund use, projected uptake of each measure was informed by a review of recent permitting data, identifying where upgrades were likely needed and avoiding overestimation. The budget also factors in the expected participation of households able to cost-share for certain measures, as well as anticipated rebates and incentives available at the time of installation. Together, these conservative assumptions ensure that the requested funding amount is realistic, equitable, and directly tied to the measurable outcomes outlined in the application.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project is firmly aligned with Pinole's Climate Action and Adaptation Plan (CAAP), adopted in 2024, which charts a path to carbon neutrality by 2045 and identifies residential natural-gas use and gas vehicles as the community's largest sources of greenhouse gas emissions. The CAAP's cornerstone strategy, CR-1, calls for leveraging building electrification and clean-energy infrastructure to position Pinole as a hub for green economic development and high-road jobs. The project directly advances BE-2, which commits the City to electrifying existing residential buildings to reduce natural-gas consumption by 26% by 2030 and achieve full electrification by 2045. It also fulfills BE-5e, which directs the City to expand partnerships with GRID Alternatives and promote renewable-energy adoption through multilingual, equity-centered education—both core components of this project.

The initiative aligns with broader state and regional frameworks, including AB 32, SB 32, and AB 1279, which set statewide emissions-reduction and climate-neutrality targets. By delivering whole-home decarbonization, this project accelerates compliance with these mandates while advancing environmental-justice principles embedded in California climate policy. It also reflects key practices from the Community Air Protection Program (AB 617) by prioritizing pollution-burdened neighborhoods, reducing local emissions, and centering community-driven solutions.

Altogether, the project reinforces and operationalizes Pinole's climate, environmental justice, and clean-energy commitments while contributing directly to regional and statewide decarbonization and air-quality goals.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of Pinole has extensive experience managing complex, equity-focused climate, permitting, and community programs for a population of 20,000. The Community Development Department—housing Planning, Sustainability, Building, Code Enforcement, Affordable Housing, and Economic Development—regularly implements multi-component initiatives requiring technical coordination, contractor oversight, and robust public engagement. Recent efforts include development of the Climate Action and Adaptation Plan, the Environmental Justice Element, reach-code advancement, the PEER clean-energy rebate program, instant/no-cost permitting, and multiple community-wide policy adoptions. This track record demonstrates the City's ability to execute programs that combine community outreach, technical review, and large-scale residential upgrades.

Rebuilding Together East Bay Network (RTEBN) brings deep experience delivering home upgrades at scale for low-income and vulnerable households. In the past five months alone, RTEBN has installed heat pump HVAC systems, heat pump water heaters, and panel upgrades for 38 Berkeley residents, and was selected to deploy more than $300,000 in CDBG-funded energy-efficiency upgrades in Contra Costa County. Their in-house construction staff and established subcontractor network enable them to manage high-volume installations and quality-assurance needs efficiently.

GRID Alternatives, a statewide leader in clean-energy deployment, has installed solar PV systems for more than 2,200 Bay Area homeowners and administers the CPUC's DAC-SASH program. GRID has extensive experience qualifying income-eligible households, coordinating multi-measure clean-energy installations, and integrating paid job-training opportunities. Their workforce development model pairs trainees with skilled installers, providing hands-on experience while delivering high-quality installations for income-qualified families across Contra Costa County.

Together, the City, RTEBN, and GRID bring proven operational capacity, technical expertise, strong community relationships, and established workflows—ensuring the project can be delivered effectively, on schedule, and at the scale proposed.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources*

that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The City of Pinole will manage this project through a coordinated, fiscally responsible implementation approach designed to maximize benefits for high-need households. Kapil Amin, Sustainability Project Manager (≈0.25 FTE), will lead program implementation, overseeing community engagement, equitable prioritization, scope development, contractor coordination, permitting, and full grant administration and reporting. Mr. Amin has extensive experience managing complex climate and clean-energy programs and will maintain regular coordination with RTEBN and GRID from initial outreach through final installation.

The City will apply cost-efficient strategies—including fixed pricing agreements, community-scale equipment bargaining, targeted cost-sharing for households with some ability to contribute, and optimization of available rebates—to ensure that grant funds stretch as far as possible. Historical permit data will inform expected uptake, ensuring realistic budgeting and preventing over-forecasting of measures.

RTEBN brings strong fiscal and administrative capacity to support implementation. Staff such as Bethany Kaufman have managed CDBG-funded programs across Contra Costa County, ensuring compliance and accurate reporting in complex, multi-jurisdictional contexts. Tracey Greenwell has delivered more than $1 million in CalHome-funded rehabilitation work in Contra Costa and Marin Counties over the past two years, demonstrating her ability to manage construction delivery and documentation requirements for publicly funded projects.

Together, the City, RTEBN, and GRID form a coordinated team with the staffing, administrative infrastructure, and demonstrated public-fund stewardship necessary to deliver this project effectively and in full compliance with LCBF requirements.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The project is fully feasible within the 3-year grant term. The City of Pinole, Community Development Department, will oversee all required building permits and has the capacity to process them quickly through its recently launched instant permitting system, which allows same-day issuance for most residential electrification, solar, storage, and EV-charging installations. With this system in place, the City is confident that all permits can be obtained with sufficient lead time to complete installations on schedule.

Most project activities require only standard residential building permits. Solar PV and battery systems require submittal of a site plan and electrical specifications; GRID Alternatives will prepare and submit these permit applications on behalf of participating households and coordinate all required inspections. For heat pumps, panel upgrades, reroofs, and EV chargers, the City’s Building Division is already equipped to issue permits rapidly and conduct timely inspections through its Community Development Department.

No additional approvals or discretionary reviews are anticipated. Should PG&E determine that transformer upgrades are necessary, the City has already confirmed projected timelines and will submit its application immediately upon award, allowing outreach and household intake to proceed concurrently without affecting the project schedule.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Not applicable

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Site control for this project will be secured through direct homeowner authorization prior to the installation of any measures. Signed authorization forms from each participating household will be obtained before work is performed, ensuring full permission for all work conducted on private property

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance for all installed solar systems and related measures are built directly into the structure of this program. The upfront project costs include comprehensive warranties that are provided to homeowners at no additional charge. GRID Alternatives offers a 10-year labor warranty along with no-cost system repair for issues directly related to the solar installation, effective from the date of project completion. While this warranty does not cover pre-existing conditions or issues unrelated to the solar system, it provides significant long-term reliability and peace of mind for participating households.

In addition, all installed equipment includes manufacturer warranties that will be transferred directly to the homeowners. The expected long-term maintenance associated with rooftop solar—primarily periodic cleaning and ensuring that new sources of shading do not develop—is clearly outlined in the homeowner agreement. Once the warranty period has concluded, homeowners assume responsibility for maintaining their systems; however, the low-maintenance nature of solar technology and the educational materials provided through the program support long-term system performance and homeowner confidence.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The most significant anticipated barrier relates to building trust and obtaining homeowner approval, particularly among residents who may not be familiar with the technology or who may be wary due to the number of organizations currently canvassing neighborhoods with similar-sounding services. RTEBN has a strong track record of working closely with GRID Alternatives on previous initiatives and has demonstrated the ability to build trust by providing free home safety modifications with no obligation or hidden requirements. This existing positive reputation and community

presence will be leveraged to help residents feel confident, respected, and informed when deciding whether to participate in this project.

Another area of uncertainty is the fluctuation of electricity rates across different utilities, which may influence how households perceive the value of solar over time. While GRID cannot influence rate-setting decisions, our team will collaborate with the City of Pinole and RTEBN to monitor changes, provide transparent information, and ensure residents have a clear understanding of both the financial and environmental benefits of their solar installations.

A secondary challenge is ensuring a steady and qualified pool of applicants who meet program criteria and feel comfortable engaging with the process. To address this, the City of Pinole GRID will implement a multi-layered, community-centered outreach strategy that includes the following components:

- Hosting recurring Solar Workshops that offer accessible information, opportunities to ask questions, and on-site support to begin the application process
- Deploying a comprehensive outreach plan that integrates digital campaigns, neighborhood canvassing, City-supported mailings, and participation in local events
- Partnering with trusted community organizations to amplify program awareness and strengthen credibility
- Soliciting feedback from previous clients to identify and address participation barriers, improve program design, and ensure the process remains equitable and user-friendly
- Expanding in-person engagement opportunities so residents can interact directly with staff, receive individualized guidance, and build familiarity with the program

Collectively, these strategies are designed to support broad community participation, strengthen trust, clarify program value, and ensure the project's successful implementation.

Project Name: Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Lead Applicant Name: City of Pinole
Term for this budget (in years): 3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Sustainability Project Manager ($54 including fringe)	Website development: 20 hours Mailer development and mailing: 10 hours Tracking participation of homes: 10 hours Direct follow-up with unresponsive homes: 50 hours PG&E coordination for transformer upgrades: 30 hours Scorecard development and scoring of homes: 50 hours Form for participating homes to complete for scorecards: 5 hours Workshop organization: 30 hours Tenant protection agreement development: 10 hours Program guideline development (fixed pricing agreements, QuitCarbon no-cost consultation, etc.): 50 hours Finalize locked-in measures for participating homes: 100 hours Recruitment for subcontractors to assist Rebuilding Together with work: 50 hours (this work will be completed months 0-6)	$22,410.00
Personnel/Staff Costs	Direct	Community Development Director ($236 including fringe)	Website development: 5 hours Mailer development: 5 hours Scorecard development and oversight: 5 hours Workshop oversight: 5 hours Program guideline oversight: 10 hours Project meetings: 12 hours (this work will be completed months 0-9)	$12,272.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	mailers	two rounds of mailers informing about program website, how to reserve, etc. includes postage (completed months 0-9)	$1,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	~3% of total direct costs for lead and co-applicant	grant adminstration and management which includes coordination with co-applicant reporting (completed months 0-36)	$132,000.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	translations for every document, agreement, website text ($160/document for 2 languages)	website translation, mailer translations, agreements translations, forms translations (completed months 0-9)	$2,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	GRID solar PV with installation ($6/watt)	provision and installation of ~5 kW solar PV systems for 30 homes. The budget allows flexibility to serve additional homes where feasible; lower-priority households may contribute a costshare if selected. System sizes may be adjusted based on site conditions and household energy needs. (completed months 7-36)	$900,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	GRID workforce trainee recruitment and wages ($15,000/trainee)	recruitment and training of 10 trainees(recruitment: months 0-12 and training months 13-36)	$150,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	GRID participation at 2 workshops	workshop preparation and participation(completed months 0-9)	$1,500.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	GRID battery storage with installation ($15,000/unit)	battery installation at 30 homes(completed months 10-36)	$450,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	GRID residential EV charger installation ($4,000/unit)	residential installation at 30 homes(costs were reduced by $20,000 for homes that are eligible for PG&E ev charger rebate)(completed months 10-36)	$100,000.00
		Only add lines above this line		
			TOTAL:	**$1,771,182.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$1,639,182.00
Total Indirect Costs	$132,000.00
Total Prof. Services & Consultants	$2,000.00
Total Contingency	$0.00
Total Funds Requested	$1,771,182.00
Cross-check Total Budget	YES
Indirect as % of Direct	8.1%
Prof. Services & Consultants as % of Direct	0.1%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	**$0.00**

Project Name: Improving Air Quality and Health Through Whole Home Decarbonization in the Pinole REPAIR Corridor
Co-Applicant 1 Name: Rebuilding Together
Term for this budget (in years): 2.5

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Materials, Supplies & Equipment (> $5K itemized)	Direct	fixed-price heat pump water heater ($2,000 for high priority homes (60 homes) and $1,000 for lower priority homes (35)	90 heat pump water heaters (assuming 50% uptake by total eligible homes. The City's permitting database was checked for recent projects completed by all eligible homes to further predict uptake by homes. Cost incorporates a deduction of 50% match required for lower priority homes which equates to 50% discount on 30 units. Once final projects are properly sized and tallied, the City will assist with community bargaining to get the best deal on unit price. Costs were also reduced by $30,000 in this line item for homes that may be eligible for the MCE rebate)	$120,000.00
Construction	Direct	heat pump water heater installations ($5,000 for high priority and $2,500 for lower priority)	90 heat pump water heater installations (assuming ~50% uptake by total eligible homes. The City's permitting database was checked for recent projects completed by all eligible homes to further predict uptake by homes. Cost incorporates a deduction of 50% match required for lower priority homes which equates to 50% discount on 30 units)	$375,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	fixed-price heat pump HVAC systems ($5,000 for high priority and $2,500 for lower priority)	90 heat pump HVACs (assuming ~50% uptake of eligible homes. The City's permitting database was checked for recent projects completed by all eligible homes to further predict uptake by homes.Once final projects are properly sized and tallied, the City will assist with community bargaining to get the best deal on unit priceCosts were also reduced by $28,000 in this line item for homes that may be eligible for the MCE rebate)	$347,000.00
Construction	Direct	heat pump HVAC installations ($6,000 for high priority and $3,000 for lower priority)	90 installations (assuming 50% uptake by total eligible homes and 60 high priority and 30 lower priority homes.The City's permitting database was checked for recent projects completed by all eligible homes to further predict uptake by homes.)	$750,000.00
Construction	Direct	panel upgrades ($4,000 with material for high priority and $2,000 for lower priority)	90 panel upgrades (60 high priority homes and 30 lower priority.The City's permitting database was checked for recent projects completed by all eligible homes to further predict uptake by homes.Once final projects are properly sized and tallied, the City will assist with community bargaining to get the best deal on unit price.)	$300,000.00
Construction	Direct	reroof including materials ($30,000 per home)	30 reroofs for solar/battery homes. Once final projects are tallied, the City will assist with community bargaining to get the best deal on materials cost.	$900,000.00
Community Engagement	Direct	participation at 2 workshops	workshop preparation and participation	$1,500.00
Other Direct Costs	Direct	subcontractor(s) recruitment and oversight	support lead applicant with recruitment of subcontractors that are agreeable to project scope requirements such as fixed priced installations, scope approval by QuitCarbon for QA/QC, eligibility to receive MCE for a homes that may be eligible for rebates; oversight that subcontractors are meeting these requirements before installations	$70,000.00
Capacity-Building and Training	Direct	worforce trainee recruitment/wages ($15,000/trainee)	recruitment and training of 15 trainees	$225,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	grant management (~5% of co-applicant direct costs)	coordination with lead applicant on grant management/reporting	$140,000.00
Only add lines above this line				
			TOTAL:	**$3,228,500.00**

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$3,088,500.00
Total Indirect Costs	$140,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$3,228,500.00
Cross-check Total Budget	YES
Prof. Services & Consultants as % of Direct	0.0%
Indirect as % of Direct	4.5%
Contingency as % of Direct	0.0%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity

City of San Pablo Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity Grant
Overall Narrative

Application Information	
Application Title	City of San Pablo's Wellness Initiative
Lead Applicant	City of San Pablo
Application Location	City of San Pablo (Citywide / 2600 Moraga Road)
Overall Funding Request	$1,355,044
Grant Term Request	2 years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

The City of San Pablo's application advances an integrated, community-centered approach to improving air quality, public health, environmental resilience, and economic opportunity in a historically underserved community. The proposal combines two complementary efforts: the McNeil Park Project, which will transform a long-vacant former school site into a 4.8-acre community park with urban greening and active transportation amenities, and an expanded partnership with SOS Richmond to provide continuous environmental cleanup, workforce development, and wellness services for unhoused residents along the I-80 and creek corridors. Together, these projects holistically address community needs by improving neighborhood environmental conditions, expanding access to recreation and clean air resources, reducing fire and pollution risks, and strengthening pathways to stable employment and community wellness.

The application directly supports the Local Community Benefits Fund goals by reducing air pollution and mitigating its impacts through creek and encampment cleanup operations, urban greening, tree planting, bioretention infrastructure, EV charging stations, air quality monitoring, and peer-led air quality and fire safety education. The project will improve public health outcomes by providing 4.8 acres of urban greening, expanding access to safe recreational space, cleaner indoor air through portable HELP air filters, wellness services, and environmental education while helping reduce exposure to smoke, illegal dumping, and urban heat impacts. Measurable outcomes include the planting of approximately 70 trees and over 800 climate-resilient plants,

installation of four EV charging ports, creation of approximately 80 temporary construction jobs, continuous paid transitional employment opportunities for unhoused residents, expanded cleanup and fire mitigation operations, and increased access to clean air respite services through the San Pablo Library Wellness Center and Safe Harbour shuttle program.

The proposal also strengthens community-driven and collaborative solutions through long-standing partnerships with SOS Richmond, the San Pablo Library, and local residents who helped shape the park design and program priorities. The City's partnership with SOS Richmond builds on an existing successful Clean California program and converts a fragmented 8-month service model into continuous year-round operations that provide sustained outreach, workforce training, environmental stewardship, and wellness support for vulnerable populations, including justice-impacted and undocumented residents. Together, the projects create lasting environmental, economic, and social benefits that support a more equitable and resilient transition away from the harmful impacts of a fossil-fuel-based economy.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The proposed projects will benefit two highly impacted populations within the City of San Pablo: (1) the broader San Pablo community through the McNeil Park Project and (2) the City's unhoused population through the SOS Richmond outreach and workforce development program (Health Corridors Program). San Pablo is a predominantly low-to-moderate income community that faces significant economic, environmental, and public health challenges. Most of the City of San Pablo (five of the seven census tracts) is located within an SB 535-designated Disadvantaged Community. CalEnviroScreen 4.0 data further demonstrates the community's vulnerability, with approximately 37% of residents in the McNeil project location census tract living below twice the federal poverty level, higher than 65% of census tracts statewide.

The McNeil Park Project specifically targets low-income households, seniors, youth, families, residents with disabilities, and linguistically isolated populations in one of Contra Costa County's most park-deficient communities. San Pablo currently provides only 0.8 acres of parkland per 1,000 residents, well below the City's General Plan goal of three acres per 1,000 residents. The project will create a safe, accessible, and inclusive community park designed to support residents of all ages and abilities while improving physical activity, mental health, and community connectivity. The project also serves a highly diverse and multilingual population, as approximately 67% of San Pablo residents speak a language other than English at home, and nearly 3,700 residents in the project census tract identify as not speaking English well. To support equitable participation, all outreach materials and engagement efforts have been conducted in English and Spanish, and future educational signage and community programming will continue to prioritize bilingual accessibility.

The SOS Richmond component specifically benefits San Pablo's unhoused residents, including justice-impacted and undocumented individuals living along the I-80 and creek corridors who experience some of the highest levels of air pollution exposure in the Bay Area. According to the AB 617 Path to Clean Air Community Emissions Reduction Plan, the area experiences elevated diesel particulate matter and PM2.5 exposure from nearby freeways, rail activity, marine emissions, and refinery operations. Many unhoused residents live directly adjacent to these

pollution sources without access to clean indoor air, protective equipment, or emergency resources during wildfire smoke and poor air quality events. The project addresses these inequities by providing continuous outreach, paid transitional employment, air-quality education, fire mitigation resources, wellness services, and access to clean air respite spaces. Together, the projects provide integrated environmental, recreational, workforce, and public health benefits to some of San Pablo's most vulnerable and historically underserved populations.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

The City of San Pablo is the lead applicant and is committed to improving the quality of life, environmental health, public infrastructure, and economic opportunity for its residents through equitable, community-driven investment. The City has a long history of serving disadvantaged and historically underserved populations and has prioritized projects that improve public health, expand recreational access, support environmental sustainability, and strengthen neighborhood resilience. The proposed McNeil Park Project directly reflects years of community advocacy and engagement, as residents repeatedly identified the need for additional urban greening, recreational amenities, environmental improvements, and culturally inclusive gathering spaces. Between 2019 and 2025, the City conducted extensive outreach through 19 separate community meetings, surveys, tabling events, and online engagement to ensure the project reflects the priorities of local residents, including youth, seniors, families, residents with disabilities, and multilingual households. The City also maintains strong relationships with local schools, nonprofit organizations, and community-serving institutions, including the San Pablo Library, to ensure projects are responsive to community needs and accessible to diverse populations.

The City's co-applicant and implementation partner, SOS Richmond, has deep and longstanding connections to the unhoused community in San Pablo and the broader Richmond-San Pablo corridor. SOS Richmond's mission is centered on "Peers Helping Peers," with approximately 85% of staff consisting of unhoused or formerly unhoused individuals who use their lived experience to build trust, provide outreach, and support community transformation. The organization works directly within encampments and underserved neighborhoods to improve safety, stability, and environmental conditions while connecting residents to critical resources and employment opportunities. SOS Richmond provides services including cleanup, mobile showers, laundry, food distribution, transportation, moving assistance, wellness support, and workforce development programs that help unhoused residents transition toward long-term stability.

The City and SOS Richmond already have a strong working partnership through the City's existing contract with SOS Richmond and through the CalTrans Clean California grant program, which provides creek cleanup, paid transitional employment, encampment outreach, and wellness services along the San Pablo I-80 corridor. This established collaboration has created trusted relationships within the unhoused community and demonstrated the effectiveness of combining environmental stewardship with peer-led outreach and workforce development. Together, the City and SOS Richmond bring complementary expertise, trusted community relationships, and a shared commitment to advancing environmental justice, public health, and economic resilience for San Pablo's most vulnerable residents.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The City of San Pablo will serve as the Lead Applicant and overall project administrator and will be responsible for grant management, financial oversight, compliance, reporting, invoicing, and coordination of project implementation activities. The City will oversee the McNeil Park Project and administer a formal contract with SOS Richmond for implementation of the outreach, cleanup, workforce development, air-quality education, and wellness-related services described in the application. The contract will clearly define the scope of work, performance measures, reporting requirements, reimbursement procedures, and deliverables to ensure accountability, transparency, and successful project outcomes.

SOS Richmond will serve as the primary community-based implementation partner for unhoused outreach and workforce development activities. SOS Richmond staff will conduct peer-led outreach, environmental cleanup operations, fire mitigation activities, workforce training, and distribution of air-quality and wellness resources for unhoused residents along the San Pablo I-80 and creek corridors. As part of the contractual partnership, SOS Richmond will provide regular progress reporting, participant data, and outcome tracking information to support grant compliance and performance monitoring by the City.

The partnership structure is built on an already strong and successful working relationship between the City and SOS Richmond through the existing Clean California program. Staff from both organizations maintain strong communication and coordination practices that support efficient implementation and rapid problem-solving. Amanda Booth, Environmental Program Manager for the City of San Pablo, will serve as the City's primary point of contact and oversee project coordination, compliance, and contract management. Daniel Barth, Executive Director for SOS Richmond, will serve as the lead contact for SOS Richmond and will oversee field implementation, staffing, and program delivery. Both organizations are committed to collaborative decision-making and maintaining regular coordination meetings to ensure the project remains responsive to community needs and successfully serves the San Pablo community.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement, and invoicing requirements.*

The City of San Pablo will work closely with SOS Richmond through an established partnership structure that emphasizes regular communication, coordinated outreach, and shared accountability for project implementation and reporting. The City and SOS Richmond already collaborate successfully through the existing Clean California program and have developed effective systems for coordinating field activities, tracking deliverables, and responding to community needs. Amanda Booth, Environmental Program Manager for the City, and Daniel Barth, Executive Director for SOS Richmond, will serve as the primary coordination leads and will maintain regular meetings throughout the project period to review progress, address challenges, coordinate outreach activities, and ensure compliance with grant requirements.

Community engagement activities will be coordinated collaboratively between the City and SOS Richmond to ensure outreach is inclusive, culturally responsive, and accessible to the populations most impacted by air pollution and environmental inequities. The City will support overall project coordination, bilingual outreach materials, public communications, and coordination with community partners, especially for the McNeil Park Project. SOS Richmond will lead direct peer-based engagement with unhoused residents and encampment communities. Because SOS Richmond staff includes unhoused and formerly unhoused individuals with strong community relationships, the organization is uniquely positioned to build trust and effectively engage vulnerable populations that are often difficult to reach through traditional outreach methods.

The City will also oversee all tracking, reporting, reimbursement, and invoicing requirements associated with the grant. Through its contract with SOS Richmond, the City will establish clear reporting deliverables, performance metrics, invoicing procedures, and communication expectations. SOS Richmond can send invoices monthly, or less frequently if desired. The contract will require annual reporting that includes full program metrics and measurable outcomes, as well as quarterly email updates summarizing project activities, implementation status, challenges, and progress toward deliverables. SOS Richmond will provide regular documentation related to outreach activities, cleanup operations, workforce participation, supply distribution, and program outcomes. The City will compile and review this information to track progress toward project goals, prepare required grant reports, process reimbursement requests, and ensure compliance with all funding requirements. Existing communication systems and reporting processes developed through prior collaborative programs will help ensure accurate data collection, timely invoicing, and efficient grant administration throughout the project term.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Yes. The Lead Applicant, the City of San Pablo, is subject to oversight and approval by the San Pablo City Council, the City's elected governing body. The City Council approval process requires City staff to prepare and present project recommendations, agreements, and funding authorizations at a publicly noticed City Council meeting for review and formal approval.

The McNeil Park Project has already received significant prior approvals from the City Council, including project approval in 2024, as well as Planning Commission approval in 2026. The City Council has also demonstrated strong support for the City's partnership with SOS Richmond through its ongoing participation in the existing Clean California program.

To ensure compliance with grant requirements, City staff are scheduled to present the proposed grant application and receive authorization to execute all necessary grant and partner agreements to the City Council on June 1, 2026, in preparation if awarded. The City anticipates receiving all necessary approvals prior to any potential grant award. Given the Council's prior support for both the McNeil Park Project and the SOS Richmond partnership, the City does not anticipate any challenges in obtaining final authorization.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

The City of San Pablo has an experienced project management team and sufficient organizational resources to successfully oversee and implement the proposed project. Project implementation will be managed collaboratively through the City's Public Works Department, Environmental Programs staff, Finance Department, and supporting administration team. City staff assigned to the project have extensive experience administering complex, grant-funded capital improvement and environmental programs, and will dedicate the necessary time and resources to ensure the project is completed on schedule and within budget. In addition to overseeing construction and grant administration activities, City staff will dedicate ongoing time to coordinating with SOS Richmond on outreach implementation, workforce development activities, reporting requirements, and community engagement efforts throughout the project term.

The McNeil project will be led by Jimmie Zhou, Senior Civil Engineer, who will serve as Project Director. Mr. Zhou is a licensed professional engineer with extensive experience managing capital improvement, roadway rehabilitation, roadway realignment, parks, and infrastructure construction projects. He will oversee consultant procurement, design review, environmental coordination, contract administration, contractor oversight, budget management, and overall project delivery. Amanda Booth, Environmental Program Manager, will oversee coordination with SOS Richmond for the Healthy Corridors Program and all environmental compliance for the McNeil Park project. Ms. Booth has more than 10 years of experience delivering urban greening projects and has significant expertise in regulatory monitoring and reporting. Chiara Hanna, Management Analyst, will serve as Grant Administrator and oversee grant compliance, reimbursement requests, documentation, reporting, and grant closeout. Ms. Hanna has successfully administered federal, state, and local grants totaling tens of millions of dollars from agencies including FHWA, Caltrans, MTC, EPA, and the California Natural Resources Agency.

Collectively, City staff will dedicate approximately 1.0 Full Time Equivalent (FTE) throughout the duration of the project, supplemented by consultant support for specialized technical services, engineering design, environmental review, and construction management as needed. The City also has extensive experience managing multi-funded projects and coordinating multiple funding sources. In addition to this grant request, the project has secured significant complementary funding through the CNRA Urban Greening Grant, State Parks State Earmark funding, CNRA State Earmark funding, and City General Fund contributions. These financial and staffing resources position the City to successfully implement, administer, and maintain the project over the grant term.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities*

The City of San Pablo has extensive experience managing public funds from federal, state, regional, and local sources and maintains strong financial management systems and internal controls to ensure funds are used efficiently, transparently, and in full compliance with grant requirements. The City regularly administers complex, multi-funded capital improvement and environmental projects and has successfully managed grants from agencies including Caltrans, FHWA, MTC, EPA, the California Natural Resources Agency, and State Parks. The Finance Department works closely with project managers and grant staff to oversee budgeting, procurement, invoicing, reimbursement requests, and financial reporting.

Grant funds for this project will be tracked through the City's accounting system using dedicated project codes to ensure expenditures are clearly separated by funding source and eligible activity. The City will maintain detailed documentation for all costs, including contracts, invoices, staff time, and supporting records, to ensure proper allocation and audit readiness. Formal contract oversight will also be applied to all partners, including SOS Richmond, with clearly defined scopes of work, eligible expenses, reporting requirements, and invoicing procedures.

City staff, including Amanda Booth, Environmental Program Manager, and Chiara Hanna, Grant Administrator, will coordinate with the Finance Department to monitor budgets, review expenditures, and ensure funds are spent in accordance with grant requirements. SOS Richmond will submit regular invoices with supporting documentation for City review and approval prior to reimbursement. This structure ensures strong fiscal oversight, accountability, and efficient use of public funds throughout the project.

Application Title:

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget
1	McNeil Park	The proposed McNeil Park Project will transform the former elementary school site at 2600 Moraga Road into a vibrant 4.8-acre community park that provides critical urban greening, recreational, environmental, and public health benefits to San Pablo residents. The completed park will include resident-prioritized amenities such as an all-abilities playground, adult-sized soccer field, basketball court, small stage, senior fitness stations, a perimeter fitness trail, picnic areas, restrooms, bicycle racks, electric vehicle charging stations, water fountains, and parking. In addition to expanding access to recreation and active living opportunities for youth, families, and seniors, the project will provide significant air quality and environmental benefits through the planting of approximately 40 trees, promotion of active transportation, and installation of zero-emission vehicle infrastructure.	Both	Amanda Booth	0.0%	$ 1,000,000		0.0%	$ 1,000,000	$ 1,000,000	
2	Healthy Corridors Program	The program provides coordinated creek and encampment cleanup, air quality mitigation, and fire prevention services within vulnerable communities along the I-80 and Wildcat Creek corridors. Through peer-led outreach, the program delivers air-quality and fire-safety education, distributes mitigation supplies, and operates a clean-air wellness and transportation network to improve public health, reduce wildfire risk, and support unsheltered residents during poor air quality events.	Both	Daniel Barth	100.0%	$ 355,044		0.0%	$ 355,044		$ 355,044
				TOTALS	**26.2%**	**$ 1,355,044**	**$ -**	0.0%	**$ 1,355,044**	**$ 1,000,000**	**$ 355,044**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative:
McNeil Park

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	City of San Pablo's Wellness Initiative
Lead Applicant Name	City of San Pablo
Project Location	2600 Moraga Road, San Pablo, CA 94806
Overall Funding Request	$1,355,044
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	McNeil Park
Project Lead	City of San Pablo
Project Location	2600 Moraga Road, San Pablo, CA 94806
Project Funding Request	$1,000,000

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The proposed McNeil Park Project will transform the former elementary school site at 2600 Moraga Road into a vibrant 4.8-acre community park that provides critical urban greening, recreational, environmental, and public health benefits to San Pablo residents. The site, formerly operated by the West Contra Costa Unified School District until its closure in 1997, was purchased by the City of San Pablo in 2006 with the goal of creating a much-needed urban greening through a public park. However, due to funding limitations, the site remains undeveloped and has recently had multiple dilapidated buildings that burned down, and the area is considered unsafe for public use and fenced off from the community. The completed park will include resident-prioritized amenities such as an all-abilities playground, adult-sized soccer field, basketball court, small stage/amphitheater, senior fitness stations, a perimeter fitness trail, picnic areas, restrooms, bicycle racks, electric vehicle charging stations, water fountains, and parking. In addition to expanding access to recreation and active living opportunities for youth, families, and seniors, the project will provide significant air quality and environmental benefits through the planting of trees

and native landscaping, promotion of active transportation, and installation of zero-emission vehicle infrastructure.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The McNeil Park Project strongly aligns with the Local Community Benefit Fund strategies to reduce air pollution and improve health outcomes, while also helping build economic resilience and supporting a just transition within the City of San Pablo. The project will transform an underutilized site into a 4.8-acre community park that expands access to urban greening, recreational opportunities, green infrastructure, and sustainable transportation amenities in a historically underserved community with limited park access and significant public health challenges.

The project will reduce air pollution and improve health outcomes through several integrated environmental and active living improvements. The project includes the planting of more than 800 trees, shrubs, and native drought-tolerant plants, including approximately 70 new trees that will help improve air quality, sequester carbon, reduce urban heat island impacts, and provide shade for park users. Green infrastructure elements such as bioretention facilities will improve stormwater quality and reduce localized flooding before runoff enters local creeks. These elements specifically support the Richmond and San Pablo "Path to Clean Air" Community Emissions Reduction Plan (2024) goals for urban greening through the strategies identified for tree planting, native landscaping, bioretention facilities, and expanded green space that will improve air quality, reduce urban heat impacts, and support mental and physical health.

The project will also install two EV charging stations with four charging ports to support clean transportation and reduce vehicle-related emissions. In addition, the installation of an air quality monitoring sensor will provide publicly accessible environmental data to help educate and inform the community about local air quality conditions.

The urban greening elements support healthier lifestyles and improved public health outcomes by increasing access to safe recreational space and opportunities for physical activity. The park will include a soccer field, basketball court, walking loop, playground, senior workout equipment, and other recreational amenities that encourage active living for residents of all ages and abilities. These improvements directly support local efforts to address childhood obesity and other health disparities identified in San Pablo's Community Action Plan, developed by the Childhood Obesity Prevention Task Force.

In addition, the project helps build economic resilience and supports a just transition by creating approximately 80 temporary construction jobs and supporting workforce development opportunities related to green infrastructure, landscaping, and park construction. The City's Local Economic Opportunity Policy prioritizes local hiring and contracting opportunities, helping ensure that economic benefits remain within the community. The project also supports long-term community resilience through environmental education, improved neighborhood infrastructure, and the creation of a safe and welcoming public space that strengthens community connections and quality of life.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

McNeil Park Location: The project is located at 2600 Moraga Road in San Pablo, California 94806. The site is situated within the City of San Pablo in Contra Costa County. Which is entirely located within the BAAQMD BayREPAIR project limits.

McNeil Park Project Location Map
2600 Moraga Rd., San Pablo, CA 94806



4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The development of the McNeil Park proposal was driven by continuous and inclusive public engagement efforts spanning from 2019 to 2024. During this five-year period, the City of San Pablo conducted 19 unique community engagement activities, including in-person and virtual meetings, event tabling, design workshops, and bilingual online surveys. These efforts ensured

that the voices of historically underserved residents were central in shaping the project's vision, design, and priorities.

The City took a multifaceted, equity-centered approach to outreach. Outreach began with large community events, such as the Cinco de Mayo Festival, to raise broad awareness. Targeted meetings followed, focusing on specific populations including seniors, youth, and families. Public design workshops were hosted on evenings and weekends and included food, childcare, and Spanish interpretation to reduce participation barriers. Bilingual online surveys were distributed to expand reach, especially among residents unable to attend in person. In total, these outreach efforts directly engaged more than 800 individuals, including over 550 confirmed participants at in-person or virtual meetings and events and 255 survey responses, with approximately 74% of respondents residing in San Pablo.

At these outreach events/surveys, community members were invited to share their priorities for the park by selecting and ranking desired amenities from a comprehensive list of recreational features and basic amenities, while also being encouraged to suggest additional ideas not originally included. To ensure equitable prioritization, amenities were grouped into categories such as main facilities, secondary facilities, and basic amenities so that essential features like bathrooms and seating would not compete directly with larger recreational elements.

Engagement activities were designed to encourage active participation and detailed feedback. Participants at in-person meetings used scaled models to "build" their ideal park layout within the site's space constraints, while online survey participants ranked and prioritized their preferred amenities. Residents also provided detailed comments regarding the design and functionality of amenities, emphasizing priorities such as a large soccer field, inclusive playgrounds accessible to all ages and abilities, walking loops with senior-friendly features, improved lighting and safety measures, bathrooms, and security cameras.

Stakeholders contributed additional ideas beyond the provided options, including community gardens, bocce ball courts, meditation gardens, environmental education features, bicycle parking, and enhanced wheelchair accessibility. Public feedback directly shaped the final McNeil Park plan, which includes features most requested by the community such as a full-sized soccer field, basketball court, inclusive playground, walking loop with fitness equipment, picnic areas, bathrooms, public art, and educational kiosk space. Community input also influenced the preservation of mature oak trees on the site and the incorporation of accessibility improvements and educational elements reflecting local interests in emergency preparedness and cultural awareness.

This extensive community input informed every aspect of the park's development, ensuring that McNeil Park will reflect the needs, priorities, and cultural context of the surrounding community. By grounding this proposal in authentic, sustained public involvement, the City has built a project that enjoys strong community support and long-term relevance.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

In addition to outreach for the specific park elements and design the City also performed outreach and received feedback from the community about what was originally desired from this unused public space. The San Pablo community has consistently requested additional park space in the community

The McNeil Park Project directly addresses the community needs identified through extensive public outreach and engagement, which consistently demonstrated a strong desire for additional urban greening through park space, recreational opportunities, safer gathering areas, and inclusive community amenities in San Pablo. Residents expressed the need for a project that would promote health, recreation, social connection, environmental quality, and community pride within an underserved area that currently lacks adequate park infrastructure. The project specifically benefits families, youth, seniors, Spanish-speaking residents, and individuals with disabilities living in San Pablo, particularly those residing in the surrounding disadvantaged and linguistically isolated neighborhoods.

The project responds to significant public health and environmental justice challenges facing the community. San Pablo currently has only 0.8 acres of parkland per 1,000 residents, well below the City's General Plan recommendation of 3 acres per 1,000 residents. The shortage of accessible recreational space has contributed to limited opportunities for physical activity and active living, which were identified in the City's 2014 Community Action Plan addressing childhood obesity and related health disparities. In response, the McNeil Project will create 4.8 acres of new park space with amenities specifically selected by residents, including a full-sized soccer field, basketball court, fitness trail, senior-rated exercise stations, inclusive playground equipment, amphitheater space, picnic areas, and restrooms. These features will promote physical activity, improve mental and physical health outcomes, and provide safe and welcoming gathering spaces for all ages and abilities.

The project also addresses environmental justice concerns by improving equitable access to high-quality public amenities in a community with a large non-English-speaking population and historically limited recreational resources. Approximately 67% of San Pablo residents speak a language other than English, and the project area has a high rate of linguistic isolation. To ensure meaningful inclusion, all outreach, meetings, educational materials, and future park signage are provided in both English and Spanish, with simultaneous Spanish interpretation available at public meetings.

In addition to recreational and social benefits, the project addresses environmental and climate-related challenges. The park will improve air quality and reduce urban heat impacts through the planting of approximately 70 trees, installation of drought-tolerant landscaping, and creation of shaded community spaces. Bicycle racks and electric vehicle charging stations will encourage lower-emission transportation options, while bioretention facilities and water-efficient landscaping will improve stormwater management, reduce flooding risks, and conserve water resources.

Educational kiosks developed in partnership with community organizations, local emergency preparedness teams, and cultural groups will further strengthen community resilience and awareness related to natural disasters, local history, and cultural identity.

The measurable outcomes of the project will demonstrate meaningful community impact through both quantitative and qualitative indicators. Key outcomes include the creation of 4.8 acres of new park space, increasing the City's parkland ratio from 0.8 to 1.0 acres per 1,000 residents; expanded access to recreational amenities for underserved populations; increased opportunities for physical activity and active transportation; improved accessibility for seniors and individuals with disabilities; and enhanced environmental benefits through tree planting, stormwater improvements, and reduced vehicle emissions. Additional outcomes include increased community participation in cultural and recreational activities, creation of local jobs and youth internship opportunities, and strengthened social cohesion through inclusive gathering spaces and community programming. Together, these outcomes will demonstrate progress toward improving public health, environmental quality, climate resilience, and equitable access to recreational and community resources in San Pablo.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered*

The City of San Pablo is committed to maintaining meaningful and ongoing community engagement throughout project implementation to ensure that residents remain informed about project progress, understand the benefits available to the community, and continue to have opportunities to provide feedback. Community engagement has been an integral part of the project from the beginning, and the City will continue this collaborative approach through construction and project completion.

During the design process, the City conducted multiple rounds of outreach and solicited significant community input at both the 35% and 65% design stages. These engagement efforts allowed residents to review project plans, provide comments, and help shape the park's amenities and overall design. The City will continue to involve the community during implementation by seeking additional feedback related to key project elements, including the content and themes for the proposed educational and informational kiosks within the park. If funding allows for public art installations, the City will also engage residents in the selection and development of community art and mural concepts to ensure the artwork reflects the identity, culture, and priorities of the surrounding community.

To keep residents informed during construction, the City will distribute construction notices before work begins and provide regular updates throughout the construction process. These notices will inform the community about project timelines, anticipated construction activities, traffic or access impacts, and project milestones. The City will also use these communications as an opportunity to receive and respond to community feedback regarding construction-related concerns or issues that arise during implementation. Feedback received from residents will be reviewed by City staff

and project partners and, when feasible, incorporated into project coordination, construction management practices, and communication strategies to minimize community disruption and improve the overall project experience.

Following project completion, the City will host a community celebration and park opening event to welcome residents into the new space, recognize the community's contributions to the project, and encourage long-term community use and stewardship of the park. These ongoing engagement efforts will help ensure that the project remains responsive to community needs while fostering transparency, inclusivity, and community ownership throughout implementation and beyond.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The proposed McNeil Park Project is a community investment that will convert an underutilized site into approximately 4.8 acres of new recreational and environmental infrastructure for the City of San Pablo. The overall project vision is to create an inclusive, sustainable, and community-centered park that improves public health, expands access to recreation, supports climate resilience, and advances environmental justice goals in an underserved area with limited park access. The project was developed through extensive community engagement and reflects resident priorities for safe recreational opportunities, environmental improvements, and neighborhood gathering spaces.

Major project components include the construction of a full community park with recreational amenities, active transportation improvements, green infrastructure, and environmental education features. The completed park will include sports and recreation areas, walking paths, native landscaping, stormwater treatment features, EV charging infrastructure, and air quality monitoring equipment. The project will create measurable environmental and public health benefits by increasing access to active living opportunities while improving local air and water quality.

Key measurable outcomes include the creation of 4.8 acres of recreational park space and installation of numerous park amenities, with project completion verified through final inspections and filing of the Notice of Completion. The project will also install two EV charging stations with four charging ports to encourage the use of clean air vehicles. Construction activities are expected to support approximately 80 temporary jobs, which will be tracked through certified payroll and contractor reporting.

Environmental improvements are a major component of the project. Stormwater infrastructure, including grading improvements, storm drain lines, and bioretention facilities, will help clean and filter runoff before it enters local creeks, while reducing localized flooding impacts. The project is also expected to reduce approximately 80 metric tons of CO2e through the planting of 70 trees, installation of EV infrastructure, and implementation of urban greening improvements, with reductions modeled using the CNRA Urban Greening Calculator. In total, the project will install more than 800 trees, shrubs, and drought-tolerant native plants to improve air quality, provide shade, enhance biodiversity, and beautify the neighborhood.

The project will further support sustainable transportation and public health by increasing opportunities for walking and bicycling. Pre- and post-construction activity counts and observations will be used to measure increases in active transportation use. Additionally, the installation of an air quality sensor will provide publicly accessible environmental data for community education and outreach purposes.

The City of San Pablo will serve as the lead applicant and project manager and will oversee all aspects of project implementation, including design, contracting, environmental compliance, construction management, grant administration, reporting, and long-term maintenance coordination. The City will work closely with consultants, contractors, environmental specialists, utility providers, and community organizations throughout project implementation

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

No response required to this question, please see Measurable Outcome Table.

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The BayREPAIR grant-funded elements of the project budget are focused on constructing key recreational, environmental, and community-serving amenities that support the overall vision of creating a sustainable and inclusive public park. Major BayREPAIR grant-funded construction costs include:

- $400,000 for the playground, which will provide accessible recreational opportunities for children of all ages and abilities.
- $125,000 for the soccer field, which will support organized sports and active recreation.
- $120,000 for a basketball court.
- $200,000 for park furnishings such as benches, picnic tables, and other public amenities that enhance usability and comfort throughout the park.
- Approximately $50,000 is allocated for bioretention plantings that will support stormwater treatment, reduce flooding, and improve local water quality through green infrastructure.
- $35,000 for EV charging stations to support clean transportation options and reduce greenhouse gas emissions.
- $20,000 for an air quality monitoring system and required electrical equipment that will provide environmental data for community education and outreach.
- $50,000 for a trash enclosure to support ongoing park operations and maintenance.

Collectively, these budget items reflect the project's integrated approach to recreation, environmental sustainability, public health, and climate resilience while providing long-term community benefits for San Pablo residents.

In addition to the BayREPAIR grant-funded items, the project also includes the following elements funded through other grants and City sources:

- Design and Outreach — $780,000
- Construction Management — $700,000
- Mobilization — $1,700,000
- Site Clearing and Demolition — $185,750
- Earthwork — $371,000
- Storm Drain — $181,340
- Soccer Field — $775,000 (split line item)
- Parking Lot — $245,000
- Concrete Work — $725,465.50
- Basketball Court — $83,000 (split line item)
- Playground — $400,000 (split line item)
- Senior Workout Equipment — $20,000
- Amenities and Park Furnishings — $200,000 (split line item)
- Restroom — $410,000
- Trash Enclosure — $34,000 (split line item)
- Fencing — $500,000
- Utilities — $65,050
- Plantings – Trees — $292,500
- Plantings Groundcover — $559,000
- Irrigation — $135,000
- Bioretention Plantings — $35,000
- Electrical, Cameras and Lighting — $600,000

In total, the McNeil Park project budget is estimated at $10 million, with $8.79 secured from other grant sources. This grant application represents the final funding needed to fully implement the project and will allow the City to confidently advance into the construction phase and complete the project as planned.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

McNeil Park is strongly aligned with multiple community, local, regional, and statewide initiatives focused on public health, environmental justice, climate resilience, active living, and sustainable infrastructure. The project directly advances long-standing City priorities to increase park access, improve environmental quality, and address health disparities in San Pablo.

The project is identified as a priority in several City planning documents, including the City of San Pablo General Plan 2035 (2025), the Climate Action Plan (2012), and the Green Infrastructure Plan (2019), all of which identify the site as a future community park. The City purchased the property in 2006 specifically to develop a community-serving park, reflecting a long-term commitment to expanding recreational opportunities for residents. The project also supports the City's Municipal Code and General Plan goal of achieving three (3) acres of parkland per 1,000

residents. Currently, the City has only 0.8 acres of parkland per 1,000 residents; completion of the McNeil Project will increase this ratio to 1.0 acres per 1,000 residents.

The project is also consistent with the goals of the Community Action Plan (2014) developed by the San Pablo Childhood Obesity Prevention Task Force. Following a UCLA Center for Health Policy Research report identifying San Pablo as having one of the highest childhood obesity rates in California, the City established the Task Force to develop strategies that promote healthier lifestyles and improve public health outcomes. One of the Community Action Plan's key priorities is increasing opportunities for active living through expanded and improved park space. The McNeil Park Project directly advances this goal by creating 4.8 acres of recreational space with amenities that encourage physical activity for all ages and abilities.

The project is also consistent with regional environmental and climate initiatives, including the Richmond and San Pablo "Path to Clean Air" Community Emissions Reduction Plan (2024) developed through California's Community Air Protection Program (AB 617). The project supports the plan's urban greening strategies through tree planting, native landscaping, bioretention facilities, and expanded green space that will improve air quality, reduce urban heat impacts, and support mental and physical health. The project also incorporates educational opportunities through community kiosks and supports workforce development through construction jobs, landscaping maintenance, and green infrastructure implementation.

Additionally, the project advances goals identified in the Contra Costa EV Blueprint through the installation of electric vehicle charging stations and supports reduced vehicle miles traveled (VMT) by creating a centrally located neighborhood park within walking distance of surrounding residential areas. The project also aligns with the City's Storm Drain Master Plan (2018), which identified localized flooding issues at the project site and adjacent properties. To address these concerns, the project includes bioretention facilities designed to manage stormwater, reduce flooding, and improve groundwater infiltration.

Overall, the McNeil Park Project supports a broad range of adopted plans and initiatives aimed at improving environmental sustainability, climate resilience, public health, equitable park access, active transportation, and quality of life for San Pablo residents.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

The City of San Pablo has the organizational capacity, technical expertise, and financial management systems necessary to successfully manage and implement projects of similar scope and complexity. The City's Public Works Department includes experienced engineering, environmental, administrative, and finance professionals who collectively oversee multiple grant-funded capital improvement projects each year. Staff regularly coordinate through weekly project management meetings and interdepartmental collaboration to monitor schedules, regulatory compliance, reporting deadlines, budgets, and risk management activities. All identified staff have the capacity and experience necessary to fulfill their project responsibilities.

The City has established systems to ensure effective grant administration and compliance. For each project, staff develop detailed compliance checklists and milestone schedules to track deliverables, financial documentation, reporting requirements, and project closeout activities. Public Works Department works closely with the City's Finance Department to ensure all expenditures are accurately tracked, documented, and reimbursed in accordance with grant requirements. The City's Finance Department has received more than 20 consecutive Government Finance Officers Association awards for excellence in financial reporting, demonstrating strong fiscal oversight, internal controls, and transparent financial management practices.

The City also has extensive experience successfully delivering complex, multi-funded infrastructure, environmental, and recreational projects of comparable scale. Examples include:

- **Rumrill Sports Complex (2014):** A $4+ million project funded through the U.S. EPA Brownfields Program, Proposition 84, and Measure WW that remediated contaminated property and developed a new public sports complex.
- **23rd Street–Wildcat Creek Trail Project (2015):** Funded by the California Natural Resources Agency, this project included a new multi-use trail, pedestrian bridge, lighting, and habitat restoration and was completed on time and in full compliance with grant requirements.
- **El Portal Greening Project (2017):** A $562,000 green infrastructure and bicycle improvement project completed successfully under California Natural Resources Agency funding.
- **Wildcat Creek Restoration & Greenway Trail (2021):** A $6.2 million project funded by multiple state and regional sources that restored over 2,000 linear feet of creek corridor and constructed a greenway trail.
- **Rumrill Complete Streets Project (2024):** A more than $20 million transportation improvement project funded through nine separate funding sources and successfully completed with all grants closed out.
- **Sutter Avenue Green Street Project (2025):** A $5.2 million multi-funded green infrastructure project completed on schedule and in full compliance with grant requirements.

Through these projects, the City has demonstrated a proven ability to manage large-scale, multi-partner, and multi-funded projects while maintaining regulatory compliance, fiscal accountability, and successful project delivery. This experience positions the City of San Pablo to effectively administer and implement the proposed project on time and within budget.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The City of San Pablo has an experienced project management team and sufficient organizational resources to successfully implement and administer the proposed project. Project implementation will be managed through a collaborative effort between the City's Public Works Department, Environmental Programs staff, Finance Department, and supporting consultants and contractors. Staff assigned to the project have extensive experience managing complex, grant-funded capital

improvement and green infrastructure projects and will dedicate the necessary time and resources to ensure successful delivery of the project on schedule and within budget.

The project will be led by **Jimmie Zhou, Senior Civil Engineer**, who will serve as Project Director. Mr. Zhou is a licensed professional engineer with 10 years of experience managing capital improvement, roadway rehabilitation, roadway realignment, parks, and infrastructure construction projects. He will oversee all major aspects of project implementation, including consultant procurement and RFP development, design and plan review, environmental coordination, contract administration, budget oversight, contractor management, and overall project delivery.

Amanda Booth, Environmental Program Manager, will provide project oversight related to environmental compliance, green infrastructure implementation, and maintenance coordination. Ms. Booth has more than 10 years of experience delivering stormwater and green infrastructure projects and has extensive expertise in regulatory monitoring, reporting, and long-term maintenance planning.

Chiara Hanna, Management Analyst, will serve as Grant Administrator and will oversee grant compliance, documentation, reimbursement requests, reporting, and grant closeout activities. Ms. Hanna has more than four years of experience managing federal, state, and local grants totaling tens of millions of dollars and has successfully administered grants from agencies including FHWA, Caltrans, MTC, EPA, and the California Natural Resources Agency.

Collectively, City staff will dedicate the equivalent of approximately 1.0 Full Time Equivalent (FTE) throughout the duration of the project, supplemented by consultant support for specialized technical services, engineering design, environmental review, and construction activities as needed.

The City will also leverage additional funding sources and in-kind staff resources to support successful project completion. The project has secured the following additional grant funding for project implementation:

- CNRA Urban Greening Grant - $4,790,690
- State Parks State Earmark SG-07-006 - $3,000,000
- CNRA State Earmark GF2526 - $1,000,000
- City General Fund

The City has extensive experience managing multi-funded projects and will continue coordinating local, state, and regional funding opportunities to ensure the project is fully implemented and maintained over the long term.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

The City Council and Planning Commission previously approved the project in 2024 and 2026, respectively. The project does not require permits from any agencies outside of the City. The only two permits required are the encroachment permit and a building permit for grading and the restroom, which will be applied for after the design is complete. The City typically reviews and approves encroachment permits within a 2-4 week timeframe. Estimated completion in December 2026.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

The City filed the CEQA Notice of Exemption (NOE) in 2023. Proof of the filed CEQA NOE has been attached to this application. Note: At the time of the CEQA filing, the project name was San Pablo Area For Recreation and Community (SPARC) Project, because the City Council had not yet officially named the potential park. All required approvals have occurred to officially change the project name from SPARC to McNeil Park Project.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

The City of San Pablo purchased the site in 2006 and has complete site control. Proof of ownership is attached to this application.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The City will fund ongoing operations and maintenance of the site through the City's Lighting and Landscape District. The Maintenance Division has been involved in the design discussions to ensure that they have the internal ability, capacity, and funding to maintain the site. The Maintenance Division will continue to be involved in the park design to ensure that efficient maintenance access is built into the project. Maintenance will be ongoing a maintenance and operation plan will be developed and completed before the end of construction.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are no known barriers to project implementation. The project has received City Council approval, strong community support, and has successfully completed all required CEQA review and filing processes. In addition, the City has already secured approximately $8.79 million in funding toward the project. This grant application represents the final funding needed to fully implement the project and will allow the City to confidently advance into the construction phase and complete the project as planned.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan:
McNeil Park

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**McNeil Park Project:** The proposed McNeil Park Project will transform the former elementary school site at 2600 Moraga Road into a vibrant 4.8-acre community park that provides critical urban greening, recreational, environmental, and public health benefits to San Pablo residents. The completed park will include resident-prioritized amenities such as an all-abilities playground, adult-sized soccer field, basketball court, small stage/amphitheater, senior fitness stations, a perimeter fitness trail, picnic areas, restrooms, bicycle racks, electric vehicle charging stations, water fountains, and parking. In addition to expanding access to recreation and active living opportunities for youth, families, and seniors, the project will provide significant air quality and environmental benefits through the planting of approximately 40 trees, promotion of active transportation, and installation of zero-emission vehicle infrastructure.

Measurable Outcome	Indicator(s)
1. Create 4.8 acres of community recreational space	• Completion of 4.8-acre park • Installation of recreational amenities • Final inspection and Notice of Completion
2. Install 2 EV Charging stations with 4 ports to promote the use of clean air vehicles.	• EV charging stations ordered, installed and operational • 2 EV stations with 4 ports open to the public
3. Hire 80 temporary workers to build McNeil Park	• Certified Payroll information or other contract mechanisms showing 80 temporary workers hired
4. Clean and filter 4.8 acres of stormwater prior to entering local creeks	• Completion of grading and drainage improvements • Bioretention facilities installed and operational • Stormwater infiltration performance visually monitored and photographed
5. Reduce flooding	• Bioswale installation completed • Visual inspections during storm events • Monitoring of stormwater flow and ponding reduction
6. Reduce 80 MT of CO2e	• Tree planting completed (70) • EV infrastructure operational • Urban Greening Calculator results showing the modeled 80MT reduced
7. Increase use of active transportation	• Pre- and post-construction site activity counts showing an increase in active transportation usage • Bicycle and pedestrian observations
8. Plant over 800 trees, shrubs, and other drought-tolerant/native landscaping and Urban Greening	• 70 trees planted • 750 shrubs planted • Irrigation and landscape establishment
9. Installation of air quality sensor to provide data for community use	• Sensor installed and operational • Data collection initiated • Public data sharing and outreach completed

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Create 4.8 acres of community recreational space	A. Finish project final design	1. Conduct a review of the 95% design plans	City of San Pablo	None	July 2026
		2. Develop the construction bid documents, including the engineering design plans, the specifications, and the engineers' estimates.	City of San Pablo	None	September 2026
		3. Get approval of 100% plan, specification, and estimate documents	City of San Pablo	None	October 2026
	B. Bid construction contract	1. Release the construction bid information on a public portal	City of San Pablo	None	November 2026
		2. Open bids and select the low-bid contractor	City of San Pablo	None	December 2026
		3. Review bids, award contract at City Council meeting	City of San Pablo	None	January 2027
	C. Install all recreation elements	1. Demolish existing site structures in accordance with plans	City of San Pablo	Construction Contractor	April 2027
		2. 30% construction completion- includes utility trenching, site preparation, and grading.	City of San Pablo	Construction Contractor	June 2027
		3. 60% construction completion- some park elements completed and most under construction	City of San Pablo	Construction Contractor	September 2027
		4. 100% or substantial construction completed- All major elements installed, working on final punch list for project completion.	City of San Pablo	Construction Contractor	December 2027
		5. Final Notice of Completion Filed	City of San Pablo	City of San Pablo	February 2028
2. Install 2 EV charging stations with 4 ports to promote the use of clean air vehicles	A. Finalize EV infrastructure design	1. Complete electrical and civil design plans	City of San Pablo	CSW Design Consultants	September 2026
		2. Approve final EV charging design plans	City of San Pablo	CSW Design Consultants	October 2026
	B. Procure and install EV charging stations	1. Purchase EV charging equipment	City of San Pablo	Construction Contractor	August 2027
		2. Install electrical conduit and utility connections	City of San Pablo	Construction Contractor	September 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Install charging stations and complete testing	City of San Pablo	Construction Contractor	November 2027
	C. Activate and monitor stations	1. Final inspection and utility energization	City of San Pablo	Construction Contractor	December 2027
		2. Open stations for public use	City of San Pablo	None	February 2028
3. Hire 80 temporary workers to build McNeil Park	A. Develop workforce and contracting strategy	1. Include existing local hiring preference policy in bid documents	City of San Pablo	None	September 2026
		2. Coordinate with workforce development partners (Local Economic Development Corporation (EDC) in San Pablo)	City of San Pablo	San Pablo EDC	September 2026
		3. Advertise construction employment opportunities	City of San Pablo	Construction Contractor	November 2026
	B. Hire and onboard workers	1. Recruit construction workforce	City of San Pablo	Construction Contractor	January 2027
		2. Hire temporary construction workers	City of San Pablo	Construction Contractor	December 2027
		3. Maintain certified payroll and labor tracking	City of San Pablo	Construction Contractor	December 2027
	C. Monitor workforce outcomes	1. Track local and disadvantaged worker participation	City of San Pablo	Construction Contractor	December 2027
		2. Prepare workforce summary reports	City of San Pablo	Construction Contractor	March 2028
		3. Document project employment outcomes	City of San Pablo	Construction Contractor	July 2028
4. Clean and filter 4.8 acres of stormwater prior to entering local creeks	A . Finalize stormwater treatment design	1. Finalize bioretention and stormwater control plans	City of San Pablo	None	September 2026
	B. Construct stormwater facilities	1. Complete grading and site drainage improvements	City of San Pablo	Construction Contractor	June 2027
		2. Install bioretention areas (pipes, overflows, drain rock, material, and plants)	City of San Pablo	Construction Contractor	September 2027
		3. Install native landscaping and irrigation systems	City of San Pablo	Construction Contractor	October 2027
	C. Verify performance	1. Conduct visual inspections during storm events	City of San Pablo	None	December 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		2. Document stormwater treatment outcomes	City of San Pablo	None	February 2027
5. Reduce local flooding	A. Finalize stormwater bioretention design	1. Finalize design plans	City of San Pablo	None	September 2026
	B. Construct stormwater facilities	1. Excavate and prepare stormwater treatment areas	City of San Pablo	Construction Contractor	June 2027
		2. Install bioswales and drainage systems	City of San Pablo	Construction Contractor	September 2027
		3. Install plants, irrigation, and test the system	City of San Pablo	Construction Contractor	October 2027
	C. Monitor flood reduction effectiveness	1. Conduct visual assessments during rainfall events	City of San Pablo	None	December 2027
		2. Monitor drainage functionality	City of San Pablo	None	January 2028
		3. Document reduction in localized flooding impacts	City of San Pablo	None	February 2028
6. Reduce 80 MT of CO2e	A. Finalize landscaping and greening plans	1. Finalize landscape and tree planting plans	City of San Pablo	None	July 2026
		2. Identify tree species and planting locations	City of San Pablo	None	September 2026
		3. Complete final project design and specifications	City of San Pablo	None	October 2026
	B. Prepare and construct landscape improvements	1. Prepare the site for landscaping and tree installation	City of San Pablo	Construction Contractor	June 2027
		2. Plant trees and install native landscaping	City of San Pablo	Construction Contractor	September 2027
		3. Install irrigation and landscape establishment measures	City of San Pablo	Construction Contractor	October 2027
	C. Establish and monitor landscaping	1. Complete tree inventory and planting verification	City of San Pablo	None	November 2027
		2. Utilize the CNRA Urban Greening Calculator to estimate CO2e reductions	City of San Pablo	None	January 2028
		3. Document and report estimated greenhouse gas reductions	City of San Pablo	None	February 2028
		1. Conduct pre-construction pedestrian counts	City of San Pablo	None	August 2026

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
7. Increase use of active transportation	A. Collect baseline transportation activity data	2. Conduct pre-construction bicycle activity counts	City of San Pablo	None	August 2026
		3. Document existing site access and circulation patterns	City of San Pablo	None	September 2026
		1. Install bicycle racks and site access improvements	Construction Contractor	Construction Contractor	September 2027
		2. Complete park access and connectivity improvements	Construction Contractor	Construction Contractor	October 2027
	C. Evaluate post-construction active transportation use	1. Conduct post-construction pedestrian counts	City of San Pablo	None	January 2028
		2. Conduct post-construction bicycle activity counts	City of San Pablo	None	January 2028
		3. Compare pre- and post-construction data and document findings	City of San Pablo	None	February 2028
8. Plant over 800 trees, shrubs, and other drought-tolerant/native landscaping and Urban Greening	A. Finalize landscaping and greening plans	1. Finalize landscape and tree planting plans	City of San Pablo	None	July 2026
	B. Prepare and construct landscape improvements	1. Complete site preparation and grading	Construction Contractor	City of San Pablo	June 2027
		2. Install soil amendments and irrigation systems	Construction Contractor	Construction Contractor	August 2027
		3. Install native landscaping and urban greening improvements	Construction Contractor	Construction Contractor	October 2027
	C. Establish and monitor landscaping	1. Conduct landscape inspections and punch list review	City of San Pablo	None	November 2027
		2. Monitor plant establishment and irrigation performance	City of San Pablo	None	January 2028
		3. Document completed square footage of landscaping improvements	City of San Pablo	None	February 2028
9. Installation of air quality sensor(s) to provide data for community use	A. Plan and coordinate air quality monitoring installation	1. Identify sensor location and technical requirements	City of San Pablo	None	September 2026
		2. Coordinate with community organizations regarding data use and outreach	City of San Pablo	None	October 2026
		3. Finalize sensor specifications and installation plan	City of San Pablo	None	November 2026
		1. Prepare site and electrical connections	City of San Pablo	Construction Contractor	August 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	B. Install and activate air quality sensor	2. Install air quality sensor equipment	City of San Pablo	Construction Contractor	October 2027
		3. Test and activate the sensor system	City of San Pablo	Construction Contractor	November 2027
	C. Collect and share community air quality data	1. Begin air quality data collection	City of San Pablo	None	December 2027
		2. Share monitoring data with community groups and residents	City of San Pablo	None	January 2028
		3. Prepare a summary report and outreach materials regarding air quality findings	City of San Pablo	None	February 2028

Project Name:	**McNeil Park Project**
Lead Applicant Name:	**City of San Pablo**
Term for this budget (in years):	2

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Construction	Direct	Playground		$400,000
Construction	Direct	Basketball Court		$120,000
Construction	Direct	Park Furnishings		$200,000
Construction	Direct	Trash Enclosure		$50,000
Construction	Direct	Bioretention Plantings		$50,000
Construction	Direct	Soccer Field		$125,000
Construction	Direct	EV Chargers		$35,000
Construction	Direct	Air Quailty Monitor		$20,000
Only add lines above this line				
			TOTAL:	**$1,000,000.00**

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$1,000,000.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$1,000,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
California Natural Resources Agency Urban Greening	Grant Agreement Signed	$4,790,690.00
State Park GF2526	Grant Agreement Signed	$1,000,000.00
CNRA SG-07-006	Grant Agreement Signed	$3,000,000.00
Only add lines above this line		
	TOTAL:	**$8,790,690.00**



Park Elements

1 ARTIFICIAL TURF SOCCER FIELD
An adult-sized synthetic turf field will be installed to meet the community's top-requested feature, supporting organized recreational play and team sports.

2 ALL-ABILITIES PLAYGROUND, AGES 2-5
A play area featuring all-abilities equipment designed for children ages 2-5 will offer inclusive and sensory-rich play experiences.

3 ALL-ABILITIES PLAYGROUND, AGES 5-12
A play area featuring all-abilities equipment designed for children ages 5-12 will support inclusive play and physical development through sensory features.

4 FITNESS EQUIPMENT
A fitness zone with senior-rated equipment will promote active living and provide opportunities for rehabilitation, strength-building, and wellness for all ages.

5 ADA-ACCESSIBLE WALKING TRAIL
An ADA-compliant walking trail along Rheem Creek will offer accessible pathways for recreation while fostering a connection to the local watershed.

6 BASKETBALL COURT
The basketball court provides additional spaces for organized recreational sports.

7 PARKING LOT
A parking lot with a dedicated drop-off area will ensure safe, convenient access for players and park visitors attending events and activities.

8 SMALL OUTDOOR AMPHITHEATER
An outdoor amphitheater with concrete seat walls will serve as a venue for meetings, performances, cultural events, and community programs.

9 PARK FURNISHINGS
A picnic and BBQ area, game tables, and benches will be installed to support intergenerational gatherings, outdoor dining, and community interaction.

10 DRINKING FOUNTAIN
Hydration stations with accessible drinking fountains will serve visitors of all ages and abilities.

11 BIORETENTION AREA AND STORMWATER FACILITIES
Bioretention and stormwater facilities to be installed to manage, capture and treat stormwater runoff from the project site.

12 LIGHTING
Pedestrian lighting will be installed throughout park and in parking lot to support safety of park visitors

McNeil Park Project
ILLUSTRATIVE SITE PLAN

2600 Moraga Road
San Pablo, CA 94806
May 2025

SCALE: 1"=30'-0"

0 15 30 60

NORTH

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative
Healthy Corridors Program

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	City of San Pablo's Wellness Initiative
Lead Applicant Name	City of San Pablo
Project Location	2600 Moraga Road, San Pablo, CA 94806
Overall Funding Request	$1,355,044
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Healthy Corridors Program
Project Lead	Safe Organized Spaces (SOS) Richmond
Project Location	City of San Pablo (Citywide)
Project Funding Request	$355,044

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The City is partnering with SOS Richmond to implement outreach services and workforce development for San Pablo's unhoused residents. Through this partnership, unhoused residents, including justice-impacted and undocumented individuals, will participate in paid transitional employment and workforce training programs that combine environmental restoration, job readiness instruction, and wellness services. Together, the McNeil Park Project and the SOS Richmond partnership create a comprehensive community investment that advances environmental health, workforce development, recreation access, and neighborhood revitalization.

The City of San Pablo and SOS Richmond currently operate an 8-month Clean California program delivering creek cleanup, paid transitional employment, and wellness services to unhoused residents along the San Pablo I-80 corridor. The program is proven and connected to community needs. It is also interrupted. Each 8-month cycle ends and restarts, and each gap breaks the relational continuity that unhoused residents depend on to move toward stable income, housing, and care. This BAAQMD Local Community Benefits Fund application uses 16 months of funding to cover the period not paid for by Clean California, converting a broken cycle into continuous operations. It does this through the following four program components:

- Air-quality-aligned creek and encampment cleanup with a fire mitigation focus, extending existing Clean California cleanup operations continuously across the full 16-month term.
- Peer-led air-quality education and mitigation supplies distribution, delivered through ongoing peer outreach to encampment communities along the I-80 and creek corridors.
- Peer-led fire-safety education and fire-mitigation supplies distribution, including a harm-reduction curriculum (Track 1) delivered within SOS Richmond's existing capacity.
- Warming Hands Wellness Center at the San Pablo Library and clean air respite shuttle to the center, sustained continuously across the 16-month term with HEPA-grade clean air during operating hours and one additional shuttle day per week, transporting participants to and from Safe Harbour Day Center, SOS Richmond's workforce, wellness and care hub.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The project advances both Local Community Benefits Fund strategies. It reduces air pollution and improves health outcomes by removing burnable debris from creek corridors that produce trash fires, by building individual mitigation capacity in the population most exposed and least equipped to protect themselves, and by providing measurably cleaner indoor air through a HEPA air filter at the Wellness Center and at Safe Harbour during operating hours. It builds economic resilience for a just transition by extending the 6-week Job Readiness Program into continuous, year-round workforce pathways, with trash cleanup and fire-safety education as the primary on-ramps into paid roles. These workforce opportunities are off-ramps from homelessness and the continuous outdoor air exposure.

The project's core approach is continuous capacity-building rather than event-triggered response. For people living outside without access to indoor refuge, the most durable air-quality intervention is making sure residents already have masks, mitigation knowledge, fire extinguishers, and a known indoor wellness space before bad air arrives, rather than trying to reach them during peak exposure events.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Project location

The project will be delivered citywide in the City of San Pablo located in Contra Costa County. The geographic footprint is defined by two features: the I-80 freeway corridor, which runs the full length of the city and is a primary source of diesel particulate matter, and the creek corridors that host the largest concentrations of unhoused residents. SOS Richmond's engagement data shows that approximately 60% of San Pablo encounters logged through Warm Hand Wellness Center (located at the San Pablo Library) operations are in creek-adjacent locations. San Pablo census tracts fall within the BAAQMD Path to Clean Air (PTCA) community boundary and score at or

above the 90th percentile on CalEnviroScreen 4.0 for cumulative pollution burden.

The San Pablo Library Wellness Center, operated in partnership with the San Pablo Library, is the wellness anchor for the project. SOS Richmond also operates a shuttle that transports participants from Wellness Center sessions to Safe Harbour, SOS Richmond's day center in Richmond, for continued clean air respite. Field operations, including cleanup, peer outreach, air-quality and fire-safety education, and mitigation supplies distribution, extend across the citywide I-80 and creek-adjacent footprint where Clean California currently runs, in coordination with the City of San Pablo Public Works.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Data and evidence for the need

Unhoused residents of San Pablo face continuous, unmitigated exposure to some of the most polluted air in the Bay Area. The BAAQMD AB 617 Path to Clean Air Plan documents identify that diesel particulate matter in the PTCA community derives 40% from local sources, driving 36% of the average residential cancer risk of 232 in a million. This pattern comes from I-80 and I-580 freeway, marine, and rail emissions that map directly onto creek-adjacent encampment locations along the San Pablo I-80 corridor.

The Chevron Refinery accounts for approximately 61% of local PM2.5 emissions in the 2021 updated PTCA inventory. PM2.5 exposure in the PTCA community averages 7.1 micrograms per cubic meter annually. San Pablo sits within the modeled exposure plume and within the AB 617 Community Emissions Reduction Plan priority geography.

Standard mitigation strategies, such as staying indoors, using air filtration, or getting transportation away from pollution sources, are unavailable to people living outside. Unhoused residents are the most directly harmed by this pollution burden and the least able to do anything about it. They are also, in this regional context, largely without the basic protective equipment that would meaningfully reduce harm when exposure events occur.

Encampment fires are a measurable, community-generated air-quality hazard. While San Pablo-specific encampment fire data is not currently published, Richmond Fire Chief Aaron Osorio reported 736 encampment fires in 2025, and the City of Richmond Fire Department reports that 60% of fire service calls are responsive to encampment fires. This pattern is the same one operating in San Pablo creek corridors, where SOS Richmond cleanup crews currently remove the burnable debris that produces these fires.

SOS Richmond's Warm Hand Wellness Center engagement data confirms the population this project serves. From May 2024 through July 2025, the Warm Hand Wellness Center engaged 529 unduplicated participants in San Pablo. Since reopening in April 2026, an additional 40 participants have been engaged in the first month. SOS Richmond's broader data shows that 58% of unhoused residents served have reported no income, and an additional 12% rely solely on disability or social security benefits.

Community engagement informing the project
This project was developed by the City of San Pablo and SOS Richmond as a direct extension of the existing Clean California program, which was designed through engagement with unhoused residents, community members, and municipal partners. SOS Richmond's engagement model is peer-led and delivered through existing trusted relationships. Approximately 85% of SOS Richmond's outreach staff are currently or recently unhoused, maintaining ongoing connections with encampment residents along the San Pablo I-80 and creek corridors.

Current Clean California operations include a Community Pledge, 6 Neighborhood Champions, 25 student interns at 100 hours each, 18 community-led cleanups, 60 outreach events annually, and 100 volunteers. This engagement infrastructure is already in place and will extend directly into the BAAQMD project, with structured air-quality questions added to the existing peer outreach protocol. Those questions cover respiratory symptoms and frequency, awareness of air-quality alerts, current mitigation behaviors and supplies on hand, willingness to access wellness services and educational programming, and observed environmental conditions at encampment sites.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

How the project addresses community needs and environmental justice challenges
Unhoused residents of San Pablo are predominantly people of color who have been excluded from wealth-building, exposed to environmental harm from the I-80 corridor and the Chevron refinery, and bypassed by regional economic growth. Living outdoors along creek corridors, they carry the weight of these inequities while having the least access to mitigation.

Each of the four program components directly addresses a gap that the existing public health and air-quality system fails to close with this population:

- Air-quality-aligned creek and encampment cleanup removes burnable debris from creek corridors, reducing both water pollution and the source material for encampment trash fires. This is the primary on-ramp into the paid workforce pathway.
- Peer-led air-quality education and mitigation supplies distribution builds individual mitigation capacity through routine outreach: distributing masks and air-quality mitigation supplies, teaching mitigation practices, sharing information about how to read air-quality alerts, and tracking which residents have current supplies. Capacity is built before exposure events, not during them.
- Peer-led fire-safety education and fire-mitigation supplies distribution operate on the same delivery model. Track 1 is a harm-reduction curriculum fully within SOS Richmond's existing capacity. SOS Richmond will also pursue a fire-safety certification pathway with the Contra Costa County Fire Station 70, located in San Pablo, as an aspiration for the grant term, using the existing Richmond Fire Department partnership as a working model. Fire extinguishers and fire-mitigation supplies are distributed alongside education on fire safety and proper use and disposal of equipment. This is the secondary on-ramp into the paid workforce pathway.
- San Pablo Library Wellness Center with HEPA-grade clean air during operating hours provides a known, regularly accessed indoor space with measurably cleaner air. The

Wellness Center operates on Thursdays from 10 am to 2 pm and will be sustained continuously across the 16-month term. After Thursday sessions, participants can take a shuttle to Safe Harbour, SOS Richmond's day center, for continued clean air respite, wellness services, and peer support.

Workforce pathway continuity runs through all four components. The 6-week Job Readiness Program is converted from an interrupted cycle into continuous year-round operations, with trash cleanup and fire-safety education as the primary activities. Participants enter through cleanup or education roles, gain peer mentorship and role-specific training, and advance into outreach, supplies distribution, or team-leader roles over time. The same population that is most exposed to pollution and fire hazards delivers the interventions and earns income through them.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement is the project's delivery method, not something added on top of it. Peer-to-peer relationships are SOS Richmond's core operational strategy. They are the primary channel through which implementation progress is communicated, project benefits are made accessible, and community feedback is collected and incorporated.

Communicating implementation progress and available benefits
SOS Richmond's peer outreach staff are the trusted messengers who bring progress and available support directly to unhoused residents. As each program component comes online, peer staff communicate its availability at encampment visits, during Wellness Center intake on Thursdays, during shuttle rides, and through the Neighbor Care Line. Each encampment visit is a relationship touchpoint and a chance to deliver education, distribute supplies, surface workforce on-ramp opportunities, and connect residents to care navigation.

Employment with SOS Richmond is itself the most direct communication of project benefits. Peer staff who conduct cleanup, deliver fire-safety education, run air-quality outreach, or operate wellness services are both service beneficiaries and service delivery agents. Their lived understanding of what the project offers is the most credible outreach available to their peers.

Soliciting and incorporating community feedback
Peer outreach staff incorporate structured feedback questions into their existing engagement at encampment sites and during Wellness Center and shuttle visits, capturing residents' experiences, barriers to access, unmet needs, and self-identified priorities. The City of San Pablo receives quarterly feedback reports from SOS Richmond. SOS Richmond's Lived Experience Advisory Council, a body of staff and participants with direct lived experience of homelessness, reviews aggregated feedback and recommends program adjustments. Peer outreach and fire-safety education staff relay community observations through structured debriefs, creating a two-way communication loop between encampment communities and program leadership throughout the 2-year grant term.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision: Unhoused and vulnerably-housed residents of the City of San Pablo experience reduced exposure to PM2.5, diesel particulate matter, and acute air-quality events through continuous, year-round operations along the I-80 and creek corridors. Mitigation capacity, including masks, fire extinguishers, education, and a known indoor wellness space, is built into the population on a routine basis so that protective infrastructure is in residents' hands before bad air or fire events occur. The same population builds economic resilience through paid pathways into the workforce that delivers those interventions, as the 8-month Clean California cycle is converted into 16 months of integrated, uninterrupted service.

The four program components and five measurable outcomes are detailed in the accompanying Measurable Outcomes Plan. In summary:

- Air-quality-aligned creek and encampment cleanup, with a fire mitigation focus, extending Clean California program cleanup into continuous 16-month coverage, which acts as a primary workforce on-ramp.
- Peer-led air-quality education and mitigation supplies distribution, delivered through routine peer outreach to build individual mitigation capacity in the encampment population.
- Peer-led fire-safety education and fire-mitigation supplies distribution, including Track 1 harm-reduction curriculum. Aspiration to develop Track 2 certification pathway with Contra Costa Fire Station 70, located in San Pablo, during the grant term.
- San Pablo Library Wellness Center with HEPA-grade clean air during operating hours, plus clean air respite shuttle to Safe Harbour after Thursday sessions, sustained continuously across the 16-month program.

The City of San Pablo holds primary responsibility for BAAQMD reporting, fiscal pass-through, and municipal coordination. SOS Richmond holds primary responsibility for program delivery, peer workforce supervision, field operations, and direct community engagement. Detailed indicators, milestones, tasks, lead and supporting entities, and completion dates are in the accompanying Measurable Outcomes Plan.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

No response required to this question, please see Measurable Outcome Table.

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Budget summary
The project budget covers 16 months of SOS Richmond operations not funded by Clean California. The largest share supports peer workforce wages. The detailed line-item budget is on the BAAQMD Co-Applicant Budget Template.

Component	Approx. Amount	Key cost lines
Creek and encampment cleanup (fire mitigation focus, 16 months)	~$136,000	Outreach Team Leader (0.45 FTE), Team Leader (0.325 FTE), Team Member (0.75 FTE), debris transfer fees (Republic Services), trash removal supplies, vehicle gas
Peer-led air-quality education and mitigation supplies distribution	~$40,000	Outreach Services Coordinator (0.175 FTE), Resource Specialist - Peer (0.25 FTE), in-encampment outreach supplies, fire safety supplies (masks, fire extinguishers, mitigation supplies)
Wellness Center and shuttle to clean air respite at the Safe Harbour Center	~$82,000	Resource Specialist - Workforce (0.25 FTE), Hospitality and Safety Ambassador (0.125 FTE), Shuttle Driver (0.4 FTE), Wellness Center supplies, shuttle gas and vehicle insurance, HEPA Dyson air purifier and filter replacements
Program coordination	~$38,000	Director of Workforce Operations (0.175 FTE), vehicle maintenance and registration
Total direct costs	**~$296,000**	
Indirect costs (15% of direct)	**~$44,400**	
Total funds requested	**$355,044.10**	

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

Caltrans Clean California Program. The project directly extends the City of San Pablo's existing Clean California program. BAAQMD funding covers the 16-month period not funded by Clean California, converting a broken cycle into continuous 16-month service. The two programs are designed to operate as one coherent service architecture without duplication or supplantation.

City of San Pablo NPDES Permit Compliance. Creek cleanup operations support the City's compliance obligations under its National Pollutant Discharge Elimination System permit by removing illegal dumping and encampment debris from creek corridors that feed into Bay waterways. This grant deepens that compliance role with an air-quality framing: the same debris that pollutes waterways also fuels trash fires that generate localized PM2.5.

BAAQMD AB 617 Path to Clean Air Community Emissions Reduction Plan. San Pablo sits within the PTCA boundary and CERP priority geography. The project directly responds to

PTCA-identified emissions sources, including mobile sources along I-80, stationary sources at the Chevron refinery, and locally generated trash fires.

Contra Costa Council on Homelessness 2024 Work Plan. The project's workforce, wellness, and outreach components align with the Council's priorities for low-barrier service models, lived-experience leadership, and integrated wellness and economic-mobility pathways.

Just Cities BAAQMD LCBF collaborative. SOS Richmond is a co-applicant on the Just Cities-led BAAQMD application covering the broader PTCA geography. This San Pablo application is coordinated with that collaborative: the Just Cities application covers Richmond, North Richmond, and regional infrastructure, while this application covers the city-specific Clean California bridge, peer-led education and mitigation supplies distribution in San Pablo, and Wellness Center and shuttle continuity. The two applications are designed as complementary, non-overlapping investments.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The City of San Pablo has extensive experience managing grant-funded community and environmental programs and serving as a pass-through agency for nonprofit partners. The City has established contract administration, reimbursement, reporting, and performance monitoring processes that ensure accountability and successful project delivery. City staff have successfully administered grants from agencies including Caltrans, EPA, MTC, and the California Natural Resources Agency, and have experience coordinating multiple funding sources while maintaining compliance with grant requirements and reporting obligations.

The City already maintains a strong working relationship with SOS Richmond and has previously implemented similar programs focused on creek cleanups, encampment outreach, litter abatement, workforce development, and environmental stewardship. Through these partnerships, the City has developed effective agreements, communication protocols, invoicing procedures, and outcome tracking systems to ensure nonprofit-led activities are completed efficiently and documented appropriately. This existing framework significantly reduces implementation risk and allows the City to quickly scale the proposed program while ensuring measurable outcomes and timely reporting.

Key City staff assigned to the project bring significant experience managing grant-funded projects. Amanda Booth, Environmental Program Manager, will oversee compliance and contract coordination. Ms. Booth has more than 10 years of experience delivering grant-funded projects with non-profit project partners and possesses extensive expertise in regulatory monitoring, reporting, and long-term planning.

Chiara Hanna, Management Analyst, will serve as Grant Administrator and oversee grant compliance, reimbursement requests, reporting, documentation, and grant closeout activities. Ms. Hanna has more than four years of experience managing federal, state, and local grants totaling

tens of millions of dollars and has successfully administered grants from agencies including Caltrans, MTC, EPA, and the California Natural Resources Agency.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Operating partner capacity - SOS Richmond
SOS Richmond has operated as a peer-led nonprofit serving unhoused residents of greater Richmond and San Pablo since 2020, growing into a multi-component organization managing simultaneous contracts with the cities of Richmond, San Pablo, and Pinole, and institutional funders including Chevron, Kaiser Permanente, the American Heart Association, and Contra Costa County.

SOS Richmond currently manages several programs of directly relevant scope. The Streets Team removed approximately 60 tons of encampment and illegally dumped debris in the first four months of 2026 and participated in 48 coordinated public agency abatement and housing-relocation events in the first three months of the year. The Warm Hand Wellness Center delivered 125 events serving 600 unduplicated participants with 1,472 visits, 1,500 or more in-encampment outreach contacts, 549 peer coaching sessions, 750 self-administered needs assessments, and 36 housing placements in its first program year, coordinated across 22 partner organizations. The Job Readiness Program has employed 72 previously unhoused individuals since inception, achieving a 55% rate of regular income attainment and reducing the unhoused rate among participants from 89% to 33%. This track record earned SOS Richmond the 2024 California Nonprofit of the Year.

In San Pablo specifically, SOS Richmond currently operates the Caltrans Clean California program in partnership with the City, delivering creek cleanup, paid 6-week job readiness cohorts for 80 participants over 8 months, and wellness services at the San Pablo Library Wellness Center. The Warm Hand Wellness Center component engaged 529 unduplicated participants between May 2024 and July 2025, with an additional 40 participants engaged in the first month since reopening in April 2026.

Project management, staffing, and leveraged funding
The City of San Pablo will hold the Lead Applicant role and coordinate fiscal pass-through, BAAQMD reporting, and municipal partner alignment.

SOS Richmond will manage day-to-day program delivery. Executive Director Daniel Barth provides overall strategic oversight. Director of Wellness and Programs O'Neill Fernandez oversees field operations, peer workforce supervision, and partner coordination. He will lead the outreach to the Contra Costa Fire Station 70 to explore a fire-safety certification pathway during the grant term. Director of Operations Zahra Syed manages operational logistics, compliance, and data systems. Director of Workforce Operations Janny Castillo leads on human resources, organizational culture, and Job Readiness Program curriculum. Finance Director Amanda Percy oversees budget management and fiscal compliance.

Dedicated project staffing from the SOS Richmond budget includes:

- Director of Workforce Operations (0.175 FTE, partial allocation) providing program coordination, BAAQMD reporting support, and City of San Pablo coordination.
- Outreach Services Coordinator (0.175 FTE, partial allocation) supporting peer outreach and community engagement across encampment locations.
- Hospitality and Safety Ambassador (0.125 FTE, partial allocation) supporting Wellness Center operations on Thursdays.
- Resource Specialist - Workforce (0.25 FTE, partial allocation) providing peer coaching, care navigation, and Job Readiness Program intake at the Wellness Center.
- Resource Specialist - Peer (0.25 FTE, partial allocation) delivering peer-led air-quality and fire-safety education and mitigation supplies distribution in the field.
- Shuttle Driver (0.4 FTE) transporting participants between the Wellness Center and Safe Harbour after Thursday sessions and on one additional shuttle day per week.
- Outreach Team Leader (0.45 FTE) supervising in-encampment outreach services delivery across the I-80 and creek corridors.
- Team Leader (0.325 FTE) leading the Job Readiness Program workforce and direct trash removal and fire mitigation services.
- Team Member (0.75 FTE) participating in the Job Readiness Program and delivering direct trash removal and fire mitigation services.

Staff health and safety. SOS Richmond does not deploy peer outreach staff into hazardous outdoor air conditions without protective infrastructure to support them. The project builds mitigation capacity into the population continuously during routine outreach rather than attempting to deploy staff into peak exposure events.

Leveraged resources include the existing Caltrans Clean California program, the San Pablo Library Wellness Center facility provided through City and library partnership, Safe Harbour as the clean air respite destination, and SOS Richmond's organizational infrastructure including the Job Readiness Program curriculum, peer workforce recruitment pipeline, data systems, and finance and operations administration. BAAQMD funding purchases the 16-month continuity bridge, air-quality programming layers, mitigation supplies distribution capacity, and Wellness Center and shuttle sustainment.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

Permits. The project does not require new construction permits. HEPA-grade filtration installation at the San Pablo Library Wellness Center will be coordinated with the San Pablo Library, which hosts Wellness Center operations under existing partnership arrangements. The unit is a portable Dyson HEPA air purifier sized for a 10x20 room. Creek cleanup operations run under existing Clean California program protocols and the City's NPDES permit framework, with no new permits required.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

CEQA compliance. The project consists of operational service delivery, peer workforce employment, educational programming, distribution of personal protective and mitigation supplies, and the placement of a portable HEPA air purifier within an existing partner facility. It does not involve construction, ground disturbance, or other activities that trigger CEQA review.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Site control. The San Pablo Library Wellness Center operates under existing partnership arrangements between SOS Richmond and the San Pablo Library. Creek and encampment cleanup operations occur in public rights-of-way and on creek corridors controlled by the City, coordinated with City of San Pablo Public Works under the existing Clean California program structure. Peer outreach and education occur in public spaces where SOS Richmond peer outreach already operates. Safe Harbour, the clean air respite destination for the shuttle, is owned and operated by SOS Richmond. No additional site control is required to begin grant performance.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

No physical infrastructure is planned to be installed as part of this project.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Barriers and mitigation

Reaching residents who avoid services. SOS Richmond's peer-led model is specifically designed to address this. Outreach staff with lived experience hold trust with residents who would not engage mainstream providers. Continuous routine outreach builds the relationships and supplies-handoff cadence that this population can rely on.

Establishing the Contra Costa Fire Station 70 partnership. The Track 2 fire-safety certification pathway requires a partnership with the San Pablo Fire Department that does not yet exist in operational form. SOS Richmond will initiate conversations with SPFD early in the grant term, led by O'Neill Fernandez and using the existing Richmond Fire Department partnership as a model. Track 1 proceeds at full scale regardless of Track 2 timing.

Wellness Center scheduling constraints. The Wellness Center operates within the San Pablo Library's scheduling framework, currently Thursdays 10am to 2pm. The project does not assume the Wellness Center is available during arbitrary air-quality events. Opportunities to expand hours will be pursued and documented as the partnership accommodates.

Supplies distribution sustainability. Routine distribution of masks, fire extinguishers, and air-quality mitigation supplies depends on consistent supply chain and inventory management across the 16-month term. SOS Richmond will establish a supplies inventory and distribution-tracking protocol in the first quarter and refresh inventory on a rolling basis.

Continuity of Program Deliverables. The project is structured so that BAAQMD funding directly bridges the cycle gap between the current Clean California funded program and the proposed project. Hiring, scheduling, and program operations are designed for continuous handoff rather than restart. The Lead Applicant's relationship with the City of San Pablo supports administrative continuity across both funding streams.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan:
Healthy Corridors Program

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Healthy Corridors Program:** The program provides coordinated creek and encampment cleanup, air quality mitigation, and fire prevention services within vulnerable communities along the I-80 and Wildcat Creek corridors. Through peer-led outreach, the program delivers air-quality and fire-safety education, distributes mitigation supplies, and operates a clean-air wellness and transportation network to improve public health, reduce wildfire risk, and support unsheltered residents during poor air quality events.

Measurable Outcome	Indicators
1. Air-quality-aligned creek and encampment cleanup operates continuously across the 16-month grant term in the City of San Pablo, with a fire mitigation focus.	- Tons of debris removed annually from San Pablo creek and encampment corridors. - Cleanup sites prioritized by NPDES and air-quality criteria; number completed. - Coordinated abatement events with City of San Pablo Public Works completed. - Continuity maintained across the Clean California cycle boundary, documented as a project outcome. - Cleanup workforce on-ramp: number of participants entering paid roles through cleanup.
2. Peer-led air-quality education and mitigation supplies distribution build individual mitigation capacity in the encampment population through routine peer outreach.	- Unhoused residents reached through peer-delivered air-quality education during routine outreach. - Masks and air-quality mitigation supplies distributed (counts and resupply cadence). - Residents with current supplies and mitigation knowledge tracked through peer outreach. - Air-quality survey responses collected from unhoused residents through peer outreach. - Supplies inventory and distribution-tracking protocol established and maintained.
3. Peer-led fire-safety education and fire-mitigation supplies distribution reach encampment communities and build local fire-mitigation capacity.	- Encampment residents reached through peer-delivered Track 1 fire-safety education. - Track 1 curriculum sessions delivered in encampment settings and at the San Pablo Library Wellness Center. - Fire extinguishers and fire-mitigation supplies distributed (counts and resupply cadence). - San Pablo Fire Department partnership conversations initiated during the grant term (aspirational; Track 1 proceeds at full scale regardless). - Fire-safety education workforce on-ramp: number of participants entering paid roles through fire-safety education.
4. The San Pablo Library Wellness Center and clean air respite shuttle operate continuously across the 16-month term with HEPA-grade clean air during operating hours.	- HEPA-grade portable air purifier placed and operational at the San Pablo Library Wellness Center (10x20 room, Thursdays 10am to 2pm). - Filter-change logs maintained per CDC and EPA guidance. - Indoor and outdoor PM2.5 readings recorded during operating hours on high-pollution days. - Variance between indoor and ambient PM2.5 reported quarterly. - Wellness Center operations sustained continuously across the 16-month term, including across the Clean California cycle boundary. - Shuttle transporting participants from Wellness Center sessions to Safe Harbour operational at least one day per week. - Unduplicated participants transported to Safe Harbour counted quarterly.
5. Community engagement and feedback are continuously	- Lived Experience Advisory Council reviews completed semi-annually. - Community engagement maintained at Clean California baseline levels across the full 16-month term, including the Community Pledge, 6 Neighborhood Champions, 25 student

Measurable Outcome	Indicators
incorporated into project implementation and reported to the Lead Applicant and BAAQMD.	interns, 18 community-led cleanups, 60 outreach events, and 100 volunteers annually, without interruption at the Clean California cycle boundary. - Quarterly feedback reports submitted to the City of San Pablo and BAAQMD. - Documented program adjustments made in response to community feedback. - Continuity of engagement maintained throughout the 16-month grant program

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Continuous creek and encampment cleanup (fire mitigation focus)	A. Cleanup operations bridged across the Clean California cycle boundary into continuous 16-month coverage	1. Hire and onboard additional peer cleanup crew capacity through the Job Readiness Program to maintain staffing across the cycle handoff.	SOS Richmond	City of San Pablo	Month 2
		2. Integrate schedule and logistics so cleanup routes, disposal arrangements, and equipment continue without a gap at the Clean California cycle boundary.	SOS Richmond	City of San Pablo	
		3. 3. Coordinate with City of San Pablo Public Works to align BAAQMD-funded cleanup with NPDES priorities and existing City scheduling.	SOS Richmond	City of San Pablo	
	B. Cleanup operations prioritized by air-quality and creek-corridor criteria, with fire mitigation focus.	1. Prioritize cleanup routes using engagement data (approximately 60% of San Pablo encounters are creek-adjacent) and City NPDES priorities.	SOS Richmond	City of San Pablo	Ongoing, Months 1 to 16
		2. Conduct cleanup operations on a rolling basis across the 16-month term with a focus on removing burnable debris from high-risk corridors	SOS Richmond	City of San Pablo	
		3. Participate in coordinated City abatement and housing-relocation events; maintain debris tonnage and site logs.	SOS Richmond	City of San Pablo	
	C. C. Cleanup as primary workforce on-ramp	1. Track participants entering paid roles through cleanup; report cleanup-to-advancement trajectories.	SOS Richmond	City of San Pablo	Semi-annual, Months 6 to 16

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	documented and reported.	2. Log tons of debris removed, sites cleaned, and households supported on a rolling basis.	SOS Richmond	City of San Pablo	
		3. Submit semi-annual reporting on cleanup outcomes, workforce on-ramp, and Clean California cycle continuity to City of San Pablo and BAAQMD.	SOS Richmond	City of San Pablo	
2. Peer-led air-quality education and mitigation supplies distribution	A. Air-quality education curriculum and routine supplies-distribution protocol established.	1. Adapt SOS Richmond peer outreach protocol to include air-quality education content and air-quality survey questions	SOS Richmond	City of San Pablo	Month 3 (Task 1) Ongoing, Months 1 to 16
		2. Establish supplies inventory and distribution-tracking protocol for masks and air-quality mitigation supplies; establish resupply cadence.	SOS Richmond	City of San Pablo	
		3. Train peer outreach staff on curriculum delivery and supplies-distribution tracking.	SOS Richmond	City of San Pablo	
	B. Routine outreach delivers education and supplies across the encampment population.	1. Deploy peer outreach staff to deliver air-quality education and distribute masks and mitigation supplies on a rolling basis, with creek-adjacent locations prioritized.	SOS Richmond	City of San Pablo	Ongoing, Months 1 to 16
		2. 2. Refresh supplies inventory on a rolling cycle so residents receive resupply as supplies are used or lost.	SOS Richmond	City of San Pablo	
		3. 3. Track residents with current supplies and mitigation knowledge through peer outreach engagement logs.	SOS Richmond	City of San Pablo	
	C. Education reach, supplies distribution, and survey findings	4. Log residents reached, education sessions delivered, supplies distributed by area, and survey responses on a rolling basis.	SOS Richmond	City of San Pablo	Month 3

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	documented and reported	5. Analyze and report air-quality survey findings to City of San Pablo and BAAQMD.	SOS Richmond	City of San Pablo	
		6. Submit semi-annual reporting on education reach, supplies distribution, and mitigation capacity built.	SOS Richmond	City of San Pablo	
3. Peer-led fire-safety education and fire-mitigation supplies distribution	A. Track 1 harm-reduction curriculum adapted for San Pablo and delivered to encampment residents.	1. Adapt existing SOS Richmond Track 1 fire-safety curriculum for San Pablo creek-corridor conditions.	SOS Richmond	City of San Pablo	Month 4 (Task 1) Months 1 to 8 (partnership outreach); ongoing if established
		2. Train peer educators to deliver Track 1 in San Pablo encampments using SOS Richmond's trust-first methodology.	SOS Richmond	City of San Pablo	
		3. Deliver Track 1 sessions in encampments and at the Wellness Center; distribute fire extinguishers and fire-mitigation supplies on a rolling cycle	SOS Richmond	City of San Pablo	
	B. San Pablo Fire Department partnership conversations initiated (aspirational).	1. Initiate outreach to the San Pablo Fire Department in the first quarter of the grant term, led by O'Neill Fernandez, using the existing Richmond Fire Department relationship as a working model.	SOS Richmond	City of San Pablo	Month 4 (Task 1) Months 1 to 8 (partnership outreach); ongoing if established
		2. Document partnership conversations and outcomes; report to City of San Pablo.	SOS Richmond	City of San Pablo	
		3. Track 1 proceeds at full scale regardless of Track 2 timing. Any Track 2 development will be reported as a grant outcome if achieved.	SOS Richmond	City of San Pablo	
	C. Fire-safety education as workforce on-ramp	1. Track participants entering paid roles through fire-safety education; report trajectories.	SOS Richmond	City of San Pablo	Month 4

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	documented and reported.	2. Log residents reached, sessions delivered, supplies distributed, and any certifications earned on a rolling basis.	SOS Richmond	City of San Pablo	
		3. Submit semi-annual reporting on fire-safety education reach and supplies distribution.	SOS Richmond	City of San Pablo	
4. Wellness Center and clean air respite shuttle program	A. HEPA-grade portable air purifier installed and operational at the Wellness Center.	1. Procure a Dyson HEPA portable air purifier sized to the 10x20 Wellness Center room per CDC and EPA guidance.	SOS Richmond	City of San Pablo	Month 2 (Task 1) Ongoing, Months 1 to 16
		2. Coordinate placement with the San Pablo Library; establish a continuous operating schedule during Wellness Center hours (Thursdays 10am to 2pm).	SOS Richmond	City of San Pablo	
		3. Train peer staff on filter inspection and replacement; assign peer staff maintenance hours.	SOS Richmond	City of San Pablo	
	B. Wellness Center operations and shuttle to Safe Harbour sustained continuously across the 16-month term.	1. Maintain Thursday Wellness Center operations across the Clean California cycle boundary without service interruption.	SOS Richmond	City of San Pablo	Month 2 Ongoing, Months 1 to 16
		2. Operate shuttle from the Wellness Center to Safe Harbour after Thursday sessions and on at least one additional day per week.	SOS Richmond	City of San Pablo	
		3. Pursue opportunities to expand Wellness Center hours through City of San Pablo and San Pablo Library partnership conversations; document any expansion negotiated within the grant term.	SOS Richmond	City of San Pablo	
	C. Filtration performance verified	1. Maintain filter-change logs per CDC and EPA guidance.	SOS Richmond	City of San Pablo	Month 2

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	and reported; shuttle reach tracked.	2. Record indoor and outdoor PM2.5 readings during Wellness Center operating hours on high-pollution days.	SOS Richmond	City of San Pablo	
		3. Report indoor-versus-ambient PM2.5 variance and unduplicated shuttle participants quarterly to City of San Pablo and BAAQMD.	SOS Richmond	City of San Pablo	
5. Community engagement and feedback	A. Existing Clean California engagement infrastructure maintained and extended into BAAQMD scope	1. Maintain Clean California Community Pledge, Neighborhood Champions, student interns, community-led cleanups, and outreach event baseline.	SOS Richmond	City of San Pablo	Ongoing, Months 1 to 16
		2. Track engagement metrics across both Clean California and BAAQMD scopes; report an integrated picture to the City.	SOS Richmond	City of San Pablo	
		3. Maintain and report volunteer engagement.	SOS Richmond	City of San Pablo	
	B. Feedback gathered continuously through peer outreach, Wellness Center, and Lived Experience Advisory Board.	1. Incorporate structured feedback questions into peer outreach engagement at encampment sites and Wellness Center visits.	SOS Richmond	City of San Pablo	Ongoing, Months 1 to 16
		2. Lived Experience Advisory Board reviews aggregated feedback semi-annually and recommends program adjustments.	SOS Richmond	City of San Pablo	
		3. Peer educators and outreach staff relay community observations through structured debriefs.	SOS Richmond	City of San Pablo	
	C. Feedback loop closed: community input incorporated into program adjustments and reported.	1. Document program adjustments made in response to community feedback.	SOS Richmond	City of San Pablo	Ongoing, Months 1 to 16
		2. Submit quarterly feedback reports to the City of San Pablo and BAAQMD.	SOS Richmond	City of San Pablo	

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Submit an annual summary report on community input and program response at Months 8 and 16.	SOS Richmond	City of San Pablo	

Project Name: Healthy Corridors Program
Co-Applicant 1 Name: Safe Organized Spaces Richmond
Term for this budget (in years): 2

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Salary & Fringe	Director of Workforce Operations (0.175 FTE partial allocation) Direct services and management of The Warm Hand Wellness Center staff	$30,915.00
Personnel/Staff Costs	Direct	Salary & Fringe	Outreach Services Coordinator (0.175 FTE, partial allocation) Direct services at provided at The Warm Hand Wellness Center	$15,710.00
Personnel/Staff Costs	Direct	Salary & Fringe	Hospitality & Safety Ambassador (0.125 FTE, partial allocation) Direct services at provided at The Warm Hand Wellness Center	$8,588.00
Personnel/Staff Costs	Direct	Salary & Fringe	Resource Specialist - Workforce (0.25 FTE, partial allocation) Direct services at provided at The Warm Hand Wellness Center	$23,309.00
Personnel/Staff Costs	Direct	Salary & Fringe	Resource Specialist - Peer (0.25 FTE, partial allocation) Direct services at provided at The Warm Hand Wellness Center	$17,175.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Supplies	Supplies for The Warm Hand Wellness Center	$3,387.00
Travel	Direct	Vehicle Gas	Gas for shuttle vehicles tansporting participants to and fror The Warm Hand Wellness Center and gas for in-encampment outreach service delivery vehicles	$8,837.00
Personnel/Staff Costs	Direct	Salary & Fringe	Shuttle Driver (0.4 FTE) Participant transportion to and from The Warm Hand Wellness Center	$27,480.00
Personnel/Staff Costs	Direct	Salary & Fringe	Outreach Team Leader (0.45 FTE) In-encampment outreach services delivery	$34,596.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Supplies	Supplies for in-encampment outreach	$2,145.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Vehicle Maintenance/Repair	Shuttle and in-encampment outreach, and trash removal vehicle maintenance, repairs, and registration fees	$7,298.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Vehicle Insurance	Shuttle and in-encampment outreach vehicle insurance	$7,962.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air Filtration	Dyson HEPA portable air purifier for the San Pablo Library Wellness Center (10x20 room), sized per CDC and EPA guidance for community indoor spaces. Unit placed and operational during Wellness Center hours. Includes filter replacements over the 16-month grant term.	$4,000.00
Personnel/Staff Costs	Direct	Salary & Fringe	Team Leader (0.325 FTE) Job Readiness Program participant leadership and direct trash removal/mitigation services	$24,986.00
Personnel/Staff Costs	Direct	Salary & Fringe	Team Member (0.75 FTE) Job Readiness Progam participatn paid work experience and direct trash removal/mitigation services	$51,525.00
Other Direct Costs	Direct	Debris Transfer Fees	Debris transfer fees paid to Republic Services for trash remova/mitigation services	$26,538.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Supplies	Trash removal/mitigation supplies (hand tools, garbage bags, safety equipment)	$5,612.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Supplies	Consumable supplies for routine distribution to encampment residents through peer outreach across the 16-month grant term, including reconditioned certified fire extinguishers, N95 and KN95 masks, and air-quality mitigation supplies.	$5,000.00
Travel	Direct	Vehicle Gas	Gas for trash removal vehicles used to transport staff and dump trailer hauling	$3,671.00
Indirect Costs ≤15% of Direct Costs	Indirect	Indirect Costs	15% Indirect costs	$46,310.10
Only add lines above this line				
			TOTAL:	**$355,044.10**

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$308,734.00
Total Indirect Costs	$46,310.10
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$355,044.10
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
California Department of Transportatior	Grant Agreement Signed	$120,000.00
Only add lines above this line		
	TOTAL:	**$120,000.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity

East Bay Economic Development Alliance Application



Bay REPAIR - Local Community Benefits Fund - Round 1
Overall Narrative - Opportunity Grant

Application Title	Richmond Blue-Green Economic Resilience Initiative
Lead Applicant	East Bay Economic Development Alliance/County of Alameda
Application Location	Bay REPAIR – Richmond & Surrounding Communities
Overall Funding Request	$4,977,286
Grant Term Request	3 years

PROPOSAL VISION (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:***
    - ***Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.***
    - ***Advance integrated projects to holistically meet community needs.***
    - ***Strengthen community-driven and collaborative solutions.***

The Richmond Blue-Green Economic Resilience Initiative is a four-project, multi-partner initiative designed to deliver immediate and durable economic and environmental benefit to Path to Clean Air (PTCA) residents and businesses that concurrently positions Richmond as the anchor community node of the California Jobs First Bay Area Maritime Cluster, the regional platform that is advancing a resurgent maritime industrial economy across Solano, Contra Costa and Alameda counties. The initiative addresses three compounding, documented challenges that the PTCA faces simultaneously: chronic industrial air pollution from the Chevron refinery that has caused measurable generational harm to resident health; the economic disruption of the fossil fuel transition, which is stranding workers and small businesses dependent on refinery supply chains; and underutilized publicly held waterfront assets whose clean economy activation requires coordinated pre-development investment that no single organization can deliver alone. The initiative's four projects are integrated by design, not convenience.

- **Project 1** deploys a Blue-Green Business Concierge and Small Business Technical Assistance Hub that connects PTCA businesses and entrepreneurs to energy efficiency audits, manufacturing optimization, capital readiness support and clean economy sector networks through a coordinated partner network led by East Bay Economic Development Alliance (East Bay EDA), the East Bay Community Foundation (EBCF), the Corporation for Manufacturing Excellence (Manex) and the San Jose State University Research Foundation (SJSURF).

- **Project 2** funds an industrial site readiness and maritime business accelerator feasibility study that produces the pre-development analysis required to make PTCA industrial parcels investable and connected to the State of California Governor's Office of Business & Economic Development (GO-Biz) Business-Ready Sites program, a business attraction platform.
- **Project 3** establishes a Richmond-based workforce training site and Earn and Learn internship pilot operated by the Working Waterfront Coalition, an initiative of the Friends of the Port offering direct career pathways for PTCA residents into maritime and clean economy jobs, including training aligned to demand for marine trades workers around the California Air Resources Board zero-emission vessel mandates.
- **Project 4** activates the Craneway Pavilion at Ford Point, a 45,000-square-foot Albert Kahn-designed 1931 waterfront building within the Rosie the Riveter World War II Home Front National Historical Park. Recently gifted to Friends of the Port, this site will house a maritime innovation hub that will connect blue economy startups to the waterfront, the workforce and the regional investment ecosystem.

The Richmond Blue-Green Economic Resilience Initiative advances a collaborative set of implementation-focused projects aligned with major local, regional and statewide efforts, including the State of California's Jobs First Bay Area Maritime Cluster, East Bay EDA's Resilient East Bay manufacturing initiative, Contra Costa County's Green Empowerment Zone and the City of Richmond's Blue-Green New Deal. By coordinating with and leveraging these existing efforts, the initiative ensures that Local Community Benefits Fund resources are used efficiently and positions the PTCA as an active contributor to a growing clean-economy cluster.

2. ***Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).***

The project will serve the full Richmond area PTCA geography, which is among the most comprehensively documented environmental justice communities in California. CalEnviroScreen 4.0 places PTCA census tracts in the 75th to 95th percentile statewide for cumulative pollution burden, driven by Chevron refinery proximity, traffic corridor exposure from I-80 and I-580 and elevated population vulnerability including high poverty rates, linguistic isolation and housing burden. One of the original AB 617 community designees, the Richmond/West Contra Costa Path to Clean Air Community Emissions Reduction Plan (CERP) formally documented disproportionate cumulative air quality burdens and established community-driven emission reduction priorities, including near-port diesel reduction and refinery fence-line monitoring. Asthma emergency department visit rates in PTCA neighborhoods exceed Contra Costa County averages; life expectancy within PTCA census tracts is lower than surrounding areas.

While the contraction of Chevron refinery operations has been helpful to air quality and the overall environment in the region, reductions in refining output will continue to remove a historically significant source of high-wage blue-collar employment. Without offering

quality replacement jobs and career pathways, the economic context surrounding these dynamics only compounds the environmental burdens associated with them. The PTCA contains a substantial concentration of small and medium manufacturers that have historically served the refinery and its supply chain; as operations contract, these businesses face displacement without support to identify and access clean economy market opportunities. Entrepreneurs seeking to launch climate technology and blue economy ventures lack a coherent and networked access point to the technical assistance, financing and sector networks required to start and grow.

PARTNERSHIP STRUCTURE (20 points)

3. ***Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.***
4. ***Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.***
5. ***Describe how the Lead Applicant will work with Co-Applicant(s) to:***
    - ***Coordinate overall community engagement activities.***
    - ***Track and report on indicators to assess progress towards measurable outcomes.***
    - ***Collect and process reporting, reimbursement and invoicing requirements.***
6. ***Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.***

The East Bay Economic Development Alliance (East Bay EDA) began as a project of Alameda County in 1990 and continues to operate in such capacity today. The organization's roots emanated from a partnership between the county and its fourteen (14) cities to gain support for regional transportation investments that were also supported by regional business leaders. Following this successful effort to secure these funds, the President of the Alameda County Board of Supervisors subsequently asked high level leaders from business, research, education, government, labor, environmental organizations, special districts, the Port of Oakland, utilities, the communities and labor to come up with a recommendation for a sustainable body to address regional economic development concerns, using a cross-sector perspective, out of which East Bay EDA was born. Since its inception, East Bay EDA has organizationally resided in the County Administrator's Office of Alameda County, expanding its reach as a two-county organization in the mid-2000s to include Contra Costa County as a core partner while maintaining its administrative structure.

Organizationally, East Bay EDA has evolved a great deal over its 30-year history, and the organization currently has more than 160 cross-sector members, including both Alameda County and Contra Costa County, more than twenty-five (25) East Bay cities, and many other business, institutional, and nonprofit entities. East Bay EDA's leadership is comprised of local elected officials and high-level private sector leaders across leading

regional industries, as well as representatives from local government, national laboratories, small business, K-12 and post-secondary education, special districts, utilities, environmental organizations, labor, nonprofits and philanthropic organizations.

This initiative extends and formalizes existing collaborations: each of its projects are independently valuable, while together they constitute a place-based, just transition strategy whose whole is greater than the sum of its parts. The robust network of organizations that are behind it have distinct, non-overlapping domains of expertise, each rooted in the PTCA or in direct service to its businesses, workers and residents. The partnership was not assembled for this application; most of these organizations have been working with one another and with PTCA communities for years. Indeed, these four projects form a coherent economic development strategy: the Hub identifies and stabilizes PTCA businesses and supports workers; the feasibility study positions PTCA industrial sites to receive clean economy investment; the workforce program trains PTCA residents for the jobs these investments will create; and the Craneway Pavilion provides the shared physical space where those companies, workers and investors come together to incubate, collaborate, and connect and meet.

Organization	**Role**	**Project(s)**	**Type**
County of Alameda (East Bay Economic Development Alliance)	Lead Applicant; Project 1 Lead; overall grant administration	1, 2, 3, 4	Local Government
East Bay Community Foundation (EBCF)	Co-Applicant; Project 1 Co-Lead; Community Engagement Partner, Projects 1 and 2	1, 2	501(c)(3) community foundation
Manex	Co-Applicant; Project 1 manufacturing optimization delivery	1	501(c)(3) nonprofit MEP center (NIST Manufacturing Extension Partnership)
SJSU Research Foundation (SJSURF)	Co-Applicant; Project 1 energy audit and implementation delivery	1	501(c)(3) university research foundation
Friends of the Port/Working Waterfront Coalition	Co-Applicant; Project 3 Lead; Project 4 Lead	3, 4	501(c)(3) nonprofit (dba Working Waterfront Coalition)

Partners & Partnership Structure

East Bay EDA is a regional economic development organization that is administratively managed and operated by the County of Alameda, which is serving as the lead applicant and grant fiduciary. Alameda County has robust accounting systems, internal controls, procurement policies and single-audit infrastructure, supporting East Bay EDA's long track record managing multi-year grants and programs funded by various public and private funding sources. East Bay EDA has approval of the Alameda County Board of Supervisors to proceed with submitting this funding proposal. Following the notification of a successful grant award, East Bay EDA and County of Alameda staff will proceed with executing award agreement(s), subject to review and approval as to form by County Counsel.

The **East Bay Community Foundation (EBCF)** brings a decade of organizing relationships with PTCA just transition coalitions, cooperatives and small business networks in Richmond and West Contra Costa County. EBCF holds and manages the Richmond Just Transition Fund, regrants over $800,000 annually on behalf of the Richmond Our Power Coalition, and has delivered $2.2 million in small business support through its Oakland Small Business Resiliency Fund. EBCF's Community Advisor model in which BIPOC entrepreneurs co-design programs and make funding decisions has produced documented outcomes of equitable capital distribution. EBCF's role doing community engagement for Projects 1 and 2 is a structural commitment to community governance.

The **Corporation for Manufacturing Excellence (Manex)** has served Northern California manufacturers since 1995 as part of the (previously) federally funded Manufacturing Extension Partnership (MEP) ecosystem, which no longer supports these activities in California even while currently operating in other states. Manex's free initial diagnostics, lean manufacturing engagements and clean manufacturing transition support are precisely calibrated to the needs of the PTCA's small and medium manufacturers facing fossil fuel supply-chain disruption. Manex's participation as co-applicant ensures that manufacturing resilience is embedded as a core delivery component, rather than an afterthought.

San Jose State University Research Foundation (SJSURF) operates the SJSU Industrial Assessment Center, a United States Environmental Protection Agency (U.S. EPA)-designated program delivering energy and decarbonization audits to manufacturers and large energy users. SJSURF brings proven technical capacity, federal program management experience and current audit operations in the Bay Area region. SJSURF's participation as co-applicant ensures that energy efficiency and emissions reduction services are available to PTCA companies at the quality and scale the LCBF program requires.

Friends of the Port, operating as the Working Waterfront Coalition, is the organizational embodiment of Richmond's commitment to rebuilding maritime economic opportunity for the community whose generational employment was displaced when the Kaiser Shipyards closed. The Coalition’s 93% cohort completion rates and 75% placement outcomes are evidence that its model works. Friends of the Port was recently granted the gift of the leasehold at Craneway Pavilion/Ford Point, a waterfront asset at the heart of the Rosie the

Riveter National Historical Park, which is adjacent to the Richmond Ferry Terminal. This transfer of leasing rights represents a significant expression of community and institutional confidence in this application partner and positions Friends of the Port to deliver Project 4 from a position of site control that no other applicant in the PTCA could claim.

Governance Structure: The initiative's governance is designed for accountability, responsiveness and community voice at every decision-making level. It will establish a Steering Committee that holds overall governance authority and a community accountability layer through Community Advisory Panels and Communities for a Better Environment (CBE)'s community engagement infrastructure, including a representative from each co-applicant organization plus a rotating PTCA resident seat. The inclusion of a PTCA resident seat on the Steering Committee is not symbolic: they will participate in actual governance deliberations and will hold an equal position on Steering Committee actions. Community Advisory Panels convened through EBCF for Projects 1 and 2 will meet regularly, with stipends paid to all participants. CBE's community engagement processes for Projects 2, 3 and 4 are structured as two-way deliberative processes rather than information delivery exercises, with documented feedback loops that require written responses to community input incorporated into each project's interim deliverables.

At the project level, each co-applicant will designate a named project lead who will be accountable for day-to-day implementation, data tracking and cross-partner coordination within their project scope. The Project Coordinator position at East Bay EDA will serve as the single point of contact for cross-project integration and partner communication and community reporting. The Project Coordinator aggregates outcome data from all four projects, produces the quarterly cross-project progress report and coordinates with the Air District on accountability and reporting requirements. This centralized coordination function ensures that the four projects operate as a coherent initiative rather than four parallel programs sharing an application.

CAPACITY (20 points)

7. ***Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.***
8. ***Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.***

East Bay EDA has directly managed multi-stakeholder programs funded by the U.S. Economic Development Administration, the State of California and other funding sources for many years. Its established track record with federal grant compliance, multi-stakeholder program administration and public-private convening provides the institutional capacity to manage a four-project, multi-partner initiative such as this one. Primary management capacity for this initiative will be supported by a dedicated Project Coordinator (1.0 FTE), which will serve as the single point of contact for all partner

communication, community engagement and reporting, including communication and coordination with the Air District. Some functions for this project will be performed with the part-time support of East Bay EDA staff with related roles and responsibilities, accounting for a very conservative investment of $300,000 annually of in-kind match over the life of the grant period. Most of these revenues are membership dues and sponsorships that are intended to support East Bay EDA's strategic economic development priorities.

East Bay EDA will leverage this LCBF investment to attract and align additional resources. The California Jobs First Bay Area Maritime Cluster, for which East Bay EDA is a core coalition partner, is advancing multi-million-dollar regional investment through three projects the Maritime Innovation Campus, Ecosystem Backbone Organization and Maritime Workforce Integration Network that are directly complementary to and mutually reinforcing with this initiative. LCBF investment in this project strengthens the cluster's regional investment case and demonstrates to federal program offices, institutional investors and maritime industry partners. East Bay EDA is actively pursuing additional federal Economic Development Administration, philanthropic and state resources to sustain and scale the Hub model beyond the LCBF grant term, including through the countywide Contra Costa Business Collaborative membership model that the Hub is designed to formally join by month 24.

East Bay EDA administers large grants through Alameda County, which provides the accounting systems, internal controls, procurement policies and single-audit infrastructure required to administer a grant of this scale. Alameda County provides administrative, financial and other support to East Bay EDA for any of its larger and/or publicly funded grant programs and other services, including access to legal counsel, procurement expertise and risk management infrastructure as appropriate. Alameda County's administrative systems include project-level cost coding, purchase order tracking, vendor payment processing and quarterly financial reporting infrastructure that are activated for each new grant program without requiring new system setup. The organization has established procurement policies, internal controls and audit infrastructure appropriate to grants of this scale and does not require any new administrative systems or staffing to manage this grant from day one of grant execution.

Each co-applicant organization—East Bay Community Foundation (EBCF), Manex and SJSURF—independently meets nonprofit financial capacity requirements. All hold current 501(c)(3) status, maintain required federal and state filings, are in good standing with regulators and produce audited financial statements demonstrating stability and adequate liquidity. EBCF's budget reflects its role as a major community foundation. Manex's audits document its 30-year history as a federally supported MEP center operating under consistent compliance standards. SJSURF's filings reflect its function as a CSU sponsored-programs office with established federal grant management systems. Annual grant allocations fall within each organization's typical grant range and never exceed 50 percent of any operating budget. Financial oversight includes project-specific cost codes, deliverable-based payments and consolidated reporting.

Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	Total Project Budget (sum of columns to right)	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget	Co-Applicant 4 Budget
Business & TA Hub	The Blue-Green Business Concierge and Technical Assistance Hub (Hub) is a regional business-concierge program that seeks to expedite and strengthen economic resilience and revitalization in the Green Empowerment Zone (GEZ), an area encompassing the Northern Waterfront communities of Contra Costa County and the cities of Benicia and Vallejo in Solano County that fully aligns with the geography of Bay REPAIR communities.	Build Economic Resilience for a Just Transition	East Bay Economic Development Alliance	$2,586,816	$1,307,550	$250,000	$150,459	$878,807	$0
Readiness & Feasibility Study	The Maritime Business Accelerator Feasibility Study advances the Bay Area Air District's economic resilience strategy through systematic site readiness work that positions underutilized PTCA industrial and publicly held waterfront properties to attract clean economy investment.	Build Economic Resilience for a Just Transition	East Bay Economic Development Alliance	$653,774	$653,774	$0	$0	$0	$0
Waterfront Jobs Pilot	The Working Waterfront Coalition Richmond Site and Earn and Learn Pilot establishes a Richmond-based maritime and clean economy workforce training operation, expands industry partnership and employer pipeline development, launches a paid internship pilot for PTCA residents in clean economy firms and builds a workforce-to-contractor feedback loop through the Maritime Contractor Development Program (MCDP) in partnership with San Francisco Bay Ferry.	Build Economic Resilience for a Just Transition	Friends of the Port	$878,963	$108,963	$0	$0	$0	$770,000
Maritime Innovation Activation	This project activates the Craneway Pavilion at Ford Point, a 45,000-square-foot waterfront facility adjacent to the Rosie the Riveter World War II Home Front National Historical Park, designed by legendary industrial architect Albert Kahn and built in 1930-1931 as part of the Ford Motor Company Assembly Plant at 1414 Harbour Way South, Richmond as a maritime innovation hub anchoring the Richmond node of the California Jobs First Bay Area Maritime Cluster.	Build Economic Resilience for a Just Transition	Friends of the Port	$857,733	$108,963	$0	$0	$0	$748,770
			BUDGET TOTAL	$4,977,286	$2,179,250	$250,000	$150,459	$878,807	$1,518,770

Project Name:	**Blue-Green Business Concierge and Technical Assistance Hub (“The Hub”), Maritime Accelerator**
Lead Applicant Name:	**County of Alameda/East Bay Economic Development Alliance (East Bay EDA)**
Grant Term Request:	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Coordinator	Salary & Benefit Costs for lead project staff member	$630,000.00
Personnel/Staff Costs	Direct	Business Navigation Lead (0.5 FTE)	Salary & Benefit Costs for lead project staff member	$315,000.00
Subcontractors & Vendors	Direct	Direct Business Assistance	Incentive and resource navigation supports to guide and connect businesses with tailed technical assistance and trusted support services	$210,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Sunstone Cities	Feasibility and asset mapping for parcel-level assessment for up to 20 PTCA industrial sites (utility capacity, brownfield status, zoning, site preparation, cost ranges). Includes integration with East Bay EDA's Resilient East Bay initiative and the State of California GO-Biz Business-Ready site qualification)	$180,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Sunstone Cities	Environmental, financial, and longitudinal intelligence, including investment ecosystem analysis, structured tenant demand interviews,	$120,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Sunstone Cities	Feasibility study of EPA Region 9 Western Ecology Division Laboratory site	$240,000.00
Community Engagement	Direct	Communities for a Better Environment	Community engagement and outreach related to overall business services strategies, including the business accelerator and maritime hub.	$64,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Equipment/Technology	Communications equipment (laptop, phone, related items) for Project Coordinator & Business Navigator	$10,000.00
Subcontractors & Vendors	Direct	Data tools & systems	Development and deployment of mapping tools and related technologies to support ongoing analytical/research and related project needs	$60,000.00
Other Direct Costs	Direct	Communications & Marketing	Project communications & information, marketing & outreach expenses, including website development	$60,000.00
Travel	Direct	Local Travel/Mileage	Mileage Reimbursement - Local Travel	$6,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect Costs	Grant administration, contracting/procurement, reporting, etc. (15% of direct costs)	$284,250.00
Only add lines above this line				
			TOTAL:	**$2,179,250.00**

Project Summary (auto-calculated)	
Total Direct Costs	$1,895,000.00
Total Indirect Costs	$284,250.00
Total Prof. Services & Consultants	$540,000.00
Total Contingency	$0.00
Total Funds Requested	$2,179,250.00
Cross-check Total Budget	YES
Indirect % of Total	13.0%
Prof. Services & Consultants % of Dir	24.8%
Contingency % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
East Bay EDA revenue (various sources)	Funds from relevant contracts, dues/sponsorships, and projects (3 year period)	$900,000.00
Only add lines above this line		
	TOTAL:	**$900,000.00**

Project Name:	**Blue-Green Business Concierge and Technical Assistance Hub ("The Hub")**					
Co-Applicant 1 Name:	**The Corporation for Manufacturing Excellence (Manex)**					
Grant Term Request:	3 years					
Cost Category	**Cost Type**	**Cost Item**	**Cost Description**	**Total Cost**		
Personnel/Staff Costs	Direct	Project Management	Time and effort to manage customized deliverables and services for manufacturing companies located within the PTCA.	$45,000	**Project Summary (auto-calculated)**	
Subcontractors & Vendors	Direct	Company assessments	Twelve (12) rapid Operational Assessments with recommendations	$72,000	**Total Direct Costs**	$202,000.00
Subcontractors & Vendors	Direct	Manufacturing process improvements & support	Average cost for employee-led Kaizen events (estimtated 2 events @ $14,500/event)	$29,000	**Total Indirect Costs**	$28,000.00
Subcontractors & Vendors	Direct	Technical Assistance	Anticipated services to manufacturing companies located within the PTCA, including three (3) strategic plans, analyses around adjacent markets, and analysis and recommendations for growth strategies.	$24,000	**Total Prof. Services & Consultants**	$0.00
Community Engagement	Direct	Business Development	Outreach to qualifying of companies and organizations	$30,000	**Total Contingency**	$20,000.00
Travel	Direct	Local Travel/Mileage	Mileage Reimbursement - Local Travel	$2,000	**Total Funds Requested**	$250,000.00
Contingency (10% of Direct Costs)	Contingency	Contingency	Funds for any additional or unexpected costs	$20,000	**Cross-check Total Budget**	YES
Indirect Costs (≤ 15%)	Indirect	Indirect costs	Indirect Costs tied to grant management	$28,000	**Indirect % of Total**	11.2%
					Prof. Services & Consultants % of Dir	0.0%
					Contingency % of Direct	9.9%
			Only add lines above this line			
			TOTAL:	**$250,000.00**		

Other Sources of Project Funding		
Use this section only if your project has funding sources in addition to the Air District request.		
Other Sources of Project Funding	**Description and Status**	**Amount**
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	**Blue-Green Business Concierge and Technical Assistance Hub ("The Hub")**
Co-Applicant 2 Name:	**San Jose State University Research Foundation**
Grant Term Request:	3 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Co-Applicant PI	12 days of summer time per year	$36,308.00
Personnel/Staff Costs	Direct	Students	1 Graduate student an 1 Undergraduate student - Students will work 10 hours per week during the academic year and 20 hours per week in the summer	$78,026.00
Travel	Direct	Site Travel	$1,500 per year - Travel to Contra Costa and/or Solano counties	$4,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Supplies	Materials and Supplies such as software subscriptions, electronics, measurement instruments, and/or safety gear.	$10,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Tablet/Computer	Year 1 - Tablets/Computers for gathering data	$2,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect cost	Indirect Costs tied to grant management	$19,625.00
		Only add lines above this line		
			TOTAL:	**$150,459.00**

Project Summary (auto-calculated)	
Total Direct Costs	$130,834.00
Total Indirect Costs	$19,625.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$150,459.00
Cross-check Total Budget	YES
Indirect % of Total	13.0%
Prof. Services & Consultants % of Dir	0.0%
Contingency % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
Only add lines above this line		

Project Name:	Blue-Green Business Concierge and Technical Assistance Hub ("The Hub")					
Co-Applicant 3 Name:	East Bay Community Foundation					
Grant Term Request:	3 years					
Cost Category	**Cost Type**	**Cost Item**	**Cost Description**	**Total Cost**		
Personnel/Staff Costs	Direct	Director to oversee Resiliency Fund and Small Business Collaborative	1.0 FTE @ $140,000 salary x 28% fringe benefits x 3 years (funded from Bay REPAIR at 0.15 FTE, balance from other sources)	$71,680.00	**Project Summary (auto-calculated)**	
Subcontractors & Vendors	Direct	Small Business Collaborative resource providers	Contracts with small business providers (up to 10) at an average of $37,500/contract from Bay REPAIR, balance from other funding sources	$375,000.00	**Total Direct Costs**	$764,180.00
Professional Services & Consultants (<25% of total budget)	Direct	Consultant to manage small business provider contracts	Estimated cost of $50K/year for a 3-year period (Bay REPAIR investment is 33%, or $50,000)	$50,000.00	**Total Indirect Costs**	$114,627.00
Other Direct Costs	Direct	Funds for regranting	Fund to administer and issue grants to PTCA small businesses (Bay REPAIR investment $80,000/year for 3 years)	$240,000.00	**Total Prof. Services & Consultants**	$50,000.00
Subcontractors & Vendors	Direct	Marketing (events, printing, digital)	$20,000 per year x 3 years	$10,000.00	**Total Contingency**	$0.00
Subcontractors & Vendors	Direct	Community Advisor stipends	$5,000 x 5 Community Advisors x 3 years	$15,000.00	**Total Funds Requested**	$878,807.00
Subcontractors & Vendors	Direct	Translation services for language access (Spanish, Chinese, Vietnamese)	$5,000 x 3 years	$2,500.00	**Cross-check Total Budget**	YES
Indirect Costs (≤ 15%)	Indirect	EBCF Fund Admin Fees	15% of Direct Costs	$114,627.00	**Indirect % of Total**	13.0%
					Prof. Services & Consultants % of Dire	5.7%
					Contingency % of Direct	0.0%
			Only add lines above this line			
			TOTAL:	**$878,807.00**		

Other Sources of Project Funding		
Use this section only if your project has funding sources in addition to the Air District request.		
Other Sources of Project Funding	**Description and Status**	**Amount**
EBCF in-kind staffing (project management, grants management, finance, etc.	Committed	$150,000.00
Fees, grants, and donors	Applications submitted, all in process	$500,000.00
Only add lines above this line		
TOTAL:		**$650,000.00**

Co-Applicant 4 Name:	Friends of the Port			
Grant Term Request:	3 years			
Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Craneway Hub Director (0.5 FTE)	Hub activation management, blue economy tenant recruitment and onboarding, investor convening, production, UC Berkeley Richmond Field Station	$234,000.00
Personnel/Staff Costs	Direct	Program Coordinator (0.25 FTE)	Staff to coordinate Working Waterfront Coalition cohort expansion and management	$97,500.00
Personnel/Staff Costs	Direct	Clean Energy & Manufacturing Career Specialists (two positions @ 0.5 FTE)	Employer engagement with Bay Ship & Yacht, SF Bay Ferry and Bay Area shipyards; registered apprenticeship coordination with IBB Local 6 and IAM District 190; graduate placement tracking at 30/90/180 days. Clean economy employer recruitment for Earn and Learn placements.	$265,200.00
Community Engagement	Direct	Communities for a Better Environment (CBE)	CBE multilingual outreach for cohort recruitment, quarterly participant input sessions, and related activities, including translation of materials.	$50,000.00
Community Engagement	Direct	Communities for a Better Environment (CBE)	Community workshops, Advisory Panel facilitation, multilingual outreach and translation, participant stipends, governance plan production and ongoing multilingual community communications	$114,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Procurement of technical expertise	Market intelligence, investor convenings, MOU development, and related activities and strategies to support hub activation efforts.	$100,000.00
Construction	Direct	Craneway Hub buildout	Interior tenant improvements within existing Craneway Pavilion structure, co-working infrastructure (workstations, meeting rooms, technology), demonstration and prototyping space, security systems, accessibility and wayfinding.	$280,000.00
Subcontractors & Vendors	Direct	Ridgeline Pathways	Employer of record adminstration covering payroll processing, worker's compensation, and program administration for 35-50 total internship placements across years 2 and 3 of the intiative.	$105,000.00
Capacity-Building and Training	Direct	Richmond Site Activation – Year 1 Setup	Curriculum localization sessions with Bay Ship & Yacht and SF Bay Ferry; procurement of training equipment for Cohort 1 (welding stations, electrical training boards, safety equipment); facility occupancy permitting.	$40,000.00
Other Direct Costs	Direct	Cohort Wraparound Services (3 cohorts)	Tools stipends (up to $500/participant), childcare support (up to $400/month per parent) and transportation reimbursement (up to $150/month) for estimated 75-105 participants across 3 cohorts. $571-$800 per participant.	$60,000.00
Professional Services & Consultants (<25% of total budget)	Direct	MCDP Framework Development	Legal agreement drafting with SF Bay Ferry, ABS certification pathway materials, USL&H insurance navigation guidance and mentor-protege agreement templates for the Maritime Contractor Development Program.	$10,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Industry Sector Convenings (12 total over 36 months)	4 convenings/year × 3 years = 12 convenings across maritime and clean energy subsectors. Approximately $750/convening for venue, AV, food and facilitation materials.	$9,000.00
Professional Services & Consultants (<25% of total budget)	Direct	Skills Mapping Study – Analysis and Report Production	Professional services consultant to analyze structured interview data from 50-75 refinery-adjacent PTCA workers, produce occupational pathway mapping report connecting refinery trades to clean economy occupations and prepare English/Spanish community-accessible summary (month 9 deliverable).	$12,000.00
Travel	Direct	Local Travel/Mileage	Mileage Reimbursement - Local Travel	$4,000.00
Indirect Costs (≤ 15%)	Indirect	Indirect Costs	Indirect Costs tied to grant management (10%)	$138,070.00
Only add lines above this line				
			TOTAL:	$1,510,770.00

Project Summary (auto-calculated)	
Total Direct Costs	$1,380,700.00
Total Indirect Costs	$138,070.00
Total Prof. Services & Consultants	$131,000.00
Total Contingency	$0.00
Total Funds Requested	$1,518,770.00
Cross-check Total Budget	YES
Indirect % of Total	9.1%
Prof. Services & Consultants % of Dire	8.6%
Contingency % of Direct	0.0%

Bay REPAIR - Local Community Benefits Fund - Round 1 – Project Narrative

Application Information	
Application Title	Richmond Blue-Green Economic Resilience Initiative
Lead Applicant Name	East Bay Economic Development Alliance (East Bay EDA)
Project Location	Path to Clean Air Community (PTCA) – Richmond, San Pablo, North Richmond and surrounding unincorporated West Contra Costa County
Overall Funding Request	$4,977,286
Grant Term Request	3 years
Project Information	
Project Title	Blue-Green Business Concierge and Technical Assistance Hub ("The Hub")
Project Lead	East Bay Economic Development Alliance (East Bay EDA); Co-Leads: East Bay Community Foundation (EBCF), The Corporation for Manufacturing Excellence (Manex), San Jose State University Research Foundation (SJSURF)
Project Location	Richmond and West Contra Costa County PTCA communities
Project Funding Request	$2,586,816

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***
2. ***Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:***
    - ***Reduce air pollution and improve health outcomes***
    - ***Build economic resilience for a just transition***

The Blue-Green Business Concierge and Technical Assistance Hub is a regional business-concierge program that seeks to expedite and strengthen economic resilience and revitalization in the Green Empowerment Zone (GEZ), an area encompassing the Northern Waterfront communities of Contra Costa County and the cities of Benicia and Vallejo in Solano County that fully aligns with the geography of Bay REPAIR priority communities. The project creates a unified access point connecting Path to Clean Air (PTCA) small businesses and entrepreneurs to the technical assistance, financing tools, workforce training, energy efficiency audits and clean economy market opportunities they need to survive the fossil fuel transition and grow in the emerging blue-green economy. The

Blue-Green Business Concierge and Technical Assistance Hub (Hub) will triage and connect PTCA small businesses and entrepreneurs to trusted advising, capital readiness support, technical assistance, and warm referrals through a coordinated network of recognized and trusted business support organizations overseen by the East Bay Community Foundation (EBCF). Working together with the support of EBCF, this network of organizations will operate under shared intake protocols, cross-referral systems and standardized outcome reporting. These efforts will be bolstered with the convening of Community Advisory Panels composed of PTCA residents who will help to direct and shape Hub priorities and ensure programming reflects community-identified needs.

In addition to services provided through the hub, manufacturers and small businesses operating in PTCA communities will also gain access to a wide range of technical assistance, including a variety of services through the Corporation for Manufacturing Excellence (Manex) such as clean manufacturing operations, continuous improvement, quality management systems, process stabilization, production scaling, and a range of other core business operations services that will help businesses create and retain quality jobs, reduce expenses, and invest in their business. Manex will also provide operational transition support for businesses diversifying away from fossil fuel supply-chain dependence by connecting employers and workers to clean economy market opportunities, reducing their exposure to refinery contraction while supporting the region's shift toward maritime electrification, clean manufacturing and climate technology sectors.

Lastly, while the core objectives of the proposed project are to support economic resilience, it will simultaneously advance efforts related to Bay REPAIR strategies for cleaner air by helping businesses implement cleaner practices. SJSU will help businesses in accessing incentives and rebates from Pacific Gas & Electric (PG&E), the Bay Area Air District, and other programs, offering direct navigation assistance to help them adopt cleaner practices to reduce environmental impacts on area residents.

COMMUNITY IMPACT (20 points)

3. ***Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.***

The project will serve the full Richmond area PTCA geography, which is among the most comprehensively documented environmental justice communities in California. CalEnviroScreen 4.0 places PTCA census tracts in the 75th to 95th percentile statewide for cumulative pollution burden, driven by Chevron refinery proximity, traffic corridor exposure from I-80 and I-580 and elevated population vulnerability including high poverty rates, linguistic isolation and housing burden. One of the original AB 617 community designees, the Richmond/West Contra Costa Path to Clean Air Community Emissions Reduction Plan (CERP) formally documented disproportionate cumulative air quality burdens and established community-driven emission reduction priorities, including near-port diesel reduction and refinery fence-line monitoring. Asthma emergency department visit rates in

PTCA neighborhoods exceed Contra Costa County averages; life expectancy within PTCA census tracts is lower than surrounding areas.

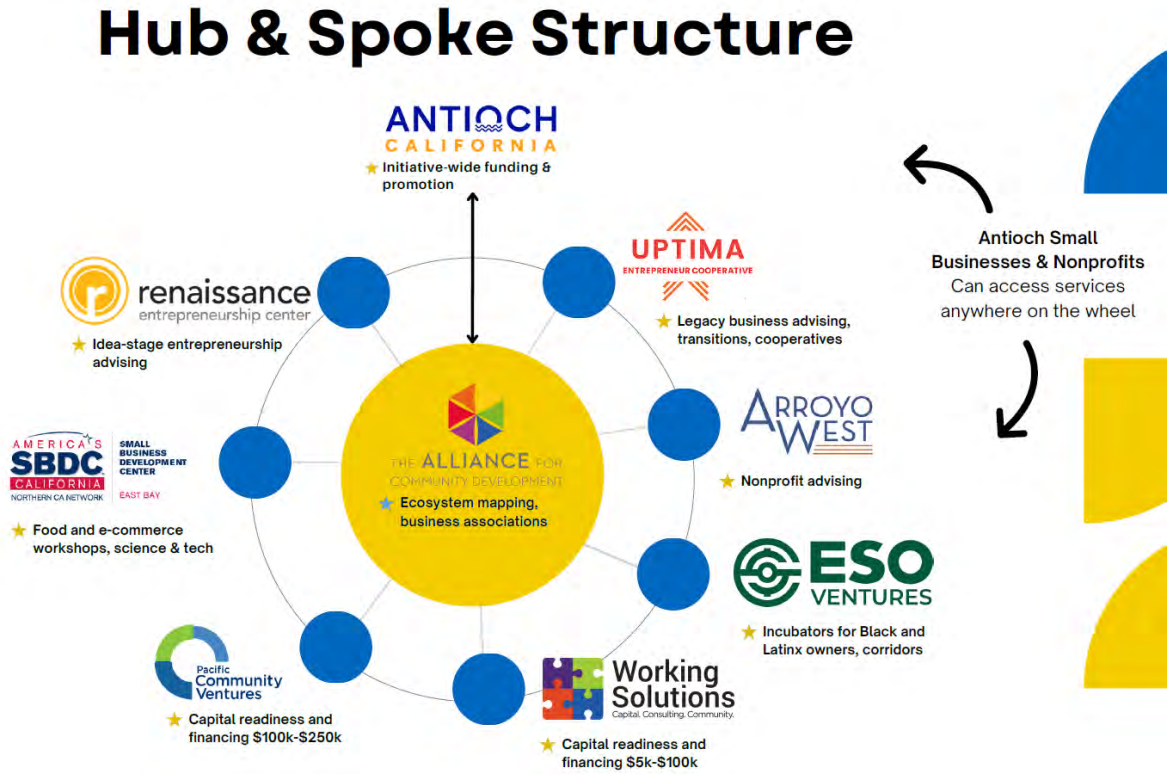
While the contraction of Chevron refinery operations has been helpful to air quality and the overall environment in the region, reductions in refining output will continue to remove a historically significant source of high-wage blue-collar employment. Without offering quality replacement jobs and career pathways, the economic context surrounding these dynamics only compounds the environmental burdens associated with them. The PTCA contains a substantial concentration of small and medium manufacturers that have historically served the refinery and its supply chain; as operations contract, these businesses face displacement without support to identify and access clean economy market opportunities. Entrepreneurs seeking to launch climate technology and blue economy ventures lack a coherent and networked access point to the technical assistance, financing and sector networks required to start and grow.

3. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***

The Business Concierge and Technical Assistance Hub (Hub) has been shaped through direct community engagement, with community-based organizations, municipal partners and business owners across the PTCA contributing to the identification of these needs. A convening and visioning session of the Contra Costa Business Collaborative in October 2025 brought together city economic development staff from across Contra Costa County (including East Bay EDA staff) and confirmed a documented countywide pattern: the existing support ecosystem for entrepreneurs and small businesses is fragmented and not realizing its full potential. The Hub model directly addresses identified gaps and needs by funding coordinating infrastructure that bridges the existing ecosystem rather than replacing it. We will accomplish this by building a coordinated business support system that helps local businesses grow, stabilize, and thrive, with special attention to West Contra Costa County. Instead of relying on disconnected programs, the Hub creates a shared infrastructure that makes it easier for communities to access the right support at the right time.

The East Bay Community Foundation's engagement with West Contra Costa cooperatives, just transition coalitions and community advisors will provide an additional element to community-grounded need validation that has shaped both the Hub model and the Resiliency Fund component. Programming will be delivered through partner organizations with established physical and programmatic presence in this geography. A previous pilot of this model in Antioch during calendar year 2024 has already shown what this approach can accomplish: this model served hundreds of businesses, supported new ventures, strengthened jobs, increased revenue for participating businesses, and improved access to contracts, capital, and trusted advising. That track record of a successful partnership gives

this project a strong foundation and demonstrates that the model is not theoretical — it already has been working in practice and is ready for replication and scaling to a wider geography where these entities already operate.



This project is modeled on the Antioch Business Collaborative, a hub-and-spoke business support network launched in early 2024 with American Rescue Plan Act funding.

EBCF's Resiliency Fund component for this project will employ a Community Advisor Committee model that has already been proven through its Oakland Small Business Resiliency Fund, where BIPOC entrepreneurs and community members co-designed the program, reviewed applications and made funding recommendations producing outcomes that directed 100 percent of awards to businesses most in need in under-resourced communities. The Oakland Small Business Resiliency Fund operated by EBCF provided $2.2M in grant funding to 170 small businesses in the most underserved neighborhoods in Oakland that were impacted by environmental injustice and face the poorest health outcomes directly related to poor air quality, lack of healthy food access, and lack of access to green space.

This model is proposed for replication in the PTCA, where Community Advisors will be selected for their lived experience as PTCA entrepreneurs or family members of business owners and their demonstrated engagement with West Contra Costa communities.

4. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

This area has long faced the impacts of industrial decline, pollution exposure, and an over-reliance on large employers. This project directly responds to these environmental justice and just-transition challenges by helping businesses adopt clean technologies, connect with trusted resources, and strengthens linkages between neighborhood businesses and the broader Bay Area innovation ecosystem and emerging blue-green industries. In addition, the project supports economic diversification by directing investment toward local businesses that provide essential goods and services—such as healthy foods, fitness and wellness, local retail, and community gathering spaces. These investments reinforce community infrastructure and strengthen the social fabric that supports cohesion, public health, economic activity, cultural expression, and community building.

The Hub's measurable outcomes—including increased clean energy business retention and expansion, improved access to technical assistance and incentives, and supporting new business formation, will demonstrate tangible progress toward improved community health, economic resilience, and equitable opportunity. By strengthening local and circular economies, the project advances a just transition toward a regenerative economy that supports people, place, and planet. Keeping dollars circulating within neighborhoods builds community ownership and wealth, rather than allowing resources to be extracted by external corporations that are less invested in local economic success and well-being.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

The East Bay Community Foundation will serve as the community engagement partner for the hub project, drawing on its decade of organizing relationships with PTCA residents, cooperatives and just transition coalitions in Richmond and West Contra Costa County. EBCF brings multilingual capacity in Spanish, Vietnamese and Tagalog and a track record of co-designing programs with community advisors who reflect the lived experience of PTCA residents and entrepreneurs. For its Oakland Small Resiliency Fund, EBCF co-created and collaboratively implemented the pilot with a team of Community Advisors, who were thought and action partners to EBCF. They helped co-design the program and materials and advised on funding decisions to help ensure the funding was targeted where

there was highest community need. EBCF also holds and manages the Richmond Just Transition Fund, a fund of the Richmond Our Power Coalition (ROPC). Each year, EBCF receives and regrants over $800K on behalf of ROPC in support of Just Transition projects and campaigns in Richmond. EBCF believes that when you design an equitable process, you achieve more equitable outcomes, and the outcomes from these pilot funds proved this to be true.

Community Advisory Panels consisting of between eight (8) to twelve (12) residents and business owners will convene quarterly throughout the grant term. All panel participants will receive stipends. As was the case with the Oakland pilot deploying grant funds, committee members will be selected based upon their lived experience as BIPOC entrepreneurs or family members of business owners and their demonstrated dedication to working with and on behalf of the small business community. They will each serve different segments of the diverse community of entrepreneurs and small businesses in this geography. If EBCF's experience in Oakland is a guide, this will greatly expand the reach of this program and bring varying perspectives to the application review and grantee selection process. EBCF will facilitate the panels and produce meeting notes and feedback integration reports semi-annually, which will be shared with all partners and published in through East Bay EDA and EBCF channels. In addition to the Community Advisory Panels, feedback will also be solicited throughout the grant term via surveys, 1:1 interviews, focus groups, and direct conversations with service providers to maintain continuous improvement, ensuring program is responsive to business owner needs.

The Small Business Collaborative piloted in Antioch was shaped through extensive community engagement in Contra Costa County, including visioning sessions, stakeholder engagement meetings, and municipal surveys. These efforts brought together city staff, community-based organizations, business owners, and other stakeholders to identify the most urgent barriers facing local businesses and nonprofits. The engagement process made clear that many communities are facing the same problems: limited access to capital, inconsistent technical assistance, difficulty navigating local and regional resources, and a lack of coordinated support. Rather than designing a program from the top down, the collaborative was built from what community members and local leaders said they needed most. These lessons will be incorporated into the design of the Business Concierge and Technical Assistance Hub as it looks to be replicated and improved upon as it gets stood up to serve businesses and entrepreneurs.

MEASURABLE OUTCOMES PLAN (30 points)

7. ***Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.***
8. ***Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.***

9. ***Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.***

Through a shared coordinated partner referral network, the Blue-Green Business Concierge and Technical Assistance Hub will deploy a Small Business Collaborative, a Small Business Resiliency Fund operated by EBCF, a clean manufacturing optimization program run by Manex, and a building energy efficiency and decarbonization audit and implementation support program run by SJSU's Industrial Assessment Center. Major roles and responsibilities of this effort are summarized below:

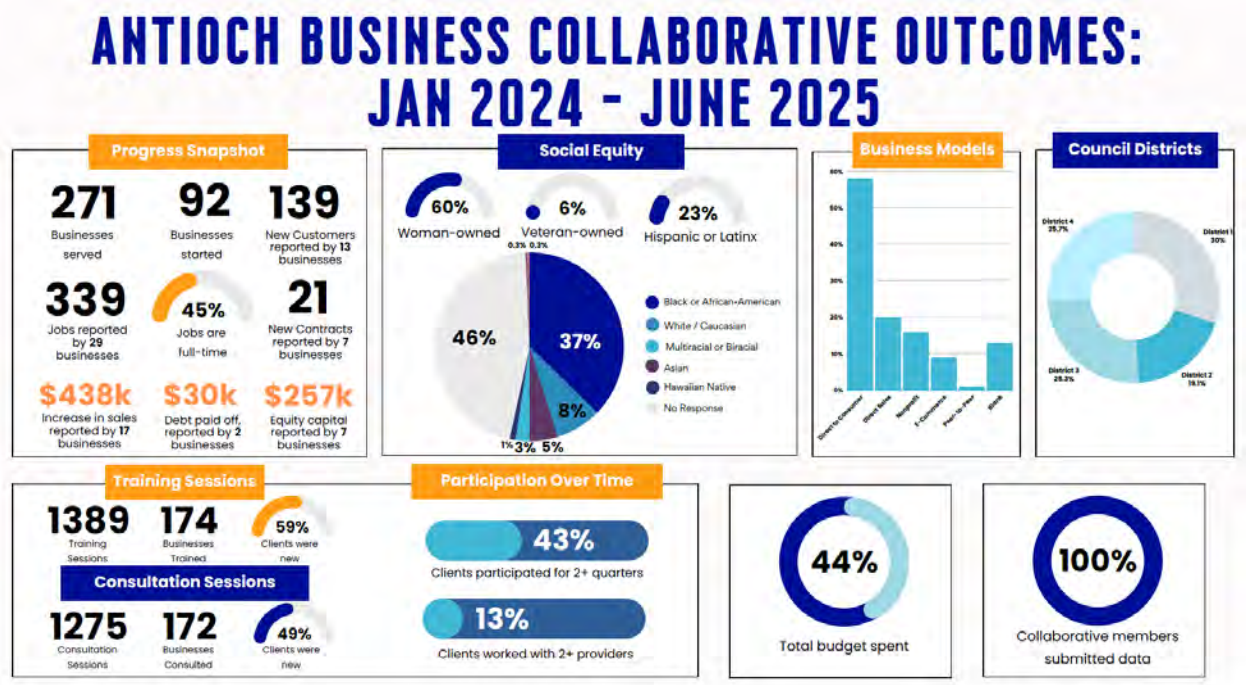
- East Bay EDA will manage the overall project and employ a full-time Project Coordinator and a Business Navigator (0.5 FTE) to manage the project and coordinate service delivery, oversee project communications, manage consultants for business development and land use feasibility analyses, and provide overall project direction and ensure outcomes are attained or exceeded.
- East Bay Community Foundation (EBCF) will deploy and operate the Small Business Collaborative & Resiliency Fund while also serving as the lead community engagement partner working with trusted business support organizations, which will collectively provide advising and technical assistance, capital readiness support, and warm referrals through a coordinated network.
- The Corporation for Manufacturing Excellence (Manex) will deliver clean manufacturing operational optimization and technical assistance engagements to support small and medium size manufacturers.
- San Jose State University's Industrial Assessment Center (SJSURF) will conduct energy and decarbonization audits and support implementation and incentive navigation.

The Measurable Outcomes Plan document accompanying this narrative details outcomes, indicators, milestones, tasks, lead entities and completion dates. The project's measurable outcomes include the total number of businesses served, quantity of emissions reduced, number of jobs stabilized, amount of early-mover clean economy investments, and other indicators that demonstrate accelerated community impact through documented economic and environmental benefit to PTCA residents and employers. Some of the key measurable outcomes include the following:

- Between 500-600 businesses in the PTCA will be served through Small Business Collaborative intake over the grant term;
- A regional clean economy platform relaunched with measurable engagement metrics.
    - Community Advisory Panels will convene quarterly, and governance participation will be documented semi-annually.
    - The Hub model, outcome data and lessons will be shared with the countywide Contra Costa Business Collaborative design by the midpoint of

the project, with anticipation of a formal expansion/scaling agreement by the start of year three (3) of the project.

Many elements of this Hub project are modeled on the Antioch Business Collaborative, a hub-and-spoke business support network that EBCF and its partner organizations have operated since January 2024. In 18 months, the Antioch Collaborative served 271 businesses, supported 92 new business starts, delivered 1,389 training sessions and 1,275 consultation sessions and documented $438,000 in increased sales, $257,000 in equity capital raised and 60 percent woman-owned and 46 percent Black or African American clients served all with 100 percent of collaborative member organizations submitting standardized quarterly outcome data. The PTCA Hub replicates this proven architecture in the West Contra Costa geography, launching not as a new coordination structure but as the PTCA node of a countywide ecosystem that is already operational, with established protocols, data systems and partner relationships. An overview of outcomes from the Antioch pilot appears in the infographic below.



A high-level summary of budgeted activities, costs, and functions are listed below, refer to the budget template for additional details:

- **Lead Applicant: County of Alameda/East Bay EDA**
  - Proportionate personnel costs for Project Coordinator (1.0 FTE), Business Navigator (0.5 FTE), and proportional project management support at EBCF and SJSURF.
    - Project Coordinator (works across all projects)
    - Business Navigation Lead (supports projects 1,2 & 4)

- Communications – proportionate support for project (from $60,000 total)
- Materials, Subcontractors & Vendors –
- Indirect cost share for East Bay EDA (15% of direct costs, reflecting the Alameda County administrative relationship)

- **Co-Applicant: East Bay Community Foundation**
  - Director to oversee resiliency fund and small business collaborative - $71,680 (balance paid with other funds)
  - Small Business collaborative resource providers – $375,000
  - Small business grant fund – $240,000
  - Subcontractors & Vendors - $27,500 for community advisor stipends ($15,000), marketing ($15,000), and translation services ($2,500)
  - Indirect costs @ 15% of total direct costs

- **Co-Applicant: The Corporation for Manufacturing Excellence (Manex)**
  - Project Management - $45,000
  - Subcontractors & Vendors
    - Company Assessments - $72,000 (12 assessments @ $6,000 each)
    - Manufacturing process improvements & support (2 employee-led Kaizen events @ $14,500/event)
    - Technical Assistance – Services to manufacturing companies located within the PTCA, including 3 strategic plans, adjacent market analyses, and growth strategy recommendations - $24,000
  - Travel & Contingency - $2,000 local travel costs, $20,000 contingency
  - Indirect costs @ 15% of total direct costs

- **Co-Applicant: San Jose State University Research Foundation (SJSURF)**
  - Personnel Costs
    - Co-Applicant/Principal Lead – $36,308
    - Student employees for assessments - $78,026
  - Subcontractors & Vendors
    - Company Assessments - $72,000 (12 assessments @ $6,000 each)
  - Travel & Contingency - $2,000 local travel costs, $20,000 contingency
  - Indirect costs @ 15% of total direct costs

- Total project cost is $2,586,816 over 36 months.

ECOSYSTEM ALIGNMENT (10 points)

10. ***Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).***

This project brings full alignment of local, regional, and statewide priorities to the forefront. For example, there is significant state investment supporting blue-green economic development in the area. The first is the California Jobs First Bay Area Maritime Cluster, a strategic economic initiative aimed at revitalizing the region's maritime infrastructure and workforce strengths. The project will also position the Bay Area to capture multi-billion-dollar federal maritime investment through the Presidential Maritime Action Plan and the SHIPS for America Act. It does this by connecting PTCA manufacturers, suppliers, small businesses, and entrepreneurs to the cluster's clean-economy networks, technical assistance resources, and workforce pipelines.

The project also will leverage East Bay EDA's Resilient East Bay initiative, a 5 year-old effort that enhances connectivity between industry, academia, business support organizations, and civic leaders to support the region's advanced manufacturing and innovation ecosystem. The PTCA Hub's business intake and referral data will feed directly into the Resilient East Bay platform, making PTCA businesses visible and connected to regional clean economy networks. Additionally, The Green Empowerment Zone (GEZ), a clean energy manufacturing initiative spanning Contra Costa and Solano counties, encompasses the PTCA geography; this project's energy efficiency and clean manufacturing transition support is directly aligned with GEZ priorities.

The project also aligns directly with several community plans, including the City of Richmond's Green-Blue New Deal (2021), City of Richmond's Economic Development Action Plan (2020), and the Air District's Path to Clean Air Community Emissions Reduction Plan (CERP), which explicitly calls for economic resilience for workers displaced by refinery contraction as community-identified priorities. This project delivers measurable progress on each of these priorities within the PTCA boundary.

A PTCA manufacturer historically tied to Chevron's supply chain now needs market diversification, an operational efficiency assessment, and access to maritime electrification procurement networks to survive the refinery's contraction and pivot into the clean economy. The Hub delivers exactly that support through four coordinated LCBF projects: Manex's manufacturing optimization engagements, SJSURF's energy-efficiency audits and implementation support, the EBCF Resiliency Fund's small business grants, and the Business Navigator, who connects PTCA firms to the full ecosystem of resources. These four projects operate in direct alignment with the California Jobs First Bay Area Maritime Cluster, which extends the cluster's benefits across the full Northern California maritime geography. This alignment strengthens the region's ability to attract federal funding, private investment, and commercial contract opportunities—creating a real and growing clean-maritime market for PTCA businesses to scale into.

When an infrastructure investor, defense procurement officer, or commercial ferry operator assesses whether the region can absorb major maritime investments, the answer is unequivocal: Richmond has the workers, the space, the sites, and the businesses to make it work.

CAPACITY (10 points)

11. ***Describe the Project Lead's experience managing and implementing projects of similar scope and size.***
12. ***Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.***

East Bay EDA is a regional economic development organization that is administratively housed in the County Administrator's Office of the County of Alameda. The annual grant amount for this project is within the range of programs the organization has previously administered under this structure: East Bay EDA has directly managed and overseen multi-stakeholder programs funded by the U.S. Economic Development Administration, the State of California and regional philanthropic foundations. When the organization pursues and receives grants of this scale, they are administered directly by Alameda County, which provides accounting systems, internal controls, procurement policies and single-audit infrastructure appropriate to a grant of this scale. East Bay EDA's existing Resilient East Bay initiative, which started in 2021 with seed funding from the U.S. Economic Development Administration (U.S. EDA), coordinates the region's advanced manufacturing and clean economy ecosystem with a vast network of industry and civic leaders, academic institutions, community partners, and business and workforce support organizations.

The East Bay Community Foundation (EBCF) has awarded $2.2 million to 170 businesses through its Oakland Small Business Resiliency Fund, administers over $800,000 annually in regranting through the Richmond Just Transition Fund on behalf of the Richmond Our Power Coalition and is a critical partner in Contra Costa County's African American Holistic Wellness and Resource Hub. EBCF's Community Advisor model where BIPOC entrepreneurs co-design programs and make funding decisions has produced documented outcomes of equitable capital distribution and high community trust. EBCF holds current IRS 501(c)(3) status and is current with all federal and state filings.

The Corporation for Manufacturing Excellence (Manex) has worked exclusively with Northern California manufacturers since 1995 as part of the California Manufacturing Network and the NIST Manufacturing Extension Partnership ecosystem. Manex delivers operational optimization, lean manufacturing, workforce upskilling and clean manufacturing transition support to small and mid-sized manufacturers across Contra Costa and Solano Counties. Manex holds current IRS tax-exempt IRS 501(c)(3) status and maintains audited financial statements.

San Jose State University Research Foundation (SJSURF) operates the SJSU Industrial Assessment Center, an EPA-designated technical assistance program delivering energy and decarbonization audits to small and medium sized manufacturers and large energy

users save energy, improve productivity, and reduce waste. SJSURF has extensive experience managing federal and state grants, holds current IRS 501(c)(3) status and carries audited financials demonstrating the organizational capacity to manage a program of this scale. The SJSURF Industrial Assessment Center team brings direct prior experience delivering assessments in the Bay Area region.

Project implementation is managed by the Project Coordinator position (1.0 FTE at East Bay EDA), who serves as single point of contact for cross-partner coordination, community reporting and referral network management. Some of the work directly associated with this project will be supported by the Business Navigation Lead, who will work with the co-applicants on coordination, outreach, and other functions essential to successful project implementation. Additionally, each co-applicant has designated a named project lead responsible for their component's delivery, data reporting and participation in the monthly Steering Committee. Members of the Steering Committee, which will be chaired by the East Bay EDA Executive Director, hold decision-making authority over project modifications and scope changes.

READINESS (10 points)

13. ***Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.***
14. ***Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.***
15. ***Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.***
16. ***Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.***
17. ***Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.***

This project requires no permits, CEQA review, site acquisition or physical construction. The hub-and-spoke coordination model being deployed is not experimental it has been operating in Antioch since January 2024. The ARPA funding that capitalized the Antioch Collaborative sunsets in 2026; the Bay REPAIR investment bridges that gap at a critical moment and extends the proven model into a broader geography.

EBCF's Resiliency Fund grant program has been piloted in Oakland and Antioch and is ready to replicate for this project. The Community Advisor Committee model, application materials and grant management systems are all operational. SJSURF's Industrial Assessment Center is currently delivering audits and can begin scheduling assessments

immediately upon grant execution. Manex maintains a current roster of Bay Area manufacturer clients and can initiate outreach and diagnostic engagements within the first quarter.

The primary risk to implementation is ensuring business outreach and uptake, a risk mitigated by the Small Business Collaborative's embedded community presence, East Bay EDA and EBCF's existing organizing relationships in Western Contra Costa and the integration of the Hub within a network of trusted community-based organizations. The countywide ARPA funding transition creates a specific window of urgency that positions this project favorably: businesses and entrepreneurs who have been engaging with the Antioch Collaborative or with EBCF's prior work are already aware of the support model and primed to engage in Bay REPAIR communities.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Blue-Green Business Concierge and Technical Assistance Hub (Business Hub) will serve as a unified access point that connects Path to Clean Air (PTCA) small businesses and entrepreneurs with the technical assistance, financing tools, operational and workplace support, and building energy-efficiency and decarbonization resources they need to transition away from fossil fuels and take advantage of emerging blue-green market opportunities. Through a coordinated intake and triage process, the Business Hub will match PTCA businesses and entrepreneurs with specialized services. These services will be delivered by a trusted network of partner organizations working together to provide comprehensive, high-quality support to grow and sustain businesses.

Measurable Outcome	Indicator(s)
A. Project Management and Coordination (Led by East Bay Economic Development Alliance)	
1. Project Timeliness and Successful Implementation of Activities	• All planned activities are executed as outlined in project scope documents and related plans • Project management of budget, contracting, fiscal coordination & oversight, reporting, and other key requirements comply with all requirements and moving as efficiently and effectively as possible • The project meets or exceeds planned deadlines and milestones and are operating within established funding levels
2. Effective and Coordinated Stakeholder Engagement	• Project stakeholders receive timely communication, updates, feedback, and progress reports • Robust attendance at coordination meetings held with partners (monthly and as-needed basis) • Strategic and ongoing communications about project activities, deliverables, and outputs are shared quickly and transparently with community members, project partners, and other stakeholders

Measurable Outcome	Indicator(s)
	• Support for project activities grows both locally and regionally, providing opportunities to attract additional public and private investment
3. Improved business access	• Increased interest and uptake of resources offered • Positive feedback from businesses and residents, as well as referrals • Continuous feedback loop to gather real-time issues ensuring program adjustments can be made promptly and responsive to business needs • Technical assistance and support provided to small businesses
B. Small Business Collaborative (Led by East Bay Community Foundation)	
1. At least 500 small businesses in West Contra Costa County are stronger and more resilient.	• Number of businesses and nonprofits served • Number of advising and consultation sessions • Number of new businesses and nonprofits started • Customer growth • New jobs created or sustained • Job quality - compensation, benefits, equity, ownership structure, promotions, distance from home • New contracts • Increased sales • Debts paid off • Credit applications • Loans received • Equity capital raised • Self-reported resilience metrics: Access to capital, improved business planning, increased revenue stability, stronger compliance, reduced risk of closure
2. Facilitate access to grant capital and coordinated services for BIPOC, women, transgender and nonbinary individuals, and veteran business owners as evidenced by >80%	• % of business owners served who identify as BIPOC • % of business owners served who identify as women, transgender, or non binary • % of business owners served who identify as veterans

Measurable Outcome	Indicator(s)
participants/grantees will be BIPOC, >50% will be women, transgender, or non-binary, and >5% will be veterans.	
3. Build durable, shared infrastructure for small businesses with coordinated support services	• Host organization with MOUs and contracts with at least 10 collaborative partners outlining roles, responsibilities, relationships, accountabilities. • Referrals made to collaborative members, between collaborative members, and from collaborative members to external resources • Events held to connect small businesses to resources • Hours of technical assistance support provided to small businesses • Hours logged in incubator
4. Lay the groundwork for creating a regional, scalable grant fund to deploy at least $3M in grant funds to at least 300 small businesses to support resiliency and racial and gender equity	• Amount of grant funding deployed to small businesses from Resiliency Fund 2.0
C. Building Energy Efficiency & Decarbonization Assessments (Led by San Jose State University Research Foundation)	
1. Provide energy and decarbonization audit services to local facilities/buildings	• Number of audits completed; (target = 4/year) • Number and type of facilities served; • Total building area or facility size served; • Number of energy conservation measures/decarbonization opportunities identified
2. Identify energy, cost, and greenhouse gas reduction opportunities	• Estimated annual electricity savings identified, kWh/year; • Estimated annual natural gas savings identified, therms/year; • estimated annual cost savings identified, $/year; • Annual GHG emissions reduction identified, $MTCO_2e$/year
3. Support implementation of energy efficiency and decarbonization projects	• Number of projects receiving implementation support; (target: 4/year)

Measurable Outcome	Indicator(s)
	• Number of projects advanced to contractor pricing, incentive application, financing review, or implementation; • Estimated savings from supported projects; • Incentive/financing dollars identified or applied for
D. Clean Manufacturing Operations & Workforce Resiliency (Led by Manex)	
1. New and Jobs Retained	• Jobs retained as a result of the project (.00891 per grant dollar. For example 1,070 jobs were created and retained last year against a grant budget of $1.2m)
2. Retained Sales	• Sales retained as a result of the project ($100 to $118 per grant dollar expended)
3. New Sales	• New sales obtained as a result of the project ($18 to $24 increase per grant dollar expended)
4. Investments Made (Software, etc.)	• Investments in plant, equipment, software and other ($27 per grant dollar expended)
5. Cost Savings	• Reduction in costs as a result of operational improvements ($11 per grant dollar expended)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
A. Project Management and Coordination (Led by East Bay Economic Development Alliance)					
1. Project Timeliness and Successful Implementation of Activities	A. Develop Project Development Infrastructure	1. Create a shared project management plan with scopes, leads, deliverables, and timelines for each project	East Bay EDA	Co-Applicants, Contractors, and Project Stakeholders	Month 3
	B. Establish Project Team	2. Conduct check-in meetings on a biweekly and as-needed basis to check in on tasks, issues, and progress	East Bay EDA	Co-Applicants, Contractors, and Project Stakeholders	Months 3-36
	C. Develop Outreach Strategy	3. Invest and deploy outreach, communication, and marketing tools to ensure program reaches Western Contra Costa businesses	East Bay EDA	Co-Applicants	Month 6
2. Effective and Coordinated Stakeholder Engagement	A. Establish Community Advisory Committee	1. Recruit and identify Community Advisory Committee, and identify roles and responsibilities	East Bay Community Foundation	East Bay EDA	Month 6
		2. Organize quarterly progress update meetings with Community Advisory panel	East Bay Community Foundation	East Bay EDA	Months 6-36
3. Improved business access	A. Facilitate continuous feedback loop to identify challenges and troubleshoot issues to ensure program remains responsive to business needs	1. Create business satisfaction surveys and listening sessions to hear challenges and successes; ease of use; outcomes of services	East Bay EDA	Co-Applicants, Contractors, and Project Stakeholders	Months 6-36
		2. Hold 1:1 and group conversations with Project Team to understand barriers, outreach	East Bay EDA	Co-Applicants, Contractors,	Months 6-36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		gaps, service availability, referral issues, other issues		and Project Stakeholders	
B. Small Business Collaborative (Led by East Bay Community Foundation)					
1. **At least 500 small businesses in West Contra Costa County / Central Contra Costa County are stronger and more resilient**.	A. Conduct outreach to at least 700 small businesses and nonprofits. Use business visits, business events, and social media to reach entrepreneurs.	1. Compile and maintain an outreach list of small businesses and nonprofits in West Contra Costa County.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, maintained throughout grant period
		2. Conduct direct outreach through business visits, email, phone, community events, and social media.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
		3. Track outreach activity and referrals, and document interest from businesses seeking support.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
	B. Deliver capacity-building support to 600 businesses. Provide technical assistance, coaching,	1. Assess each business's needs and create a support plan or referral path.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Month 6, ongoing throughout grant period

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	training, or navigation services.			resource providers	
		2. Provide technical assistance, coaching, training, or navigation services tailored to business needs.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
		3. Track service delivery and follow up with businesses to confirm completion and next steps.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
	C. Show measurable resilience gains for 500 businesses. At least 500 businesses complete one or more support services and report an improvement in a resilience indicator.	1. Define resilience indicators and collect baseline information from participating businesses.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 3, ongoing throughout grant period
		2. Measure business progress after service delivery, such as improved planning, operations, access to capital, or compliance.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Month 6, ongoing throughout grant period

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
				resource providers	
		3. Document outcomes for at least 500 businesses and summarize reported gains in resilience.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
2. Facilitate access to grant capital and coordinated services for BIPOC, and women, transgender and nonbinary individuals, and veteran business owners as evidenced by >80% participants/grantees will be BIPOC, and >50% will be	A. Prioritize equitable outreach and intake. Enroll a participant pool where at least 80% identify as BIPOC, at least 50% identify as women, transgender, or non-binary, and at least 5% identify as veterans using targeted outreach and culturally responsive intake processes.	1. Design and implement targeted outreach strategies to reach BIPOC, women, transgender, nonbinary, and veteran business owners.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 3
		2. Use culturally responsive intake forms and enrollment processes that capture demographic and business needs data.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Months 3-6
		3. Monitor participant demographics throughout outreach and adjust strategies to maintain the target mix.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Month 6, ongoing throughout grant period

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
women, transgender, or non-binary, and >5% will be veterans.				resource providers	
	B. Deliver capacity-building support. Provide technical assistance, coaching, training, and navigation to BIPOC, women, transgender, nonbinary, and veteran business owners.	1. Provide technical assistance, coaching, training, and navigation to enrolled business owners.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
		2. Connect participants to coordinated services such as legal, financial, marketing, procurement, or permitting support.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
		3. Track participation and completion of services to confirm equitable access and engagement.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
	C. Award deploy grant capital. Distribute grant funding to eligible BIPOC, women,	1. Develop grant criteria, application materials, scoring tools, and award procedures.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Month 6, ongoing throughout grant period

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	transgender, nonbinary, and veteran business owners.			resource providers	
		2. Review applications and award grants to eligible BIPOC, women, transgender, nonbinary, and veteran business owners.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Ongoing, complete by end of grant period
		3. Disburse funds and monitor use of grant capital, reporting on award distribution and participant outcomes.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Ongoing, complete by end of grant period
3. Build durable, shared infrastructure for small businesses with coordinated support services	A. Launch shared support systems. Establish a coordinated business support model with shared intake, referral, and case-management processes across partner organizations serving small businesses.	1. Convene partner organizations to define roles, referrals, and service coordination processes.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 3
		2. Establish a shared intake and referral workflow for small business support.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Month 6

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
				resource providers	
		3. Train partner staff on how to use the coordinated support system consistently.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 6, ongoing throughout grant period
	B. Build and standardize core infrastructure. Create durable shared tools such as a common resource hub, service directory, data-sharing protocols, and standardized business navigation workflows used by multiple providers.	1. Create shared tools such as a resource hub, service directory, and intake or referral templates.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Months 3-6
		2. Develop data-sharing and tracking protocols that support coordinated service delivery.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Months 3-6
		3. Standardize key business navigation workflows so multiple providers can use the same system.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business	Months 3-6

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
				resource providers	
	C. Demonstrate sustained use and coordination. Multiple partners actively use the shared infrastructure to serve businesses, with increased referrals, faster access to services, and a formalized plan for ongoing governance, maintenance, and funding.	1. Track usage of shared tools, referrals, and partner participation across the network.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Ongoing throughout grant period
		2. Hold regular coordination meetings to review service flow, challenges, and improvements.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Ongoing throughout grant period
		3. Develop an ongoing governance, maintenance, and funding plan to sustain the infrastructure over time.	East Bay Community Foundation	Participating cities, Contra Costa County, contracted small business resource providers	Month 3, ongoing throughout grant period

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
C. Building Energy Assessments (Led by San Jose State University Research Foundation)					
1. Provide energy and decarbonization audit services	A. Develop audit scope, intake process, and facility screening criteria	1. Define eligible facility/building types and audit levels.	SJSURF		Month 2
		2. Develop intake questionnaire and data request list.	SJSURF		Month 3
		3. Prioritize sites based on energy use, decarbonization potential, community benefit, and readiness.	SJSURF		Month 3
	B. Conduct site audits and data analysis	1. Collect utility bills, equipment data, operating schedules, and facility information.	SJSURF		Months 3-33
		2. Conduct site visits or virtual assessments.	SJSURF		Months 3-33
		3. Analyze energy use and identify efficiency/decarbonization opportunities.	SJSURF		Months 3-33
	C. Deliver audit findings and recommendations	1. Prepare audit reports	SJSURF		Months 4-33
		2. Present findings to participating facilities.	SJSURF		Months 4-35
		3. Provide prioritized recommendations with savings, costs, payback, incentives, and next steps.	SJSURF		Months 4-35
2. Identify energy, cost, and GHG reduction opportunities	A. Establish savings calculation methodology	1. Define baseline energy use approach.	SJSURF		Month 1
		2. Select emissions factors and cost assumptions.	SJSURF		Month 2
		3. Create consistent savings calculation templates for electricity, gas, and GHG reductions.	SJSURF		Month 2

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	B. Quantify savings opportunities	1. Estimate kWh, therm, cost, and $MTCO_2e$ savings for each recommended measure.	SJSURF		Months 3-33
		2. Identify measures with high implementation potential.	SJSURF		Months 3-33
		3. Categorize measures by no-cost/low-cost, capital project, and decarbonization project.	SJSURF		Months 3-33
	C. Aggregate and report program-level savings potential	1. Summarize total identified savings across all participating sites.	SJSURF		Months 3-36
		2. Track measure types and recurring opportunities.	SJSURF		Months 3-36
		3. Prepare summary tables for final reporting.	SJSURF		Months 3-36
3. Support implementation of energy efficiency and decarbonization projects	A. Prioritize projects for implementation support	1. Review audit recommendations with each facility. and available incentives/financing.	SJSURF		Months 4-33
		2. Identify measures with strong savings, feasible implementation,	SJSURF		Months 4-33
		3. Develop a short list of candidate projects	SJSURF		Months 4-33
	B. Provide project development support	1. Help define project scope and performance requirements.	SJSURF		Months 4-33
		2. Support contractor/vendor coordination, as appropriate.	SJSURF		Months 4-33
		3. Identify applicable rebates, grants, tax incentives, or financing options.	SJSURF		Months 4-33

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Provide project development support	1. Track projects that move to pricing, incentive application, financing review, approval, or installation.	SJSURF		Months 4-33
		2. Estimate savings for supported implementation projects.	SJSURF		Months 6-35
		3. Document barriers, lessons learned and recommended next steps.	SJSURF		Months 6-36
D. Clean Manufacturing Operations & Workforce Resiliency (Led by Manex)					
Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. **New and Retained Jobs**	A. Rapid Operational Assessments (12)	1. Review of company financials	Manex		Months 3-36
		2. Operational capabilities review / study	Manex		Months 3-36
		3. Adjacent markets for stability and growth	Manex		Months 3-36
	B. Employee led Kaizen Events (2) (Continuous improvement)	1. Teaching all employees about Kaizen Lean	Manex		Months 3-36
		2. Employee led improvement project	Manex		Months 3-36
		3. Read out by employee teams	Manex		Months 3-36
	C. Strategic Growth Plans (3)	1. Finding and using the business issues	Manex		Months 3-36
		2. Where can the company win?	Manex		Months 3-36
		3. Creating coherent actions to benefit all stakeholders	Manex		Months 3-36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
2. Retained Sales	A. Rapid Operational Assessments (12)	1. Where are the stable sales in the client base	Manex		Months 3-36
		2. Growing the base of sales with the core competencies of the company and employee base.	Manex		Months 3-36
		3. New sales growth with or without investment. Identify and discuss both.	Manex		Months 3-36
	B. Employee led Kaizen Events (2)	1. Kaizen the sales process	Manex		Months 3-36
		2. Kaizen the sales team	Manex		Months 3-36
		3. Instill constant improvement in the sales cycle.	Manex		Months 3-36
	C. Strategic Growth Plans (3)	1.Diagnosing through reframing and analogy	Manex		Months 3-36
		2.Comparison and frameworks	Manex		Months 3-36
		3.Seeking and edge, Innovating	Manex		Months 3-36
3. New Sales	A. Rapid Operational Assessments (12)	1. Where are the stable sales in the client base	Manex		Months 3-36
		2. Growing the base of sales with the core competencies of the company and employee base.	Manex		Months 3-36
		3. New sales growth with or without investment. Identify and discuss both.	Manex		Months 3-36
	B. Employee led Kaizen Events (2)	1. Kaizen the sales process	Manex		Months 3-36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		2. Kaizen the sales team	Manex		Months 3-36
		3.Instill constant improvement in the sales cycle.	Manex		Months 3-36
	C. Strategic Growth Plans (3)	1.Diagnosing through reframing and analogy	Manex		Months 3-36
		2.Comparison and frameworks	Manex		Months 3-36
		3.Seeking and edge, Innovating	Manex		Months 3-36
4. Investments Made	A. Rapid Operational Assessments (12)	1 Value Stream Mapping	Manex		Months 3-36
		2. Overall Equipment Effectiveness (OEE) issues	Manex		Months 3-36
		3. Software and or Hardware recommendations	Manex		Months 3-36
	B. Employee led Kaizen Events (2)	1. If applicable to the organization	Manex		Months 3-36
	C. Strategic Growth Plans (3)	1. What investments must be made to grow the organizations capabilities	Manex		Months 3-36
		2. What type of upskilling is necessary to operate any new investments (software, hardware)	Manex		Months 3-36
			Manex		Months 3-36
5. Cost Savings	A. Rapid Operational Assessments	1. The operational assessments will be recommendations on waste reduction	Manex		Months 3-36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		that will be self-implemented by the company.			
	B. Employee Led Kaizen	1. Small-scale employee Kaizen reduces costs because the people doing the work every day are usually best positioned to identify: • inefficiencies, • wasted motion, • recurring problems, • unnecessary complexity, • and practical low-cost solutions.	Manex		Months 3-36
		2. Kaizen increases output using existing resources. Instead of: • Hiring additional employees • Buying new equipment • Adding overtime the organization improves process flow. Typical improvements • Faster setup times • Better workstation layout • Reduced rework • Clearer instructions • Improved visual management	Manex		Month 36
		3. Small improvements often become standardized work procedures. Standardization reduces:	Manex		Months 33-36

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		• Process variation • Training time • Human error • Dependency on tribal knowledge Consistent processes generally produce: • Lower operating costs • More predictable output • Better quality			

Bay REPAIR - Local Community Benefits Fund - Round 1 – Project Narrative

Application Information	
Application Title	Richmond Blue-Green Economic Resilience Initiative
Lead Applicant Name	East Bay Economic Development Alliance (East Bay EDA)
Project Location	Path to Clean Air Community - Richmond, San Pablo, North Richmond and surrounding unincorporated West Contra Costa County
Overall Funding Request	$4,977,286
Grant Term Request	3 years
Project Information	
Project Title	PTCA Industrial Site Readiness and Maritime Business Accelerator Feasibility Study
Project Lead	East Bay EDA in partnership with Sunstone Cities and Berkeley Blue
Project Location	PTCA industrial corridor and waterfront, including the former EPA Region 9 Western Ecology Division Laboratory site at 180 Kansas Avenue, Richmond
Project Funding Request	$653,774

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***
2. ***Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:***
    - ***Reduce air pollution and improve health outcomes***
    - ***Build economic resilience for a just transition***

Project 2 advances the economic resilience strategy through systematic site readiness work that positions underutilized PTCA industrial and publicly held waterfront properties to attract clean economy investment and through a feasibility study for the former U.S. Environmental Protection Agency (EPA) Region 9 Western Ecology Division Laboratory at 180 Kansas Avenue, Richmond, as a Maritime Business and Technology Accelerator. The EPA Region 9 site monitored and documented the air quality impacts of Chevron refinery emissions on the PTCA community for decades, accumulating decades of evidence of environmental harm. Its potential transformation into a clean economy accelerator is a

direct expression of the just transition that the Local Community Benefits Fund is designed to catalyze replacing the institution that documented the harm with one that catalyzes the recovery. The project also advances the region's air-pollution reduction strategy by systematically identifying and qualifying clean-technology development sites within the PTCA and linking them to statewide opportunities such as the California Jobs First Bay Area Maritime Cluster and the GO-Biz Business-Ready Sites Program. In addition, the project will produce the pre-development analysis needed to establish a maritime electrification accelerator at a PTCA waterfront site, transforming an area long used for environmental monitoring into a hub for clean-economy innovation and job creation.

This project is structured as a re-grant from East Bay EDA, which serves as the sole Lead Applicant with no Co-Applicant, to Sunstone Cities LLC as the primary implementation entity. East Bay EDA has overall management capacity sufficient to administer a re-granting process of this scale, as demonstrated through its administration of multiple multi-partner economic development initiatives including the federal Advanced Manufacturing Jobs Innovation Accelerator Challenge, its role as fiscal entity for Alameda County's economic development programs and its 35-year track record of managing regional multi-stakeholder projects of comparable complexity and budget.

East Bay EDA will submit criteria for re-granting to the Bay Area Air District prior to the issuance of a sub-award to Sunstone Cities LLC, ensuring that the Air District has full visibility into the selection process and sub-award terms. Sunstone Cities LLC is led by John Keisler, whose 20-plus years in local government economic development and direct management of over 140 city-owned leases and 160 parcel dispositions in the City of Long Beach provides precisely the skill set this project requires: the ability to assess publicly held industrial property, structure financially sustainable development models and build the public-sector relationships necessary to advance site control and permitting. Berkeley Blue, a data-driven market intelligence and blue economy sector strategy firm, will work with Sunstone Cities to provide the investment ecosystem analysis and sector expertise that frames the EPA Region 9 site within the national maritime innovation landscape.

COMMUNITY IMPACT (20 points)

3. ***Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.***
4. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***
5. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

The project serves the PTCA industrial corridor and waterfront communities of Richmond, North Richmond and adjacent West Contra Costa neighborhoods. The EPA Region 9 Western Ecology Division Laboratory at 180 Kansas Avenue is located within the PTCA boundary, approximately one mile from the Chevron refinery fence line, in a neighborhood that has borne the cumulative burden of refinery emissions for more than a century. The laboratory, a federal facility operating under the General Services Administration's property management, has been the scientific instrument of documenting that burden: its research staff measured airborne particulate matter, volatile organic compounds and sulfur dioxide concentrations in the communities surrounding the refinery, producing the peer-reviewed science that underpins many of the PTCA's CalEnviroScreen designations. The site's symbolism for this project is therefore precise and intentional: the place where the harm was measured should become the place where the recovery is built.

The PTCA has a significant inventory of underutilized industrial parcels whose clean economy reactivation is impeded by fragmented ownership data, regulatory complexity, uncertain environmental status and the absence of coordinated site readiness support. The Northern Waterfront Economic Development Plan, completed in 2019 and updated in 2023, produced valuable corridor-level mapping of the broader Northern Waterfront but did not generate parcel-level clean technology compatibility assessments for the PTCA, particularly for the smaller industrial parcels in North Richmond and the inner Richmond industrial neighborhoods where brownfield status, utility constraints and zoning ambiguities create barriers to investment that corridor-level mapping cannot resolve. The Governor's Office of Business & Economic Development (GO-Biz) Business-Ready Sites program, which the State of California uses to attract business investment to communities across the state, includes few PTCA sites precisely because the pre-development documentation that GO-Biz requires information about environmental clearance, utility infrastructure assessments, zoning confirmation and site condition reports that has not been assembled for PTCA industrial parcels. This project fills that gap systematically, producing the documentation that makes PTCA sites investable within the state's business attraction ecosystem.

Community engagement for the feasibility study is led by Communities for a Better Environment (CBE), an environmental justice organization with more than 30 years of organizing relationships in the PTCA communities most directly affected by Chevron refinery emissions. CBE's Richmond office maintains active campaigns on refinery fence-line air monitoring, health impact assessment and just transition planning and its community health workers have direct personal relationships with residents in North Richmond, Central Richmond and San Pablo. CBE brings multilingual capacity in Spanish, Vietnamese and Tagalog and a methodology for community engagement that is structured as genuine two-way deliberation rather than informational outreach. CBE has participated actively in the PTCA's AB 617 Community Emissions Reduction Plan development process, including the community air monitoring design and the economic transition planning

components and understands the specific concerns, priorities and expectations of PTCA residents about industrial land use and economic development in their neighborhoods.

The direct community benefits of this project flow through two channels. First, the parcel-level industrial asset database and GO-Biz qualification work creates the conditions for clean economy businesses and maritime technology tenants to locate in the PTCA, generating jobs and economic opportunity for PTCA residents within their communities rather than requiring them to commute elsewhere for clean economy employment. Second, the EPA Region 9 feasibility study, if followed through to implementation in subsequent funding rounds, would convert a symbolically significant federal property into a community-anchored clean economy hub addressing decades of environmental harm through economic transformation at the same site. The community engagement process designed into the study, led by CBE through workshops and an advisory panel process, ensures that PTCA residents' vision for the EPA Region 9 site shapes the development analysis rather than being constrained by consultant assumptions.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

Communities for a Better Environment (CBE) leads community engagement for Project 2 as the designated Community Engagement Partner, operating through its existing PTCA organizing infrastructure. CBE's current PTCA campaigns including active refinery fence-line monitoring using community-placed sensors that generate real-time air quality data accessible to residents via CBE's community platforms, health impact documentation in collaboration with UC Berkeley School of Public Health researchers and just transition planning through the AB 617 CERP process mean that engagement for this project begins from a position of established trust and active relationship rather than cold outreach.

Three (3) community workshops will be conducted in the PTCA for the EPA Region 9 Laboratory feasibility study, with multilingual materials in Spanish, Vietnamese and Tagalog. Childcare and food are provided at all in-person workshops. Each workshop is scheduled in the evenings or weekends to accommodate working families and is held in PTCA community spaces neighborhood centers, school multipurpose rooms or faith institution halls that are familiar and accessible to residents. Workshops are structured around specific decision points in the feasibility study:

- Workshop #1 addresses site vision and use priorities, presenting the history of the EPA Region 9 site and inviting community input on what an appropriate replacement use should accomplish for the PTCA;

- Workshop #2 addresses preferred development model options and community benefit covenant priorities, presenting the range of public-private partnership structures analyzed in Work Package C and collecting community preferences;
- Workshop #3 reviews the draft implementation roadmap and funding calendar, giving community members an opportunity to affirm or redirect the recommendations before finalization.

A Community Advisory Panel for the feasibility study provides ongoing governance input throughout the study period. Panel members include PTCA residents nominated through CBE's community networks; representatives of North Richmond community-based organizations including the North Richmond Shoreline Working Group and Richmond LAND; and PTCA small business owners with interest in the Northern Waterfront corridor who have expressed interest in clean economy opportunities. Panel feedback is documented and incorporated into each interim deliverable, with written responses explaining how panel input shaped each successive work package. CBE produces a community-facing summary of each panel discussion in English and Spanish within two weeks of each meeting and distributes it through CBE's community communication channels.

Developer and broker tours of PTCA industrial sites are designed to include a community co-host role for CBE: a CBE community organizer accompanies each tour group, providing context on community expectations, benefit priorities and the community engagement process underway. This positions community benefit as a condition of engagement rather than an afterthought in developer conversations, establishing from the earliest investor contact that PTCA site development is expected to meet community standards.

MEASURABLE OUTCOMES PLAN (30 points)

7. ***Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.***
8. ***Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.***
9. ***Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.***

Project 2 delivers two integrated work streams over 36 months through a sub-award from East Bay EDA to Sunstone Cities LLC to deliver the necessary work: a PTCA parcel-level industrial asset mapping and site readiness program and a comprehensive feasibility study for the former EPA Region 9 Western Ecology Division Laboratory as a Maritime Business and Technology Accelerator. The roles of each entity are defined as follows:

- **East Bay EDA** administers the grant, manages reporting and compliance and coordinates cross-project integration through the initiative's Steering Committee.
- **Sunstone Cities LLC**, as the sub-awardee, leads day-to-day implementation of the feasibility study work packages and manages the site readiness work stream.
- **Communities for a Better Environment (CBE)** manages the community engagement work stream under a sub-contract from Sunstone Cities.

The East Bay EDA will submit its criteria and process for the re-grant to Sunstone Cities to the Air District prior to sub-award execution, as required.

Key activities and outcomes are described as follows:

- The asset mapping work builds directly on the Northern Waterfront Economic Development Plan and mapping work sponsored by the Metropolitan Transportation Commission's Priority Production Area Technical Assistance Program, producing a PTCA-specific industrial asset database with clean technology compatibility assessments for a minimum of twenty (20) parcels. Assessments include utility infrastructure capacity (electrical service, gas, water, telecommunications), brownfield status review drawing on existing Phase I reports and database searches, zoning constraints and use permit requirements and estimated cost ranges for site preparation for maritime technology tenant types. The completed database is formatted for integration with the Resilient East Bay and Green Empowerment Zone websites, making PTCA sites discoverable to regional clean economy developers and brokers who currently have no systematic way to identify PTCA industrial properties.
- GO-Biz Business-Ready Sites qualification work funds the systematic documentation, environmental review preparation and stakeholder coordination needed to qualify a minimum of three eligible PTCA industrial sites for state certification directly connecting Richmond to the California Jobs First ecosystem at the site-readiness level and positioning PTCA sites for state-facilitated business attraction outreach.
- Two structured developer and broker tours annually, each connecting at least five prospective clean economy tenants or developers with PTCA industrial sites, build awareness and interest in the PTCA as a viable location for maritime technology and clean energy businesses.
- A dedicated Business Navigation Lead position embedded with the East Bay EDA project team addresses the regulatory friction including zoning interpretation, permit application support and inter-agency coordination between the City of Richmond planning, building and port departments that has been identified by PTCA businesses and developers as a primary barrier to industrial reactivation.
- The EPA Region 9 Laboratory feasibility study is organized into five work packages delivered over 18 months.

- **Work Package A** delivers a physical and environmental assessment including structural review of the existing laboratory building, a Phase I Environmental Site Assessment with Phase II contingency provisions given the former laboratory's chemical storage and analytical laboratory history, utility infrastructure assessment for maritime technology tenant requirements including electrical service capacity, laboratory gas and water systems and telecommunications and an ADA and life-safety code gap analysis identifying the improvement scope required for public occupancy.

- **Work Package B** delivers a market analysis and tenant demand study through structured interviews with 20 to 30 blue economy companies from the East Bay EDA member network and the broader California Jobs First maritime cluster pipeline and through benchmarking against comparable maritime and cleantech incubators nationally including AltaSea at the Port of Los Angeles, Washington Maritime Blue, Newlab at the Brooklyn Navy Yard and SeaAhead in Boston, with specific analysis of anchor tenant feasibility for the UC Berkeley Richmond Field Station given its proximity of less than one mile and its established blue economy research programs.

- **Work Package C** delivers a public-private partnership development model analysis evaluating a minimum of four P3 structures: ground lease to a nonprofit operator similar to the Friends of the Port model being implemented at the Craneway Pavilion; CDFI-structured ownership through a Community Development Finance Institution with experience in community benefit real estate; a City of Richmond redevelopment joint venture structured under the successor agency framework; and a community land trust with affordability covenants protecting long-term PTCA small business access. Each structure is analyzed against 20-year operating pro formas, community benefit covenant enforceability, capital stack feasibility and GSA surplus property disposition pathway compatibility. Work Package C also assesses eligibility for Opportunity Zone investment (the EPA Region 9 site is located within a designated Opportunity Zone), New Markets Tax Credits, U.S. EDA Public Works grants, IBank financing and Public Benefit Conveyance under the Federal Property and Administrative Services Act.

- **Work Package D** delivers the community engagement process through CBE-led workshops and the Community Advisory Panel.

- **Work Package E** delivers the implementation roadmap, funding calendar and final feasibility study report.

Budget summary:

- **Lead Applicant: County of Alameda/East Bay EDA**
    - Proportionate personnel costs for Project Coordinator (1.0 FTE), Business Navigator (0.5 FTE)) and proportional project management support at EBCF and SJSURF.
        - Project Coordinator (works across all projects)
        - Business Navigation Lead (supports projects 1, 2 & 4)
    - Community Engagement – Communities for a Better Environment - (proportionate cost share for project from $64,000 total, includes costs of CBE-led workshop facilitation, translation and interpretation, participant stipends, childcare support and Community Advisory Panel operations, including stipends for panel members)
    - Communications – proportionate support for project (from $60,000 total)
    - Professional Services & Consultants – Sunstone Cities ($540,000)
        - Includes blue economy sector analysis, market intelligence, environmental consulting, capital stack analysis and municipal finance advising, asset mapping, and developer and broker tours)
    - Subcontractors & Vendors
        - Development and deployment of mapping tools and related technologies (proportionate cost share for project from $60,000 total)
        - Incentive & Resource Navigation supports (proportionate cost share from $210,000 total)
    - Indirect cost share for East Bay EDA (15% of direct costs, reflecting the Alameda County administrative relationship)
- Total project cost is $653,774 over 36 months

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project is one of four interconnected investments in the Richmond Blue-Green Economic Resilience Initiative and it is the one whose value is most immediately dependent on being understood as part of a system rather than a standalone initiative. The PTCA Industrial Site Readiness and Maritime Business Accelerator Feasibility Study is the physical and policy infrastructure layer of a deliberately closed circuit: a complete, end-to-end support ecosystem for a PTCA-rooted maritime cluster that the four projects together constitute. Its role is to solve the site problem: the absence of parcel-level clean technology compatibility data, GO-Biz Business-Ready Sites certification and pre-development analysis on the region's most symbolically significant underutilized federal property the former EPA Region 9 Western Ecology Division Laboratory at 180 Kansas Avenue that currently prevents the PTCA from attracting the industrial investment that every other part of the system is ready to deploy. The companies incubating in the

Craneway Pavilion Maritime Innovation Hub (Project 4) need investable sites to anchor permanent operations as they graduate from incubation; this project produces those sites. The maritime tradespeople trained through the Working Waterfront Coalition Richmond Site and Earn and Learn Pilot (Project 3) need employers within the PTCA who can hire them at scale; the clean economy businesses that locate on qualified PTCA industrial parcels become those employers. The PTCA manufacturers that the Blue-Green Business Concierge and Technical Assistance Hub (Project 1) supports through operational optimization, energy efficiency audits and clean economy market access need those same employers in their procurement networks; the maritime technology businesses attracted to certified PTCA sites complete that supply chain. The feasibility study for the EPA Region 9 site is not simply a planning exercise it is the pre-development investment that positions a site of enormous symbolic and locational significance at the center of a maritime technology and clean economy accelerator, converting the institution that documented 80 years of refinery harm into the institution that catalyzes the recovery.

These four LCBF projects operate in direct alignment with East Bay EDA's role in supporting the California Jobs First Bay Area Maritime Cluster investments in the Ecosystem Backbone Organization, the Maritime Innovation Campus and the Maritime Workforce Integration Network which provide the regional coordination capacity, applied research infrastructure and workforce credentialing pathways that translate site-level investment into cluster-level competitive advantage. The demand signal that all four projects together send to federal agencies, defense contractors and institutional investors is this: the PTCA has the workforce, the innovation space, the business support infrastructure and now, with this project, the site-ready industrial land and pre-development analysis to host a maritime cluster investment at scale. This project is what closes the circuit.

Project 2 is the site readiness and investment infrastructure layer of the Bay Area Maritime Cluster strategy that East Bay EDA is advancing through California Jobs First. The Maritime Innovation Campus Exhibit B project identifies the Richmond waterfront as one of the anchor nodes of the regional cluster; this feasibility study produces the pre-development analysis that makes a Maritime Business and Technology Accelerator at the EPA Region 9 site bankable and investable within the cluster's investment timeline. The Ecosystem Backbone Organization Exhibit B project, led by Solano County Economic Development Corporation with Cal Poly Maritime Academy and Sunstone as partners, identifies site certification and investment attraction as regional coordination priorities; the GO-Biz Business-Ready Sites qualification work delivers exactly those outcomes for PTCA parcels, creating the investable site pipeline that the Backbone's regional marketing and investor convening infrastructure needs to function.

The project is directly in alignment with the Northern Waterfront Economic Development Initiative and Metropolitan Transportation Commission (MTC)'s Priority Production Area designation for the Northern Waterfront corridor, building on prior MTC-funded mapping work by adding the parcel-level clean technology compatibility layer that corridor-level mapping did not include. The Green Empowerment Zone geography encompasses the

PTCA; the project's industrial asset mapping and site qualification work serves GEZ's clean energy manufacturing siting priorities by making GEZ sites discoverable and investable. The Path to Clean Air CERP identifies economic transition, industrial land reactivation and community-centered development as priorities for the PTCA; this project delivers pre-development work that makes those priorities investable by providing the analytical foundation that public and private funders require before committing capital to site development.

The EPA Region 9 feasibility study is directly responsive to the Presidential Executive Order on Revitalizing Our Nation's Commitment to Environmental Justice for All, which directs federal agencies to prioritize the transformation of remediated or underutilized federal properties in environmental justice communities into economic development assets. The GSA surplus property disposition pathway through which the federal government can convey surplus property to state and local governments or qualified nonprofits at below-market or no-cost terms under Public Benefit Conveyance provisions is a mechanism that Work Package C is specifically designed to evaluate for the EPA Region 9 site, potentially enabling a community-benefit development at minimal land acquisition cost. The ARB zero-emission vessel mandate, the Presidential Maritime Action Plan, the SHIPS for America Act and the Department of Defense Maritime Industrial Base Program collectively create a federal investment environment in which a PTCA maritime accelerator at the EPA Region 9 site could attract federal program investment within the 36-month grant timeline if the pre-development work this project funds is completed on schedule.

CAPACITY (10 points)

11. ***Describe the Project Lead's experience managing and implementing projects of similar scope and size.***

12. ***Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.***

East Bay EDA, as the sole Lead Applicant and re-granting entity for this project, has overall management capacity sufficient to administer a re-granting process of this scale and complexity. Alameda County, as fiscal entity, administers procurement systems, financial management, auditing procedures and monitoring requirements for multiple federally funded programs annually; the County's compliance infrastructure is fully adequate for a re-grant of this scope. Founded in 1990 and operating as a public-private partnership administratively hosted by Alameda County, East Bay EDA has a 35-year track record of administering multi-partner economic and workforce development initiatives, including the federal Advanced Manufacturing Jobs Innovation Accelerator Challenge, which involved multiple federal funding streams coordinated across five project partners and required compliance with OMB Uniform Guidance. East Bay EDA will submit its re-granting criteria,

sub-award terms and selection rationale to the Bay Area Air District prior to the issuance of the sub-award to Sunstone Cities LLC, providing the Air District full transparency into the re-granting process.

Sunstone Cities LLC, the primary sub-awardee, is led by John Keisler, whose professional career spans more than 20 years in local government economic development. As Economic Development Director for the City of Long Beach, California's second-largest container port and the nation's largest ___, Keisler managed an economic development portfolio that included over 140 city-owned leases and 160 parcel dispositions, facilitated the repositioning of publicly owned assets including the historic Queen Mary ocean liner, the Fairmont Breakers Hotel and Boeing's former C-17 manufacturing facilities to new uses and built innovative public-private-education partnerships including the Long Beach Accelerator at Cal State Long Beach and the Long Beach Economic Partnership. Keisler's experience in maritime-adjacent economic development, publicly owned industrial asset management and innovation district strategy is directly matched to the work this project requires. Sunstone's role as Capital Strategy Partner in the Maritime Innovation Campus Exhibit B project, where it is responsible for accelerator design, commercialization support and capital strategy, provides an existing institutional relationship with Cal Poly Maritime Academy in Vallejo and with the Bay Area Maritime Cluster that creates direct coordination efficiencies between Project 2 and the broader cluster strategy.

The following two Sunstone Cities partners will bring additional, specialized capacity to the Sunstone Cities team:

- GrowthAxis Group brings direct operational experience in industry cluster strategy and workforce-aligned economic development. GrowthAxis's methodology is grounded in embedded on-the-ground business assessment and cross-sector partnership development a methodology directly applicable to the multi-stakeholder site readiness and market activation work this project requires, where the path from parcel assessment to GO-Biz certification to developer engagement requires sustained relationships with City of Richmond planning staff, Port of Richmond commissioners, Contra Costa County economic development officials and PTCA community organizations simultaneously.

- Berkeley Blue brings data-driven blue economy market intelligence, maritime investment ecosystem analysis and experience benchmarking maritime innovation infrastructure programs nationally. Berkeley Blue's sector expertise, grounded in active participation in Bay Area maritime innovation networks and direct relationships with maritime venture capital funds and corporate maritime innovation programs, frames the EPA Region 9 feasibility study within the competitive national landscape of maritime accelerators and helps position the Richmond site's specific advantages Bay access, proximity to UC Berkeley, waterfront industrial character and PTCA community benefit framework within the investment criteria that maritime and ocean economy funders actually use.

The dedicated Project Manager within East Bay EDA's staffing, funded under the overall initiative budget, provides the administrative coordination, compliance monitoring and funder reporting interface for this project. Project 2 is managed through the East Bay EDA Steering Committee structure, with East Bay EDA providing overall administrative oversight and Sunstone Cities managing day-to-day project implementation. Monthly reporting to the Steering Committee ensures cross-project integration with Projects 1, 3 and 4.

READINESS (10 points)

13. ***Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.***
14. ***Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.***
15. ***Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.***
16. ***Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.***
17. ***Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.***

No permits or CEQA review are required for the feasibility study itself. The feasibility study is a planning and analytical activity; its deliverables are reports, analyses and recommendations, not physical development. A Phase I and contingency Phase II Environmental Site Assessment is a deliverable of the study, not a prerequisite; any future physical development on the EPA Region 9 site would require regulatory coordination that is addressed in Work Package E's implementation roadmap. The asset mapping and GO-Biz integration work requires no permits or site control; it involves data collection, site visits for infrastructure assessment and documentation preparation that proceed based on publicly available information, voluntary owner participation and standard planning-level access arrangements.

The feasibility study is structured as a pre-development investment precisely because site control of the EPA Region 9 Laboratory has not yet been established. This is transparent and directly consistent with the LCBF requirement that site control be demonstrated by the time of grant agreement execution only for projects requiring site control to begin implementation. The feasibility study does not require site control to proceed; the study's analytical work physical assessment, market analysis, P3 model evaluation and community engagement is specifically designed to produce the evidence base that makes site control pursuit viable and fundable. The study's 18-month timeline fits comfortably

within the 36-month grant term, leaving 18 months for implementation roadmap execution, follow-on funding pursuit, GSA disposition process engagement and site control advancement.

The Sunstone Cities team is prepared to begin work immediately upon grant execution. Berkeley Blue has already conducted preliminary blue economy market research relevant to the Richmond waterfront through its engagement with the RII Maritime Cluster network and can mobilize structured data collection within the first month of the grant. GrowthAxis Group has conducted prior on-the-ground assessments in the Northern Waterfront area and has existing relationships with City of Richmond's economic development staff. CBE's community engagement infrastructure established through its ongoing PTCA organizing campaigns can be activated for the first community workshop within the first quarter. East Bay EDA's re-grant sub-award documentation to Sunstone Cities can be executed expeditiously following grant award, as the sub-award terms have been structured in advance and will require only final scope confirmation before execution.

The primary risk is federal property disposition timelines for the EPA Region 9 site. GSA surplus property dispositions involving community benefit conveyances can take 12 to 36 months depending on whether the property has been formally declared surplus, whether competing federal agency uses exist and the complexity of the environmental clearance process. This risk is addressed by treating the feasibility study as a parallel track that advances the analytical and community engagement work simultaneously with disposition progress, ensuring that the moment a disposition pathway becomes available, Richmond and PTCA partners have a community-validated, financially analyzed and partnership-ready development proposal to advance. The secondary risk is GO-Biz site certification timelines for the PTCA industrial parcels targeted in the asset mapping work; this risk is mitigated by engaging GO-Biz business development staff as a project partner in the site qualification process from the outset, leveraging the existing California Jobs First relationship to access GO-Biz technical assistance that is otherwise unavailable to individual communities.

No physical infrastructure is constructed or operated under this project; operations and maintenance requirements apply only to the analytical and engagement deliverables. The industrial asset database produced by the asset mapping work will be housed on the East Bay EDA website and integrated with the Resilient East Bay platform, both of which have existing hosting and maintenance commitments funded through East Bay EDA's operating budget. The feasibility study report will be publicly accessible through the East Bay EDA and CBE websites and the Richmond Public Library system, ensuring continued community access to the study's findings beyond the grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Path to Clean Air (PTCA) Industrial Site Readiness and Maritime Business Accelerator Feasibility Study positions underutilized PTCA industrial and publicly held waterfront properties to attract clean economy investment through industrial asset mapping and land use assessments, GO-Biz Business-Ready Sites qualification for priority business attraction, and a comprehensive 18-month feasibility study for the former EPA Region 9 Western Ecology Division Laboratory at 180 Kansas Avenue. The study will evaluate the site's potential as a Maritime Business and Technology Accelerator and deliver the pre-development analysis, as a Maritime Business and Technology Accelerator delivering the pre-development analysis, community-validated development vision and public-private partnership structure needed to make a maritime accelerator at this symbolically important location bankable and investable.

Measurable Outcome	Indicator(s)
1. Produce a PTCA-specific industrial asset database with clean technology compatibility assessments for a minimum of 20 PTCA industrial parcels, formatted for integration with the Resilient East Bay and Green Empowerment Zone platforms.	• Number of PTCA industrial parcels assessed for clean technology compatibility (target: 20+) • Database integration with Resilient East Bay and GEZ platforms completed (yes/no) • Number of developer or broker inquiries received regarding PTCA parcels following database publication
2. Qualify a minimum of 3 eligible PTCA industrial sites for GO-Biz Business-Ready Sites state certification, directly connecting the PTCA to California's business attraction infrastructure.	• Number of PTCA sites submitted for GO-Biz Business-Ready Sites certification (target: 3+) • Number of sites receiving GO-Biz certification within grant term • Number of GO-Biz-facilitated business attraction inquiries for certified PTCA sites during grant term
3. Conduct a minimum of 6 structured developer and broker tours of PTCA industrial sites (2 per year), with each tour reaching at least 5 prospective clean economy tenants or developers.	• Number of developer/broker tours conducted (target: 2/year, 6 total) • Number of prospective clean economy tenants or developers participating in tours (target: 5+ per tour)

Measurable Outcome	Indicator(s)
	• Number of documented site inquiries or expressions of interest resulting from tours • Communities for a Better Environment (CBE) co-host participation rate (target: 100% of tours)
4. Complete the EPA Region 9 Laboratory feasibility study (Work Packages A-E) producing a physical/environmental assessment, market analysis, minimum of 4 Public-Private Partnership (P3) model analyses, community engagement findings and a final implementation roadmap and funding calendar.	• Work Package A (physical/environmental assessment) delivered including Phase I ESA, utility assessment, code gap analysis • Work Package B (market analysis) delivered including 20-30 blue economy company interviews and national benchmarking • Work Package C (P3 model analysis) delivered including 4+ development model analyses with 20-year pro formas • Work Package D (community engagement) delivered including 3 CBE workshops and 6+ Advisory Panel meetings • Work Package E (final report and implementation roadmap) delivered and publicly distributed
5. The feasibility study findings generate at least 1 documented commitment from a public agency, community development financial institution (CDFI) or institutional investor to advance the EPA Region 9 site redevelopment and at least 1 follow-on funding application has been submitted for site development.	• Number of documented commitments from public agencies, CDFIs or institutional investors to advance EPA Region 9 site (target: 1+) • Number of follow-on funding applications submitted for EPA Region 9 site development (target: 1+) • GSA surplus property disposition process timeline confirmed and incorporated into implementation roadmap

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Produce PTCA industrial asset database with 20+ parcel assessments integrated with Resilient East Bay/Green Empowerment Zone websites	A. Asset mapping methodology and parcel list finalized; permitting navigator engaged	1. East Bay EDA executes re-grant sub-award to Sunstone Cities LLC following Air District review of re-granting criteria	East Bay EDA	Sunstone Cities LLC	Q1 2027
		2. Sunstone Cities and GrowthAxis develop asset mapping methodology; identify 20+ target PTCA parcels from MTC Priority Production Area database, County Assessor records and Port of Richmond inventory	Sunstone Cities / GrowthAxis	East Bay EDA	Q1 2027
		3. Engage contract permitting navigator (24-month contract) within East Bay EDA project team	East Bay EDA	City of Richmond planning staff	Q1 2027
	B. Field assessments complete; database built and integrated	1. Conduct parcel-level field assessments for 20+ target parcels: utility capacity, brownfield status, zoning, estimated site preparation costs	Sunstone Cities / GrowthAxis	Environmental consultant	Q3 2027
		2. Build PTCA industrial asset database; format for Resilient East Bay and GEZ platform integration	Sunstone Cities	East Bay EDA	Q4 2027
		3. Publish database on East Bay EDA and GEZ platforms; distribute to GO-Biz business development staff	East Bay EDA	Sunstone Cities	Q1 2028

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
2. Qualify 3+ PTCA sites for GO-Biz Business-Ready Sites certification by Month 24	A. GO-Biz qualification packages prepared for 3 target sites	1. Engage GO-Biz business development staff as project partner; confirm qualification requirements and documentation checklist for target PTCA sites	East Bay EDA	Sunstone Cities	Q2 2027
		2. Prepare site qualification documentation for 3 target parcels: environmental clearance, utility infrastructure, zoning confirmation, site condition reports	Sunstone Cities / GrowthAxis	Environmental consultant; permitting navigator	Q2 2028
		3. Submit 3 PTCA sites for GO-Biz Business-Ready Sites certification; track certification status	East Bay EDA	Sunstone Cities; GO-Biz	Q3 2028
3. Conduct 6 developer/broker tours reaching 5+ prospective clean economy tenants per tour	A. Year 1 tours conducted (2 tours); CBE community co-host role established	1. Develop tour format and developer/broker outreach list; establish CBE community co-host role and community benefit briefing materials for each tour	Sunstone Cities	CBE; East Bay EDA	Q2 2027
		2. Conduct 2 Year 1 PTCA industrial site tours with 5+ developer/broker participants each; CBE community co-host present at each tour	Sunstone Cities / GrowthAxis	CBE	Q4 2027
		3. Document tour participants, site inquiries and expressions of interest; follow up with interested developers within 30 days	Sunstone Cities	East Bay EDA; permitting navigator	Q4 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	B. Years 2-3 tours conducted; developer pipeline maintained	1. Conduct 4 additional tours in Years 2-3 (2/year); maintain developer/broker outreach list and follow up on prior tour inquiries	Sunstone Cities / GrowthAxis	CBE; East Bay EDA	Q4 2029
		2. Report cumulative developer/broker tour outcomes in 36-month final report	East Bay EDA	Sunstone Cities	Q1 2030
4. Complete EPA Region 9 feasibility study (Work Packages A-E) by Month 18	A. Work Packages A and B complete (physical assessment and market analysis)	1. Engage environmental consultant for Phase I Environmental Site Assessment (ESA); complete structural review, utility assessment and ADA/life-safety code gap analysis of EPA Region 9 building (Work Package A)	Sunstone Cities	Environmental consultant; Berkeley Blue	Q3 2027
		2. Conduct 20-30 structured blue economy company interviews; complete national benchmarking of maritime incubators; assess UC Berkeley RFS anchor tenant feasibility (Work Package B)	Berkeley Blue	Sunstone Cities; East Bay EDA member network	Q4 2027
		3. Confirm GSA surplus property disposition process timeline; incorporate into project initiation documentation	Sunstone Cities	East Bay EDA	Q2 2027
4. Complete EPA Region 9 feasibility study (Work	B. Work Packages C and D complete (P3	1. Municipal finance advisor completes analysis of 4+ P3 development model structures	Municipal finance advisor	Sunstone Cities	Q1 2028

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
Packages A-E) by Month 18	analysis and community engagement)	with 20-year pro formas, OZ/NMTC/EDA/IBank eligibility and Public Benefit Conveyance assessment (Work Package C)			
		2. CBE conducts 3 community workshops and 6+ Advisory Panel meetings for EPA Region 9 feasibility study; document community input by workshop (Work Package D)	CBE	Sunstone Cities	Q1 2028
		3. Produce community-accessible summary of Work Package D findings in English and Spanish; distribute through CBE channels	CBE	Sunstone Cities	Q2 2028
	C. Work Package E complete; final report published and distributed	1. Produce implementation roadmap and funding calendar integrating Work Packages A-D findings; include GSA disposition pathway and recommended P3 structure (Work Package E)	Sunstone Cities	Berkeley Blue; municipal finance advisor	Q3 2028
		2. Produce final feasibility study report; present to East Bay EDA, CBE, City of Richmond and Air District; distribute publicly through East Bay EDA website and Richmond Public Library	East Bay EDA	Sunstone Cities; CBE	Q3 2028
5. Generate 1+ public/institutional	A. Follow-on partnerships and	1. Present feasibility study findings to prospective P3	Sunstone Cities	East Bay EDA	Q4 2028

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
commitment to advance EPA Region 9 site; submit 1+ follow-on funding application	funding applications advanced	partners (CDFIs, City of Richmond redevelopment staff, maritime industry investors) identified in Work Package C			
		2. Submit at least 1 follow-on funding application for EPA Region 9 site development (EDA Public Works, IBank, NMTC application or equivalent) based on recommended capital stack	East Bay EDA	Sunstone Cities; municipal finance advisor	Q2 2029
		3. Document any public agency, CDFI or investor commitments to advance site; include in 36-month final report to Air District	East Bay EDA	Sunstone Cities	Q1 2030

Bay REPAIR - Local Community Benefits Fund - Round 1 – Project Narrative

Application Information	
Application Title	Richmond Blue-Green Economic Resilience Initiative
Lead Applicant Name	East Bay Economic Development Alliance (East Bay EDA)
Project Location	Path to Clean Air Community - Richmond, San Pablo, North Richmond and surrounding unincorporated West Contra Costa County
Overall Funding Request	$4,977,286
Grant Term Request	3 years
Project Information	
Project Title	Working Waterfront Coalition Richmond Site and Earn and Learn Pilot
Project Lead	Working Waterfront Coalition (dba Friends of the Port)
Project Location	Richmond, CA - PTCA geography; West Contra Costa Unified School District service area
Project Funding Request	$878,963

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***
2. ***Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:***
    - ***Reduce air pollution and improve health outcomes***
    - ***Build economic resilience for a just transition***

The Working Waterfront Coalition Richmond Site and Earn and Learn Pilot establishes a Richmond-based maritime and clean economy workforce training operation, expands industry partnership and employer pipeline development, launches a paid internship pilot for PTCA residents in clean economy firms and builds a workforce-to-contractor feedback loop through the Maritime Contractor Development Program (MCDP) in partnership with San Francisco Bay Ferry. The project advances both LCBF strategies of reducing air pollution and improving health outcomes as well as building economic resilience for a just transition. Workforce training in marine welding, outside machining, pipefitting, marine electrical systems and hull coatings directly prepares PTCA residents for the zero-emission vessel retrofit market, which the California Air Resources Board's zero-emission vessel mandate is generating at scale $800 million to $1.2 billion in electrification contracts by

2035. The Earn and Learn internship pilot builds economic resilience by creating paid pathways from PTCA community membership into clean economy employment for residents who would otherwise remain outside the maritime labor market. Skills mapping of displaced and at-risk refinery-adjacent workers identifies transferable competencies and connects them to target clean economy occupations, directly addressing the economic disruption the refinery contraction is creating in the PTCA.

The Working Waterfront Coalition is a dba of Friends of the Port, a 501(c)(3) organization founded to rebuild maritime career pathways for Richmond and West Contra Costa residents who lost generational employment when the Kaiser Shipyard closed. Over more than a decade of operation, the Coalition has developed an employer-designed curriculum spanning marine welding, outside machining, pipefitting and marine electrical systems, delivered in partnership with Bay Ship and Yacht, the largest ship repair yard in the Bay Area and a direct employer of the tradespeople the Coalition trains and San Francisco Bay Ferry, the public ferry operator facing the most pressing ARB zero-emission vessel compliance timelines of any Bay Area operator. The Coalition's training model is grounded in the conviction that workforce training works only when barriers to completion are removed: its wraparound services package, which integrates tools stipends, childcare support and transportation reimbursement from day one of each cohort, is the operational reason behind its 93 percent cohort completion rate and 75 percent placement rate into maritime employment or registered apprenticeships. The Richmond site activates within an already-functioning regional training infrastructure through the Coalition's existing partnership with Cal Poly Maritime Academy (Vallejo), Bay Ship and Yacht and the Bay Area Community Colleges Consortium through the California Jobs First Maritime Workforce Integration Network no new employer relationships or curriculum development are required to begin the first cohort.

COMMUNITY IMPACT (20 points)

3. ***Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.***
4. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***
5. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

The project serves PTCA residents across Richmond, North Richmond, San Pablo and surrounding West Contra Costa communities. The Richmond training site is located within the PTCA boundary, at a facility in the Point Potrero Marine Terminal complex that is in

active discussion with the Port of Richmond a location that would place the training facility on working waterfront property where graduates can observe, practice and engage with the marine trades industry environment they are training to enter. The Earn and Learn internship pilot specifically targets PTCA residents and is designed to lower barriers to entry for individuals who have not previously engaged with formal workforce training, incorporating multilingual outreach in Spanish, Vietnamese and Tagalog; tools stipends; childcare support; and transportation reimbursement as core program elements from program launch, not afterthoughts.

The PTCA faces a specific and documented workforce transition challenge that this project is designed to address with precision. The Chevron Richmond Refinery, which has operated continuously on the PTCA waterfront since 1902 and at its post-World War II peak employed thousands of Richmond residents in high-wage blue-collar occupations marine trades, pipe work, welding and electrical is in a multi-decade contraction driven by the state's accelerating clean energy transition. The refinery's employment base has shrunk from more than 2,500 direct employees at its peak to fewer than 1,000 today and the occupational categories most affected – industrial pipefitters, welders, maintenance mechanics and electrical technicians – are precisely the trades for which maritime clean economy employers are actively recruiting and cannot find sufficient qualified local labor. West Contra Costa County has historically carried among the highest unemployment rates in the Bay Area; PTCA residents face a labor market in which the industries that previously provided access to family-sustaining wages without advanced degrees are contracting, while the industries that are growing maritime electrification, clean marine energy, autonomous vessel systems have not previously recruited actively in the PTCA.

The Working Waterfront Coalition's model is directly responsive to this gap. Bay Ship and Yacht, which operates the largest ship repair dry dock on the Pacific Coast north of Long Beach and regularly employs more than 400 tradespeople during major vessel hauls, co-designed the Coalition's welding, machining and pipefitting curriculum and provides paid employment for graduates. SF Bay Ferry, which operates 12 vessels in daily commuter service and faces binding ARB compliance deadlines for zero-emission vessel conversion by 2033, co-designed the marine electrical and hull systems curriculum and hires directly from the Coalition's graduate pool. These employers are not advisory partners in name only they have curriculum stakes, compliance timelines and hiring needs that make the Coalition's training program operationally essential to their business models. The Coalition's wraparound services model addresses the specific economic barriers that prevent PTCA residents from completing training: without tools, workers cannot participate in hands-on training; without childcare, parents disproportionately single mothers in PTCA households cannot attend. The 93 percent completion rate is evidence that the model works when these barriers are addressed.

Community engagement for this project is led by Communities for a Better Environment (CBE), an environmental justice organization with over 30 years of organizing experience in the PTCA communities that bear the greatest cumulative burden from Chevron refinery

emissions. CBE's Richmond office maintains active campaigns on refinery fence-line monitoring, health impact assessment and just transition planning; its staff have trusted relationships with residents in North Richmond, Central Richmond, San Pablo and the Iron Triangle neighborhoods that are the primary recruitment targets for the workforce training program. CBE conducts outreach to PTCA residents for training cohort recruitment through its existing community networks door-to-door canvassing, community meetings, multilingual flyers and social media and relationships with faith institutions, community centers and local businesses. CBE administers community surveys that inform curriculum alignment with PTCA workforce priorities and produces multilingual recruitment and program materials in Spanish, Vietnamese and Tagalog. Its role as Community Engagement Partner for this project and for the Maritime Innovation Hub activation in Project 4 creates coordination efficiencies: CBE's field team builds awareness of both programs simultaneously, reinforcing the message that clean maritime employment opportunities exist for PTCA residents close to home.

Ridgeline Pathways and West Contra Costa Unified School District (WCCUSD), which serves approximately 27,000 students across Richmond, San Pablo, El Cerrito and adjacent communities, are co-design partners for the Earn and Learn internship pilot. WCCUSD operates Career Technical Education pathways in manufacturing, engineering and transportation that provide the academic pipeline and school-to-work coordination infrastructure for connecting PTCA students and young adults to internship placements. Ridgeline Pathways, an organization focused on workforce entry programming for young adults who have not yet connected to regular employment, contributes case management, navigation services and employer relationship development that complements the Coalition's more advanced trade training focus. Together, these three organizations – the Coalition, Ridgeline Pathways and WCCUSD – cover the full spectrum from secondary school career awareness through advanced apprenticeship-ready trade training, building a pipeline that can sustain the PTCA's maritime workforce development beyond the grant term.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

Communities for a Better Environment will lead community engagement for this project throughout the 36-month implementation period, conducting multilingual recruitment outreach in Spanish, Vietnamese and Tagalog across PTCA neighborhoods through CBE's existing community networks which include canvassing operations, community meetings at neighborhood centers and faith institutions and partnerships with Spanish- and Tagalog-language media outlets serving the Richmond community. CBE co-facilitates the quarterly participant input sessions that serve as the program's primary internal feedback

mechanism. These sessions are structured as facilitated conversations rather than surveys, allowing participants to speak in their primary language with CBE community health workers present as interpreters and covering wraparound services adequacy, curriculum relevance, employer quality and barriers to completion that the program has not yet addressed. The project Steering Committee reviews feedback quarterly and incorporates it into program adjustments within 60 days.

Ridgeline Pathways and WCCUSD engage students, families and community members in program design through school-based information sessions and WCCUSD's existing CTE Advisory Committee, which meets twice annually and includes employer and community input on career pathway programming. The Earn and Learn pilot design is submitted to this advisory committee for community validation before cohort launch in year two, ensuring that the pilot's design reflects community expectations rather than only organizational assumptions. WCCUSD's bilingual family engagement infrastructure including multilingual parent communications, community liaisons in North Richmond and San Pablo and family resource centers at high schools in the training program's recruitment geography provides an existing channel for reaching PTCA families about the Earn and Learn opportunity.

The skills mapping study, which assesses the transferable competencies of displaced and at-risk refinery-adjacent PTCA workers relative to target clean economy occupations, includes structured interviews conducted by CBE field staff with PTCA workers and community-based organizations representing refinery-adjacent trades including the United Steelworkers Local 5, which represents Chevron refinery workers and the Contra Costa Building Trades Council, which represents construction and maintenance tradespeople who have historically worked at the refinery. Study findings are shared publicly through CBE's community communication channels, the East Bay EDA website and a community-accessible summary report produced in English and Spanish. Four manufacturing site tours annually are promoted through CBE community networks and designed to expose PTCA students, adults in transition and displaced workers to maritime and clean economy employer environments, building awareness of career pathways before workers enter formal training. Each tour is planned to include a minimum of 20 PTCA participants and is followed by a structured debrief session at which CBE collects participant feedback on career interest, barriers to training entry and program awareness gaps.

MEASURABLE OUTCOMES PLAN (30 points)

7. ***Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.***
8. ***Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.***
9. ***Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.***

The Working Waterfront Coalition Richmond Site delivers three cohorts of 20 to 30 PTCA residents each in maritime and clean economy workforce training over 36 months, targeting a 75 percent or higher completion rate per cohort and a 75 percent or higher placement rate into maritime or clean economy employment or registered apprenticeship within 90 days of graduation. These targets reflect the Coalition's demonstrated historical performance and are set conservatively to account for the startup period required to establish a new geographic site and recruit a first cohort in a community where maritime career pathways have historically not been visible. The Richmond site activation begins in the first quarter with employer-designed curriculum localization in partnership with Bay Ship and Yacht, SF Bay Ferry and marine electrical employers facing ARB compliance timelines. Curriculum localization draws on the Coalition's existing validated curriculum modules and adapts delivery, site logistics and employer engagement to Richmond-specific conditions. The first cohort launches in the second quarter. Wraparound services tools stipends of up to $500 per participant, childcare support of up to $400 per month per participating parent and transportation reimbursement of up to $150 per month are integrated from day one.

Two Manufacturing Careers Specialists are employed for the grant term, each at 0.5 FTE. The first specialist focuses on maritime and shipbuilding employer engagement, placement pipelines and registered apprenticeship coordination with the International Brotherhood of Boilermakers Local 6, which covers Bay Area shipyard workers and the International Association of Machinists District 190, which covers Bay Area maintenance and manufacturing workers including Bay Ship and Yacht. This specialist builds and maintains the placement relationships that give graduates immediate employment options and manages the reporting infrastructure that tracks graduate outcomes at 30, 90 and 180 days. The second specialist focuses on clean energy and advanced manufacturing employer relationships, identifying and recruiting clean economy firms in marine electrification, autonomous vessel systems and harbor craft maintenance as placement sites for the Earn and Learn internship pilot and as long-term hiring partners for the Richmond site's training graduates. Both specialists coordinate industry sector convenings four annually across the two focus areas that bring together employers, workforce organizations and training providers within specific subsectors to surface curriculum gaps, address hiring barriers and build the employer relationships that sustain the program beyond the grant term.

A skills mapping study, completed by month nine, assesses the transferable competencies of 50 to 75 displaced and at-risk refinery-adjacent PTCA workers relative to target clean economy occupations, with findings incorporated into curriculum design for cohorts two and three and into employer outreach targeting for both Manufacturing Careers Specialists.

The Earn and Learn internship pilot funds 15 to 20 paid placements in year two and 15 to 20 paid placements in year three for PTCA residents in clean economy firms, using an intermediary employer-of-record model administered by Ridgeline Pathways that removes administrative barriers for small and medium employers who cannot manage direct

internship employment relationships. Internship placements are structured as 12-week, part-time positions at $18 to $22 per hour in maritime electrification, harbor services, clean energy construction and marine technology firms identified through the Manufacturing Careers Specialists' employer networks. Ridgeline Pathways provides navigation support, professional skills coaching and case management for each intern throughout the placement. WCCUSD's CTE infrastructure provides an academic framework for high school seniors participating in the pilot as dual-enrollment students. Two years of pilot data tracking placement completion rates, employer satisfaction, wage outcomes at 90 days post-placement and the rate at which interns advance to full-time employment or registered apprenticeship generate the evidence base to design and scale a larger internship program in a subsequent funding round. Four manufacturing site tours annually, each reaching a minimum of 20 PTCA participants, expose PTCA students, adults in transition and displaced workers to clean economy employers and career environments, building awareness of and demand for the training and internship programs.

The Maritime Contractor Development Program (MCDP) partnership with San Francisco Bay Ferry creates the final link in the workforce-to-contractor pipeline. The MCDP, which Friends of the Port is developing in coordination with SF Bay Ferry as the anchor prime contractor, establishes a structured mentor-protege model in which emerging Small Business Enterprise (SBE) certified maritime contractors are paired with Bay Ferry's procurement staff and prime shipyard vendors to execute defined work packages hull coatings, marine electrical, bilge systems maintenance and dock repairs on active vessel projects and terminal infrastructure. The MCDP provides American Bureau of Shipping (ABS) certification pathway support, United States Longshore and Harbor (USL&H) insurance navigation assistance and structured technical mentorship over 24 months, giving Working Waterfront Coalition graduates who have formed or are forming their own contracting firms the institutional infrastructure to grow from sole proprietors to competitive SBE maritime contractors. The MCDP connects workforce training outcomes at the individual level to maritime industrial base development at the regional level, creating a mechanism by which PTCA residents' investment in trade skills translates into business ownership, contracting revenue and job creation within the PTCA.

Budget summary:

- **Lead Applicant: County of Alameda/East Bay EDA**
  - **Proportionate personnel costs**
    - Project Coordinator (works across all projects)
  - **Indirect cost share** for East Bay EDA

- **Co-Applicant : Friends of the Port**
  - Personnel costs
    - Program Coordinator (0.25 FTE) to coordinate working waterfront coalition expansion and management ($97,500)

        - Career Specialists (2 positions @ 0.5 FTE each) for employer engagement with Bay Ship & Yacht, SF Bay Ferry, and Bay Area shipyards. Additional coordination with apprenticeship IBB Local 6 and IAM District 190, including graduate employment tracking and clean economy employer recruitment for Earn and Learn placements ($265,200)
    - Community Engagement
        - Communities for a Better Environment – multilingual outreach for cohort recruitment, quarterly participant input sessions, and related activities, including translation of materials ($114,000)
    - Professional Services & Consultants
        - Industry Sector convenings – total of twelve (12) convenings (includes all meeting materials, including A/V, facilitation, food, and other items) - $9,000
        - Professional services consultant to analyze structured interview data from 50-75 refinery-adjacent occupational profile pathway mapping report connecting refinery trades to clean economy occupations, includes preparation of community-accessible summary in multiple languages (Spanish) - $12,000
    - Subcontractors & Vendors – Ridgeline Pathways – $105,000 for employer of record administration covering payroll processing, worker's compensation, and program administration for 35-50 total internship placements (during year 2 and 3 of the project)
    - Travel – local travel for project personnel ($4,000)
    - Indirect costs @ 15% - proportionate to total direct project costs

- Total project cost is $878,963 over 36 months.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

This project is one of four interconnected investments in the Richmond Blue-Green Economic Resilience Initiative and it cannot be understood in isolation from the other three. Together the four projects are designed as a closed-circuit, end-to-end support system for a PTCA-rooted maritime cluster a deliberately complete answer to the question every serious infrastructure investor, defense procurement officer and commercial maritime operator asks before committing capital to a region: does this place have all the pieces? The Working Waterfront Coalition Richmond Site and Earn and Learn Pilot is the human capital engine of that system. It produces the trained tradespeople certified marine welders, pipefitters, outside machinists and marine electrical technicians that every other part of the cluster requires to function. The Craneway Pavilion Maritime Innovation Hub

(Project 4) incubates the fledgling blue economy companies that need that workforce to build prototypes, test systems and fulfill their first contracts.

The Working Waterfront Coalition Richmond Site is the PTCA community node of the California Jobs First Maritime Workforce Integration Network, the regional workforce development platform being advanced through the Exhibit B project co-led by Cal Poly Maritime Academy and the Working Waterfront Coalition. Cal Poly Maritime Academy, as the only Coast Guard license-granting maritime academy on the West Coast and the lead institution of the Maritime Innovation Campus Exhibit B, provides the curriculum standards, instructor credentialing pathways and articulation agreements that give the Richmond site's training graduates a recognized credential pathway into advanced engineering and officer-track maritime careers. The Network constructs a vertically integrated talent pipeline from middle school through advanced engineering, aligned with maritime manufacturing demands in welding, machining, marine electrical systems, composites fabrication, robotics operation and hybrid propulsion technologies. The Richmond site activates within this already-functioning regional infrastructure: no new curriculum, employer relationships or training systems are required to begin the first cohort. PTCA residents trained through Project 3 constitute the workforce pipeline serving both the Richmond waterfront facilities activated through Projects 2 and 4 and the Maritime Innovation Campus at regional scale.

The project aligns with the California Air Resources Board (CARB) zero-emission vessel mandate, which requires all Bay Area ferry operators to achieve zero-emission fleets by 2033 and creates an estimated $800 million to $1.2 billion in Bay Area electrification contracts by 2035. The San Francisco Bay Conservation and Development Commission's Bay Plan identifies clean maritime industry as a priority for Bay Area waterfront land use; the Richmond waterfront is among the geographic areas specifically identified for maritime industrial development under the BCDC framework. The Presidential Maritime Action Plan, announced in February 2025, commits $4.5 billion for shipyard modernization and workforce development, with explicit priority for communities with historic maritime industrial employment. The SHIPS for America Act, introduced in the 118th Congress and being reintroduced in the 119th, includes dedicated maritime workforce development funding for community-based training programs at or near working shipyards exactly the model this project represents. The Department of Defense Maritime Industrial Base Program allocates $15 million annually for industrial base strengthening; the Maritime Workforce Integration Network's architecture is designed to compete for and direct that funding to the Bay Area's PTCA communities. The PTCA Richmond site expands the Network's geographic reach and PTCA community benefit precisely when that federal investment is accelerating, positioning Richmond as a named beneficiary rather than an afterthought in the national maritime workforce development investment wave.

The project also aligns directly with several community plans, including the City of Richmond's Green-Blue New Deal (2021), City of Richmond's Economic Development Action Plan (2020), and Contra Costa County Workforce Development Board's investments

to accelerate marine trades training, which all identifies clean manufacturing and maritime as priority sectors for PTCA residents. Additionally, the Air District's Path to Clean Air Community Emissions Reduction Plan (CERP) identifies workforce transition, skills development for clean economy occupations and economic resilience for workers displaced by refinery contraction as community-identified priorities. This project delivers measurable progress on each of these priorities within the PTCA boundary.

CAPACITY (10 points)

11. ***Describe the Project Lead's experience managing and implementing projects of similar scope and size.***
12. ***Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.***

The Working Waterfront Coalition, a dba of Friends of the Port, has delivered maritime workforce training with documented outcomes for more than a decade. Friends of the Port holds current IRS 501(c)(3) status, is current with all federal and state filings and carries audited financial statements. The Coalition's documented 93 percent cohort completion rate and 75 percent placement rate are not aspirational targets they reflect actual performance across multiple cohorts delivered through the Coalition's established training operation. The organization has managed multi-year workforce development grants with compliance requirements like those of the LCBF, including structured outcome tracking, funder reporting and subcontractor management for wraparound services providers.

Friends of the Port's key personnel bring directly relevant experience. The organization's executive director has managed the Coalition's workforce training programs since inception, overseeing employer curriculum design, cohort delivery, wraparound services management and graduate outcome tracking. The executive director's professional background includes prior roles in maritime workforce policy and waterfront economic development in the Bay Area, providing both programmatic depth and institutional relationships with the employer partners on whom the program depends. The two Manufacturing Careers Specialists to be hired for this project will be recruited through the Coalition's existing networks of maritime workforce professionals and will be expected to have prior direct experience in maritime employer relations, apprenticeship coordination or workforce placement in industrial trades.

The Coalition's existing relationships with **Bay Ship and Yacht, SF Bay Ferry, Cal Poly Maritime Academy and the Bay Area Community Colleges Consortium including Contra Costa College**, which serves the PTCA, directly provide the employer and institutional infrastructure required to launch the Richmond site without a startup period for relationship development. Bay Ship and Yacht's yard manager and HR team are active

curriculum advisors and have committed to maintaining hiring pipelines from the Richmond cohorts. SF Bay Ferry's workforce development manager has participated in the Coalition's employer advisory process and has committed to the MCDP partnership structure. The San Francisco Bay Ferry Maritime Contractor Development Program partnership is documented and active, providing an additional institutional anchor for the workforce-to-contractor pipeline.

Communities for a Better Environment brings more than 30 years of community organizing experience in the PTCA, multilingual outreach capacity in Spanish, Vietnamese and Tagalog and an active field presence in North Richmond, Central Richmond and San Pablo maintained through current campaigns. CBE's Richmond office, staffed by full-time community health workers and organizers, can absorb the community engagement scope of this project within its existing operational infrastructure.

Ridgeline Pathways and WCCUSD contribute K-12 infrastructure, student pipeline development and school-to-work coordination that no other partner in the initiative replicates and both organizations have prior experience managing youth employment programs with the accountability and documentation requirements of public funders.

READINESS (10 points)

13. ***Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.***
14. ***Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.***
15. ***Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.***
16. ***Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.***
17. ***Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.***

No construction is required for the first training cohort; only a training facility occupancy permit for the Richmond site is needed, which can be obtained within the first quarter of the grant term. The Coalition's existing training operation at its primary facility provides the operational template curriculum, wraparound services protocols, employer engagement processes and placement tracking systems that is replicated at the Richmond site without systems development. No CEQA review is required for workforce training activities; the Richmond site is expected to be located within an existing industrial or commercial building with a compatible use designation.

Site selection for the Richmond training facility is in active progress. The Working Waterfront Coalition has identified candidate locations within the PTCA boundary and is in active discussion with the Port of Richmond regarding space within the Point Potrero Marine Terminal complex, which encompasses approximately 300 acres of active marine terminal, warehouse and industrial land at the Richmond Inner Harbor. The Port of Richmond is an independent special district with its own governing commission; the Executive Director of the Port, who has direct familiarity with the Coalition's mission through the General Warehouse proposal process, has expressed support for a training facility partnership. A facility lease can be executed within the first quarter. In parallel, the Coalition is evaluating alternative sites within the PTCA boundary if Port of Richmond lease negotiations require a longer timeline; backup site candidates are identified and available for lease on standard commercial terms.

The Earn and Learn internship pilot requires employer-of-record agreements with participating clean economy firms and a formal partnership agreement with Ridgeline Pathways as the employer-of-record administrator, both of which the Coalition and Ridgeline Pathways will execute in year one for placements beginning in year two. WCCUSD's CTE Advisory Committee review of the Earn and Learn pilot design will be completed in the first half of year one. The primary program risk is first-cohort recruitment in a community where maritime career pathways have historically not been visible to PTCA residents; this risk is directly mitigated by CBE's established community presence and multilingual outreach infrastructure and by the manufacturing site tours scheduled in year one, which are designed to build community awareness of maritime careers and the Coalition's training program ahead of year two Earn and Learn recruitment. The secondary risk is employer participation in the Earn and Learn pilot; this risk is mitigated by the two Manufacturing Careers Specialists, whose full first-year scope includes building the employer pipeline for the pilot.

Operations and maintenance of training equipment and facility infrastructure are sustained post-grant through employer contribution agreements Bay Ship and Yacht and SF Bay Ferry both contribute equipment, consumables and technical expertise to the training program as part of their curriculum partnership commitments and through the Coalition's diversified revenue model, which includes employer training contracts, fee-for-service cohort delivery for other public funders and registered apprenticeship coordination fees. The Maritime Workforce Integration Network's regional coordination structure, funded through the California Jobs First Ecosystem Backbone Exhibit B, provides a sustainable institutional home for the Richmond site's employer relationships and curriculum assets beyond the LCBF grant term.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Working Waterfront Coalition's Richmond Site and Earn and Learn Pilot establishes a Richmond-based maritime and clean economy workforce training operation serving Path to Clean Air (PTCA) residents, launching three cohorts of 20-30 participants over 36 months in marine welding, pipefitting, outside machining and marine electrical systems; delivers a paid internship pilot placing 30-40 PTCA residents in clean economy firms; produces a skills mapping study of displaced refinery-adjacent workers; and builds a workforce-to-contractor pipeline through the Maritime Contractor Development Program (MCDP) with San Francisco Bay Ferry providing family-sustaining employment and registered apprenticeship pathways for PTCA residents.

Measurable Outcome	Indicator(s)
1. Train 75-105 PTCA residents in maritime and clean economy trades (marine welding, pipefitting, outside machining, marine electrical systems) across three cohorts at the Richmond training site, achieving a 75% or higher cohort completion rate per cohort.	• Number of PTCA residents enrolled per cohort (target: 20-30 per cohort, 60-90 total) • Cohort completion rate per cohort (target: 75% or higher) • Number of graduates placed in maritime or clean economy employment or registered apprenticeship within 90 days (target: 75% placement rate) • Participant reflections on trade skill readiness and employment confidence at graduation
2. Place 30-40 PTCA residents in paid Earn and Learn internships in clean economy firms in Years 2 and 3, with a minimum internship wage of $18/hour and 70% of interns advancing to full-time employment or further training within 6 months of placement.	• Number of PTCA residents placed in Earn and Learn internships (target: 15-20 in Year 2, 15-20 in Year 3) • Average internship wage (target: $18-22/hour) • Percentage of interns advancing to full-time employment or registered apprenticeship within 6 months (target: 70%) • Employer satisfaction ratings from participating clean economy firms

Measurable Outcome	Indicator(s)
3. Complete a skills mapping study of 50-75 displaced and at-risk refinery-adjacent PTCA workers documenting transferable competencies and mapping them to target clean economy occupations, with findings incorporated into cohort 2 and 3 curriculum design.	• Number of PTCA workers participating in skills mapping interviews (target: 50-75) • Number of transferable competency-to-occupation pathways documented • Evidence that skills mapping findings are incorporated in cohort 2/3 curriculum adjustments (curriculum revision memo) • Community-accessible summary report produced in English and Spanish
4. By the end of the grant term, expose a minimum of 80 PTCA residents (20 per tour x 4 tours annually) to maritime and clean economy employers through manufacturing site tours, building awareness of career pathways and increasing clean economy career confidence among PTCA residents not yet in formal training.	• Number of manufacturing site tours conducted (target: 4 per year, 12 total) • Number of PTCA participants per tour (target: minimum 20) • Percentage of tour participants reporting increased interest in maritime or clean economy careers (post-tour survey) • Number of tour participants who subsequently enroll in training or internship programs
5. Activate the Maritime Contractor Development Program (MCDP) with San Francisco Bay Ferry, connecting a minimum of 3 Working Waterfront Coalition graduate-founded firms to structured mentor-protege relationships with prime contractors and completing at least 2 defined work packages on active vessel projects.	• Number of Coalition graduate-founded SBE-certified firms enrolled in the Maritime Contractor Development Program (MCDP) (target: 3) • Number of defined work packages completed on active SF Bay Ferry or prime contractor vessel projects (target: 2) • Total contract revenue generated by MCDP participant firms during the grant term • Qualitative narratives from MCDP participants on business development outcomes

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Train 60-90 PTCA residents in maritime trades across 3 cohorts; 75%+ completion rate	A. Richmond site lease executed and employer curriculum localization complete	1. Identify and secure Richmond training facility within PTCA boundary; execute lease	Friends of the Port / Working Waterfront Coalition	Port of Richmond	Q1 2027
		2. Conduct employer curriculum localization sessions with Bay Ship and Yacht, SF Bay Ferry and marine electrical employers	Working Waterfront Coalition	Bay Ship and Yacht; SF Bay Ferry	Q1 2027
		3. Hire two Manufacturing Careers Specialists and Richmond site coordination staff	Friends of the Port	East Bay EDA	Q1 2027
	B. Cohort 1 launched with wraparound services; Cohort 2 launched	1. Conduct multilingual outreach for Cohort 1 recruitment; enroll 20-30 participants	Communities for a Better Environment (CBE)	Working Waterfront Coalition; Ridgeline Pathways	Q2 2027
		2. Deliver Cohort 1 training (marine welding, pipefitting, outside machining, marine electrical); administer tools stipends, childcare and transportation reimbursement	Working Waterfront Coalition	Bay Ship and Yacht; SF Bay Ferry	Q4 2027
		3. Track Cohort 1 completion and 90-day placement outcomes; incorporate feedback into Cohort 2 design; launch Cohort 2	Working Waterfront Coalition	CBE; East Bay EDA	Q1 2028

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. Cohort 3 complete; 36-month outcome data compiled and reported	1. Deliver Cohorts 2 and 3 with wraparound services; track completion and placement for each cohort	Working Waterfront Coalition	Bay Ship and Yacht; IBB Local 6; IAM District 190	Q4 2028
		2. Conduct 4 industry sector convenings annually across maritime and clean energy subsectors	Manufacturing Careers Specialists	East Bay EDA; Backbone Organization	Q4 2028
		3. Compile 36-month enrollment, completion and placement data; prepare funder report	Friends of the Port	East Bay EDA	Q1 2029
2. Place 30-40 PTCA residents in Earn and Learn internships at $18+/hour; 70%+ advance to employment	A. Earn and Learn pilot design validated and employer-of-record structure established	1. Co-design Earn and Learn pilot with Ridgeline Pathways and WCCUSD; submit design to WCCUSD CTE Advisory Committee for review	Working Waterfront Coalition	Ridgeline Pathways; WCCUSD	Q3 2027
		2. Execute employer-of-record agreement with Ridgeline Pathways; develop intern placement criteria and wage standards	Working Waterfront Coalition	Ridgeline Pathways	Q4 2027
		3. Manufacturing Careers Specialist recruits 8-12 Year 2 participating clean economy employers; execute employer agreements	Manufacturing Careers Specialist (Clean Energy)	East Bay EDA member network	Q4 2027
	B. Year 2 internship cohort	1. CBE recruits PTCA resident applicants for Year 2 internship	Communities for a Better	WCCUSD	Q1 2028

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	placed and supported	placements; Ridgeline Pathways screens and matches	Environment (CBE); Ridgeline Pathways		
		2. Place 15-20 PTCA residents in 12-week clean economy internships; provide navigation and coaching support	Ridgeline Pathways	Working Waterfront Coalition	Q3 2028
		3. Collect employer satisfaction data and intern outcome data at 90-day post-placement; assess Year 2 results to inform Year 3 design	Working Waterfront Coalition	Ridgeline Pathways; East Bay EDA	Q4 2028
	C. Year 3 internship cohort placed; pilot evaluation complete	1. Place 15-20 PTCA residents in Year 3 internships with expanded employer cohort	Ridgeline Pathways	Manufacturing Careers Specialists	Q3 2029
		2. Track 6-month employment or apprenticeship advancement outcomes for Years 2 and 3 interns	Working Waterfront Coalition	Ridgeline Pathways	Q4 2029
		3. Produce Earn and Learn pilot evaluation report with recommendations for scale-up funding application	Working Waterfront Coalition	East Bay EDA	Q1 2030
3. Complete skills mapping study of 50-75 displaced PTCA refinery workers	A. Skills mapping study scope and community engagement protocol finalized	1. Design study methodology and structured interview protocol with CBE; identify USW Local 5 and Contra Costa Building and Construction Trades Council	Working Waterfront Coalition	CBE; professional services consultant	Q1 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		(CCBTC) as partner organizations for worker access			
		2. Identify and engage 50-75 PTCA refinery-adjacent workers through CBE community networks and union partner relationships	Communities for a Better Environment (CBE)	USW Local 5; Contra Costa Building Trades	Q2 2027
		3. Conduct structured interviews and competency assessments with worker participants	Professional services consultant	CBE; Working Waterfront Coalition	Q3 2027
	B. Study findings produced and disseminated	1. Analyze competency data; produce occupational pathway mapping report connecting refinery trades to clean economy jobs	Professional services consultant	Working Waterfront Coalition	Q3 2027
		2. Produce community-accessible summary in English and Spanish; distribute through CBE channels and East Bay EDA website	Communities for a Better Environment (CBE)	Working Waterfront Coalition	Q3 2027
		3. Incorporate findings into Cohort 2 and 3 curriculum revisions and employer targeting strategy	Working Waterfront Coalition	Bay Ship and Yacht; SF Bay Ferry	Q4 2027
4. Expose 80+ PTCA residents to clean economy employers	A. Year 1 site tours conducted	1. CBE identifies and recruits PTCA students, adults in transition and displaced	Communities for a Better	WCCUSD; Ridgeline Pathways	Q3 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
through 12 manufacturing site tours	(4 tours, 160+ participants)	workers for Year 1 tours through community networks	Environment (CBE)		
		2. Manufacturing Careers Specialists coordinate employer site access at Bay Ship and Yacht, SF Bay Ferry operations and clean energy facilities	Manufacturing Careers Specialists	CBE	Q3 2027
		3. Conduct 4 Year 1 tours; administer post-tour surveys; debrief participants; track subsequent enrollment inquiries	Working Waterfront Coalition	CBE	Q4 2027
	B. Years 2-3 tours completed; cumulative outcome data reported	1. Conduct 4 tours in Year 2 and 4 tours in Year 3 (12 total across grant term); maintain 20+ PTCA participants per tour	Communities for a Better Environment (CBE); Working Waterfront Coalition	Manufacturing Careers Specialists; WCCUSD	Q4 2029
		2. Track number of tour participants enrolling in training cohorts or Earn and Learn program across grant term	Working Waterfront Coalition	CBE	Q4 2029
5. Activate Maritime Contractor Development Program (MCDP) with 3 Coalition graduate	A. MCDP structure established with SF Bay Ferry;	1. Finalize MCDP framework with SF Bay Ferry procurement and operations team; define work package types, ABS certification pathway and	Friends of the Port	SF Bay Ferry	Q3 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
firms completing 2+ work packages with SF Bay Ferry	participant firms enrolled	USL&H insurance navigation support			
		2. Identify and enroll 3 Coalition graduate-founded or graduate-led SBE-certified maritime firms in MCDP mentor-protege relationships	Manufacturing Careers Specialist (Maritime)	Friends of the Port	Q1 2028
		3. Match MCDP participant firms with prime contractor mentors; execute mentor-protege agreements	Friends of the Port	SF Bay Ferry; Bay Ship and Yacht	Q2 2028
	B. Work packages completed; MCDP outcomes documented	1. MCDP participant firms execute at least 2 defined work packages on active vessel projects or terminal infrastructure	MCDP participant firms	SF Bay Ferry; Friends of the Port	Q4 2028
		2. Document contract revenue, employment generated and business growth outcomes for MCDP participant firms	Friends of the Port	East Bay EDA	Q1 2029

Bay REPAIR - Local Community Benefits Fund - Round 1

Project Narrative

Application Information	
Application Title	Richmond Blue-Green Economic Resilience Initiative
Lead Applicant Name	East Bay Economic Development Alliance (East Bay EDA)
Project Location	Path to Clean Air Community - Richmond, San Pablo, North Richmond and surrounding unincorporated West Contra Costa County
Overall Funding Request	$4,977,286
Grant Term Request	3 years
Project Information	
Project Title	Craneway Pavilion Maritime Innovation Hub Activation
Project Lead	Friends of the Port (Working Waterfront Coalition)
Project Location	Craneway Pavilion, Ford Point, 1414 Harbour Way South, Richmond, CA 94804
Project Funding Request	$857,733

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***
2. ***Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:***
    - ***Reduce air pollution and improve health outcomes***
    - ***Build economic resilience for a just transition***

Project 4 activates the Craneway Pavilion at Ford Point, a 45,000-square-foot waterfront facility adjacent to the Rosie the Riveter World War II Home Front National Historical Park, designed by legendary industrial architect Albert Kahn and built in 1930-1931 as part of the Ford Motor Company Assembly Plant at 1414 Harbour Way South, Richmond as a maritime innovation hub anchoring the Richmond node of the California Jobs First Bay Area Maritime Cluster. The Craneway Pavilion has been gifted to Friends of the Port, transferring the leasehold interest from the prior operator in recognition of the organization's mission to rebuild maritime economic opportunity in Richmond and West Contra Costa County. This extraordinary site consists of a 45,000-square-foot bay-facing waterfront facility adjacent to the Richmond Ferry Terminal and will be used to advance the nonprofit maritime

workforce and economic development efforts of the Working Waterfront Coalition, the dba for Friends of the Port.

The project advances the economic resilience strategy by transforming one of Richmond's most symbolically significant waterfront assets into a functioning blue economy incubator that generates lease revenue, creates jobs and attracts maritime technology investment directly within the PTCA. It advances the air pollution strategy by recruiting maritime electrification technology companies, clean marine energy developers, autonomous vessel systems firms and zero-emission propulsion companies whose operations directly reduce diesel emissions in the Bay and whose commercial success accelerates compliance with the California Air Resources Board zero-emission vessel mandate. The Craneway Pavilion has housed events, concerts and productions for two decades; this project converts it from passive event space into active economic infrastructure for the clean maritime economy honoring the building's history as a place where workers built the vehicles that supplied the Pacific War by making it the place where workers and entrepreneurs build the zero-emission maritime economy of the next generation. Importantly, the Richmond community will remain integral to the space and its operations.

The project delivers three integrated components over 36 months:

- First, maritime innovation hub programming and initial tenant activation will convert the Craneway Pavilion's open floor, waterfront access and 45,000 square feet of architecturally significant space into a working blue economy incubator with co-working areas, demonstration space and direct access to the Richmond Ferry Terminal and San Francisco Bay Trail.

- Second, a structured community engagement process conducted in partnership with Communities for a Better Environment will produce a long-term community activation plan that engages the Richmond population and environmental groups in cooperative harness with the working waterfront.

- Third, accelerator programming will link blue economy and startup pipeline tenants with the established working waterfront community and regional maritime and cleantech venture capital ecosystem through two investor convenings annually, establishing the Craneway Pavilion as a recognized anchor of the Bay Area maritime innovation landscape alongside comparable programs at AltaSea at the Port of Los Angeles, Washington Maritime Blue and the Port of San Francisco's own Strategic Plan commitment to a Blue Economy Incubator Program. A sister facility at the Port of Long Beach is also envisioned.

COMMUNITY IMPACT (20 points)

3. ***Describe the location of your project. If applicable, please include an address.***

If multiple locations or neighborhoods are served by your project, please list all.

4. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***
5. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

The Craneway Pavilion is located at 1414 Harbour Way South within the PTCA boundary, on city-owned land that is part of the Ford Point campus adjacent to the Richmond Ferry Terminal. The building is also adjacent to the Rosie the Riveter World War II Home Front National Historical Park, a National Park Service site that commemorates the contribution of Richmond workers, including tens of thousands of Kaiser Shipyard workers, many of them women and workers of color, whose labor defined this community's industrial and cultural identity. The PTCA communities most proximate to the site North Richmond, Central Richmond and the Iron Triangle bear among the highest cumulative air quality burdens in the region as CalEnviroScreen 4.0 documents, while carrying the legacy of industrial employment that this project seeks to rebuild in clean economy form.

The Ford Point campus and Craneway Pavilion carry a specific and resonant history for this LCBF solicitation. The Ford Assembly Plant at this site, designed by Albert Kahn the same architect whose rationalized factory designs defined American industrial production from the Model T through World War II was converted in 1942 to produce jeeps, tanks and military vehicles for the Pacific theater. It operated adjacent to the Kaiser Shipyards, whose 90,000 workers at peak production were the largest single employer in the Bay Area's wartime industrial economy and included tens of thousands of Black workers, women and workers of color recruited from across the country who formed the demographic foundation of Richmond's modern community. The Kaiser Shipyards' closure in 1945, which left 90,000 workers without employment virtually overnight, created the economic displacement that Richmond has been recovering from for 80 years. The Chevron refinery which has generated the cumulative air quality burden this fund was created to address became the dominant economic anchor of the PTCA precisely because the Kaiser Shipyard economy vanished without a replacement industrial base. This project directly addresses that 80-year legacy by anchoring a new maritime industrial economy at the same waterfront where the old one was built.

The direct community benefits of hub activation flow through multiple channels. PTCA residents trained through the Working Waterfront Coalition's Richmond site in Project 3 constitute the primary workforce pipeline for Craneway Pavilion hub tenants, creating a direct pathway from PTCA community membership to clean maritime employment within the PTCA boundary. Hub tenants will foster next-generation marine robotics, clean marine

energy, autonomous vessel systems, ocean sensing and data companies, thereby generating employment opportunities that are accessible to PTCA residents without requiring them to leave their communities for clean economy work. The long-term activation and governance plan produced through the community engagement process will result in collaboration between environmental groups and blue-collar working waterfront companies emerging and established including every key aspect of the hub's operation. The Ford Point campus, which already includes the Rosie the Riveter Visitor Center, on-site dining, the Bay Trail and direct ferry access, provides a community-accessible destination infrastructure that makes the hub welcoming to PTCA residents as participants and visitors, not only as workers.

Community engagement for Project 4 will be shaped as an ongoing cooperative process between Friends of the Port and CBE's existing organizing presence in the PTCA and by the broader community mobilization around the Craneway Pavilion's future that preceded Friends of the Port's acquisition of the leasehold. Richmond residents organized prominently around the question of who would hold the Craneway Pavilion and for what purpose, including public demonstrations at the City Council in the spring of 2026. Friends of the Port's identity as a PTCA-rooted maritime nonprofit, whose mission directly connects to the Kaiser Shipyard legacy and whose Working Waterfront Coalition has served PTCA workforce needs for years, reflects that community engagement. The gift of the leasehold to Friends of the Port is itself an expression of community-aligned stewardship intent.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

Communities for a Better Environment leads community engagement for Project 4, drawing on its existing PTCA organizing infrastructure, multilingual capacity in Spanish, Vietnamese and Tagalog and years of active community relationships in North Richmond, Central Richmond and San Pablo. CBE's current campaigns in the PTCA including refinery fence-line monitoring, just-transition planning and community health advocacy provide the trusted institutional presence and two-way communication infrastructure that makes community engagement for this project credible rather than performative. An important innovation corollary to this plan is that for the first time such efforts will be in collaboration with the working waterfront. Conjoining the proven and respected community environmental work of CBE with the equally proven and respected blue-collar workforce development of the Working Waterfront Coalition will yield significant progress toward mutual understanding between communities that share this waterfront's future.

The community engagement process is structured as a 12-month deliberative process that produces a long-term activation plan and a coordinated outreach and education campaign

to promote maritime careers with a focus on sustainable practices and technologies at the Craneway Pavilion. The process is explicitly designed to not impose a predetermined programming model but instead aspires to engage in a community process along with the working waterfront that addresses long-term plans and priorities including but not limited to infrastructure requirements and public access. Multiple engagement modalities small group conversations with PTCA neighborhood organizations, public workshops, online surveys available in English and Spanish and working sessions with a Craneway Advisory Panel ensure that diverse PTCA voices are integral to the outcome. Engagement with the working waterfront will be organic to this process.

The Craneway Advisory Panel includes seats for PTCA resident representatives from North Richmond, Central Richmond and the Iron Triangle; representatives of community-based organizations active in PTCA just transition work including CBE, Richmond LAND and the Asian Pacific Environmental Network; PTCA small business owners and maritime industry business leaders, workers and their union representatives, including Working Waterfront Coalition graduates and PTCA-based maritime service firms; and youth representatives connected through the West Contra Costa Unified School District partnership with Ridgeline Pathways. Advisory Panel chairs hold a seat on the initiative's Steering Committee, creating direct community input into hub activation decisions. CBE produces written summaries of each panel meeting in English and Spanish within two weeks and distributes them through CBE's community networks and the East Bay EDA website.

A minimum of three community workshops are conducted in the PTCA during the engagement period, each focused on specific decision points in the activation plan: hub vision and priority use categories in workshop one; community benefit covenant design and tenant selection criteria in workshop two; and long-term governance model options and financial sustainability strategies in workshop three. Where possible, workshops will be designed to accommodate working families, including through accessible scheduling, interpretation services and, as resources allow, childcare and transportation support. The activation planning findings will be shared proactively with the Richmond City Council and Port of Richmond as a courtesy communication; no approval from either body is required or sought.

MEASURABLE OUTCOMES PLAN (30 points)

7. ***Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.***
8. ***Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.***
9. ***Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.***

Project 4 delivers hub activation, community-advised long-term planning, accelerator programming linkages and investor convenings over 36 months. The project vision is to establish the Craneway Pavilion at Ford Point as Richmond's anchor maritime innovation hub a working blue economy incubator that creates clean economy employment and careers for PTCA residents and positions Richmond as a recognized node in the national maritime innovation investment landscape, honoring the site's World War II industrial heritage by building the next generation of maritime economic opportunity at the same waterfront where the original was constructed.

Hub programming and initial tenant activation will begin immediately as a fiscal requirement. The Craneway Pavilion's 45,000 square feet of open floor, bay-facing windows, direct waterfront access and adjacency to the Richmond Ferry Terminal which provides direct connection to San Francisco in approximately 30 minutes, making the site accessible to Bay Area maritime technology talent, investors and corporate partners without requiring them to drive constitute a competitive advantage for maritime technology startups that no other Bay Area incubator location can replicate. Ford Point's existing electrical infrastructure approximately 10,500 amperes of available capacity and 3.3 megawatts of available power supports the hardware-intensive testing requirements of marine electrification hardware developers, autonomous vessel systems integrators and battery management system companies whose equipment draws more power than a typical office incubator can support. Grade-level and dock-high door access accommodates the movement of vessel components, propulsion hardware and marine robotics equipment that software-focused incubators cannot. Initial hub buildout converts a defined portion of the Craneway floor for co-working, demonstration and prototyping space while maintaining the facility's proven event capability as a revenue source during the activation period. A minimum of four initial blue economy tenants are secured in the hub by the end of year one, drawn from the pipeline of marine robotics, clean marine energy, autonomous vessel and ocean sensing companies that Friends of the Port and East Bay EDA have identified through California Jobs First Implementation Funding Round II Maritime Cluster network and through Berkeley Blue's sector intelligence work in Project 2.

The 12-month community engagement process, led by CBE in partnership with Friends of the Port, will produce a long-term activation plan and a coordinated outreach and education campaign to promote maritime careers with a focus on sustainable practices and technologies, presented to the Richmond City Council and Port of Richmond by month 15. The plan will make recommendations regarding hub programming, community benefit covenants, tenant selection priorities including preference for maritime technology companies that commit to PTCA resident and second-chance hiring, governance structure for the hub under Friends of the Port's leasehold, sustainability and capital maintenance financing strategy and phased programming expansion. It will also recommend best practices for proactive, continuing engagement between the community and the working waterfront with ideas including, but not limited to, collaborative summer internships for Richmond high school students that blend environmental stewardship and blue-collar

maritime activities. A minimum of three PTCA community workshops and twelve Advisory Panel meetings are conducted during the engagement period.

Accelerator programming linkages are developed beginning in year one. Two investor convenings annually bring Bay Area maritime and cleantech investors including maritime-focused venture capital funds, strategic corporate investors from ferry operators and port authorities and family offices with ocean economy investment theses to the Craneway Pavilion site. The convenings are designed to simultaneously build the financing relationships that hub tenants require and to establish Richmond's profile within the national maritime innovation investment ecosystem as a site of genuine activity, not aspirational planning. The Craneway Pavilion's location adjacent to the Rosie the Riveter National Historical Park a nationally recognized landmark that draws more than 100,000 visitors annually and whose historical significance resonates powerfully with the maritime industry provides a distinctive convening backdrop that no other Bay Area maritime incubator can offer. Formal partnership development with UC Berkeley's Richmond Field Station, located less than one mile from the Craneway at 1301 South 46th Street, explores co-location and joint programming for blue economy startups requiring both laboratory and waterfront access; a partnership MOU is executed by month 12.

The project activates alongside the Working Waterfront Coalition's Richmond Site in Project 3, creating a workforce-to-hub pipeline. PTCA residents trained as maritime tradespeople are the first-call workforce for Craneway hub tenants. As hub tenants grow and generate subcontracting demand, the Coalition's Maritime Contractor Development Program, which builds small SBE-certified maritime contractors through a structured mentor-protege model with prime contractors including SF Bay Ferry provides the supply chain that connects PTCA economic development at the workforce level to commercial maritime activity at the industry level.

Budget summary:

- **Lead Applicant: County of Alameda/East Bay EDA**
  - **Proportionate personnel costs**
    - Project Coordinator (works across all projects)
    - Business Navigation Lead (supports projects 1,2 & 4)
  - **Indirect cost share** for East Bay EDA

- **Co-Applicant : Friends of the Port**
  - **Personnel - $234,000**
    - Craneway Hub Director (0.5 FTE) for hub activation management, blue economy tenant recruitment and onboarding, investor convenings, production, and linkages to UC Berkeley Richmond Field Station
  - **Community Engagement - $50,000**
    - Communities for a Better Environment – community workshops, Advisory Panel facilitation, multilingual outreach and translation, participant stipends, governance plan production and ongoing multilingual community communications. ($114,000)

- **Construction - $280,000**
  - Construction and buildout costs for Craneway Pavilion hub interior buildout including co-working infrastructure, demonstration and prototyping space, security systems, wayfinding signage and ADA accessibility improvements, drawing on the facility's existing open floor plan, 10,500-amp electrical service and grade-level loading access rather than requiring structural changes.
- **Professional Services & Consultants - $100,000**
  - Hub activation strategy consulting, Berkeley Blue investor pipeline and blue economy sector intelligence and UC Berkeley Richmond Field Station MOU development
  - Subcontractor and vendor costs for investor convening production for six convenings over 36 months
- **Indirect costs @ 15% - proportionate to total direct project costs**

- Total project cost is $857,733 over 36 months.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The Craneway Pavilion Maritime Innovation Hub is one of four interconnected investments in the Richmond Blue-Green Economic Resilience Initiative and its value as a blue economy incubator depends directly on the strength of the system surrounding it. The four projects together constitute a deliberately closed circuit a complete, end-to-end support ecosystem for a PTCA-rooted maritime cluster that is designed to send a decisive and credible demand signal to the federal agencies, defense contractors, commercial maritime operators and institutional investors whose capital commitments determine whether a regional maritime cluster reaches scale.

The Hub's role in that system is specific and irreplaceable: it is the space where fledgling blue economy companies acquire the physical infrastructure, investor relationships, peer networks and institutional anchoring to develop the operational capacity required to procure and fulfill real maritime contracts. But those companies need a trained workforce before they can build anything and that workforce is produced by the Working Waterfront Coalition Richmond Site and Earn and Learn Pilot (Project 3), which trains PTCA residents in the marine welding, pipefitting, outside machining and marine electrical skills that every Hub tenant hiring for fabrication, testing or vessel integration will draw on. The hub's tenant companies need investable sites and a pre-development infrastructure to anchor their long-term operations and that is what the PTCA Industrial Site Readiness and Maritime Business Accelerator Feasibility Study (Project 2) produces systematically qualifying PTCA industrial parcels for clean economy investment and conducting the full feasibility analysis that positions the former EPA Region 9 Laboratory as an accelerator for maritime

technology commercialization and tech transfer. And the broader PTCA manufacturing and small business base that the Hub tenants and graduates will eventually supply and subcontract with needs growth-oriented business support, manufacturer optimization and clean economy market access, all of which the Blue-Green Business Concierge and Technical Assistance Hub (Project 1) delivers through the East Bay EDA, EBCF, Manex and SJSURF partnership.

The above four LCBF projects operate in explicit alignment with East Bay EDA's California Jobs First Bay Area Maritime Cluster the Ecosystem Backbone Organization, Maritime Innovation Campus and Maritime Workforce Integration Network which provide the regional coordination platform, applied research infrastructure and statewide credentialing pathways that connect the Craneway's incubator tenants to the multi-billion-dollar federal maritime investment wave that the Presidential Maritime Action Plan, the SHIPS for America Act and the Department of Defense Maritime Industrial Base Program are generating. An investor who looks at the Craneway Pavilion in isolation sees an interesting waterfront building. An investor who looks at it as the commercialization node of a complete, four-project PTCA cluster with regional California Jobs First backing sees something far more compelling: a region that has assembled every piece of the system and is ready to scale.

The Craneway Pavilion Maritime Innovation Hub is the Richmond node of the California Jobs First Bay Area Maritime Cluster. While the Maritime Innovation Campus Exhibit B project anchors the cluster's deep-water shipyard modernization and applied research infrastructure at Cal Poly Maritime Academy's Bay Area facilities and the Ecosystem Backbone Organization coordinates the regional cluster investment and convening platform, the Craneway Pavilion provides the Richmond-based blue economy incubation space, community-accessible waterfront demonstration environment and early-stage company acceleration infrastructure that completes the cluster's three-tier architecture: industrial modernization, regional coordination and PTCA community-anchored commercialization.

Ford Point has already emerged as an organic node of the innovation economy this cluster is designed to develop. The Ford Point campus at 1414 Harbour Way South has attracted technology and advanced manufacturing tenants including marine technology firms, engineering services companies and clean energy developers who value its electrical infrastructure, waterfront location and direct ferry connections to San Francisco. The Craneway Pavilion's activation as a maritime innovation hub adds the structured incubator programming, community benefit governance and accelerator connectivity that converts individual tenants into a coherent innovation ecosystem with community benefit requirements. The Richmond Ferry Terminal's direct connection to San Francisco operating throughout the day with service every 60 to 90 minutes makes the site genuinely accessible to investors, corporate partners and talent from San Francisco and Silicon Valley without requiring car access, distinguishing Richmond from other Bay Area industrial waterfront locations.

The project is consistent with the Rosie the Riveter World War II Home Front National Historical Park's mission of connecting the site's wartime industrial heritage to Richmond's economic future. The National Park Service's active presence at Ford Point, its annual visitor programming and the Bay Trail connection along the waterfront provide a public-interest framework for the hub's development that positions community benefit as integral to the site's identity. The ARB zero-emission vessel mandate, the Presidential Maritime Action Plan's $4.5 billion shipyard and workforce commitment, the SHIPS for America Act and the Department of Defense Maritime Industrial Base Program collectively create a federal investment wave that this hub is positioned to attract toward Richmond and the PTCA. The City of Richmond's Blue-Green Strategy, the Northern Waterfront Economic Development Initiative and the MTC Northern Waterfront Priority Production Area designation all identify the PTCA waterfront as a strategic economic development geography; the Craneway Pavilion activation is the most site-controlled, publicly accessible and infrastructure-ready realization of those priorities in the PTCA.

CAPACITY (10 points)

11. ***Describe the Project Lead's experience managing and implementing projects of similar scope and size.***
12. ***Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.***

Friends of the Port is a 501(c)(3) organization with current IRS tax-exempt status, current federal and state filings and proper financial statements. The organization operates the Working Waterfront Coalition, a regional coalition of employers, unions and civic organizations, which has delivered maritime workforce training with documented outcomes across multiple cohorts including 93 percent completion rates and 75 percent placement into maritime employment or registered apprenticeships. Friends of the Port's principals bring direct experience in Richmond maritime affairs, waterfront economic development, historic preservation and regional maritime policy. The transfer of the Craneway Pavilion leasehold to Friends of the Port reflects both the prior operator's confidence in the organization's mission alignment and the expressed preference of the Richmond community voices who organized around the Craneway's future. The leasehold transfer resolves the site control question central to this project's readiness. As documented in the Richmond City Council proceedings of April 2026, the prior lease carried a $1-per-year rent structure and an evergreen renewal clause; the transfer of the leasehold to Friends of the Port as a marine-use nonprofit organization was the outcome the prior operator identified when the City Council declined to accept the facility donation. Friends of the Port holds the leasehold and is the responsible party for the site, providing the site control demonstration that the LCBF requires to be in place by grant agreement execution.

Friends of the Port will dedicate 1.0 FTE as Craneway Hub Director to manage the facility activation, tenant recruitment, programming development and community engagement coordination for this project. The Hub Director will be a newly hired position with a professional background in innovation hub management, maritime technology commercialization or public-interest real estate development; the organization's networks in the Bay Area maritime and innovation ecosystem provide a strong recruitment pipeline for this role. A 0.5 FTE Program Coordinator supports community engagement logistics, Advisory Panel coordination, investor convening logistics and grant reporting. East Bay EDA and the initiative's Steering Committee provide monthly project oversight, cross-project integration with Projects 2 and 3 and administrative infrastructure.

Communities for a Better Environment brings more than 30 years of community organizing experience in the PTCA, multilingual capacity and established field presence. CBE's Richmond office staff, community health workers and organizers are the community engagement infrastructure for this project; the CBE team is available to begin engagement work immediately upon grant execution. East Bay EDA's role as the initiative Lead Applicant provides the administrative oversight, fiscal management and cross-project coordination that ensures hub activation is integrated with the workforce development work of Project 3 and the site readiness work of Project 2.

Additional sources of funding being pursued to support hub operations beyond the LCBF grant include the Maritime Administration Small Shipyard Grant Program ($20 million annually), which can fund maritime workforce and training facility infrastructure; the U.S. Economic Development Administration Public Works program, for which the hub activation buildout may qualify; and the California Economic Development Incentive Program, which the GO-Biz team has identified as a potential source for innovation hub capital costs in Priority Production Areas. The hub's event revenue the Craneway's established reputation as a premier waterfront event venue generates demonstrated demand provides a near-term earned revenue stream that supports operational costs during the activation period.

READINESS (10 points)

13. ***Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.***
14. ***Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.***
15. ***Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.***
16. ***Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.***

17. ***Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.***

Friends of the Port holds the leasehold for the Craneway Pavilion at 1414 Harbour Way South as the result of the leasehold transfer from Orton Entertainment LLC following the Richmond City Council's April 2026 vote not to accept the facility donation from Orton. The site is located on city-owned land; the leasehold constitutes the site control required for this project. Documentation of the leasehold transfer will be provided as a readiness attachment. The leasehold's terms, which carried a $1-per-year rent structure under the prior operator under an evergreen renewal clause in the original redevelopment agreement, are subject to renegotiation between Friends of the Port and the City of Richmond; negotiations are actively underway and a lease appropriate to Friends of the Port's nonprofit maritime mission and this project's community benefit intent is expected to be executed prior to grant agreement execution. The Richmond City Council members who voted in April 2026 expressed strong support for a maritime and community-serving use of the facility; Friends of the Port's proposal directly addresses that expressed preference.

The Craneway Pavilion is a seismically upgraded, fully operational building. A comprehensive seismic retrofit and renovation was completed in the early 2000s under a redevelopment agreement with $20 million in public and grant funds invested, including work funded through the City's former Redevelopment Agency. The building holds its Certificate of Occupancy for event and commercial use; no new permits are required to begin hub programming, co-working activation and initial tenant occupancy. A building permit for interior tenant improvements for specific prototyping and demonstration space buildout will be obtained in the normal course of the first-quarter hub setup; interior commercial tenant improvements in a fully permitted building are a routine permitting matter expected to be resolved within 60 to 90 days.

No CEQA review is anticipated for the hub activation buildout, which is limited to interior commercial tenant improvements within an existing improved structure with a consistent commercial and industrial use designation. The Craneway Pavilion's location within the Rosie the Riveter National Historical Park means that any exterior changes require Section 106 coordination with the National Park Service under the National Historic Preservation Act; the hub activation plan is deliberately designed for interior programming and buildout that preserves the building's historic character and NPS relationship, avoiding Section 106 triggers.

A facility condition assessment commissioned by the City in 2025 identified approximately $12 million in long-term capital maintenance needs concentrated in structural reinforcement of the concrete piles supporting the pier on which the Craneway partially rests. This project budget does not address the full capital maintenance backlog; LCBF funding covers hub activation buildout, programming and community engagement while a capital maintenance and financing plan including options for federal maritime

infrastructure programs, state historic preservation grants, New Markets Tax Credits and philanthropic capital is developed as a required component of the long-term activation plan produced through the community engagement process. The annual operational costs of the hub, including utilities, security, property management and routine maintenance estimated at $95,000 to $120,000 annually based on the Craneway's prior event operation, are funded through a combination of tenant lease revenue targeted to reach $80,000 to $100,000 annually by the end of year two as the initial tenant cohort stabilizes and event revenue from the hub's continued operation as a premium event venue.

The primary implementation risk is the pace of lease renegotiation with the City of Richmond. This risk is addressed by initiating discussions immediately following grant execution and by engaging the City's economic development staff, the Port of Richmond and the National Park Service as project partners in the hub's development rather than as regulatory counterparts. The secondary risk is the pace of tenant recruitment in a hub that is transitioning from event space to innovation hub; this risk is mitigated by the strong existing pipeline of maritime technology companies in the East Bay EDA member network and by Berkeley Blue's sector intelligence work, which has already identified prospective tenants for whom the Craneway Pavilion's combination of Bay access, electrical capacity and waterfront identity is specifically compelling.

Bay REPAIR
Local Community Benefits Fund - Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	The Craneway Pavilion Maritime Innovation Hub Activation establishes the 45,000-sq-ft Craneway Pavilion at Ford Point, Richmond, as the Path to Clean Air (PCTA) anchor blue economy incubator under Friends of the Port's nonprofit leasehold. The project will recruit an initial cohort of blue-economy tenants in marine electrification, autonomous vessel systems, clean marine energy and ocean sensing; conduct a 12-month community engagement process that produces a community-advised long-term activation plan; build an investor convening infrastructure; and establish the workforce-to-hub pipeline, connecting PCTA maritime training graduates to hub employers. Together, these activities position Richmond as a recognized node in the national maritime innovation ecosystem, with community-benefit governance embedded from the start.

Measurable Outcome	Indicator(s)
1. Secure a minimum of 4 initial blue economy tenants in the Craneway Pavilion hub (marine electrification, autonomous vessel systems, clean marine energy or ocean sensing companies), with at least 2 committed to PTCA resident hiring preferences in their lease agreements.	• Number of blue economy tenants signed (target: minimum 4 by Month 12) • Number of tenants with PTCA resident and second-chance hiring preference in lease agreement (target: 2+) • Total leased square footage by end of Year 1 • Number of hub tenant employees who are PTCA residents at Month 18
2. Complete a 12-month community engagement process producing a Long-Term Craneway Activation and Governance Plan, including community benefit covenants and a governance structure, presented publicly to the Richmond City Council and Port of Richmond.	• Number of PTCA community workshops conducted (target: minimum 3) • Number of Advisory Panel meetings held (target: minimum 12 over 12 months) • Number of unique PTCA residents participating in engagement process (target: 150+) • Activation planning findings shared proactively with Richmond City Council and Port of Richmond as courtesy communication (yes/no) • Community benefit aspirations documented in hub activation plan (yes/no)

Measurable Outcome	Indicator(s)
3. Conduct 6 investor convenings (2 per year) at the Craneway Pavilion connecting Bay Area maritime and cleantech investors to hub tenants, generating a minimum of 10 investor-tenant introductions and at least 1 documented investment or LOI in a hub tenant company.	• Number of investor convenings conducted (target: 2/year, 6 total) • Number of investors attending convenings (target: 8-15 per convening) • Number of documented investor-tenant introductions resulting from convenings (target: 10+) • Number of hub tenant companies receiving investment or signed LOI within grant term (target: 1+)
4. Execute a partnership MOU with UC Berkeley's Richmond Field Station establishing co-location and joint programming pathways for blue economy startups requiring both laboratory and waterfront access.	• MOU with UC Berkeley Richmond Field Station executed (yes/no; target: Month 12) • Number of startups utilizing joint Craneway/Richmond Field Station programming by Month 30 • Number of joint programming events hosted (workshops, cohort sessions, convenings) by end of grant term
5. Establish the Craneway Pavilion hub's operational sustainability path: hub lease revenue reaches $80,000-$100,000 annually by end of Year 2; a capital maintenance and financing roadmap is included in the Activation and Governance Plan; and at least 1 follow-on public funding application is submitted for hub capital needs.	• Annual hub lease revenue from blue economy tenants (target: $80,000-$100,000 by end of Year 2) • Capital maintenance and financing roadmap included in Activation and Governance Plan (yes/no) • Number of follow-on public funding applications submitted for hub capital needs (target: 1+) • Friends of the Port-City of Richmond lease agreement executed (yes/no; required before grant agreement)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Secure 4+ blue economy tenants by Month 12; 2+ with PTCA hiring preference in lease	A. Hub Director hired; interior buildout design complete; initial tenant pipeline identified	1. Hire Craneway Hub Director (1.0 FTE) with maritime tech commercialization or innovation hub management background	Friends of the Port	East Bay EDA	Q1 2027
		2. Complete interior hub buildout design for co-working, demonstration and prototyping space; obtain building permit for tenant improvements	Hub Director	Professional services consultant	Q2 2027
		3. Develop initial tenant pipeline from East Bay EDA maritime cluster network and Berkeley Blue sector intelligence; conduct 8-10 prospective tenant outreach conversations	Hub Director; Berkeley Blue	East Bay EDA	Q2 2027
	B. Hub buildout complete; initial tenant agreements executed	1. Complete Craneway hub interior buildout (co-working, demonstration space, prototyping area, security, signage)	Friends of the Port	Hub Director	Q3 2027
		2. Execute lease or license agreements with minimum 4 initial blue economy tenants; negotiate PTCA resident hiring preference clauses	Friends of the Port	Hub Director	Q4 2027
		3. Onboard initial tenants; establish tenant services (access systems, utilities, shared equipment protocols)	Hub Director	Friends of the Port	Q4 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	C. PTCA hiring pipeline connected to hub tenants; employment outcomes tracked	1. Connect Working Waterfront Coalition Richmond Site graduates to hub tenant hiring needs; establish referral protocol with Manufacturing Careers Specialists	Hub Director	Working Waterfront Coalition	Q2 2028
		2. Track number of hub tenant employees who are PTCA residents at 6-month and 18-month marks	Hub Director	East Bay EDA	Q4 2028
2. Complete 12-month community engagement producing Activation and Governance Plan	A. Craneway Advisory Panel constituted; engagement calendar published	1. CBE recruits and convenes Craneway Advisory Panel (PTCA resident reps, CBOs, WCCUSD/Ridgeline youth reps, PTCA small business owners)	Communities for a Better Environment (CBE)	Friends of the Port	Q1 2027
		2. Establish 12-month Advisory Panel meeting schedule and community workshop calendar; publish in English and Spanish through CBE channels	Communities for a Better Environment (CBE)	Friends of the Port	Q1 2027
		3. Conduct Workshop 1 (hub vision and use priorities); provide accessible scheduling and interpretation services and, where resources allow, childcare and transportation support; document and distribute summary	Communities for a Better Environment (CBE)	Friends of the Port	Q2 2027
	B. Workshops 2-3 conducted; draft	1. Conduct Workshop 2 (community benefit covenant	Communities for a Better	Friends of the Port	Q3 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
	Activation and Governance Plan produced	design and tenant selection criteria); document input	Environment (CBE)		
		2. Conduct Workshop 3 (long-term governance model options and financial sustainability); document input	Communities for a Better Environment (CBE)	Friends of the Port	Q4 2027
2. Complete 12-month community engagement producing Activation and Governance Plan		3. Produce draft Activation and Governance Plan incorporating Advisory Panel and workshop input; circulate for community review	Friends of the Port	CBE; professional services consultant	Q1 2028
	C. Final plan presented to Richmond City Council and Port of Richmond	1. Finalize Activation and Governance Plan; produce accessible community summary in English and Spanish	Friends of the Port	Communities for a Better Environment (CBE)	Q2 2028
		2. Share activation planning findings proactively with Richmond City Council and Port of Richmond as courtesy communication; no approval from either body required	Friends of the Port	CBE; East Bay EDA	Q2 2028
		3. Present plan to Port of Richmond; distribute to CBE community networks, East Bay EDA website and Richmond Public Library	Friends of the Port	Communities for a Better Environment (CBE)	Q3 2028
3. Conduct 6 investor convenings;	A. Year 1 investor convenings (2) conducted	1. Develop investor convening format and outreach list (maritime VC, strategic corporates, family	Hub Director	Berkeley Blue; East Bay EDA	Q2 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
generate 10+ investor-tenant introductions; 1+ investment or LOI		offices) with Berkeley Blue sector intelligence			
		2. Produce and host 2 Year 1 investor convenings at Craneway Pavilion; facilitate investor-tenant introductions	Hub Director	Friends of the Port; Professional services consultant	Q4 2027
		3. Document attendees, introductions made and follow-up commitments from each Year 1 convening	Hub Director	East Bay EDA	Q4 2027
	B. Years 2-3 convenings complete; investment outcomes tracked	1. Conduct 2 convenings in Year 2 and 2 in Year 3 (6 total); expand investor network based on Year 1 outcomes	Hub Director	Berkeley Blue	Q4 2029
		2. Track documented investor-tenant introductions and any investment or LOI commitments resulting from convenings	Hub Director	East Bay EDA	Q4 2029
4. Execute MOU with UC Berkeley Richmond Field Station	A. Partnership developed and MOU executed	1. Initiate partnership discussions with UC Berkeley Richmond Field Station director; identify joint programming opportunities for blue economy startups	Hub Director	Friends of the Port	Q2 2027
		2. Negotiate and execute partnership MOU addressing co-location protocols, joint programming and referral arrangements	Friends of the Port	Hub Director; UC Berkeley RFS	Q4 2027

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
		3. Launch first joint programming event (workshop or cohort session) for hub tenants utilizing Richmond Field Station facilities	Hub Director	UC Berkeley Richmond Field Station	Q2 2028
5. Hub lease revenue $80-100K/year; capital maintenance roadmap complete; 1+ follow-on application	A. City lease executed; hub revenue model established	1. Execute Friends of the Port-City of Richmond lease agreement for Craneway Pavilion appropriate to nonprofit maritime mission	Friends of the Port	East Bay EDA; City of Richmond economic development staff	Q1 2027
		2. Establish hub lease rate structure and event revenue protocols; project annual revenue at target tenant occupancy	Friends of the Port	Hub Director; professional services consultant	Q2 2027
	B. Capital maintenance roadmap and follow-on funding application completed	1. Develop capital maintenance and financing roadmap as required component of Activation and Governance Plan (LCBF follow-on, MARAD, federal maritime infrastructure programs)	Friends of the Port	Professional services consultant; East Bay EDA	Q2 2028
		2. Submit at least 1 follow-on public funding application for hub capital needs (MARAD Small Shipyard, EDA Public Works or equivalent)	Friends of the Port	East Bay EDA	Q4 2028
		3. Report annual hub lease revenue at 12, 24 and 36 months; assess sustainability against projected operating costs	Friends of the Port	East Bay EDA	Q1 2030

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity
Growing Together Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Our Living Future
Lead Applicant	Growing Together
Application Location	West Contra Costa Unified School District
Overall Funding Request	$5,000,000
Grant Term Request	3 Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

Our Living Future consists of four complementary projects that will deliver cleaner air, measurable health benefits, economic opportunities, and stronger resilience to climate change to communities that need them most. The four projects– Healthy Green Schools, Blue-Green Careers, Planting Our Future, and Spinning and Rising– will be carried out in partnership with West Contra Unified School District (WCCUSD) at schools located within the most impacted communities in the Path to Clean Air area. The foundational beliefs that tie these projects together are that schools serve as central hubs at the heart of communities and that educating young people is key to bringing about long-term change. The impact that education has on students is profound, and the reach the impact can have by extending throughout the school community and out beyond is immense. There is nowhere better than a school to initiate the ripple effect toward positive change and have it carry through multiple generations. The projects are also based on an understanding of the communities' needs and priorities developed through the robust experience that the seven partner organizations have working within them. Projects will deliver multiple measurable outcomes, which include (but are not limited to) providing environmental and health education to 8,200 students, implementing schoolyard greening projects at 14 campuses, building and advancing blue-green career pathways for 105 youth, planting 3,000 trees in school neighborhoods, providing 60 residents of impacted communities

with urban forestry training for skilled workforce jobs, and enabling 2,500 youth and adults to adopt cycling as a primary means of transportation.

Reduce air pollution or mitigate its impacts: By increasing tree canopy cover and vegetated space, tree planting efforts and urban greening installations will contribute to this program goal. Promoting and supporting biking as alternative transportation will decrease vehicle miles traveled and accompanying emissions, also supporting this goal. **Improve health outcomes:** Outdoor, hands-on environmental and health education will promote healthy habits in students and their families. Increased neighborhood tree canopy and added vegetation will improve air quality and contribute to lower rates of asthma and also increase shade, thus mitigating extreme temperatures that hinder essential physical activity and play and cause heat-related illness. Through biking more often, students will experience the health benefits of increased physical exercise. **Build economic resilience for a just transition:** Educating and training youth to implement green stormwater infrastructure and connecting them to clean economy networks will prepare them to embark on a blue-green career path. Providing workforce training in urban forestry will prepare residents affected by the transition from fossil fuels for jobs in this green sector. **Advance integrated projects to meet community needs:** The projects are integrated through their work at the same schools, and implemented together they can increase the positive impact on the school communities and deliver multiple complementary benefits to them that address their needs. **Strengthen community-driven, collaborative solutions:** This application creates a collaboration of seven local community based organizations whose work collectively impacts tens of thousands of students (and their families) and who bring the relationships developed through their work to this collaboration. Projects, such as schoolyard greening, include collaborative, community decision-making in the planning process.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

Our Living Future will benefit school communities and surrounding neighborhoods of 21 WCCUSD schools in Richmond and San Pablo, including approximately 9,000 students living in communities most impacted by air pollution. Historically, these neighborhoods were deeply affected by Richmond's history of unjust racial segregation and depletory land use practices, including the division of residential communities with freeways, legacy of heavy industry, and years of urban disinvestment. Today, the densely populated urban neighborhoods are burdened with disproportionate socioeconomic, health, and environmental challenges, making it harder for the students and families at these schools to develop healthy lifestyle habits and compromising both their economic and climate resilience.

In terms of socio-economic challenges, students come from an average of 84% low-income families, with seven of the schools having 90- 98% low-income students. At 11 of the schools 50% or more of the students are English language learners, suggesting their families may have language barriers that limit economic opportunities. Half the schools are identified as being

located within Disadvantaged Communities by the CA Department of Water Resources Disadvantaged Communities (DAC) mapping tool, with several more serving students in DACs. Financial constraints combined with limited access to fresh, healthy food nearby contribute to public health issues such as obesity. According to TPL's Climate Smart Richmond mapping tool, most of these communities have high obesity rates (just over ⅓ of the population, for 11 schools that had data available). Asthma is a serious health issue as well; scores for asthma on CalEnviroScreen average 93 across the schools, with 10 schools scoring above 95.

With respect to environmental disparities, the average overall CalEnviroScreen score for these communities is 75, and five schools are located in neighborhoods with scores above 90, with several more scoring in the 80s. Diesel particulate matter levels average 84 (with 11 schools at 90 or above), contributing to the high rates of asthma, as well as other respiratory illnesses and diseases. This situation is compounded by lack of tree canopy cover in these communities; on average there is just 11% tree canopy cover, with several neighborhoods having as low as 5-8%. (The urban forestry standard is 30%.) Lack of tree canopy cover, combined with urban hardscape surfaces, causes extreme heat conditions that also negatively impact health. The California Heat Assessment Tool gives many of the schools' census tracts heat vulnerability scores between 83 and 91 and identifies them as high priority for the County for heat mitigation. On average, these schools have 1.92 (with one having just .26) acres of park space per 1,000 residents within a half mile. (Three is the state-recommended minimum.) Limited access to green space nearby not only impacts students' and families' physical health by limiting their outdoor play and exercise options, but also their mental health and overall well-being.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Lead Applicant

Growing Together (GT): GT's mission is to improve the health and sustainability of our communities by greening schoolyards, providing hands-on environmental education, planting trees, and increasing fresh food access. GT has worked closely with WCCUSD for the past seven years (and was named their Partner of the Year for 2025), building relationships with school and District leadership, staff, students, and families at 33 schools. In 2025 they delivered programs to 7,620 students and hosted 32 community events.

Co-Applicants

Trust for Public Land (TPL): TPL's mission, rooted in the belief that everyone should have access to the outdoors, is to create parks and protect land for people, ensuring healthy, livable communities for generations to come. TPL has worked alongside communities in Richmond over the last decade to develop park and open space, including the recent Richmond Wellness Trail, projects of the Richmond Rising initiative, and the MLK Park and Community Center.

Planting Justice (PJ): PJ's mission is to empower people impacted by mass incarceration and social inequities with the skills and resources to cultivate food sovereignty, economic justice, and community healing. PJ has operated its El Sobrante Mother Farm for nearly a decade, building long-standing relationships with El Sobrante and San Pablo neighbors, families, and community organizations through open farm days, fruit harvests, workshops, and mutual aid.

West Contra Costa Unified School District (WCCUSD): WCCUSD's mission is to provide an equitable, rigorous, and supportive educational experience for all students, while fostering an inclusive environment that celebrates diversity and encourages lifelong learning. WCCUSD and the identified communities are interconnected, as the 21 school communities and surrounding neighborhoods this application serves are all located within WCCUSD.

The Watershed Project (TWP): TWP's mission is to inspire San Francisco Bay Area communities to understand, appreciate, and protect our local watersheds. TWP has worked in WCCUSD schools since 1997, delivering teacher training, watershed curriculum, and outdoor field trips to students across the district; this sustained presence has enabled them to develop relationships with the school communities this application serves.

Cycles of Change (COC): The mission of Cycles of Change is to promote cycling as a primary means of safe, enjoyable, accessible, healthy, and sustainable transportation for as many East Bay residents as possible. Over the years, Cycles of Change has regularly operated safe riding training courses at East Bay schools, including in Richmond and Contra Costa County.

Local Motion (LM): Local Motion's mission is to improve the way we move, teaching people to safely and effectively walk, bike, and take public transit in an effort to create healthier communities. Their BikeMobile program engages directly with youth and families in Richmond through its bike repair program, which has served over 800 Richmond residents through clinics operating at local public libraries and other community sites.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

Lead Applicant GT will be responsible for overall management of the grant and its four projects, including all aspects of grant administration, disbursements, and reporting; tracking performance for all projects; coordination with and between Co-Applicants; contracts with subcontractors; coordination of community engagement activities; and facilitating the decision-making committee (described below). Each project will have a Project Lead who is responsible for overseeing the project's implementation, coordination with and between project partners, and tracking the project's indicators and progress toward measurable outcomes. GT will also serve as the Project Lead for the Planting Our Future and Spinning and Rising projects.

Co-Applicant responsibilities are as follows. TPL will serve as the Project Lead for the Healthy Green Schools project and be responsible for the implementation of schoolyard greening at

Nystrom Elementary School. PJ will supply trees for the Planting Our Future project, in addition to delivering technical assistance, workforce development, and tree care for the project. WCCUSD supports all the projects through its community schools infrastructure, as well as leveraged funding via fee for service contracts with schools and departments. In addition, their Facilities and Maintenance & Operations Departments will collaborate with GT and TPL on school greening for the Healthy Green Schools project. TWP will be the Project Lead for the Blue-Green Careers project and deliver the education, training, and internship programs. COC will partner on the Spinning and Rising Project, delivering bicycle safety training at schools and hosting a bicycle commuter incentive program and after school riding clubs. LM will provide its BikeMobile bike repair and education services at schools for the Spinning and Rising project. More details on Co-Applicant roles are provided in the individual project narratives.

Partners will collaboratively create a Partnership Agreement that outlines the roles and responsibilities of the Lead Applicant and all Co-Applicants and establishes a committee composed of the Lead Applicant and the Project Lead for each of the projects to serve as a decision-making body. This agreement will include norms for working together (including meetings outlined in Question 5), methods for evaluating progress toward outcomes, and a description of decision-making processes. All partner organizations will sign the partnership agreement, and it will be valid for the period of the grant term. The Partnership Agreement will be consistent with the grant program's requirements for this agreement. The Lead Applicant and all Co-Applicants and subcontractors will have a formal meeting once per quarter (described below in Question 5) to review and discuss project progress and to plan steps to ensure full and timely delivery of the projects, with additional meetings as needed.

All partner organizations will be represented in the decision-making process, through a smaller decision-making committee made up of the Lead Applicant and the Project Lead for each project. When a decision needs to be made, Project Leads will be responsible for gathering input from all partners participating in their respective projects and bringing it to the committee to be considered and included in the decision-making process. The decision-making committee will be responsible for reporting decisions back to the larger group in a timely manner.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

Lead Applicant GT's Co-Director, who has 28 years' full-time experience in managing school-based projects, initiatives, and non-profit organizations, will serve as the lead manager for all grant-funded projects (with the title Our Living Future Coordinator, or OLFC). **Projects Management**: The OLFC will meet monthly with the Project Leads from each of the four projects to plan operations and expenditures, coordinate logistics, and ensure progress towards outcomes. Once every quarter, all Project Leads, other Co-Applicants, the ROC, and the OLFC

will have an all-projects meeting to debrief strategies and outcomes, share successes and challenges, discuss planned actions, and synergize efforts. **Community Engagement**: Once per month, the OLFC will also meet with engagement subcontractor ROC to plan engagement strategy and activities, with the goal of supporting the outreach efforts of school-based Site Coordinators, Project Leads, and other Co-Applicants for the tasks outlined in each project's Measurable Outcomes Plan and Narrative. **Evaluation -** In the beginning of each project year, the OLCF will meet with each Project Lead to plan evaluation strategy including outlining the metrics, tools, steps, timeline, and roles/responsibilities for the evaluation process. Throughout months 9-11 of each project year, the OLCF will work closely with each Project Lead to ensure that feedback surveys and other data gathering tools are being implemented effectively and reaching the stakeholders desired. In months 11-12 of each project year, the OLCF will gather all data, testimonials, and feedback from the evaluation processes and create an end of year summary, which will report comprehensively on the outcomes achieved by all projects. **Finance and Reporting** - Every two weeks, the OLFC and GT's Finance Manager will review projects' expenditures and backups and plan upcoming payments and invoicing. The Finance Manager will prepare invoices, and the OLCF will review and submit them to the Bay REPAIR program at the frequency requested, along with any requested backup information (timesheets, payroll records, contractor invoices, receipts, etc.). Finally, the OLCF will prepare and submit interim project progress reports to the Bay REPAIR program as requested, which describe the progress toward measurable outcomes by all projects for the given period of time.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

Neither the Lead Applicant nor any of the Co-Applicants are subject to a board or council approval for the projects in this application.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

Over the past 13 years, Growing Together (GT) has co-developed and co-led multiple school-based public health, schoolyard greening, environmental education, community engagement, and fresh food access initiatives, collaborating with 48 unique school communities as well as multiple departments in four local school districts. These initiatives, many of which were the first-of-their kind in the region, have brought together public agencies, CBOs, and school communities to support groundbreaking strategies that have achieved significant, measurable impacts on student and community health and sustainability. Toward these outcomes, GT has successfully managed grants and fee-for-service contracts involving 57

different public entities (local, county, regional, state governments and schools/districts), as well as grants and contracts from 15 other non-profit organizations and private foundations. Over the past 10 to 28 years, GT's Co-Director and other GT staff have collaborated with both lead agencies and all of the Co-Applicants in the proposed project on a regular basis, including in several of these initiatives. To manage the proposed projects, GT is requesting funding for a full-time Our Living Future Coordinator (the OLFC described above; included in the Healthy Green Schools budget) who will be dedicated to overseeing all of the partnerships that are integral to each project's implementation, as well as supervising all project staff. Other Lead Applicant positions related to project implementation are a .25 FTE Bicycle Programs Coordinator (in-kind match funded by GT through a WCCUSD contract); a .5 FTE Planting Our Future Lead and .25 FTE Program Assistant (both requested from BAAQMD); and partial funding (between .38 FTE and .63 FTE) for 20 Site Coordinators ($2,225,000 in-kind from GT via WCCUSD and $990,000 requested from BAAQMD), one at each school to lead health and environmental education, school greening, and green schoolyard stewardship efforts.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

Since 2020-2021, GT has managed over $14,400,000 in public funds for projects and initiatives advancing community health and sustainability, all of which achieved or exceeded their intended deliverables. These contracts and grants included local, county, state, and federal funds, awarded by various agencies in support of our health/nutrition, schoolyard greening, environmental education, tree planting, fresh food access, and science & career technical education training programs. Public funding includes the following grants and contracts: $3,518,444 from CAL FIRE (2023-2027), $2,235,000 from the County of Alameda (2020-2022), $1,162,375 from the CA Dept of Food and Agriculture (2021-2026), $1,390,000 from Oakland Unified School District (2020-2026), $650,000 from the Food Bank of Contra Costa/Solano (2024-2026), and $570,000 from the Richmond Fund for Children and Youth (2025-2027). GT's Finance Manager prepares invoices, and our Treasurer/Co-Director reviews them to ensure accuracy and alignment with program deliverables. Invoices detail out payroll/fringe, contractual, and supplies expenses, and we retain backups for all expenses using payroll records, expense card records (which include receipt photos), and contractor invoices. The Finance Manager records invoices sent and payments received in shared spreadsheets and in Quickbooks. GT's Finance Manager manages contractor payments, administers payroll and staff expenses, and reconciles the bank account monthly. She categorizes transactions by class code (organized by school district and program type), attributing income and expenses to specific funding sources in cases of grants or other restricted funding. GT Treasurer/Co-Director approves all payments, reviews all transaction records and categorizations monthly, and tracks expenditures to budget. At fiscal year end, GT Treasurer/Co-Director and outside CPA review transaction records, Quickbooks, and the Excel tracking sheets, and the CPA approves year end financial statements and files 990s. For the past three years, GT's accounting and oversight practices and financial statements have been successfully audited per CA requirements.

Application Ti	Our Living Future															
Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget	Co-Applicant 3 Budget	Co-Applicant 4 Budget	Co-Applicant 5 Budget	Co-Applicant 6 Budget
1	Healthy Green Schools	The project aims to improve the health and wellness of students and school communities and contribute to climate resilience in neighborhoods throughout WCCUSD. Its approach pairs two components: green schoolyard improvements and educational programming. The project will create new outdoor green spaces at Nystrom Elementary School, plant trees at 11 additional schools, and deliver educational programming related to health and the environment to over 8,000 students at 20 schools.	Reduce Air Pollution and Improve Health Outcomes	Trust for Public Land	32.7%	$ 2,214,157	$ 104,750.00	4.7%	$ 2,589,064	$ 1,741,849	$ 834,715		$ 12,500			
2	Blue-Green Careers	The project is a career pipeline that prepares high school students and young adults in Richmond for green stormwater infrastructure and related careers in the clean, green economy. The project trains 90 Richmond high school students and 15 Green Collar Corps interns ages 18-25 to design, build, and maintain green stormwater infrastructure on school campuses, delivering both economic and environmental benefits to school communities and neighborhoods.	Both	The Watershed Project	94.9%	$ 669,550		0.0%	$ 764,050	$ 38,813				$ 725,237		
3	Planting Our Future	The project connects urban forestry education and familyhousehold tree plantings with well-established local urban forestry infrastructure, including tree production, workforce training, arborist services, and long-term technical assistance. The project will enable 3,000 families from school communities to plant climate-appropriate trees and receive the support needed to ensure long-term survival and stewardship, while building a locally rooted urban forestry workforce of 60 youth and transition-age young adults to foster a lasting, resident-led movement for neighborhood reforestation.	Both	Growing Together	67.3%	$ 1,152,493		0.0%	$ 1,308,073	$ 428,073		$ 880,000				
4	Spinning and Rising	The project will employ an interwoven set of strategies to increase bicycle use as primary transportation, significantly reducing air pollution across all neighborhoods in the project area. The project includes several components: 1) BikeMobile - family- and youth-focused bike repair events, 2) Drive Your Bike on-road bicycle training courses for students at 20 schools, 3) Bicycle Adventure Clubs for youth, and 4) UpCycle, a cycling commuter support program.	Reduce Air Pollution and Improve Health Outcomes	Growing Together	88.5%	$ 338,813		0.0%	$ 338,813	$ 38,813					$ 150,000	$ 150,000
				TOTALS	55.0%	$ 4,375,013	$ 104,750	2.4%	$ 5,000,000	$ 2,247,548	$ 834,715	$ 880,000	$ 12,500	$ 725,237	$ 150,000	$ 150,000

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Our Living Future
Lead Applicant Name	Growing Together
Project Location	West Contra Costa Unified School District
Overall Funding Request	$5,000,000
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Healthy Green Schools
Project Lead	Trust for Public Land
Project Location	Nystrom Elementary School and 19 other West Contra Costa Unified School District schools in Richmond and San Pablo
Project Funding Request	$2,589,064

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

   The Healthy Green Schools project will increase tree canopy cover; create greener, healthier environments; and increase student understanding of the relationship between health and the environment within West Contra Costa Unified School District (WCCUSD). The project aims to improve the health and wellness of students and school communities and contribute to climate and economic resilience in neighborhoods throughout the school district. Its approach pairs two components: green schoolyard improvements and educational programming. The project will create new outdoor green spaces at Nystrom Elementary School, plant trees at 11 other schools, and deliver educational programming related to health and the environment at 20 schools. Project partners are Growing Together (GT), WCCUSD, Trust for Public Land (TPL), and the Richmond Outdoors Coalition (ROC), all with complementary strengths and expertise. Together they have designed the project with an understanding of community needs developed through their direct experience working with the communities.

   Expected benefits of the project include improved air quality and reduced climate change impacts at schools and in surrounding neighborhoods, enhanced student health and

wellness outcomes, increased understanding by school community members of the relationship between health and air quality, exposure for students to green jobs, and expanded collaboration between organizations working to serve these communities that will continue to benefit communities beyond the grant term. A long-term vision held by the project partners is the expansion of schoolyard greening and environmental education programming throughout the entire school district, with this project as a foundation for realizing that vision for district-wide impact in the future.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The project aligns primarily with the strategy to reduce air pollution and improve health outcomes. Project partners will plant approximately 25 new trees and 5,000- 7,000 sq ft of primarily native vegetation at Nystrom Elementary School, capturing and filtering pollutants from the air and reducing air pollution. Research demonstrates that green infrastructure can reduce urban carbon emissions and particulate matter concentrations in the surrounding area. To support these functions, trees will be selected to provide maximum tree canopy benefits, and sited strategically to create dense, finely-foliated tree canopies that allow trees to capture and filter pollutants more effectively. Tools that calculate the benefits of planting specific trees and estimate potential tree canopy created, such as i-Tree, will be utilized in planning and design. Other vegetation will also be selected and sited to deliver maximum air quality benefits. Some of the new trees will also be planted to shade and cool school buildings as well as the schoolyard, leading to decreased use of air conditioning, which contributes to reduced GHG emissions.

Over time, as trees and vegetation mature, these benefits will increase and contribute to cleaner air on and around the school campus and reduced exposure to near-road pollution and mobile source pollution, positively impacting health outcomes in school communities and neighborhoods. Cleaner air and reduced exposure to pollution have the potential to decrease the incidence and severity of asthma and respiratory illness in these communities. According to the City of Oakland's *Urban Forest Plan 2024*, research shows that by intercepting particulate matter trees save over 850 lives and prevent 670,000 incidents of acute respiratory symptoms in the U.S. each year, and its *2030 Equitable Climate Action Plan* asserts, "when green infrastructure is designed based on site conditions and with pollution mitigation in mind, it can become a powerful natural buffer to protect vulnerable people from nearby sources of air pollution."

GT will deliver educational programming at schools focused on environmental, health, and science education, with a majority of the instructional time spent outdoors engaged

in hands-on, experiential activities that connect students to the natural world. Topics will include understanding how air pollution and extreme heat affect health; how to monitor these conditions and select appropriate levels and timing of physical activity to protect health; ways to connect with nature and its positive impact on physical, mental, and emotional health and wellness; why physical activity and play are essential to health; exploring fundamentals of nutrition; and how to make healthy food choices. Exposing children to these topics and promoting healthy choices beginning in childhood improves health outcomes for them in both the short and long term as they develop healthy habits. This learning can also ripple out to students' families, potentially improving health outcomes throughout the school community. In addition, because the majority of the programming will take place outside in outdoor green spaces, students will receive immediate benefits to their physical, mental, and emotional health.

GT's programming has already demonstrated positive impacts on student health outcomes during the seven years it has been delivered in various WCCUSD schools. In its 2025 year-end stakeholder survey, 96% of teachers reported that students became more interested in eating healthy, and 100% of parents agreed (78% "strongly") that the program positively influenced their child's health and wellness. Teachers commented that "my students are eating healthier and making good choices in their environment," "it promotes student well-being," "it's therapeutic for my students with autism," and "when kids get excited about what they're learning about food, they go home and share it and that gets parents curious and involved." Parents shared comments such as "my child learned how plants and the environment affect her and how she affects them" and "the teacher has positively influenced the way she thinks about health in general."

Though not the focus of the project, in the long term it also supports the strategy to build economic resilience for a just transition. Both the educational programming and participation in the development of green spaces will expose students at an early age to green job possibilities in a variety of fields such as landscape architecture, sustainable agriculture, horticulture, and urban greening. Programming at the four middle schools served by the project will include exploration of these career paths. This exposure can lead to students pursuing green jobs education and training in the future, preparing them for careers in the clean economy sector. In GT's 2025 survey, teachers shared that GT's programming "teaches students about how food is grown," "allows for students to learn about other opportunities for careers and pathways," "promotes a deeper understanding of food systems and sustainability," and supports "industry awareness."

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

   The project is located at 20 West Contra Costa Unified School District (WCCUSD)

school campuses in Richmond and San Pablo. Along with educational programming, the primary green schoolyard improvements will take place at Nystrom Elementary School (230 Harbour Way S, Richmond, CA 94804). Educational programming will also take place at 19 WCCUSD schools (with tree planting at 11 of these): Bayview Elementary School (3001 16th St., San Pablo, CA 94806), Cesar Chavez Elementary School (960 17th St., Richmond, CA 94801), Dover Elementary School (1870 19th St., San Pablo, CA 94806), Downer Elementary School (1231 18th St., San Pablo, CA 94806), Ford Elementary School (2711 Maricopa Ave., Richmond, CA 94804), Grant Elementary School (2400 Downer Ave., Richmond, CA 94804), King Elementary School (4022 Florida Ave., Richmond, CA 94804), Lake Elementary School (2700 11th St., San Pablo, CA 94806), Lincoln Elementary School (29 6th St., Richmond, CA 94801), Mira Vista K-8 School (6397 Hazel Ave., Richmond, CA 94805), Montalvin K-8 School (300 Christine Dr., San Pablo, CA 94806), Michelle Obama School (629 42nd St., Richmond, CA 94805), Peres K-8 School (719 5th St., Richmond, CA 94801), Riverside Elementary School (1300 Amador St., San Pablo, CA 94806), Stege Elementary School (4949 Cypress Ave., Richmond, CA 94804), Tara Hills Elementary School (2300 Dolan Way, San Pablo, CA 94806), Washington Elementary School (565 Wine St., Richmond, CA 94801), DeJean Middle School (3400 MacDonald Ave., Richmond, CA 94805), and Helms Middle School (2500 Road 20, San Pablo, CA 94806).

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

   This project leverages the seven-year-long partnership Growing Together (GT) has had with WCCUSD, where they have created a dynamic environmental education program in collaboration with school leadership, staff, students, and families. (GT was just named “Partner of the Year” for 2025-26 by WCCUSD). In the 2025-6 school year, 7,650 students at 33 K-12 schools took part in their educational programming, 1-2 times each week throughout the year. With GT staff present at each of the schools, leading instruction and activities that are interwoven into during-school, after-school, and family engagement programs, they have had frequent and consistent opportunities to directly communicate with teachers, principals, and other staff and community stakeholders to get their input and feedback. The project also leverages the experience of Trust for Public Land (TPL) in community engagement, planning, and implementation of green schoolyards in the East Bay coupled with their park and open space development work in Richmond over the last decade, which includes the Richmond Wellness Trail, Richmond Rising initiative, and MLK Park and Community Center (adjacent to Nystrom Elementary). This experience has allowed both project partners to develop a deep understanding of the needs and priorities of the school communities.

Each year from 2022 to 2025 Growing Together (GT) has conducted a stakeholder survey to determine community needs, distributed to administration, teachers, and staff members at all of its 31 partner schools, and, in many schools, to students and parents. Both GT's educational programming and green school improvements have been deemed a priority for these schools, as they have gone through a stakeholder approval process at each school through the School Site Council (which includes parents) and have been integrated into the School Site Plan. One of the reasons the green schoolyard projects have gained traction and acceptance is that they are seen as part of high quality, standards-aligned experiential education and valued by education stakeholders.

Last year's stakeholder survey results support the need for green spaces and educational programming. Both "the value of the programming overall" and "garden and nutrition programming should be a priority for the school and the district" received an average rating of 4.8 (with 5 being the highest) from teachers, staff, and administrators. When asked whether they recommended continuing this program for the following year, 99% agreed, with 88% responding "strongly agree." Teachers repeatedly commented on the value of the green outdoor learning spaces for students, noting the "benefits to learning in the outdoors" and describing them as "a great space for students to study nature," "a calming space where they feel connected," and "a great environment that allows students to engage in hands-on learning." Many shared that the green spaces helped build a love and appreciation for nature, taught students the importance of plants and how to take care of them, and gave students a sense of ownership in the school campus. One commented, "It makes our school a better place!" Of parents surveyed, 98% said it was important to them that their child's school had a garden and nutrition education program, with comments like "I wish we had the program more frequently!"

Project partner the Richmond Outdoors Coalition (ROC), a collective impact initiative composed of ten community based organizations dedicated to expanding equitable access to nature for youth and families in WCCUSD, has cultivated lasting, consistent, and meaningful relationships with community members during a three-year pilot program (2023–2026) to implement a pathway of nature-based activities for students and families. Their community-led Steering Committee—currently expanding to include youth voices—and a network of ten local organizations have allowed them to create authentic spaces of ongoing two-way community engagement. The ROC Steering Committee advises the ROC administration team on priorities for decision-making while centering meaningful connection and tangible responsiveness to community input.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the*

measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

This project addresses community needs and priorities identified through community engagement, as described above, and aims to address the environmental justice and public health issues facing the Richmond and San Pablo communities where the project takes place. Many public schoolyards in these communities are paved over with asphalt and lack tree canopy, leaving students directly exposed to air pollution, extreme heat, and play spaces prone to flooding. Asphalt surface temperatures can reach 120°F, enough to burn skin, while urban heat islands and related air pollution discourage active play and increase risks from heat strokes, asthma attacks, and other conditions. The lack of natural elements on campus affects students' mental health and well-being, too. Rather than offering sanctuary and providing much-needed access to green space, barren schoolyards aggravate existing challenges, which particularly impacts low-income students and those with disabilities and chronic diseases.

Nystrom Elementary is located in The Iron Triangle in Richmond, a neighborhood deeply affected by Richmond's history of unjust racial segregation and land use practices, including dividing residential communities with freeways and years of urban disinvestment. Today, the densely populated neighborhoods surrounding the school suffer disproportionate environmental burdens, receiving an overall score of 93 on CalEnviroScreen 4.0, with 98 for asthma and diesel particulate matter. According to the Tree Equity Score tool, the area is a high priority for more trees, with just 6% tree canopy cover. TPL's Climate Smart Richmond mapping tool shows surface temperature hot spots surrounding the school. The community is designated a disadvantaged community (DAC) by the Department of Water Resources (DWR) DAC mapping tool, and 81% of students are identified as low income (California Department of Education [CDE]).

All of the other schools served by the project experience similar environmental justice and health challenges. They are mostly located in dense urban neighborhoods in Richmond and San Pablo, where access to green space close to home is limited and air pollution and heat are an issue. Across all of the schools, the average CalEnviroScreen score is 75, with scores up to 93. Asthma scores average 93 (and up to 99) and diesel particulate matter 84 (and up to 98). There are an average of 1.92 park acres per 1,000 residents within a 10-minute radius, lower than the recommended 3 acres, and some schools are much lower, with the lowest at .33 acres. The average tree canopy cover is 10.95%, with several schools at 5-8%. Several neighborhoods are high priority for heat mitigation due to high heat vulnerability (CHAT). Students across the schools average 84% low income, with several schools having 90-98% low income students (CDE).

Green schoolyards are a low-cost, effective way to positively impact these communities by making schools and surrounding neighborhoods healthier and more climate resilient.

Designing and implementing green spaces filled with trees, plants, and porous surfaces helps to absorb air pollutants and stormwater, sequester greenhouse gases, and prevent flooding and excessive temperatures. Trees cool play spaces and surrounding areas directly by shade, and indirectly through evapotranspiration. A 2023 UCLA Luskin Center for Innovation report found that shade is the primary driver of reductions in the human heat burden, and, where changes to shade infrastructure are not possible, vegetated land cover can reduce heat, particularly surface temperature.

Green schoolyards also contribute to children's physical, mental, and social-emotional well-being. They provide access to nature and promote increased outdoor activity in these dense, urban neighborhoods, thus improving the physical and mental health of children, while boosting their academic performance. Research points to the relationship between access to green space and improved educational outcomes, as well as a reduction in truancy. Heat negatively impacts learning, particularly for low-income and minority students. Children seek shade during high temperatures instead of being active during recess. By creating stimulating living landscapes and shade, the project encourages students to play rather than rest at recess and enables them to spend more time outside. Increased physical activity leads to improved health and could positively impact the high rates of obesity and heart disease in these communities in the long term.

As described above, the project's educational programming delivers positive impacts to the communities as well, especially related to improved health outcomes. This project responds to identified needs by delivering the programming that's been requested by stakeholders and developed in collaboration with stakeholders, as detailed above. The programming is highly effective when paired with schoolyard greening, as students have green spaces where they can actually observe and experience the concepts hands-on, "making learning more tangible and memorable for students," in the words of a teacher.

Increased green space and outdoor environmental and health education will have a direct positive impact on 8,200 students total across the schools, and this impact has the potential to spread to 20,000+ residents that are part of the school communities (families, teachers, staff, and neighbors). In the long term, creating a scalable model for district-wide school greening has the potential to greatly multiply the project's impact.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

   The Richmond Outdoors Coalition (ROC) is a subcontractor that will support community engagement activities for the project, in collaboration with project partners Growing Together (GT) and Trust for Public Land (TPL), to help ensure it is rooted in the authentic

input of students and families. The ROC will also integrate its Steering Committee across all the projects in this application, facilitating monthly strategy sessions with community members to ensure the projects are aligned and form a cohesive movement for environmental justice in West Contra Costa Unified School District (WCCUSD). The ROC Steering Committee is made up of ten adult community members, and soon to add ten community youth members recruited from across the 20 schools this project serves, that will be utilized by this project (and all projects in the application) as match funding.

The ROC, TPL, and GT will collaborate on an inclusive community engagement process that ensures the resulting campus greening and educational programming reflect the unique needs, cultures, and aspirations of the community, maximizing benefits and fostering long-term success. For example, a robust engagement with Nystrom Elementary School community members will be conducted so they can actively participate in shaping their environment. The project partner team will draw on their prior experience of the schoolyard greening process, where interviews with students, teachers and staff; surveys; design workshops; and drawing exercises all informed the decision making that led to the implementation of improvements.

The ROC and GT will support TPL to facilitate a design process at Nystrom Elementary with students, teachers, staff, and families to envision their green schoolyard and identify priorities. This will include at least two sessions, where participants may sketch ideas, vote on amenities, and create art, making the process fun and educational. A survey will also be distributed to the school community to collect input, and the ROC will help ensure surveys reach the most impacted families. The ROC will utilize a closed-loop accountability framework, where community feedback is formally integrated; project partners must document how they adjusted the schoolyard design based on input and report changes back to the community before implementation begins. In this way, the project generates a community-driven, desired and viable vision for schoolyard greening before final plans are developed. A similar process will be conducted at the project's other schools to inform the tree planting, adjusted for the differing scope.

In coordination with GT program staff at the schools, the ROC will also support planning and selecting activities for the new green spaces during and after implementation. The aim is to ensure activities promote community pride and ownership of the green spaces, engage the community in stewardship of their green spaces, and expose them to the benefits. Activation will include GT-led community/parent work days during implementation and stewardship; as a teacher commented on GT's annual survey, "the program engaged the whole community when they planted trees at our school."

Since GT has staff at the schools, they have direct access to students, teachers, and school leadership and are in regular communication with them (e.g., staff meetings, individual meetings, yearly stakeholder surveys, class time with students, and schools' parent messaging and newsletters). Thus, they can provide continuous updates to the community about the progress of the project and solicit feedback. To design, update, and

deliver their educational programming, they will incorporate student and teacher feedback through these multiple methods, as is their typical practice.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Overall project vision: The overall vision is for 20 West Contra Costa Unified School District (WCCUSD) schools to be green schools where students have healthy, welcoming outdoor spaces for play and learning and where they are educated and empowered to make healthy living choices and participate in the improvement of their environment. The project also benefits the school communities and surrounding neighborhoods, aiming to make a positive contribution to cleaner air, increased tree canopy cover, environmental literacy, and improved health in the project area. The long-term vision is for the project elements to be woven into the basic program structures of the schools to ensure continued positive impact on the communities.

Measurable Outcomes: The following are the five measurable outcomes for the project:

- Complete greening installation at Nystrom Elementary, increasing access to nature-based outdoor learning and outdoor green spaces for 420 students.
- Plant trees in 11 additional schoolyards, contributing to increased tree canopy in West Contra Costa County neighborhoods.
- Ensure the use and sustainability of 20 campus green spaces with community-driven stewardship, engaging over 1,000 additional children and family members per year in developing and maintaining these spaces.
- Increase the health and well-being of 8,200 children by providing them with 40-60 hours per year of outdoor experiential education and connection to nature and promoting physical activity and healthy habits.
- Demonstrate a scalable model for district-wide green schoolyard modernization and advance district support for a policy for long-term integration of green schoolyards into planning, modernization, or facilities standards.

Partner Roles:

Co-Applicant Trust for Public Land (TPL) will be the Project Lead, responsible for overall project management and coordination of project partners. They will manage the design and implementation of the green schoolyard installation, including the creation of the concept plans, coordination with school leadership, and hiring and management of contractors needed for the Nystrom Elementary greening project. They will also collaborate with GT and The Richmond Outdoors Coalition on community engagement to ensure community input is integrated into all aspects of the project.

Lead Applicant Growing Together (GT) will be responsible for developing and delivering the educational programming at the 20 school sites, including coordination with school principals and teachers. They will collaborate with other project partners (as described below) on community engagement with the school communities and the design and implementation of schoolyard greening at Nystrom Elementary. They will also be responsible for implementation of tree planting and other improvements of outdoor learning areas at 11 schools, and will coordinate green space stewardship activities at all 20 schools, including school community workdays.

Co-Applicant West Contra Costa Unified School District (WCCUSD) will be key to the project's success. WCCUSD's Associate Superintendent of Operations and Facilities Department Director, along with school leaders, will collaborate with TPL and GT to coordinate project timelines and workplans for green schoolyard installations. As the property owner, WCCUSD will review and approve construction drawings and design specifications. It will support the education and engagement elements through district-level contracts and site-level agreements. It will utilize its communications systems to support community engagement. It will also support stewardship efforts and provide operations and maintenance of the improvements, if necessary.

Subcontractor Richmond Outdoors Coalition (ROC) will provide community engagement support to TPL and GT for the project. The ROC will support TPL in engaging the community in the green schoolyard design process at Nystrom Elementary and will also collaborate with GT to engage the school communities in the activation of new green spaces at all schools. The ROC's Steering Committee (as match funding) will provide a high-level advisory perspective on project activities.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Overall Budget: The total funds requested for the Healthy Green Schools Project is $2,589,064. The total funds requested by each project partner are the following: GT (Lead Applicant): $1,741,849; TPL (Co-Applicant 1): $834,715; and WCCUSD (Co-Applicant 3): $12,500.

Key Project Costs:
Staff/Personnel Costs

- GT: $1,284,000; Site Coordinators, one each for 20 schools, for planning and implementation of educational programming and stewardship, and one Program Coordinator to oversee educational programming at all schools.
- TPL: $120,800; Staff member to serve as Project Manager for the project.

Construction

- Green Schoolyard Improvements at Nystrom Elementary (TPL): $504,865
- Green Schoolyard Improvements (tree planting) at 11 schools (GT): $237,036

Professional Services

- Green Schoolyard Improvements at Nystrom Elementary (TPL): $104,750

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The project is consistent with several local and regional initiatives and plans. For example, it supports the goals of the *Contra Costa County Climate Action and Adaptation Plan (CAAP) 2022 Update*, namely the goal "Resilient Communities and Natural Infrastructure," advancing strategy 5.5: Minimize heat island effects through the use of green infrastructure. The project's green schoolyard improvements and tree planting at 11 schools will provide shade and cooling at the schools, decreasing both surface and ambient temperatures, thus minimizing heat island effects in these communities. These project components also align with Objective 6– Green Infrastructure, Urban Forestry and Agriculture– of the *City of Richmond Climate Action Plan*, specifically Strategy GA1, Support Urban Tree Planting Programs, and Strategy GA3, Support Green Infrastructure, which includes "retrofitting existing City facilities with green infrastructure." By increasing the school garden space at Nystrom Elementary, the project also supports Strategy GA2, which aims" to bring urban agriculture to schools."

The project is also consistent with the 2017 *City of Richmond Urban Greening Master Plan*, specifically Goal 2: Expand the Urban Forest and Goal 4: Educate and Promote Stewardship of the Urban Forest. The project includes Growing Together (GT) planting trees at 11 school campuses, thus advancing Program 2-B, which encourages supporting tree planting campaigns by community-based organizations. By funding GT's stewardship of school food gardens, the project advances Program 2-F, which encourages supporting urban agriculture within the City. Program 4-C is to "support the development of environmental curricula to foster environmental stewardship" and to "support the development of curricula that relies on hands-on experiences in natural settings to foster environmental stewardship among young people." The project develops educational programming that fits these descriptions exactly.

The project directly aligns with and advances several West Contra Costa Unified School District (WCCUSD) plans. The *WCCUSD Elementary School Educational Specifications* calls for outdoor learning environments and gardens on campus as part of Learning Support; the project's greening at Nystrom Elementary and tree planting at 11 schools provide these elements. Both GT and the Richmond Outdoors Coalition are named as the selected providers of health and wellness programming at project schools in the *WCCUSD Expanded Learning Opportunities Program (ELO-P) Plan.* The project's educational programming supports Goal 3.4 of the *WCCUSD 2024-29 Strategic Plan* to "provide opportunities for students to design learning experiences for themselves and effectively investigate real world problems that can positively impact their school and the wider community." This experiential programming does this and provides the context, spaces, and instructional support for all students to have "real-world learning encounters" and "opportunities for collaborative inquiry-based learning."

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

As part of their Community Schoolyards initiative, Trust for Public Land (TPL) has transformed nearly 300 schoolyards around the country in collaboration with school districts, educators, parents, children, and community members to ensure their needs are centered. In California alone, TPL has completed 91 park and schoolyard development projects, incorporating a range of urban greening solutions similar to those for this project such as tree planting, permeable surfaces, rain gardens and bioswales, native plants and pollinator gardens, and green play spaces that use natural materials.

One example of TPL's experience managing and implementing projects in the Bay Area of similar size and scope is the Bridges Academy Green Schoolyard project in Oakland, completed in 2024 with a total cost of $2.4 million. The project removed 10,366 square feet of asphalt paving at the school and planted 54 new trees, installed shade structures and outdoor seating and gathering areas, and created a natural play area with fruit trees. Another example is the Ashland Zócalo Park project in San Leandro, also completed in 2024 with a total cost of $7 million. This resident-led project transformed a blighted vacant lot into a vibrant community hub with a lawn, walking loop, shade trees, colorful landscaping, and recreational features.

In Oakland Unified School District (OUSD), TPL has implemented four pilot green schoolyards projects in East Oakland and the Fruitvale District in partnership with Growing Together (GT) and developed Living Schoolyards Design Guidelines that were adopted by the School Board and utilized in all schoolyard greening projects since that time. TPL was also instrumental in securing State funding for the implementation of two

green schoolyards and the planning of an additional ten green schoolyards in schools with the highest need for open space. These pilot projects and secured funding enabled OUSD to scale the schoolyard greening program throughout the District. In the last decade, OUSD and TPL are credited for collectively planting over 700 trees district-wide.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

    As the Project Lead, TPL will be responsible for overall management of this project and will dedicate a TPL staff member to fulfill this role, which is included in the budget. This will likely be Annie Youngerman, Bay Area Parks for People Associate Director, who is a Licensed Landscape Architect and has guided design and overseen implementation of a number of green schoolyards in Oakland.

    For Nystrom Elementary schoolyard greening, TPL will manage implementation phases, serving as the primary point of coordination among project partners GT, the Richmond Outdoors Coalition (ROC), and West Contra Costa Unified School District (WCCUSD) and the school principal and teachers. TPL will co-lead two community engagement sessions with GT, produce all engagement materials and surveys with partner input, and manage translation services to ensure inclusive participation, with broader outreach supported by GT, the ROC, and WCCUSD. TPL will produce the concept plan with input from GT and the ROC and present it to the school community alongside GT. For construction documentation, TPL will oversee the design team, manage District coordination and Division of State Architect (DSA) review and approval, and handle contractor selection and contract award in partnership with GT. A formal bid process is not required, allowing for direct contractor hiring. TPL will manage the contractor and coordinate all installers, while GT will lead installation of selected project elements.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.

- Indicate “N/A” if the question is not applicable to the project.

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

    Nystrom Elementary schoolyard greening will require Division of State Architect (DSA) approval; we will utilize professional services from an architect to provide the drawings needed to apply for DSA approval. Both Trust for Public Land (TPL) and Growing Together (GT) have successfully received DSA approvals for prior green schoolyard projects and understand the requirements, costs, and timeline. We have allocated six months for DSA approval, and applicable fees are included in the project budget. West Contra Costa Unified School District (WCCUSD) will review and approve the proposed plans, which will be integrated into the project schedule and occur within the grant term. For educational programming, GT is already in a Master Services Agreement with WCCUSD to engage with students at all the school sites. The project has received initial approval from WCCUSD, from both the Associate Superintendent and the Nystrom Elementary School Principal, to proceed with school engagement around tree planting and schoolyard greening design. (See Richmond_26LCB9_Healthy Green Schools_Master Services Agreement and Richmond_26LCB9_Healthy Green Schools_WCCUSD Letter as supporting documentation.)

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

    N/A. CEQA will not be needed for this project.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

    Co-Applicant WCCUSD is the owner of Nystrom Elementary School and has full site control. Lead Applicant GT will enter into a contract agreement with WCCUSD in order to make site improvements. TPL, as Co-Applicant, will be in a partnership agreement with GT. We are confident this will occur by the time of the Grant Agreement execution, as we will start drafts of these documents at the time of application submission.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

    The project partners will work closely with WCCUSD Maintenance and Operations to ensure that the project will not trigger an unmanageable burden to the District and maintenance crews. All attempts will be made to ensure the green schoolyard improvements at Nystrom Elementary are sustainable and do not require intense maintenance. Tree and shrub species selected will either be low or very low water use except the educational fruit trees, due to their characteristic need for consistent irrigation. Trees selected will be site appropriate and inspected for elements that may impact their health after planting. Trees exhibiting these issues will not be planted on site. Trees will be planted in locations to best support their overall growth and longevity, with dedicated irrigation to ensure consistent and deep watering in their first years of life. Tree wells and planted areas will be mulched to support water retention. Maintenance of trees will ensure they are only pruned as needed and appropriate and are allowed to grow to their mature height and spread, maximizing air pollution mitigation and shade benefits. The majority of plant species will be selected from the CA native plant palette; those species typically do not require regular pruning or intense fertilization or watering.

    During the grant term, operations and maintenance needed will be conducted by GT staff, with support from students through hands-on learning activities in the green spaces as part of educational programming and community stewardship workdays. In GT's budget, we have included three years of additional maintenance of these spaces. WCCUSD staff will be brought in for maintenance support only on an as-needed basis.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

    The design and implementation of the new green spaces in the Nystrom Elementary schoolyard will need to take into consideration the maneuverability of emergency vehicles, accommodate an adequately sized safe dispersal zone, and allow for regular physical education activities. Additionally, construction will have to be timed for minimal disruption of regular instruction, with asphalt removal, and potentially dust-generating or loud operations limited to summer break or after-school hours. TPL and WCCUSD will address these constraints during the planning and design process. Another consideration is turnover in WCCUSD leadership and/or in school leadership, which GT has experienced and managed to overcome during their time working within WCCUSD. We will address this by leveraging the close working relationships GT has with multiple WCCUSD departments (Expanded Learning, Facilities, Maintenance, Career and

Technical Education, Science, and Food Services). Finally, once the project is complete, greener schoolyards may lead to higher enrollment and attendance. While this is a desired project outcome, it might also increase vehicular traffic associated with student drop off and pick up. However, this application's Spinning and Rising project, which encourages biking to school, and the Richmond Wellness Trail near Nystrom Elementary, a safe biking and walking path, will help mitigate these impacts by promoting alternative transportation methods.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

Project Vision:	Carry out a campus greening project at 20 West Contra Costa Unified School District (WCCUSD) schools, giving students regular access to outdoor green spaces while building lifelong healthy habits through outdoor, experiential educational programming, which results in improved student health outcomes and improved environmental conditions at the schools.

Measurable Outcome	Indicator(s)
1. **Nystrom Elementary Greening Installation**: Complete greening installation at Nystrom Elementary, increasing access to nature-based outdoor learning and climate resilient green space for students.	• Square footage of new or improved green space created • Number of students with regular access to the new green spaces (estimated annual reach) • Short reflections from teachers or students describing changes in outdoor learning or play experiences
2. **Schoolyard Tree Planting at 11 Additional Sites:** Plant trees in 11 additional schoolyards, expanding shade canopy, reducing heat exposure, and improving outdoor learning environments for students across the project area.	• Number of additional shade trees planted • Number of outdoor learning areas enhanced for students • Square feet of added tree canopy at tree maturity (average of 8 years, beyond the duration of this grant period)

3. **Community Stewardship of 20 Campus Green Spaces:** Ensure the use and sustainability of 20 campus green spaces with a community-driven stewardship model, engaging over 1,000 children and family members each year in developing and maintaining these spaces.	● Square footage of campus green spaces maintained each year through community stewardship events ● Number of stewardship events held annually ● Number of participating community members taking part in the stewardship of their campuses. ● Documented stewardship plan
4. **Children's Health and Outdoor Learning:** Increase the health and well-being of 8,200 children by providing them with 40-60 hours per year of outdoor experiential education and connection to nature and promoting physical activity and healthy habits.	● Number of students regularly participating in outdoor learning or nature based activities ● Average hours of outdoor learning or physical activity per student per year ● Number of parents that say their child is eating healthier on the annual stakeholder survey
5. **District Scalable Model**: Demonstrate a scalable model for district-wide green schoolyard modernization and advance district support for a policy for long-term integration of green schoolyards into planning, modernization, or facilities standards.	● Number of district departments engaged ● Number of district leaders participating in working sessions ● District interest in developing green schoolyards design guidelines or changes in policy toward green schoolyards

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Nystrom Elementary Greening Installation	A. Design Finalized	1.Conduct site assessment	Trust for Public Land (TPL)	Growing Together (GT)	Q2 2027
		2.Facilitate design workshops with, and distribute surveys to, students, teachers/staff, and families	TPL	GT, Richmond Outdoors Coalition (ROC)	Q2 2027
		3.Finalize conceptual design and construction documentation, and secure DSA permit / school district approval	TPL	GT	Q3 2027 - Q2 2028
	B. Installation Completed	1.Procure materials and contractors	TPL	GT	Q4 2028 - Q1 2029
		2.Coordinate construction schedule	TPL	GT	Q1 2029
		3.Oversee construction	TPL	GT	Q2-3 2029
	C. Post-installation Activation	1.Train teachers on outdoor learning use	GT	GT	Q3-4 2029
		2.Host opening celebration	TPL	GT	Q3 2029
		3.Document usage and student reach	TPL	GT	Q4 2029
2. Schoolyard Tree Planting at 11 Additional Sites	A. Site Assessment	1.Conduct site assessments at all 19 schoolyards, evaluating soil quality, sun exposure, drainage, utilities, and available space	GT	GT	Q1 2027

		2.Determine appropriate tree species per school	GT	GT	Q1 2027
		3.Create tree planting plan for each site	GT	GT	Q1 2027
	B. Trees planted at all sites	1.Plan & lead planting events at appropriate school sites, with students, teachers, families	GT	GT	Q2 2027, Q1-2 2028
		2.Confirm species, placement, and planting depth at each site, update tree inventory	GT	GT	Q2 2027, Q1-2 2028
	C.Monitoring and impact reporting	1.Conduct 30-,90-, and 180-day survival checks at schools, and replace as needed, and/or fix problem	GT	GT	Q4 2027 - Q2 2028
		2.Compile impact report, with total trees planted	GT	GT	Q3 2028
3. Community Stewardship of 20 Campus Green Spaces	A. Stewardship framework developed	1. At each site, create garden development & stewardship plan	GT	WCCUSD	Q1 2027
		2. At each site, plan community workday events - timeline, projects, outreach, coordination & roles	GT	ROC	Q1 2027
	B. Stewardship Pilots launched	1. Pre-event outreach & coordination	GT	ROC	Q2-4, 2027-9
		2. At each site, hold 1-4 community work days each year	GT	ROC	Q2-4, 2027-9
		3.Track participation and maintenance activities	GT	GT	Q2-4, 2027-9
	C. Evaluation and Refinement	1.Collect feedback from school staff	GT	GT	Q2-4, 2027-9

		2.Document successes, challenges, recommended improvements	GT	GT	Q2-4, 2027-9
		3.Create operations guide for community-driven stewardship at sites	GT	ROC	Q1-2, 2029
4. Children's Health and Outdoor Learning	A. Outdoor Learning Implementation	1. At each site, meet with school stakeholders to plan outdoor learning program schedule	GT	WCCUSD	Q2-3, 2027-9
		2. Implement regular schedule of during- and after-school outdoor lessons, either modular program (for newer schools) or year-long program (for established schools)	GT	WCCUSD	Q3-Q2, 2027-9
		3. Ensure continuous program development throughout 3-year period through regular meetings with school stakeholders	GT	WCCUSD	Q1-4, 2027-9
	C. Health and Well-Being Outcomes Documented	1. At each site, conduct school stakeholder feedback surveys	GT	GT	Q2, 2027-9
		2.Document anecdotes from school staff, and engage student participants in hands-on activities during programs that support two-way qualitative feedback on program activities (ie, photovoice, program observations).	GT	ROC	Q2, 2027-9
		3. Create end of year reports for each partner school	GT		Q2, 2027-9
5. District Scalable Model	A.Green schoolyard model developed	1. Demonstrate successes at Nystrom Elementary and other school sites with additional tree planting	TPL	GT	Q1-4 2029

		2. Document outcomes, lessons learned, and refinements needed for district-wide application	TPL	GT	Q1-4 2029
		3. Develop a framework that could include future design standards, cost ranges, and maintenance models that is based on Nystrom Elementary greening installation, tree planting at other schools, as well as previous greening efforts	TPL	GT	Q1-4 2029
	B.District-wide scalability and operational feasibility explored	1. Review with the District, a framework for scaling, including future design standards and maintenance models	TPL	GT	Q1-4 2029
		2. Meet with multiple District departments.	TPL	GT	Q1-4 2029
		3. Incorporate District feedback into the future framework	TPL	GT	Q1-4 2029
	C. District commitment to long-term green schoolyard integration secured	1. Present recommendations to district leadership	TPL	GT	Q1-4 2029
		2. Review district feedback	TPL	GT	Q1-4 2029
		3. Obtain support to advance a greening policy	TPL	GT	Q4 2029

Project Name:	Healthy Green Schools
Lead Applicant Name:	Growing Together
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Site Coordinator	Leads planning and implementation of all education and community stewardship programming, and facilitates partnerships with CBO's, at each school - 15 to 25 hrs/wk each (depending on school site) @ $43/hr + 12% fringe - 20 positions	$990,000.00
Personnel/Staff Costs	Direct	Our Living Future Coordinator	Manages school site, district, and CBO partnerships, ensuring deliverables are achieved and outcomes evaluated- 1 FTE @ $98,000 x 3 yrs	$294,000.00
Construction	Direct	Utility connections	GT Contractor - backflow, water lines, valves, irrigatior	$137,280.00
Construction	Direct	Permanent fixtures	GT Contractor - student seating areas, raised beds	$28,496.00
Construction	Direct	Landscaping	GT Contractor - trees, plants, mulch, logs, boulders	$38,168.00
Construction	Direct	Maintenance	GT Contractor - tree establishment care	$2,500.00
Contingency	Contingency	Construction	15% construction contingency	$30,592.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	15% of direct costs	$182,000.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors facilitators	Richmond Outdoors Coalition community engagement process	$32,063
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Community Engagement stipends and supplies	Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	$6,750
Only add lines above this line				
			TOTAL:	**$1,741,849.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$1,529,257.00
Total Indirect Costs	$182,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$30,592.00
Total Funds Requested	$1,741,849.00
Cross-check Total Budget	YES
Indirect as % of Direct	11.9%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	2.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
WCCUSD Site budgets	is renewed each year	$600,000.00
WCCUSD Expanded learning	is renewed each year	$1,500,000.00
Richmond Outdoors Coalition Community Engagement: outreach materials, translation/interpretation, meeting space and furniture	Funds received	$3,088.00
Richmond Outdoors Coalition Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	Funds received	$6,700.00
Richmond Outdoors Coalition Growing Together Site Coordinators at DeJean and Nystrom	is renewed each year	$150,000.00
Only add lines above this line		
	TOTAL:	**$2,259,788.00**

Project Name: Healthy Green Schools
Co-Applicant 1 Name: Trust for Public Land
Term for this budget (in years): 3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	TPL Staff Member	Project Manager ($56/hour x 470 hours x 3 years) + 48% fringe + annual 3% salary increase	$120,800.00
Indirect Costs (≤15% of Direct Costs	Indirect			$99,300.00
Professional Services & Consultants	Direct	Surveyor	Site survey	$15,000.00
Professional Services & Consultants	Direct	Civil Engineer	Engineering for site design	$12,000.00
Professional Services & Consultants	Direct	Structural Engineer	Structural engineering design for new footings related to a shift	$5,000.00
Professional Services & Consultants	Direct	Landscape Architect	Construction documentation for site design	$62,750.00
Professional Services & Consultants	Direct	Architect	Design submittal stamped and approved by an architect to	$10,000.00
Other Direct Costs	Direct	Division of State Architect	Fees to Division of State Architect for project permitting	$5,000.00
Construction	Direct	Mobilization	General Contractor - Mobilization	$5,200.00
Construction	Direct	Site preparation	General Contractor - Asphalt removal and offhaul	$124,800.00
Construction	Direct	Hardscaping	General Contractor - Concrete curbs, fencing	$234,000.00
Construction	Direct	Site furnishing	General Contractor - Picnic tables, shade canopies	$56,100.00
Contingency	Contingency	Construction	15% construction contingency	$63,015.00
Construction	Direct	Construction	General Contractor - 15% profit	$21,750.00
Only add lines above this line				
			TOTAL:	**$834,715.00**

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$672,400.00
Total Indirect Costs	$99,300.00
Total Prof. Services & Consultants	$104,750.00
Total Contingency	$63,015.00
Total Funds Requested	$834,715.00
Cross-check Total Budget	YES
Indirect as % of Direct	14.8%
Prof. Services & Consultants as % of Direct	15.6%
Contingency as % of Direct	9.4%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Our Living Future
Lead Applicant Name	Growing Together
Project Location	West Contra Costa Unified School District
Overall Funding Request	$5,000,000
Grant Term Request	3 Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Blue-Green Careers
Project Lead	The Watershed Project
Project Location	John F. Kennedy High School and three elementary/middle school campuses in West Contra Costa Unified School District
Project Funding Request	$764,050

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Blue-Green Careers (BGC) is a career pipeline developed by the Watershed Project (TWP) as part of their Greening Urban Watersheds and Youth Watershed Stewards Green Stormwater Infrastructure program. The pipeline's overarching goal is to prepare high school students and young adults in West Contra Costa County for green stormwater infrastructure (GSI) and related careers that align with the Bay Area's Just Transition to a clean, green economy. To this end, the BGC pipeline introduces local youth to environmental careers in urban stormwater management by providing meaningful environmental education about nature-based stormwater mitigation from experienced TWP educators, engineers, landscape architects and other partners. The Youth Watershed Stewards (YWS) curriculum is a year-long program providing a highly immersive experience that includes in-class lessons, technical GSI skill-building activities, hands-on experiential learning, mentoring, and connections to professionals in the field. As part of their training, program participants implement GSI at "client" schools in West Contra Costa Unified School District (WCCUSD); thus, the BCG pipeline has an urban greening component that delivers climate resilience and air quality benefits to school communities and surrounding neighborhoods, building Our Living Future one school campus at a time.

For this project, TWP will partner with the Career Technical Education (CTE) Carpentry Pathway at John F. Kennedy High School (Kennedy High) to train the next generation of environmental

workers, delivering TWP's award winning YWS program to high school students. Farther along in the pipeline, TWP will also train and pay a cohort of their Green Collar Corps (GCC) members (Richmond youth ages 18–25, paid) to work alongside TWP staff and 30 high school students per year—90 over the three-year grant term—to design, build, repair, and maintain GSI projects (i.e., rainwater harvesting systems and rain gardens) at the schools, transforming these schoolyards into healthier, greener outdoor learning environments. Overall, the GCC staff will receive over 500 hours of hands-on, practical experience per year. Incorporating the GCC, the project places young people from the same fossil fuel-impacted community on a continuous ladder from classroom to paid internship to entry-level green construction and environmental careers. Each year, the YWS program will run for the full school year at Kennedy High. In the fall, TWP educators deliver five in-class lessons on GSI, environmental careers, and urban ecology; invite professionals from the field to share their job experiences with students; and lead field trips to see GSI at work around Richmond. In the late fall/early winter, students receive hands-on training with TWP and the GCC to build a rainwater catchment system or rain garden at their client school. The year culminates in a Rainwater Action Day celebration in the spring where the school community is invited to participate in the implementation, joining the high schoolers in planting native plants and activating the systems they built on campus.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Build Economic Resilience for a Just Transition: The project aligns primarily with this strategy. BGC is built specifically to be a career pipeline for Kennedy High CTE students and transitional aged youth in Richmond and West Contra Costa County who need real, paid alternatives to working in the polluting industries that have dominated the local economy they've grown up within. With this project, Kennedy High CTE Carpentry students learn GSI as a trade–-not as an abstract concept–-by building and repairing real systems on their own district's campuses. GCC interns, who are paid $22/hour by TWP, serve as near-peer trainers, gaining nine immersive months (the full length of the school year) of supervised, hands-on experience that makes them competitive for entry-level green infrastructure, green stormwater management, landscape, and environmental construction jobs. Industry guest instructors, site visits to working GSI projects, and direct introductions to the firms and agencies hiring in the region give both the students and the interns the skills, credentials, and connections needed for high-quality environmental and green construction careers. The BGC project creates a direct, supported bridge from the fossil fuel-era economy to the green workforce and is meant to lay a foundation to expand to other WCCUSD high schools and reach more youth, increasing the BCG pipeline's contribution to the economic resilience of local communities. BGC is, by design, a piece of the Just Transition infrastructure the Bay REPAIR program was created to fund.

Reduce Air Pollution and Improve Health Outcomes: The project also aligns with this strategy. As described above, the project also contains an urban greening component. Each

year, the high school cohort will install new GSI (i.e., rainwater harvesting system or rain garden), make repairs to GSI where needed, and plant 90-150 native plants at each of three WCCUSD campuses. These installations capture and infiltrate polluted runoff before it reaches the bay, make campuses more resilient to climate change impacts, and add much-needed vegetation to schoolyards in neighborhoods that CalEnviroScreen identifies as among the most pollution-burdened in the Bay Area. In addition to capturing rain and stormwater and providing a cooling effect, this vegetation captures and filters air pollutants from the air, contributing to cleaner air at the schools and in the surrounding neighborhoods. Healthier campuses for thousands of students and families are a direct, measurable co-benefit of the project.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

All project work takes place inside West Contra Costa Unified School District (WCCUSD) in Richmond, California.

We have identified four initial campuses for this proposal:

- John F. Kennedy High School (Kennedy High) — 4300 Cutting Blvd, Richmond CA 94804. Kennedy High's Career Technical Education (CTE) Carpentry Pathway will be the high school home of the Blue-Green Careers (BGC) project where the students can receive the training needed to be able to install and repair Green Stormwater Infrastructure (GSI) systems on other campuses.
- Lovonya DeJean Middle School (DeJean Middle) — 3400 MacDonald Ave, Richmond CA 94805. DeJean Middle will be the first "client" campus for GSI installation.
- Grant Elementary School (Grant Elementary) — 2400 Downer Ave, Richmond CA 94804. Grant Elementary will be the second "client" campus for GSI installation.
- Nystrom Elementary School (Nystrom Elementary) — 230 Harbour Way South, Richmond CA 94804. Nystrom Elementary will be the third "client" campus for GSI installation.

Client campuses are also served by the other projects in the application. Specific campuses will be confirmed annually through a Fall site assessment with WCCUSD Facilities Department.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The Watershed Project (TWP) has worked in WCCUSD schools since 1997, delivering teacher training, watershed curriculum, and outdoor field trips to students across the district. That sustained presence, more than any single planning meeting, is what allowed TWP to gather the input about community needs and priorities that shaped this proposal. Over many cycles of

teaching in WCCUSD classrooms and walking WCCUSD campuses, TWP staff heard the same things from the people who live with these schools every day: high school students wanted real, paying paths to careers; the WCCUSD Facilities Department was stretched too thin to design and maintain green infrastructure on its own; and elementary and middle school teachers wanted outdoor learning spaces but lacked the construction expertise to build them.

Project partners have also provided input from community stakeholders and supported community engagement efforts. Both the College and Career Department and Facilities Department at WCCUSD have expressed support for the BGC pipeline and YWS program, identifying them as something valuable for students and schools. Kennedy High CTE determined the need for students learning about the construction of GSI, and its carpentry instructors helped to scope the curriculum and the installation days so they fit the students' needs and the realities of a CTE classroom. WCCUSD Facilities staff have identified campus greening and GSI maintenance as needed by district schools. For example, at DeJean Elementary, a school tour with the collaborative partners in this grant proposal determined that the school garden had the ideal conditions for installing a rainwater harvesting system, and the idea was supported by the on site garden educator who works with students every week. Similarly, the key partners, teachers, and garden educators at Grant Elementary and Nystrom Elementary have expressed interest in having rainwater catchment systems, and they already have garden programming for their students that will provide the consistent use that is required for GSI to be well utilized and integrated into outdoor education on their campus.

The Richmond Outdoors Coalition (ROC), a collective impact initiative, composed of 10 partnering community based organizations and four pilot schools in WCCUSD, and the community engagement partner on this project. The ROC has been an invaluable source of community input for the project - over the past three years the ROC has nurtured relationships with its pilot schools and families in the district and so has been able to help identify the schools that would be a good fit as a "client" school, based on how the BGC project aligns with their needs and priorities. The ROC has helped connect TWP to teachers, families, and students at these schools.

Additionally, TWP has benefited from the input of a 2024-2025 Listening Campaign conducted by the RYSE Center in Richmond and Ceres Policy Research with 150 youth representing the diversity of Richmond neighborhoods, including youth from Kennedy High and other area high schools.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

BGC was designed to simultaneously address the needs and priorities expressed to TWP on school campuses, as noted above: real, paying paths to careers, support for maintaining campus green infrastructure, and outdoor learning spaces at schools. The need for the project also arose from feedback from community members that leaders in the community should be educating our students on the skills they will need for their future careers. The project's curriculum, components, and timeline were developed based on the input from WCCUSD's College and Career Development Department and in collaboration with the CTE program to ensure they respond to student needs they've identified. For example, workplace skills and networking were two needs identified for CTE programs based on community input, and the project incorporates both of these components.

The project has also been designed to address the challenges communities in the project area are facing. Richmond and West Contra Costa County—including neighborhoods the project serves—carry a documented double burden: decades of disproportionate air pollution exposure from refineries and heavy industry, and the economic uncertainty that comes with the contraction of those same industries. As an example, Kennedy High's neighborhoods face multiple environmental justice and health challenges, receiving the following CalEnviroScreen scores: overall score 93, diesel particulate matter 92, asthma 99, and impaired waters 95. They also score 82 for unemployment. In addition, the California Department of Education (CDE) school dashboard reports that 70.8% of students are socio-economically disadvantaged, and the community is identified as a disadvantaged community (DAC) on the Department of Water Resources (DWR) Disadvantaged Community Mapping Tool. Young people growing up in this landscape are asked to inherit both the health consequences and the uncertain economic transition. There is a clear need for a real on-ramp to work in the just transition economy here and for urban greening efforts that contribute to improved environmental conditions.

BGC delivers an economic resilience on-ramp with three reinforcing benefits. First, it gives 90 Kennedy High students (30 students per year) hands-on green construction skills tied to a Bay Area sector that is hiring—GSI design and installation, landscape and stormwater maintenance, and environmental construction—and connects them, through introductions and site visits, to the people doing that work. Second, it puts 15 paid Green Collar Corps (GCC) interns (local youth, five per year) through nine months of immersive, supervised training that bridges high school CTE and entry-level employment. Third, it leaves three other WCCUSD campuses with functioning GSI systems and 90–150 new native plants that reduce runoff, recharge groundwater, filter air pollution, and create healthier, more resilient outdoor environments for thousands of students and families.

The campuses where GSI will be installed were selected based on several factors. The schools have existing garden programs and have expressed an interest in more urban greening on their campus, and were determined to be a good fit for what the project offers. They are also schools located in neighborhoods that demonstrate vulnerability to harmful environmental conditions and health impacts. DeJean Middle has an overall CalEnviroScreen score of 88, with 91 for diesel particulate matter and 97 for asthma, and a tree canopy cover of just 8%. In addition, 86.6% of its students are identified as low-income (CDE). Nystrom Elementary scores 93 overall on

CalEnviroScreen, with 98 for both asthma and diesel particulate matter, and has only 6% tree canopy cover. It's identified as a DWR DAC, and 81% of its students are low-income (CDE). Both DeJean Middle and Nystrom Elementary neighborhoods are a priority for the County for high heat vulnerability (California Heat Assessment Tool). Grant Elementary scores 98 on CalEnviroScreen for asthma and diesel particulate matter and has just 9% tree canopy cover. These neighborhoods have a need for urban greening, and, through its GSI installations and improvements, the project aims to provide them with the multiple benefits listed above.

The project was also informed by the RYSE Center listening campaign described above, addressing two recommendations from youth that emerged from the campaign: transform schools into healing-centered, future-building institutions and create continuity for youth. Participants expressed the desire to gain independence through paid apprenticeships and the need for opportunities to help them succeed, asking for real resources like career pathways so they can progress with purpose rather than feeling stalled. This project provides an option for a career pathway through both its high school program and GCC internships and provides continuity with the opportunity to progress from one to the other supported by TWP. A key theme that emerged in the campaign was that young people's spaces are neglected and under-resourced, and the project also invests in urban greening installations that create more inspiring school campuses.

The Measurable Outcomes Plan tracks the following results of all of the efforts that have been described here: students completing the curriculum, GCC interns completing the internship, campuses greened, employer connections made, and tangible referrals into apprenticeships and entry-level green jobs. The pilot Youth Watershed Stewards program in San Francisco Unified was successful, and we expect this success to be replicated in WCCUSD. In the words of a Galileo High School participant, "I learned a lot about specific types of green infrastructure and how it helps, and I learned a lot about what kind of career you can get working with green infrastructure planning and testing." We anticipate the project's measurable outcomes will impact communities by preparing youth for career pathways and creating healthier, more resilient school campuses—starting small as the pipeline is established and then growing over the long term as the program continues and expands to other high schools.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement is built into the rhythm of the Blue-Green Careers (BGC) project. Each spring, the Rainwater Action Day (RAD) at the client schools will bring together the Kennedy High student cohort, the elementary or middle school students who will inherit the green stormwater infrastructure (GSI), their teachers, and their families at the campus to plant out the

new rain garden installation. The RAD is open to the school community and is the project's most public moment of the year, where the community can participate directly in its implementation and learn about the benefits it provides. At the same time, the event provides the opportunity for The Watershed Project (TWP) to collect structured feedback from teachers, students, and family members on what the program has meant to them and what can be improved or changed.

TWP will also keep year-round feedback loops with the people closest to the work. TWP educators will run dedicated training sessions for teachers at client schools on how the new GSI works and how to teach with it; those sessions will double as listening sessions for what teachers and students need. TWP will provide customized signage and maintenance manuals for every campus so that the school community has ongoing, plain-language access to information about the GSI system on their campus. TWP will also debrief West Contra Costa Unified School District (WCCUSD) Facilities staff at the end of each year. Partnering with the Career Technical Education (CTE) program allows TWP to receive feedback from the community on how we can provide job training to young people curious about their place in the blue-green job market. Kennedy High CTE instructors and students will complete pre- and post-program reflections that will inform the next year's curriculum. In addition, TWP will tap into our nonprofit partnerships for their feedback on the program and enlist their support to extend the program's reach with their networks. TWP will translate important outreach communications to ensure they are inclusive for non-English speaking members of the school community.

The Richmond Outdoors Coalition (ROC) will be a subcontractor for community engagement activities for all grant projects in this application to help ensure they are rooted in the authentic input of students and families. The ROC will also integrate its Steering Committee across all the projects, facilitating monthly strategy sessions with community members to ensure the projects are aligned and form a cohesive movement for environmental justice in WCCUSD. The ROC's Steering Committee is made up of ten adult community members, and soon to add ten community youth members recruited from across the 20 schools this project serves, that will be utilized by this project (and all projects in the application) as match funding. The ROC is the BGC project's primary bridge to families and high school youth in WCCUSD. The ROC will help TWP identify which client campuses are best matched to the program in a given year, support outreach to teachers and administrators, and, critically, funnel high school graduates into TWP's Green Collar Corps (GCC) internship after they leave Kennedy High. That continuity is key to the engagement strategy: the same young people can be engaged with the program at multiple stages of their lives, as high school students and as graduates.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision: The Watershed Project's innovative Blue-Green Careers (BGC) project advances economic resilience and environmental justice in West Contra Costa County by

building a blue-green workforce pipeline for local youth, training 90 Richmond high school students and 15 Green Collar Corps (GCC) interns (ages 18-25) to design, build, and maintain green stormwater infrastructure (GSI) on school campuses in the city where they grew up. Through BCG, youth from fossil fuel-impacted neighborhoods are equipped with the precise skills and connections to the green economy needed for a just transition into environmental careers. The BGC pipeline is the thread connecting Youth Watershed Stewards (YWS) high school students and transitional age GCC youth to paid blue-green work opportunities within West Contra Costa County and Richmond.

At the same time, this GSI workforce development programming creates greener, healthier school campuses for heavily impacted communities as students apply their training to design and install rain gardens, native vegetation, and rainwater harvesting systems at three West Contra Costa Unified School District (WCCUSD) schools. These urban greening installations directly reduce environmental burdens for these school communities and surrounding neighborhoods by capturing airborne particulates, filtering localized air pollution, mitigating toxic runoff, and reducing ambient and surface temperatures.

Major Project Components: The project, led by The Watershed Project (TWP) Greening Urban Watersheds and Environmental Education staff, consists of a combination of in-class and hands-on GSI learning through the YWS program; immersive GCC intern workforce development training; and client school campus greening. Specifically, it includes the following per year: (1) In-class GSI curriculum at Kennedy High (4–5 lessons) covering urban stormwater, rain garden and rainwater harvesting design, blue-green career pathways, and a rain catchment design challenge, (2) Field trips to active GSI projects led by environmental professionals, (3) Two hands-on green infrastructure build days (6 total build days) at client school campuses, with Kennedy High students leading construction supported by TWP staff and GCC interns, (4) Three preparatory training workdays with GCC interns to prepare them for supporting high school students in installation, (5) Teacher training at the client schools on GSI system function and care and TWP's K–8 watershed curriculum ("Me and My Watershed: Tap the Sky"), (6) Rainwater Action Day community celebration and planting event at each of the client schools, (7) Ongoing GSI maintenance and repair support for WCCUSD campuses, and (8) Customized signage and maintenance manuals for each client school.

Measurable Outcomes: The project's measurable outcomes result from these efforts and consist of the following:

- Build blue-green readiness and pathways for fossil fuel-impacted students and transitional age youth (Target 90 students and 15 local youth in Richmond).
- Improve Environmental Health Conditions on WCCUSD School Campuses Serving Chevron-Impacted Communities by enhancing green-blue spaces.
- Increase Environmental Career Awareness and Advancement among Richmond Youth (15 paid interns, 2 paid apprentices in Green-Blue Jobs).
- Strengthen Intergenerational and School-Community Connections to Environmental Stewardship in Richmond.

Role of Applicant: TWP serves as Co-Applicant on the application and Project Lead for this project. TWP's Greening Urban Watersheds and Environmental Education teams deliver curriculum, lead build/installation days, train teachers, supervise GCC interns, and run program evaluation and grant reporting. TWP will create a new Blue-Green Project Manager position to lead school greening implementation and the hands-on training days for the high school students.

Partners: Partners on this project are Kennedy High CTE Building and Construction Trades Pathway (curriculum and hands-on project partner); WCCUSD Facilities Department (site access, approvals, coordination); WCCUSD elementary and middle school teachers and principals at client schools (teacher training, ongoing stewardship); the Richmond Outdoors Coalition (ROC) (community outreach, client school identification, and high school-to-GCC pipeline). The ROC will be a vital bridge to WCCUSD and the client schools, ensuring that the school greening projects and BGC just transition workforce development programming are integrated and activated.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Overall Budget: The total cost for the BGC project is $764, 050, which is the amount requested from Bay REPAIR. TWP's three-year project budget for BGC totals $725,237. Direct costs make up $630,737 of that total; indirect costs are $94,500 (14.1%). Professional Services and Consultants are budgeted at $0, well below the 25% application cap.

Personnel ($582,737). The largest share of the budget covers TWP staff time across the four departments that run the program—Greening Urban Watersheds, Education, Urban Restoration, and GCC Youth Workforce Development. Specific roles and time allocations include the Senior Manager of Greening Urban Watersheds (30% FTE: design, permits, build oversight, training oversight); Senior Educator and Workforce Development Manager (27% FTE: workforce education pathway); Career and Skills Training Educators (22% FTE: per person for three people); GCC Workforce Development Manager (15% FTE: certification and career development); Construction Crew Lead (20% FTE: implementation and skill training); Executive Director (5% FTE: partnerships and permits); and five GCC team members at $3,333 per intern per year over three years ($50,000) for paid hands-on training and skill-building alongside Kennedy High students.

Materials, Supplies & Equipment ($45,600). Three demonstration GSI projects at $15,000 per year each ($45,000 total for three years), itemized as: 3 cisterns at $5,000 each, foundations at $2,500 each, plumbing at $2,500 each, and 30-50 native plants at $45 each per campus and

one campus will be retrofitted every year (3X). Curriculum printing and teaching materials add $200 per year ($600 total).

Subcontractors, Vendors & Engagement ($43,213). The total budget includes $38,813 for GT to contract Inclusion Outdoors for the ROC for the community engagement process. Other subcontractors, vendors & engagement costs, included in TWP's budget, are stipends for school landscaping and vocational training staff participating in trainings ($200 per training per person, target 10, $2,000) and Career Day, professional development, and case-study field trips covering speaker fees, transportation, and location rentals ($2,400).

Indirect. Indirect costs are $94,500 to cover the rent, accounting, IT, and shared administrative infrastructure that any TWP program relies on.

Other Sources of Project Funding. $56,466 from ROC/YES Nature to Neighborhoods is leveraged alongside the Bay REPAIR request to support GCC interns and the community engagement work that connects Richmond youth into TWP's blue-green career pipeline ($18,822 per year; funds received for Year 1 and expected to be renewed each year).

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

Blue-Green Careers (BGC) is built to plug into work the region is already doing, and because it is part of a collaboration of so many other community-based organizations working in the project area, it supports many community, local, and regional initiatives. The project is consistent with California's Community Air Protection Program, which designates Richmond and West Contra Costa as AB 617 communities and explicitly names workforce development and green infrastructure among the priorities the local Community Steering Committee has lifted up. The project addresses both of those priorities with its green construction training and on-campus green stormwater infrastructure (GSI) installations.

BGC supports the *WCCUSD Local Control Accountability Plan 2025-2026*, specifically its objectives to increase career preparedness and increase the percentage of students that completes the Career Technical Education (CTE) pathway under Goal 3, Attention to Achievement. BGC is designed to prepare students for green infrastructure jobs and to encourage students to complete their CTE studies by making the program robust, real-world applicable, and connected to future internship opportunities. Doing so, it also supports Strategy 1: College/Career Pathways under secondary school support– to expand high-quality work-based learning opportunities and rigorous instruction within career pathways.

The project is also consistent with several objectives and strategies of the *City of Richmond Climate Action Plan*. Specifically, with its Kennedy High CTE green infrastructure education and training, it supports Objective 7: Green Business and Industry, Strategy GB2 (Green Workforce

Development) to “Support and expand workforce development programs for the City’s residents and youth through actions such as working with WCCUSD to incorporate green technology education and job training into the curriculum of area high schools.” By installing green infrastructure systems at school campuses, it supports Objective 6: Green Infrastructure, Urban Forestry and Agriculture, Strategy GA3, which aims to “increase green infrastructure projects citywide” including “retrofitting existing City facilities with green infrastructure.”

The BGC green infrastructure education and training directly aligns with Goal 4 of the 2017 *City of Richmond Urban Greening Master Plan*, specifically Program 4-C is to “support the development of environmental curricula to foster environmental stewardship” and to “support the development of curricula that rely on hands-on experiences in natural settings to foster environmental stewardship among young people.”

The project also supports the goals of the *Contra Costa County Climate Action and Adaptation Plan (CAAP) 2022 Update*, namely the goal “Resilient Communities and Natural Infrastructure,” advancing strategy 5.5: Minimize heat island effects through the use of green infrastructure. The project installs green infrastructure at three school campuses, which will decrease both surface and ambient temperatures, thus helping to minimize heat island effects in these neighborhoods.

CAPACITY (10 points)

11. *Describe the Project Lead’s experience managing and implementing projects of similar scope and size.*

The Watershed Project (TWP) is a Richmond-based nonprofit with deep experience implementing green stormwater infrastructure (GSI) on schoolyards and delivering environmental education in urban school districts. TWP piloted Youth Watershed Stewards (YWS) in the San Francisco Unified School District (SFUSD) from 2021 to 2026, in partnership with SFUSD’s Career Technical Education (CTE) construction program and the San Francisco Public Utilities Commission (SFPUC). Across four program years, the YWS pilot program has reached nearly 700 students at 12 SFUSD schools, repaired 10 of SFUSD’s 30 rainwater harvesting systems, and improved rain garden conditions at multiple campuses. TWP’s Greening Urban Watersheds Senior Manager, Kat Sawyer, has direct expertise in school greening design and implementation, and installed the majority of SFUSD’s rainwater harvesting systems through SFPUC Urban Watershed Stewardship grants, giving TWP direct technical expertise in the systems this program will build. Also essential to the success of this project, TWP has a long-standing partnership with West Contra Costa Unified School District (WCCUSD), providing watershed education, hands-on curriculum, and outdoor field trips for students across the district since 1997. WCCUSD’s College and Career Department and Facilities Department both support bringing BGC into the district.

TWP’s Green Collar Corps (GCC) program began in 2009, in response to environmental challenges and youth unemployment in historically underserved East Bay neighborhoods; it has since become a vital extension of TWP’s mission to educate and empower communities to protect their watersheds. TWP's GCC green workforce development program blends hands-on

environmental work with professional development, mentorship, and career exploration for under-served, transitional-aged youth, with the GCC internship structured as a comprehensive, nine-month paid internship. The program provides a transformative experience for young people from BIPOC and low-income backgrounds in Richmond, equipping them with valuable skills and knowledge while fostering a profound connection with nature. Through hands-on activities like habitat restoration, water quality monitoring, and watershed exploration, they gain a deep understanding of environmental issues and a sense of ownership and stewardship for their local ecosystem.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Implementation runs across four TWP departments: Environmental Education, Greening Urban Watersheds, Urban Restoration, and Youth Workforce Development (which houses the Green Collar Corps [GCC] internship program). TWP's Environmental Education team leads curriculum delivery, teacher training, field trip coordination and grant reporting; the Greening Urban Watersheds team leads design, planning, and implementation of the new rainwater harvesting systems and rain gardens, build days and hands-on GSI trainings for GCC interns and Kennedy High students, Rainwater Action Days (RAD) at the client schools, workshops for garden educators, and ongoing GSI maintenance; and the Urban Restoration team leads plant selection, planting events with the school community, and GSI rain garden maintenance workshops for WCCUSD staff. The Youth Workforce Development team will hire, schedule, and mentor TWP GCC interns (local youth ages 18-25). TWP will create a new Green-Blue Project Manager position to lead school greening implementation and the hands-on training days for the high school students.

Before each Kennedy High build day, TWP runs three preparatory training workdays with the GCC interns, so they are ready to co-train high school students on the day of construction. This sequencing is what makes the near-peer training model work: GCC interns train on building the system with TWP staff, then act as confident co-trainers with the high school cohort.

Estimated FTE allocations across the three-year grant term are: Senior Manager, Greening Urban Watersheds (30% FTE); Senior Educator and Workforce Development (27% FTE); Career and Skills Training Blue-Green Project Lead (21% FTE); GSI Education Manager (23% FTE); Greening Educator (30% FTE); GCC Workforce Development Manager (15% FTE); Crew Lead (20% FTE); Executive Director (9% FTE); and four paid GCC team members per year.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

All campus greening installations require written approval from WCCUSD Facilities, which The Watershed Project (TWP) will secure in advance of each installation. TWP has an established working relationship with WCCUSD Facilities, which will support a smooth approval process. TWP has begun the permitting process for the three school greening installations and has experience obtaining comparable approvals for school greening projects in the San Francisco Unified School District (SFUSD) and the Oakland Unified School District (OUSD). No additional permits from the City of Richmond or Contra Costa County will be necessary. WCCUSD's Work Based Learning Program has expressed its commitment to the partnership with TWP to bring Blue-Green Careers (BGC) to high school students. For supporting documentation, see Richmond_26LCB9_Blue-Green Careers_College and Career Letter.pdf.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

TWP does not anticipate the need for project-specific CEQA review for these green infrastructure projects, given the limited footprint of each schoolyard installation. WCCUSD is expected to provide CEQA categorical exemption for these projects, based on TWP's prior experience implementing similar projects in SFUSD and OUSD. TWP will first obtain a Categorical Notice of Exemption (NOE) from the WCCUSD Facilities Director, which will then be signed by the Board of Education and filed with the County Clerk.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

All project work will be conducted on WCCUSD-owned campuses. TWP has an established partnership with WCCUSD and works with the Facilities Department to confirm the site access and scheduling needed each year, which will continue with this project. Formal site control documentation (such as a Memorandum of Understanding or Site Access Agreement with WCCUSD) will be in place by the time of the Grant Agreement execution.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Operations and maintenance of green stormwater infrastructure (GSI) is a recognized challenge in school settings, and TWP has explicitly designed the BGC project to address this challenge. TWP will provide customized training, maintenance manuals, and signage for every client school with a GSI system, ensuring that knowledge of the system is preserved through any teacher or administration turnover. TWP will also deliver a dedicated teacher training at each client school on how the GSI system functions and how to care for it. Ongoing GSI maintenance and repair is itself a core project activity—Kennedy High students and Green Collar Corp (GCC) interns return to client campuses for maintenance workdays through the grant term. Each client campus also receives 30–50 new native plants per year, with TWP's consistent presence ensuring those plantings are well-established and maintained. TWP will deliver specialized workshops annually for WCCUSD Facilities, Buildings & Grounds, and Maintenance staff so that they fully understand the new GSI features being added to their property and receive best practices for stewardship.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are no known barriers to this project; however, three challenges are worth naming. The first is the school calendar: a Career Technical Education (CTE) carpentry course has a fixed cadence, and the build/installation days have to fit into it. To address this, TWP brings to WCCUSD its scheduling experience with the SFUSD CTE Construction program, where it ran this exact sequencing for four years. In addition, the curriculum has been timed to Kennedy High's fall/winter/spring rhythm. The second challenge is recruiting and retaining GCC interns from the Richmond community; the ROC's direct connection to Kennedy High graduates is the program's answer to that challenge. The third is long-term GSI maintenance after the grant term, addressed through the manuals, teacher training, WCCUSD staff workshops, and ongoing maintenance program described above.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

Project Vision:	The Blue-Green Careers project advances economic resilience and environmental justice in West Contra Costa County by building a blue-green workforce pipeline for local youth, training 90 Richmond high school students through its award-winning Youth Watershed Stewards program and 15 interns (ages 18-25) in its Green Collar Corps program to design, build, and maintain green stormwater infrastructure (GSI) on school campuses in the city where they grew up. Through these programs, youth from fossil fuel-impacted neighborhoods are equipped with the precise skills and connections to the green economy needed for a just transition into environmental careers. This GSI workforce development programming also creates greener, healthier school campuses for impacted communities as students apply their training to design and install rain gardens, native vegetation, and rainwater harvesting systems at three West Contra Costa Unified School District (WCCUSD) schools. These urban greening installations directly reduce environmental burdens for these school communities and surrounding neighborhoods by capturing airborne particulates, filtering localized air pollution, mitigating toxic runoff, and reducing ambient and surface temperatures.

Measurable Outcome	Indicator(s)
1. **Build blue-green job readiness and pathways for students and transitional youth impacted by fossil fuel industries (Target 90 students and 15 local youth in Richmond).**	• 90 Kennedy High School students from the CTE program complete the Youth Watershed Steward just-transition curriculum and hands-on GSI project work over the grant term (30 per year), demonstrating increased technical skills and awareness of green economy careers. All students participate in the hands-on green job training and one build day per year. • 15 transitional-aged adults complete the paid Green Collar Corps program over the grant term (5 per year), gaining employment experience and credentialed blue-green job skills that position them for entry-level environmental careers. • Number of training sessions

	• Over 100 Participants complete a minimum of 6 hands-on (two build days per year) student training days, providing them with applied, resume-building experience in GSI construction.
2. **Improve Environmental Health Conditions on WCCUSD School Campuses Serving Chevron Refinery-Impacted Communities by enhancing green-blue spaces.**	• Three WCCUSD campus green space enhancement projects completed and documented with before-and-after photos and native plant counts over the grant term (3 years), demonstrating measurable increases in urban green cover. • WCCUSD maintenance staff, garden educators, and community partners complete a minimum of 6 capacity-building workshops over the grant term (Target: 1 per year), ensuring installed GSI systems are properly maintained and integrated into campus life beyond the grant period. • All three installed GSI systems (rain gardens, rainwater harvesting, native vegetation) are functional and maintained at end of grant term, as verified by program staff site assessments.
3. **Increase Environmental Career Awareness and Advancement among Richmond Youth (15 paid interns, 2 paid apprentices in Green-Blue Jobs).**	• Number of Kennedy High School students introduced to the range of jobs that are possible in green stormwater infrastructure for nature-based solutions to climate change right here in the Bay Area. (Target: 90) • At least 15 environmental professionals are surveyed to identify priority skills for entry-level positions, directly shaping program curriculum to align with real employer needs. • At least 9 blue-green professionals engage students through classroom visits and field trips, resulting in a minimum of 9 documented student-professional career connections over the grant term. • 90 students are introduced to the full spectrum of blue-green career options available in the Bay Area through structured classroom presentations and field-based learning over the grant term. • At least 15 students are referred into The Watershed Project's Green Collar Corps paid internship pipeline over the grant term (5 per year), creating a direct bridge from high school to paid environmental employment. • At least 2 youth are employed as part of the permanent TWP staff as apprentices who will be promoted and trained as field crew. • Students from non-college-bound backgrounds are intentionally supported through programming that presents non-degree pathways into conservation and GSI careers, as documented in program records and partner activities with Richmond Outdoors Coalition.

4. **Strengthen Intergenerational and School-Community Connections to Environmental Stewardship in Richmond.**	• A minimum of 60 multigenerational connections made between Kennedy High School students and younger grade school students through Rainwater Action Day campus planting events over the grant term. • At least 9 school-community partner connections forged through Richmond Outdoors Coalition engagements and campus events over the grant term (3 per year), building lasting ties between schools and the broader Richmond community. • Students share results of their GSI builds directly with client school campus communities each year, fostering peer education and visible student leadership in environmental health improvements.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Build blue-green readiness and pathways for fossil fuel-impacted students and transitional age youth (Target 90 students and 15 local youth in Richmond).	A. Hands-on training for Kennedy High School CTE Construction Pathway	1. TWP staff leads blue-green career technical training to Kennedy High School Students	The Watershed Project (TWP)	WCCUSD Work-Based Learning	Annually in Fall
		2. Kennedy High School Construction CTE students build rainwater harvesting systems and rain gardens on “client” school campuses	TWP	WCCUSD Work-Based Learning	Annually in late Fall/early Winter
		3. Blue-green GSI field trip for Kennedy High School Students	TWP	Lotus Water, Mithun, Restoration Design Group	Annually in Winter - Late Winter/ Early Spring

	B. Hands-on training and blue-green career mentoring for TWP Green Collars Corps interns	1. TWP staff leads hands-on, career technical training for TWP Green Collars Corps interns with blue-green activities at TWP urban restoration sites throughout the City of Richmond (Creeks, Bioswales, Rain Gardens)	TWP	Lotus Water, Mithun, Restoration Design Group	Annually in Winter - Spring
		2. TWP Green Collar Corps interns hand-on training intensive, building rain gardens and rainwater harvesting systems at WCCUSD schools	TWP	TWP Greening Urban Watersheds team	Annually in late Fall/early Winter
2. Improve Environmental Health Conditions on WCCUSD School Campuses by enhancing blue-green spaces.	A. Urban Green Space Enhancement	1. Rainwater harvesting system and/or rain garden added to existing green spaces built by Kennedy High School students	TWP	TWP Greening Urban Watersheds team	Annually in late Fall/early Winter
	B. Training workshop for WCCUSD Maintenance / Facilities / Buildings & Grounds staff	2. Specialized training for WCCUSD staff to share information about new GSI elements that have been built by the YWS program	TWP	WCCUSD	Annually in Fall
	C.Training workshop for school garden educators	1. GSI workshop for garden educators with an interest in rainwater harvesting and rain gardens at their school	TWP	Growing Together (GT)	Annually in Spring
3. Increase Environmental Career Awareness and Aspirations among Richmond Youth.	A. Introductions to blue-green career pathways	1. Presentation to students providing options and points of entry to blue-green careers; GSI construction, civil engineering with a water focus	TWP	TWP Education team	Annually in Fall

		2. Remove barriers for students who are not planning to receive a traditional 4 year degree, provide other routes to conservation work	TWP	Richmond Outdoors Coalition (ROC)	Annually in Spring
	B. Introduce students to professionals in the field	1. Professionals in the field will present to class on GSI projects as well as their own career path	TWP	Lotus Water, Mithun, Restoration Design Group	Annually in Fall
4. Strengthen Intergenerational and School-Community Connections to Environmental Stewardship in Richmond.	A. Rainwater Action Day	1. Multi-generational community day at client school campuses, high school students team up with younger students and plant plants in green spaces on campuses	TWP	ROC, GT	Annually in Spring
		2. Schools that receive a rainwater harvesting system water newly planted plants with rainwater captured during rainy season	TWP	GT	Annually in Spring
		3. High School students share results of their builds with “client” school campus students	TWP	GT	Annually in Spring

Project Name:	Blue-Green Careers
Lead Applicant Name:	Growing Together
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Facilitators	Richmond Outdoors Coalition community engagement process	$32,063
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Community Engagement stipends and supplies	Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	$6,750
Only add lines above this line				
			TOTAL:	**$38,813.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$38,813.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$38,813.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Richmond Outdoors Coalition Community Engagement: outreach materials, translation/interpretation, meeting space and furniture rental, food for community meetings, childcare services, and transportation assistance.	Funds received	$3,088
Richmond Outdoors Coalition Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	Funds received	$6,700
Only add lines above this line		
	TOTAL:	**$9,787.50**

Project Name:	Blue-Green Careers
Co-Applicant 4 Name:	The Watershed Project
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager (Senior	Oversees project implementation, secures permits,	$115,200.00
Personnel/Staff Costs	Direct	Educator Manager (Senior	Oversees workforce development education pathway at	$86,400.00
Personnel/Staff Costs	Direct	Career and Skills Training	Staff time includes coordinating and delivering training	$204,720.00
Personnel/Staff Costs	Direct	Workforce coordinator (GCC	Recruitment, curriculum deployment, certification training	$43,200.00
Personnel/Staff Costs	Direct	Construction Crew Lead	Blue-Green Construction crew lead 3 campuses (20%	$56,617.00
Personnel/Staff Costs	Direct	Crew Team members (GCC)	15 GCC Crew members - 128 hr per member at $20 per	$50,000.00
Personnel/Staff Costs	Direct	Executive Director	Partnerships and Permits for WCUSD 3 campus	$24,600.00
Subcontractors & Vendors (excluding	Direct	School landscaping staff	Stipend for participation in trainings (200 dollars per	$2,000.00
Community Engagement	Direct	Community engagement	Richmond Outdoor Coalition paid by Growing togethe	
Subcontractors & Vendors (excluding	Direct	Career Days	Speaker fees, transportation and location rentals	$2,400.00
Materials, Supplies & Equipment (>	Direct	Curriculum materials	Printing and Teaching Materials	$600.00
Materials, Supplies & Equipment (>	Direct	Greening Project materials cost	Greening Project materials for 3 demo projects. 3	$45,000.00
Indirect Costs (≤15% of Direct Costs	Indirect	Indirect	Expenses such as rent, utilities, bookkeeping, general ad	$94,500.00

Only add lines above this line

TOTAL: **$725,237.00**

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
Outdoors Coalition for The Watershed Project Green Cc	Renewed each year	$56,466.00

Only add lines above this line

TOTAL: **$56,466.0000**

Co-Applicant 4 Budget Summary (auto-calculated)

Total Direct Costs	$630,737.00
Total Indirect Costs	$94,500.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$725,237.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Our Living Future
Lead Applicant Name	Growing Together
Project Location	West Contra Costa Unified School District
Overall Funding Request	$5,000,000
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Planting Our Future
Project Lead	Growing Together
Project Location	20 West Contra Costa Unified School District schools, the Planting Justice Mother Farm in El Sobrante, and select neighborhoods in Richmond and San Pablo
Project Funding Request	$1,308,073

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Planting our Future builds on Lead Applicant Growing Together's proven model for community-driven neighborhood reforestation, expanding its scale and sustaining its growth. This reforestation program leverages schools as trusted community hubs, connecting networks of 300–600 families through a shared commitment to healthier, brighter futures for their children. By integrating education on the benefits of trees, tree planting and maintenance, tree distribution, and technical support into school-day instruction and family engagement programming, the program empowers families to plant and steward trees at and around their homes. Over the past eight years, Growing Together (GT) has refined this model from a single 4th-grade classroom pilot in East Oakland into a highly effective regional initiative that has engaged more than 1,500 households in environmental justice communities. Through ongoing follow-up support via a robust participant database, GT has achieved tree survival rates exceeding 90%, provided families with long-term tree-care guidance, and cultivated a growing network of residents actively invested in urban reforestation. During the 2025–26 school year, GT implemented this tree planting program in 25 classrooms across the West Contra Costa Unified School District (WCCUSD), resulting in 250 families planting trees. With funding from CAL FIRE (CA Dept. of Forestry and Fire Protection), GT also developed an operations manual and toolkit to support program expansion.

Through the Planting Our Future project, GT will scale this successful model districtwide over three years, permanently integrating it within the environmental education, school greening, and family engagement efforts across 20 school communities. Through a partnership with Co-Applicant Planting Justice (PJ), the project will connect urban forestry education and family/household tree plantings with well-established local urban forestry infrastructure, including tree production, workforce training, arborist services, and long-term technical assistance. PJ operates a 4-acre tree production center in El Sobrante, connected to its 10-acre wholesale nursery, mail-order business, retail center, and workforce training program. Together, GT and PJ will create an integrated community reforestation pipeline that combines environmental education, free tree distribution, local workforce development, and home-based support for participating families. Over three years, the project will enable 3,000 households to plant climate-appropriate trees and receive the support needed to ensure long-term survival and stewardship, while building a locally rooted urban forestry workforce of 60 youth and transition-age young adults to foster a lasting, resident-led movement for neighborhood reforestation.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reducing Air Pollution and Improving Health Outcomes

Increasing the urban tree canopy is an evidence-based, low-cost strategy to directly mitigate air pollution and reduce severe health disparities in the heavily industrialized Richmond-San Pablo corridor. According to the USDA Forest Service, a single mature urban tree sequesters approximately 48 pounds of CO_2 annually while filtering air pollutants, including fine particulate matter ($PM_{2.5}$), nitrogen dioxide (NO_2), and ozone (0_3), primary drivers of localized respiratory illness. Furthermore, expanded canopies lower microclimate temperatures to combat urban heat island effects. Residents in the project area will also benefit from views of green spaces, which are clinically proven to improve mental health by reducing stress and anxiety in adults.

This project is especially needed in the proposed project area, as the neighborhoods around partner schools generally suffer from environmental degradation and tree canopy inequity. According to Google Environmental Insights Explorer and regional forestry assessments, Richmond and San Pablo possess an average tree canopy cover of just 14%, which plummets to 5% to 10% in heavily paved commercial zones, flatland residential neighborhoods, and industrial corridors. This sits dangerously below healthy urban targets of 30%+. By comparison, more affluent urban areas in West Contra Costa County, such as El Cerrito, have an estimated 33% urban tree canopy cover.

Compounding this issue, traditional municipal planting strategies frequently fail, with studies showing that up to 40% of newly planted urban street trees die within two years due to hostile soil conditions, lack of irrigation infrastructure, and constrained city maintenance budgets. On private property, low-income residents are frequently discouraged from undertaking greening projects due to long-term maintenance demands, uncertainties about technical issues, and prohibitive costs of professional tree care. The Planting Our Future project systematically dismantles these barriers using a proven, community-centered stewardship framework:

- **Youth-Led Community Activation**: Through outdoor experiential lessons and school stewardship activities, local youth build a personal connection to urban forestry, inviting and encouraging their families to plant trees while also learning site preparation and planting practices. Over time, this strategy builds highly trusted, neighborhood-level networks that drive residential adoption.
- **Culturally Tailored Reforestation**: Offering families a curated selection of popular fruit trees with cultural significance increases household buy-in, which incentivizes long-term tree maintenance and boosts tree survival.
- **Arborists and Specialists Trained and Paid to Manage Maintenance**: In partnership with Co-Applicant PJ, the project minimizes risk of tree failure due to negligence or lack of knowledge by providing residents with ongoing, direct access to urban forestry professionals and certified arborists for at-home maintenance and technical support. This comprehensive care loop yields measurable results: over the past 10 years, GT's neighborhood tree planting programs have maintained a 90%+ survival rate based on direct family communications. Deploying 3,000 new trees through this project will significantly expand the tree canopy and improve health outcomes for generations.

Building Economic Resilience for a Just Transition

This project directly advances economic resilience and a just transition by building accessible, high-wage pathways into California's rapidly expanding green economy for historically marginalized West Contra Costa County residents. The BAAQMD *Path to Clean Air* Plan (2024) explicitly calls for localized green infrastructure and vegetative indicators to buffer neighborhoods from industrial emissions; however, local tree care entities report a critical shortage of skilled labor and certified arborists available to plant, manage, and protect these assets. Through a partnership between Lead Applicant GT and Co-Applicant PJ, this project addresses this localized workforce gap by providing paid workforce development, hands-on training, and comprehensive apprenticeship opportunities for up to 60 youth, transition-age young adults, and adults over a three-year period. Participants will receive specialized credentials and mentorship in advanced tree propagation and nursery management; tree management, care, and data collection; and community environmental education. This project will graduate highly trained cohorts of urban forestry technicians prepared to step immediately into entry-level positions, supporting the growth of the local tree-care ecosystem. By training

residents to become paid stewards of their own climate-resilient ecosystem, we can meet a public health need while helping to build the local green economy.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Tree education activities and distribution events will happen at 20 West Contra Costa Unified School District (WCCUSD) schools and their surrounding neighborhoods. School locations are as follows: Bayview Elementary School (3001 16th St., San Pablo, CA 94806), Cesar Chavez Elementary School (960 17th St., Richmond, CA 94801), Dover Elementary School (1870 19th St., San Pablo, CA 94806), Downer Elementary School (1231 18th St., San Pablo, CA 94806), Ford Elementary School (2711 Maricopa Ave., Richmond, CA 94804), Grant Elementary School (2400 Downer Ave., Richmond, CA 94804), King Elementary School (4022 Florida Ave., Richmond, CA 94804), Lake Elementary School (2700 11th St., San Pablo, CA 94806), Lincoln Elementary School (29 6th St., Richmond, CA 94801), Mira Vista K-8 School (6397 Hazel Ave., Richmond, CA 94805), Montalvin K-8 School (300 Christine Dr., San Pablo, CA 94806), Nystrom Elementary School (230 Harbour Way S., Richmond, CA 94804), Michelle Obama School (629 42nd St., Richmond, CA 94805), Peres K-8 School (719 5th St., Richmond, CA 94801), Riverside Elementary School (1300 Amador St., San Pablo, CA 94806), Stege Elementary School (4949 Cypress Ave., Richmond, CA 94804), Tara Hills Elementary School (2300 Dolan Way, San Pablo, CA 94806), Washington Elementary School (565 Wine St., Richmond, CA 94801), DeJean Middle School (3400 MacDonald Ave., Richmond, CA 94805), and Helms Middle School (2500 Road 20, San Pablo, CA 94806).

Tree plantings and ongoing technical assistance supporting resident-driven urban forestry will take place throughout every neighborhood in the project area. Trees will be planted and cared for at (or in the proximity of) 3,000 different residences within the project area. Some workforce development training and skills education workshops will take place at Co-Applicant Planting Justice's Mother Farm propagation orchard, located within the grant program boundaries on Marin Road in El Sobrante.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Lead Applicant Growing Together (GT) has operated bilingual urban forestry education and tree-planting programs in collaboration with local public schools for the last ten years, working with residents of all ages and backgrounds to plant over 2,000 trees in

low-income neighborhoods across the East Bay flatlands. GT's success with these programs centers on community engagement in partnership with the stakeholders of the schools where they have long-standing, trusting relationships. This neighborhood planting model originated from a collaborative project with one East Oakland classroom from 2019 to 2021, and GT has been refining and scaling the program in the years since. The pilot was an immediate success, providing tree education for hundreds of students and families, who planted 75 trees in and around their residences. In the process, GT found considerable demand across the WCCUSD school communities for both tree education and planting support. Over the past four years, GT has delivered the program at a limited scale in WCCUSD school communities, expanding only as funding allowed. In every participating school, family demand for trees has met or exceeded expectations, and in some cases has far outpaced available resources. In 2025–26, participation was limited to three classrooms at each of eight schools, and GT received more than 250 tree requests.

The proposed project will significantly expand the program's scope, engaging 15–20 classrooms across 20 schools with the intent to distribute and plant 3,000 trees. Based on previous program evaluations, and with strengthened post-distribution support and follow-up, we expect a long-term tree establishment rate of over 90%. From 2022–2025, GT conducted annual WCCUSD stakeholder surveys of administrators, teachers, staff, students, and parents across partner schools. Parents consistently identified the tree giveaways and plantings as program highlights.

Co-Applicant Planting Justice (PJ) also brings deep community roots in West Contra Costa County. Since 2009, PJ has operated the 4-acre El Sobrante Mother Farm within the PTCA boundary, building trusted relationships and conducting community outreach for program refinement through open farm days, workshops, harvests, mutual aid, and a weekly farmers market. As both a living classroom and urban agroecology hub, the farm demonstrates the benefits of food access, green space, and biodiversity. PJ's Free Fruit Tree Planting Program has already planted more than 1,000 organic fruit trees in under-canopied neighborhoods, responding directly to resident priorities for fresh fruit, shade, and beautification. PJ's community presence fosters strong communication, which allows them to gather direct input about the programs they offer and about how to continually improve direct services to the community.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The Planting Our Future project equips children and their families with the knowledge, network, materials, and support needed to become long-term stewards of their local ecosystems and to advance community-identified goals such as increased canopy cover, neighborhood beautification, green job development, and improved local food access. The project aligns with goals identified by teachers, students, and school administrators in end-of-year surveys at partner schools in WCCUSD, including expanded access to nature for their children and the development of practical skills and training opportunities for students. Lead Applicant GT collects annual feedback from WCCUSD participating teachers and schools at the end of each program year. In the 2025–26 survey, all eight participating schools in the tree planting program requested to continue the program and provided detailed feedback on what worked well and what they learned. GT uses this input each year to refine program design, improve implementation, and support teachers and schools in customizing curriculum and outreach activities to better meet the needs of their students and school communities.

The project's tree species will be selected based on years of program data, identifying the varieties most requested by residents and best suited to the local climate. The program provides bilingual (English and Spanish) educational resources, tools, supplies, planting assistance, and ongoing technical support to help ensure long-term tree survival. These strategies address two major barriers to urban reforestation in low-income neighborhoods: resident engagement and successful tree establishment. GT's approach is strengthened by its long-standing relationships with partner schools, where program directors have served as environmental educators for up to seven years, deeply connecting the program's design and implementation to community needs.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

The Planting Our Future project engages residents through neighborhood schools, where Growing Together (GT) Site Coordinators lead year-round outdoor learning, school greening projects, and family engagement activities during classes, after-school programs, and community events. As part of the environmental education curriculum, students participate in a 2-4-lesson Urban Forestry module that teaches the benefits of trees, demonstrates proper planting techniques, and encourages families to plant trees at home. After completing the lessons, Site Coordinators work with school staff to invite families to participate in the household planting program through multilingual school messaging systems, teacher outreach, and flyers. Families register via online form or QR code and select a tree to pick up at an after-school community distribution event on

campus. Once registered, families are added to GT's household database and receive multilingual text communications with reminders, planting guidance, and ongoing tree-care support. Families are asked to share a photo after planting and receive seasonal maintenance tips, such as watering and mulching guidance. Participants can contact the GT Trees Coordinator at any time for assistance.

Under the proposed project, Co-Applicant Planting Justice (PJ) offers a team of community arborists who will expand support by providing in-home consultations and technical assistance from trained tree-care specialists. While past programs have achieved strong survival rates, this added support will further improve long-term tree health while building community knowledge and capacity. In addition, the project's community engagement partner, the Richmond Outdoors Coalition (ROC), will expand outreach through its network of local organizations, listserv, social media, and media partnerships to reach more households.

The program's success is driven by several key benefits. Families can choose from a variety of trees, including popular fruit trees, creating stronger personal and cultural connections. Free, school-based distribution events reduce barriers related to cost and transportation, particularly for low-income households. Multilingual, text-based communication ensures participants receive clear planting and care instructions along with direct access to technical support. Participating households will have access to in-home consultations and tree-care assistance from PJ Community Arborists, answering any technical questions and giving families the confidence, capacity, and support that will ensure long-term maintenance.

GT's participant database, communications platform, staff coordinator, and arborist support team allow for efficient feedback collection and continuous program improvement through weekly operations meetings. Last year, the program achieved a participant response rate of more than 95%, reflecting strong community engagement, effective communication systems, and high-quality personalized support.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Project Vision: The project aims to create a steadily growing and enduring tree canopy by planting 3,000 new trees in the Richmond and San Pablo neighborhoods through community-driven education and outreach programs in 20 West Contra Costa Unified School District (WCCUSD) school communities. Using a set of coordinated strategies to expand outreach and increase long-term survival, this initiative will inspire and empower residents to steward their neighborhood forest, at and around their residences. Growing Together (GT) will sustain these strategies beyond the three-year project period by

integrating them into school-based education programs and by growing residents' capacity through skill-sharing and technical support. This project also creates career pathways in a growing industry by strengthening and diversifying the local tree care workforce, training and paying 60 individuals from affected communities in tree production, urban forestry, and arboriculture, helping to ensure the long-term health of our neighborhoods' urban forest.

Measurable Outcomes: In each year of the project, GT will lead tree planting education programs in every classroom at 20 WCCUSD schools in the project area (8,000+ students), inspiring students to plant at home and introducing them to the steps of the process through hands-on activities. GT will then work with teachers, school staff, and the Richmond Outdoors Coalition (ROC) advisors to conduct outreach to school families and register 1,000 households in the household planting and support program per year during the grant period. At 20 schools per project year, GT will lead one or more community distribution events, providing trees and supplies to 1,000 families for planting at their residences. Co-Applicant Planting Justice (PJ) will conduct follow-up outreach to all participants to confirm plantings and provide any needed support during the establishment period, including multilingual tree-care information, home consultations, and sharing of tree-maintenance strategies and techniques.

In each year of the project, PJ will recruit and train a team of ten residents in the project area who face barriers to workforce entry, preparing them for skilled arborist positions through training workshops, mentorship, and direct support for residents participating in the planting and care program. Also, in each year of the project, PJ will train an additional team of ten residents in the project area who face barriers to workforce entry, preparing them for skilled nursery/tree production positions through training workshops, mentorship, and direct involvement in growing the 3,000 trees needed for the project.

At the end of each year of the project, GT and PJ will send a stakeholder feedback survey to all participants in the household planting program, gathering data on tree health, skills and knowledge gained, levels of support for tree planting and care, and the benefits of increased canopy. At the end of each year of the project, PJ will conduct tests to measure the skill level of all team members and determine their readiness for industry employment, along with post-program interviews in which participants share feedback and discuss the impacts on their lives.

Partner Roles:
Lead Applicant | Project Lead Growing Together (GT) will be responsible for planning and implementing educational programming across the 20 school sites, including coordination with school principals and teachers. They will collaborate with teachers, school staff, and the ROC on outreach and engagement with school communities and on implementing the residential planting component of this project. GT will collaborate with PJ on the planning of the technical support program for residents,

as well as the usage and optimization of the participant database, customer communication platforms, and tree education materials. GT and PJ will collaborate on the design and implementation of feedback surveys for all participants, as well as overall program evaluation. In the project's final year, GT will refine its working operations manual, which incorporates all of the elements needed to widely share the program's successful practices.

Co-Applicant Planting Justice (PJ) will serve interconnected roles in the project, as the primary supplier of climate-resilient trees for the tree distribution program and as the lead provider of technical assistance, workforce training, and land-based education at their El Sobrante Mother Farm.

Tree Supply **-** PJ operates a biodiverse certified organic fruit tree nursery, with more than 1,500 varieties of fruit and nut trees, edible perennials, and medicinal plants. For this project, PJ will grow and supply approximately 1,000 trees per year to GT for the annual household distribution program. All trees will be selected for climate appropriateness and long-term survival in West County conditions (the same conditions of PJ's Mother Farm propagation orchard in El Sobrante).

Technical Assistance at the Mother Farm **-** Beginning in Year One, PJ's Mother Farm will host structured training sessions for program participants, school cohorts, and community members that cover orchard care, urban agroforestry, tree propagation, soil health, and the environmental health benefits of urban canopy, offering something no other project partner can: a working, mature urban orchard where participants can see, touch, and learn from trees at every stage of growth — from propagation bench to producing canopy — staffed by community members with decades of hands-on experience. Sessions will be open to youth, families, and workforce trainees, with bilingual facilitation available.

Workforce Development **-** PJ will recruit, interview, onboard, and train a cohort of up to 20 local youth workforce trainees per year in tree production, nursery operations, urban forestry support, and community education. Recruitment will prioritize residents of Richmond, North Richmond, San Pablo, and El Sobrante in , with particular attention to young adults and others facing employment barriers. Trainees will gain practical, transferable skills through supervised, paid work at the Mother Farm nursery and through participation in neighborhood distribution and technical assistance activities.

Home Visits and Ongoing Tree Care **-** After Year 1 plantings, PJ will deploy trained orchardists and program graduates to conduct in-person technical assistance visits to households that received trees. These visits will address tree-care questions, provide hands-on instruction in pruning and soil amendment, replace trees as needed, and reinforce the household's connection to the broader community

forestry stewardship network. GT's text-message follow-up system will help coordinate home visits by prioritizing households with flagged concerns or non-response to in-person support. PJ's will ensure that every household that planted a tree has direct access to an experienced, community-based orchardist — thereby achieving the 95% survival goal.

Co-Applicant West Contra Costa Unified School District will host the educational programming and tree distribution components of this project at 20 school campuses and will support outreach through text messages to families.

Subcontractor Richmond Outdoors Coalition (ROC) will leverage its community networks and capacity to strengthen outreach efforts, broadening participation beyond school communities and therefore increasing overall participation. The ROC Coordinator will work with the Project Coordinator and each school's GT Site Coordinator to plan the outreach strategy for promoting participation in the household tree planting program. The ROC will then implement outreach strategies (such as social media, neighborhood listservs, and organization mailing lists), enabling a wider audience in Richmond and San Pablo to access these valued services.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Overall Budget: Total funding requested for the Planting Our Future project is $1,308,073. Funds are distributed to project partners in the following manner:

- Growing Together (Lead Applicant): $428,073
  - The ROC (Subcontractor for GT): $38,813 (included in the GT total funds requested amount)
- Planting Justice (Co-Applicant 2): $880,000

Key Project Costs

<u>Personnel/Staff Costs</u>

- GT Trees Coordinator (1 FTE for 6 months each year) - $152,280
- GT Trees Program Assistant (10 hrs/wk for 6 months each year) - $32,400
- PJ Workforce Development Coordinator/Instructor- PJ Mother Farm Propagation Orchard Manager - $250,000
- PJ Orchardist #1 (.5 FTE) - $100,000

- PJ Workforce Development Coordinator -West Contra Costa Educator (1 FTE) - $250,000
- PJ Orchardist #2 (.5 FTE) - $100,000

Subcontrators & Vendors

- Community engagement facilitators for community engagement process (ROC): $32,063
- Participant stipends/compensation for Richmond Outdoors Coalition community engagement process (ROC) - $6,750

Materials, Supplies & Equipment (> $5K itemized)

- GT tree purchase - 3,000@$50 each - $150,000
- GT small planting supplies, tools, amendments, stakes, etc - $9,000
- PJ Orchard Management tools, amendments, irrigation, etc - $10,000

Other Direct Costs

- PJ $20/hour stipends for workforce development participants - $25,000

ECOSYSTEM ALIGNMENT - (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The proposed project advances the goals of multiple local and regional planning efforts. The County-adopted *2024 Contra Costa County Climate Action and Adaptation Plan* includes several strategies focused on Resilient Communities & Natural Infrastructure (NI). The project advances Strategy NI-5: Minimize heat island effect through the use of cool roofs, green infrastructure, tree canopy, cool paint and pavement, and other emerging strategies; it implements a key proposed action for this strategy- “increase tree planting in urbanized areas” - by supporting the planting of 3,000 new climate-appropriate trees across the highly urbanized neighborhoods that surround the 20 West Contra Costa County schools where the project is based.

The project is also consistent with the 2017 *City of Richmond Urban Greening Master Plan*, specifically Goal 2: Expand the Urban Forest and Goal 4: Educate and Promote Stewardship of the Urban Forest. The project includes the Growing Together (GT) urban forestry curriculum at 20 school campuses as the foundation for a neighborhood-driven reforestation effort that will provide 3,000 trees and ongoing tree maintenance support at no cost to school community families, thus advancing the Plan’s Program 2-B, which encourages tree-planting campaigns by community-based organizations. With fruit trees among the species offered to school families, this project also supports Program 2-F, which promotes urban agriculture within the City. Program 4-C is to “support the development of environmental curricula to foster environmental stewardship” and to “support the development of curricula that rely on hands-on

experiences in natural settings to foster environmental stewardship among young people." The project delivers that exact type of educational programming for 3,000 families at their residences, complementing the school-based programming in the Green Healthy Schools project.

The project directly aligns with and advances several WCCUSD plans. Both GT and the Richmond Outdoors Coalition are named as the selected providers of health and wellness programming at project schools in the *WCCUSD Expanded Learning Opportunities Program (ELO-P) Plan.* The project's educational programming also supports Goal 3.4 of the *WCCUSD 2024-29 Strategic Plan* to "provide opportunities for students to design learning experiences for themselves and effectively investigate real-world problems that can positively impact their school and the wider community." This experiential programming provides the context, spaces, and instructional support for all students to have "real-world learning encounters" and "opportunities for collaborative inquiry-based learning."

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Founded in Oakland in 2013, Growing Together's mission is to improve the health and sustainability of communities by greening schoolyards, providing hands-on youth environmental education, planting trees, and increasing access to fresh food. Growing Together (GT) cultivates long-term collaborative relationships with local schools and co-creates programming that aligns with the goals, needs, and values of each community's stakeholders. GT's 41 specialist instructor-coordinators and five assistant staff represent over 350 years of collective experience leading and establishing these programs at schools in the East Bay. Multi-year relationships with partner schools reflect the deep personal ties GT has with the communities it represents and serves. Eight of GT's Site Coordinators and five assistant staff began their careers as middle/high school interns. In 2025-26, GT operates school-year programs at 48 schools across four East Bay school districts– eight in Oakland Unified School District, 33 in West Contra Costa Unified School District (WCCUSD), six in San Lorenzo Unified, and one in San Leandro Unified– giving 10,800 K-12 students weekly or bi-weekly opportunities to grow, harvest, prepare, and enjoy fresh foods, green their schoolyard, plant trees, and learn leadership skills through apprenticeships and enterprise development.

The Planting Our Future program was initiated in 2019 through a collaboration between a classroom teacher at Koremastu Elementary in East Oakland, her 4th-grade students, and GT staff. After creating a basic hands-on curriculum of lessons and leading a hands-on campus planting demonstration, GT organized a community planting day where over 125 neighborhood residents planted trees in and around their homes. GT

has since introduced the program to 26 different East Bay schools (between two and 15 each year), educating 3,200 students and facilitating the at-home planting and care of over 1,000 trees, with a survival rate of over 90% and at a per-tree planting cost of approximately $100.

Over the last seven years of steady growth, GT has both expanded the program's reach and refined its operational systems. In 2023, they developed a text-based, multilingual messaging system that enables them to communicate post-planting care recommendations directly to families and provide on-demand advice from arborists, maximizing tree survival and tracking long-term impact. This year, with funding from CAL FIRE (CA Dept. of Forestry and Fire Protection) and a partnership with Green Schoolyards America, GT is documenting its practices in a comprehensive operations guide and launching a technical assistance program to help other schools and organizations initiate this program in their own communities.

GT has the capacity and experience to manage multiple grants, programs, and vital relationships with both public agencies and community-based organizations. In WCCUSD, they have successfully managed multi-year funding from CAL FIRE for schoolyard greening and several multi-year California Department of Food and Agriculture grants and a contract with the Contra Costa/Solano Food Bank to increase access to fresh foods. They have also supported various tree planting projects in the cities of Richmond and San Pablo through a CAL FIRE grant and WCCUSD contracts. While developing district-wide strategic initiatives at WCCUSD, GT collaborated with the District's Facilities, Career and Technical Education, Operations, and Food Services departments and partnered with leadership and PTAs at 29 schools.

In three other East Bay School Districts over the past five years, GT has managed several dozen contracts with school sites, district departments, local community-based organizations, and the Alameda County Public Health Department, as well as a multi-year grant from CA State Parks. In all, GT provides schoolyard greening, fresh food access, and health-focused education/workforce training programming for 48 school communities.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Growing Together (GT) will ensure successful project implementation through a dedicated Trees Coordinator (1 FTE for 27 weeks annually) working closely with each school's Site Coordinator. Together, they will plan annual timelines, educational activities, outreach strategies, and evaluation metrics before each program cycle

begins. Site Coordinators will lead classroom-based urban forestry education and coordinate outreach to interested families, with support from teachers, school staff, community partners, and project partner the Richmond Outdoors Coalition (ROC).

The Trees Coordinator will manage participant registration, maintain the household database, coordinate multilingual text communications, and ensure families are prepared for successful tree planting. Families will receive reminders, planting guidance, technical support, and follow-up communications, including care instructions, surveys, and opportunities for additional assistance by text, phone, or home visit. This high-touch support model has proven highly effective in achieving strong participation and tree survival rates.

GT will also collaborate closely with the Co-Applicant Planting Justice's team of community arborists and their tree production facility to maximize program impact. Together, the teams will manage inventory, analyze community preferences, improve operations, strengthen household support systems, and tailor technical assistance and training based on participant feedback and identified tree-care needs.

This project is built on a strong foundation of existing investment and community partnerships. Significant leveraged funding—approximately $2.1 million over the three-year project period—has already been committed through school site budgets, the WCCUSD Expanded Learning Department, PTAs, and municipal and government grants, all supporting the 20 GT Site Coordinators. BAAQMD funding would significantly expand programming across all 20 school sites while supporting long-term sustainability. Based on the past seven years' work developing programs in 33 schools, participating schools are expected to continue increasing their financial contributions to sustain and grow this highly valued program, with funding leveraged across all partner schools projected to exceed $700,000 annually in future years.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

No specific permits are required for this project. For educational programming, Growing Together (GT) is already in a Master Services Agreement with West Contra Costa Unified School District (WCCUSD) to engage with students at all of their school sites. Since introducing this urban forestry and tree planting program in 2022, GT has received yearly approval from WCCUSD to proceed with implementation. For supporting documentation, see Richmond_26LCB9_Planting Our Future_Master Services Agreement and Richmond_26LCB9_Planting Our Future_WCCUSD Letter.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Not applicable.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

The project's educational component does not require site control. Co-Applicant Planting Justice (PJ) owns the farm/nursery where propagation and training occurs. Neighborhood tree planting will occur on private property owned by program participants or by renters with permission from landlords. Planting may occur in public rights-of-way, which will require permits that PJ will help secure.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Co-Applicant PJ will provide education and technical support to families on tree maintenance throughout the establishment period, with support from this grant. After three growing seasons, newly planted trees are typically well established and require minimal watering, pruning, fertilization, or other regular care. At the end of the grant period, program participants will be sufficiently well-trained and experienced to provide the tree care needed for successful growth.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Planting Our Future's implementation strategies are specifically designed by and for urban communities to successfully overcome all challenges to tree canopy development, including lack of incentives and resources to plant trees, access to needed support, and concerns about maintenance costs, knowledge, and risks. Barriers to implementation are reduced or removed by regular support and communication in multiple languages.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

Project Vision:	Increasing the tree canopy across neighborhoods in the project area, through a community-driven urban forestry initiative with three interwoven strategies: 1) engagement of children and families throughout 20 school communities, 2) carrying out 3,000 household plantings, with locally produced trees, 3) training a workforce of arborists to provide ongoing technical assistance to households, ensuring long term tree survival, providing metrics tracking, and empowering residents to care for trees.

Measurable Outcome	Indicator(s)
1. **Urban Tree Planting**: By the end of the 3-year grant term, planting 3,000 trees in households in the project area, through outreach, education, and planting support programs in 20 school communities.	• Number of students who complete introductory tree education mini-course, including hands-on planting lessons, at 20 schools (target: 8,000 students) • Number of families enrolled in the household planting program via registration forms, tracked in database • Number of tree distribution events held (target: 20 events/year, one per school) • Number of trees planted annually in household yards or adjoining right of ways, tracked in a project database (target: 1,000 trees/year)

2. **Workforce Development:** Train local entry-level workforce of 60 individuals from affected communities in tree production, urban forestry, and arboriculture.	● Number of individuals enrolled in the urban forestry and arboriculture training program (target: 60) ● Number of individuals successfully completing training course measured by skills tests (target: 55 of 60) ● Number of trainees taking part in neighborhood “tree teams”, providing ongoing support to households in tree care (target: 30) ● Number of trainees participating in tree production activities at Planting Justice orchard, and successfully completing the training course as measured by skills tests (target: 30)
3. **Long-term Tree Survival and Community Stewardship:** By the end of the 3-year grant term, ensure 95% tree survival across all planted household trees and build an engaged network of community forest stewards and advocates with knowledge and skills to maintain the urban forest independently.	● Percentage of planted trees surviving at 12 months post-planting, documented via post-planting surveys and home visits (target: 95%) ● Percentage of households actively engaged in tree care and knowledgeable about tree care, documented through database records continuously updated through home visits and feedback surveys ● Number of community members self-identifying as forest stewards or advocates at grant close

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Plant 1,000 trees each year in households in the project area, through outreach and education programs in 20 school communities	A. Carry out tree education programs in 20 schools, each year	1. Plan, schedule education and distribution events with site program directors	Growing Together (GT)		Fall 2026
		2. Plan and teach tree lessons, with all classes in each school	GT	Teachers	Winter 2026
		3. Planting demo on campus to show the process to each class	GT	Teachers	Winter 26
	B. Prepare and carry out tree distribution events, once per year, at 20 schools	1. Outreach to families via school communication channels, register interested families; the ROC support with community outreach with connection to greater the ROC community - cultivating relationships across orgs, schools, and families, gathering feedback from 5-10 families at distribution events to incorporate into project implementation	GT	Teachers, Richmond Outdoors Coalition (ROC)	Right after demo
		2. Order and transport trees, tools	GT	Planting Justice (PJ)	2 weeks after demo
		3. Track tree pick-ups on the day of, provide tools/guidance	GT	PJ	2 weeks after demo
	C.Follow up to ensure planting; track tree plantings in database	1. Send out a follow-up text message	GT	PJ	Week after distribution day
		2. Call/text non-responders	GT	PJ	Week after initial text

		3. Provide follow-up in-person assistance as needed	PJ	GT	Throughout project
		4. Input all tree information into tree database, after ensuring data accuracy	GT	GT	Throughout project
2. Train local entry-level workforce of 60 individuals from affected communities in tree production, urban forestry, and arboriculture	A. Recruit, interview and onboard trainees	1. Recruit potential trainees	PJ	GT	Sept 26
		2. Interviews and selection	PJ	GT	Oct 26
		3. Onboarding, orientation	PJ	GT	Nov 26
	B. Carry out training program	1. Lead training workshops - arboriculture	PJ	GT	Nov-Jan 26
		2. Lead training workshops - production	PJ	GT	Nov-Jan 26
		3. Lead training workshops - engagement	PJ	GT	Nov-Jan 26
	C.Set up teams of graduating trainees, supervisor(s)	1. Organize supervision systems	PJ	GT	Dec 26
		2. Mentor new TA staff in field	PJ	GT	Dec 26
		3. Ongoing supervision and support	PJ	GT	Dec-Apr 27
3. Provide ongoing technical support to 3,000 households, ensuring 95% tree survival over a 3-year period and building a network of community forest stewards and advocates	A. Arborists respond to support requests and schedule home visits	1. Send messages to families, triage, and assign support requests	PJ	GT	Mar 27
		2. Set up tracking system	PJ	GT	Mar 27
		3. Receive and fulfill household support requests	PJ	GT	Mar-Nov 27
	B. Debrief home visits, share strategies, and professional development	1. Weekly team meetings	PJ	GT	Mar - Nov
		2. Send out survey to participating households, receive customer feedback and track increase in knowledge, engagement	PJ	GT, ROC	Mar - Nov

		3. Supplementary trainings, professional development re arboriculture, community engagement	PJ	GT	Mar - Nov
	C. Track results, analyze; continuous improvement	1. Continuously update tree database, customer message system, integrate data	PJ	GT	Mar - Nov
		2. Meet to reflect on results, discuss strategies	PJ	GT, ROC	Mar - Nov
		3. Compile year results and analyze, create year-end report	PJ	GT	Nov 27
		4. Document systems in operations manual	GT	PJ	Nov 27

Project Name: Planting Our Future
Lead Applicant Name: Growing Together
Term for this budget (in years): 3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Trees Coordinator (school-	3 yrs x 27 weeks x 40 hours/wk x $47/hı	$152,280.00
Personnel/Staff Costs	Direct	Trees Program Assistant	3 yrs x 27 weeks x 10 hours/wk x $40/hı	$32,400.00
Materials, Supplies & Equipment (>	Direct	Trees	3000 trees @ $50/each	$150,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Small planting supplies - tools, amendment, stakes, etc.	Shovels - 100 x $25 = $2,500; Amendment - 30 yds x $50/yd = $1,500; stakes/ties - 600 x $10/each = $6,000	$9,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Facilitators	Richmond Outdoors Coalition community engagement process	$32,063
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Community Engagement stipends and supplies	Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	$6,750
Indirect Costs (≤15% of Direct Costs	Indirect		15% of non-contractor total	$45,580.00

Only add lines above this line

TOTAL: **$428,073.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$382,493.00
Total Indirect Costs	$45,580.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$428,073.00
Cross-check Total Budget	YES
Indirect as % of Direct	11.9%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Richmond Outdoors Coalition Community Engagement: outreach materials, translation/interpretation, meeting space and furniture rental, food for community meetings, childcare services, and transportation assistance.	Funds received	$3,088
Richmond Outdoors Coalition Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	Funds received	$6,700

Only add lines above this line

TOTAL: **$6,700.00**

Project Name:	Planting Our Future
Co-Applicant 2 Name:	Planting Justice
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Workforce Development coordinator	The Planing Justice Mother Farm (El Sobrante)	$250,000.00
Personnel/Staff Costs	Direct	PJ Orchardist #1 (.5 FTE)	Planting Justice will provide a trained orchardist	$100,000.00
Personnel/Staff Costs	Indirect	Indirect Admin Cost	15% max	$55,000.00
Materials, Supplies & Equipment (>	Direct	Materials, Supplies, & Equipment	Orchard Management tools, amendments,	$10,000.00
Other Direct Costs	Direct	Workforce Development Stipends	$20/hour stipends for youth workforce	$25,000.00
Personnel/Staff Costs	Direct	Workforce Development coordinator	Planting Justice will provide a trained orchardist	$250,000.00
Personnel/Staff Costs	Direct	PJ Orchardist #2 (.5 FTE)	Planting Justice will provide a trained orchardist	$100,000.00
Personnel/Staff Costs	Indirect	Indirect Admin Cost	15% max	$55,000.00
Materials, Supplies & Equipment (>	Direct	Materials, Supplies, & Equipment	Orchard Management tools, amendments,	$10,000.00
Other Direct Costs	Direct	Workforce Development Stipends	$20/hour stipends for youth workforce	$25,000.00

Only add lines above this line

TOTAL: **$880,000.00**

Co-Applicant 3 Budget Summary (auto-calculated)	
Total Direct Costs	$770,000.00
Total Indirect Costs	$110,000.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Indirect Costs	$110,000.00
Indirect as % of Direct	14.3%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount

Only add lines above this line

TOTAL: **$0.00**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Our Living Future
Lead Applicant Name	Growing Together
Project Location	West Contra Costa Unified School District
Overall Funding Request	$5,000,000
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Spinning and Rising
Project Lead	Growing Together
Project Location	20 West Contra Costa County Unified School District schools in Richmond and San Pablo
Project Funding Request	$338,813

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Spinning and Rising project will employ an interwoven set of strategies to increase bicycle use as primary transportation, significantly reducing air pollution across all neighborhoods in the project area. By changing residents' daily transportation choices, the project's impact will steadily increase over time, affecting pollution levels well beyond the grant period. The proposed project will build upon the working partnerships the Lead Applicant, Growing Together (GT), has developed across West Contra County Unified School District (WCCUSD), integrating four distinct and complementary programs in collaboration with Co-Applicants Local Motion (LM) and Cycles of Change (COC) into 20 elementary and middle school communities: 1) *BikeMobile* family- and youth-focused bike repair events taking place after school and on weekends, 2) *Drive Your Bike* on-road bicycle training courses taking place during the school day; 3) Bicycle Adventure Clubs for youth, offered as part of after school programs; 4) *UpCycle*, a cycling commuter support program that provides adults with bicycles, safety equipment, and a basic on-road riding training course.

Project Co-Applicants LM and COC initiated these innovative cycling programs as local community-based organizations and have led their steady growth over the past 28 years, supported by consistent funding from an array of regional agencies and municipalities, including BAAQMD, Metropolitan Transportation Commission (MTC), Alameda County Transportation Authority, and the City of Oakland. Each program that will be implemented in this project has an

extensive, long-term track record of increasing the use of bicycles as transportation in the Bay Area, including at multiple schools and neighborhoods across the project area. LM's BikeMobile family bike repair events have helped over 60,000 individuals restore their bicycles to safe working order. COC's after-school bicycle clubs and Drive Your Bike on-road training courses have taught over 50,000 youth how to ride bicycles to school and neighborhood destinations, while their UpCycle cycling program has enabled over 5,000 low-income adults to adopt bicycles as primary transportation, earning MTC's Excellence in Motion prize in 2011.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Reducing Air Pollution and Improving Health Outcomes

By promoting and supporting cycling as a primary mode of transportation, this project aims to reduce vehicle miles traveled and carbon emissions, thereby reducing air pollution in the project area and improving health outcomes for students and families in these communities. Using bicycles as primary transportation is highly practical for East Bay flatlands residents - the Oakland Bicycle Plan notes that "85% of residents live within two miles...of at least one major transit station." In 2001, the National Household Travel Survey found that roughly 40% of all trips taken by car are less than 2 miles; while this distance is farther than most people will walk, it is easily covered in twelve minutes by bicycle. Local census data show that the dense neighborhoods around BART stations and major transit lines also have the highest percentage of households without motor vehicles, indicating strong potential for using bicycles with transit for daily transportation in these areas. Per the Urban Institute's 2022 report, *Making the Case for Improved Bicycling Infrastructure*, increasing bike accessibility directly reduces the number of short car trips in heavily trafficked, overburdened neighborhoods.

This project aims to train and support 2,500 youth and adults to use bicycles as their primary mode of transportation. If 2,500 individuals shift from personal vehicle use to bicycling as their primary mode of transportation, this project could eliminate an estimated 3.1 million vehicle miles traveled annually, based on calculations used by agencies like the U.S. Environmental Protection Agency (EPA), Federal Highway Administration, and California Air Resources Board to estimate transportation activity and associated emissions. Using EPA passenger vehicle emissions factors, this mode shift could reduce greenhouse gas emissions by approximately 1,260 metric tons of CO_2 each year, while also lowering emissions of nitrogen oxides (NOx), volatile organic compounds (VOCs), and fine particulate matter (PM2.5), which contribute to poor air quality and respiratory illness.

Regular cycling offers significant health benefits by improving cardiovascular health, boosting the immune system, strengthening muscles, preventing chronic diseases, and enhancing

mental health by reducing anxiety and depression. A 2023 study published in the academic journal *Frontiers in Sports and Active Living* found that the greatest potential health benefits from cycling would come from increasing participation among people who do not regularly bike, rather than encouraging current cyclists to ride more often. This project will increase ridership in Richmond, where the City Council has adopted plans to significantly expand biking infrastructure, focusing on neighborhoods in this project area based on health and equity data.

Building Economic Resilience for a Just Transition

In communities within the project area, the lack of bicycle retail and repair services is a major barrier to regular ridership. A survey conducted by Co-Applicant LM at three local middle schools found that 46% of 875 students with bicycles reported not riding because their bikes were broken, but that they would switch to cycling instead of driving if they had a working bike. With the recent closure of the only bicycle shop in Richmond, there are now no bicycle retail or repair services available in either Richmond or San Pablo. By repairing families' bikes at no cost, teaching hands-on maintenance, and providing safety education, LM's BikeMobile program events enable residents of all ages to overcome the most basic barriers to ridership, and their impact is especially felt in neighborhoods that lack retail services. A post-program study found an average 72% increase in ridership following a BikeMobile visit.

For low-income individuals (youth and adults) for whom lack of transportation is a barrier to employment, this project contributes to building economic resilience by providing no-cost bicycles and commuter equipment, teaching basic maintenance/repairs, and giving riders confidence through on-road skills training. Co-Applicant COC operates a bicycle access program, Upcycle, which has provided bikes, commuter equipment, training, and ongoing support services to over 5,000 low-income East Bay residents since 2009, 94% of whom report continuing to use their bikes as their primary daily transportation in post-program surveys. Over 90% of participants reported increased economic opportunities, while over 95% reported increased physical activity and/or improved health as a result of their lifestyle change. The Upcycle program won MTC's Excellence in Motion award in 2010.

These results demonstrate that LM's BikeMobile and COC's Upcycle are strategies of unparalleled effectiveness and cost-efficiency for shifting travel modes and reducing air pollution. By carrying out these events each year at each of the 20 schools across the project area, we will ensure that convenience, affordability, and access are no longer barriers to ridership, thereby offering a viable path to achieving cleaner air and health benefits, as well as economic resilience.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

All project work will take place at 20 West Contra Costa Unified School District (WCCUSD)

schools and in their surrounding neighborhoods. School locations are as follows: Bayview Elementary School (3001 16th St., San Pablo, CA 94806), Cesar Chavez Elementary School (960 17th St., Richmond, CA 94801), Dover Elementary School (1870 19th St., San Pablo, CA 94806), Downer Elementary School (1231 18th St., San Pablo, CA 94806), Ford Elementary School (2711 Maricopa Ave., Richmond, CA 94804), Grant Elementary School (2400 Downer Ave., Richmond, CA 94804), King Elementary School (4022 Florida Ave., Richmond, CA 94804), Lake Elementary School (2700 11th St., San Pablo, CA 94806), Lincoln Elementary School (29 6th St., Richmond, CA 94801), Mira Vista K-8 School (6397 Hazel Ave., Richmond, CA 94805), Montalvin K-8 School (300 Christine Dr., San Pablo, CA 94806), Nystrom Elementary School (230 Harbour Way S., Richmond, CA 94804), Michelle Obama School (629 42nd St., Richmond, CA 94805), Peres K-8 School (719 5th St., Richmond, CA 94801), Riverside Elementary School (1300 Amador St., San Pablo, CA 94806), Stege Elementary School (4949 Cypress Ave., Richmond, CA 94804), Tara Hills Elementary School (2300 Dolan Way, San Pablo, CA 94806), Washington Elementary School (565 Wine St., Richmond, CA 94801), DeJean Middle School (3400 MacDonald Ave., Richmond, CA 94805), and Helms Middle School (2500 Road 20, San Pablo, CA 94806).

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

This project leverages the seven years of Growing Together's steadily growing collaboration with WCCUSD schools that Growing Together (GT). Over this period they have developed and established an array of health- and sustainability-focused programs through close working partnerships with district leadership and 33 school communities, serving over 7,500 K-12 students and their families. GT's 31 Site Coordinators have each led the development of these programs at each of their partner schools over a multi-year period, interweaving experiential lessons and hands-on activities into during-school, after-school, and family engagement programming. The vision, planning, and implementation of each program occurs through an ongoing process of communication and collaboration between each Site Coordinator and their partner school's entire array of stakeholders. Through regular meetings with classroom teachers, community school managers, principals, parent leads, and after-school directors, GT staff continuously share successes and challenges, identify needs and opportunities, develop ideas, and plan innovative strategies. Through regular communications between GT staff and the leadership of key district departments (Expanded Learning, Science/Instruction, Facilities, Operations, Career Technical Education, and Food Services), they are able to cultivate increasing district buy-in while receiving essential guidance, support, and, in some situations, limited funding towards carrying out these strategies successfully at the school site level.

Spinning and Rising stemmed from a series of planning conversations between GT's Co-Director (who is the co-founder of Cycles of Change) and WCCUSD's Expanded Learning

Coordinator, who is responsible for soliciting program ideas and receiving feedback from after-school directors at every Title I school in the district. These after-school directors are community leaders who each have deep connections to several hundred neighborhood youth and families, and represent seven community-based organizations with long histories of serving children and families in WCCUSD schools. For these community leaders, creating opportunities to access bicycles and bicycle education has been a priority that they have expressed for years, in their efforts to provide valued resources for the children and families that they each serve.

Co-Applicant Local Motion's BikeMobile program hosts bicycle repair clinics across the San Francisco Bay Area, focusing on low-income communities with limited access to bicycle repair services. Over 800 Richmond residents have participated in the program, which helped repair nearly 550 bicycles through clinics operating at local public libraries and other community sites. Through its Richmond programming, Local Motion (LM) staff worked directly with youth and families to shape the program around the community's expressed interests and needs. Testimonials and survey feedback from Richmond residents, library staff, participating parents, and WCCUSD students demonstrate strong appreciation for the BikeMobile program and significant demand for its expansion.

Deborah Bonet, Library Associate at the Richmond Public Library, shared:

> "Yesterday's BikeMobile repair fest was such a blessing for Richmond, particularly the Bayview Crescent Park community. More than 25 bikes were repaired. The BikeMobile restores joy, freedom, and transportation to many low-income bike owners who cannot afford repairs or lack the knowledge to fix their bikes themselves. Thank you to your entire staff for your warm, positive, and practical interactions with community members and for your commitment to providing bike repair education. I hope we will be seeing you again soon."

Previous BAAQMD support for LM funded the BikeMobile program in Richmond and facilitated direct community engagement by LM, which informed the creation of this Spinning and Rising project.

Co-Applicant Cycles of Change (COC) has operated bicycle education programs in schools throughout the Bay Area since 1998, promoting cycling as a primary means of safe, enjoyable, accessible, inexpensive, healthy, and sustainable transportation. Each year, COC's in-school bike safety program trains 5,000+ students at 40+ K-12 schools in various Bay Area locations, including Richmond and Contra Costa County, to become bike commuters. COC has developed ongoing partnerships with 48 schools and over a dozen local school districts over the last three decades through extensive community engagement and collaboration. COC is ready to expand its programming to more WCCUSD schools in partnership with GT, leveraging GT's extensive network of Site Coordinators who operate aligned programming and carry out ongoing community engagement in 31 WCCUSD schools.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Residents of Richmond and San Pablo (and those living within the project area footprint) experience deeply rooted environmental and socioeconomic inequities that contribute to serious health disparities and persistent economic instability. Adjacent to heavy industrial uses, such as the Chevron Richmond Refinery and the Port of Richmond, and major highways, these communities face high cumulative air pollution, which severely impacts public health. The average CalEnviroscreen rating for the 20 schools in this project is 75, with nearly half scoring 85 or higher. The average CalEnviroscreen asthma score among the 20 schools is 93.2, and research from UC San Francisco, UC Berkeley, and a LifeLong Medical Richmond Environmental and Asthma Community Health Study indicates that 25% of Richmond residents have asthma, nearly double the state average of 13%. This project aims to reduce air pollution by lowering vehicle miles traveled, thereby supporting air quality improvements from the tree-planting and schoolyard greening projects included in the application. Nine out of the 20 schools fall into a Disadvantaged Community (DAC) per the CA Department of Water Resources mapping tool, and five of the schools lie less than one mile from a designated DAC. The average percentage of low-income households among all 20 schools is 83.6. A 2018 study published in the *Journal of Urban Health* found that low-income urban populations experience magnified health and financial benefits from cycling. Compared to higher-income groups, these populations suffer disproportionately from diseases linked to physical inactivity, meaning increased physical activity yields greater relative health gains.

The Spinning and Rising project combines existing programs to co-create an integrated, comprehensive bicycling education, safety, maintenance, and accessibility program through in-school ride-safety training, after-school riding clubs, bike-commuter support programs, and community repair/education events at 20 schools in WCCUSD. By educating students and families about these elements of bicycling and providing them with the equipment and services that support regular ridership, project partners encourage individuals to join the active transportation movement and foster a culture that prioritizes self-sufficiency, healthy transportation, and environmental values.

Measurable outcomes from this project over three years include training and supporting 2,500 youth and adults to use bicycles as their primary mode of transportation, convening 2,500 residents to participate in bike repair events, and restoring 1,800 unused bikes to working condition. Teaching students and their families how to ride safely and maintain their bikes while promoting cycling as alternative transportation helps create generations of cyclists who can

reduce greenhouse gas emissions and combat air pollution, improve their physical and mental health, and contribute to community resilience.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Schools serve as foundational community-building institutions, linking together diverse residents through the shared goal of a healthy, thriving future and the shared ground of a central place. Especially in low-income areas, schools serve as hubs where a variety of needed services can be conveniently provided to children and families through partnerships with community-based organizations. Referred to as Community Schools, this model's effectiveness is now widely recognized by policymakers, and its vision and practices are now being implemented across California through a state-wide funding initiative, the California Community Schools Partnership Program. Lead applicant Growing Together (GT) utilizes the full capacity of the Community Schools system through its organizational structure and engagement practices. West Contra Costa Unified School District (WCCUSD) has a highly developed Community Services department, which fluently manages partnerships with several dozen community-based organizations, enabling them to provide a range of critical services to families of Title I schools, including parent engagement, free after-school programs, health services, food access, sports clubs, family-friendly events, English classes, academic support, and career training.

To carry out ongoing engagement in school communities in WCCUSD, GT's Program Managers and Site Coordinators collaborate regularly with lead staff, both at the district level- the Expanded Learning Coordinator, in Community Services- and in each partner school - the Principal, Community School Manager, After-school Director, Parent Liaison, classroom teachers, and non-teaching staff (custodians, food service managers, and office administrators). The main channels and systems of communication include 1) meeting with district staff and each principal several times from February-June to plan the next school year's programming based on site needs and priorities and to ensure a smooth re-contracting process and 2) meeting with leadership staff, classroom teachers, service providers and community-based organization (CBO) leaders at each partner school in August to plan out collaboration logistics for programming, including outreach, timeline, schedule, and roles and responsibilities. The GT Site Coordinator meets regularly with project Co-Applicants Cycles of Change (COC) and Local Motion (LM) to coordinate program delivery and connect them with school representatives. To engage parents, GT Site Coordinators work with the Principal and office staff to use the school communication system ParentSquare, which reaches all families through multi-lingual messaging. In addition, GT plans and carries out parent-facing programs with both the Parent Liaison and After-school Director, who hold multi-year relationships with most of the families whose children attend the school.

The Richmond Outdoors Coalition (the ROC) will serve as a subcontractor on the project to support community engagement activities across all grant projects, in collaboration with the Lead Applicant and Co-Applicants, to help ensure the project is rooted in the authentic input of students and families. The ROC will integrate its Steering Committee across all projects in this application, facilitating monthly strategy sessions with community members to ensure alignment and a cohesive movement for environmental justice in WCCUSD. The ROC Steering Committee is made up of ten adult community members and will soon add ten community youth members recruited from across the 20 schools this project serves, who will be utilized by this project (and all projects in the application) as match funding.

The proposed project will provide several important health and economic benefits to community members: 1) access to no-cost, convenient transportation that improves personal health through regular outdoor physical activity; 2) reductions in air pollution that negatively impacts community health; and 3) improved ability to reach education and employment opportunities through no-cost, convenient transportation for individuals and households with limited access to motor vehicles. Through GT Site Coordinators' long-held, trusted relationships across the school community, we will integrate the proposed project into the school's program delivery structures and communication channels, ensuring that all families can readily access the opportunities and receive these benefits.

GT Site Coordinators use several methods to gather feedback on program delivery. Each year in April, they send out surveys to all school stakeholders (teachers, administrators, after-school directors, non-teaching staff, and parents), as well as students of grades 7-12, asking for data and testimonials about program impacts as well as feedback and suggestions for improvement. GT also meets regularly throughout the year with school and CBO staff involved in the program, 2-3 times per year with school leadership (Principal, PTA, teacher-leaders), and regularly with district leadership in relevant departments to assess the value and effectiveness of the program.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Overall Project Vision: To inspire and enable West Contra Costa Unified School District (WCCUSD) students, families, and nearby residents to adopt bicycles as their primary mode of transportation. We will accomplish this using the following strategies, implemented in coordination with selected schools across Richmond and San Pablo: 1) providing convenient access to no-cost bicycle repair services in every neighborhood; 2) providing no-cost opportunities for low-income adults to obtain commuter bicycles, equipment, and safety training; 3) operating on-road bicycle education and promotion programs that have an extensive local track record of increasing youth ridership. Over the 3-year period, our goal is for 2,500 additional residents to regularly use bicycles for transportation.

Studies show that as bicycle use increases in a community, others become less afraid to ride, leading to broad, tangible changes in transportation choices over time. A 2022 study published in *Transportation Research Record* found evidence of a “safety in numbers” effect, concluding that increased bicycle ridership was associated with improved cycling safety outcomes and greater public willingness to ride. Increasing the number of residents who regularly ride bicycles will have a steadily accelerating impact on reducing air pollution (which results primarily from personal motorized transportation) and on improving long-term health outcomes through the adoption of physically active lifestyles. Lead Applicant and Co-Applicant partners will make this vision a reality by achieving the measurable outcomes outlined below.

Measurable Outcomes:

Bicycle Distribution, Repair, and Education: Over the 3-year project period, 2,500 residents of all ages will participate in bike repair and education events, restoring 1,800 unused bikes to working condition. Increases in bicycle use for daily transportation resulting from these events will measurably reduce emissions, improve health by lowering pollution levels and increasing physical activity, lower household transportation costs, and increase educational and employment opportunities in the project area.

Youth Cycling Safety Training and Active Transportation: Over the 3-year project period, 2,500 youth and adults will be fully trained to use bicycles as primary transportation through on-road safety training courses during school and after-school bike-riding adventure clubs. Inspiring and enabling young people to choose bicycles as their primary mode of transportation will result in tangible, long-term improvements in both air quality and public health.

Partner Roles:

Lead Applicant | Project Lead Growing Together (GT) will leverage its working relationships and staff capacity across the 20 schools in the project area to manage the implementation of all programs in partnership with school stakeholders, Co-Applicants, community-based organizations, and subcontractors. GT will also manage strategies and activities related to community outreach, ensuring broad participation. Finally, GT will manage the evaluation process, gathering data and testimonials from both program participants and school stakeholders.

Co-Applicant Local Motion (LM) will lead community-facing BikeMobile events through which students, families, and residents can access no-cost bicycle repair and education services at a highly convenient location - their neighborhood school. By restoring unused bikes to working order, teaching the public how to maintain their bikes, and encouraging families to ride together, BikeMobile will help residents overcome the most common barriers to regular cycling.

Co-Applicant Cycles of Change (COC) will lead three program components that increase bicycle ridership: 1) During-school bicycle safety training courses, which increase ridership by

building skill and confidence; as part of physical education classes, expert bicycle instructors take groups of students out on the road using a fleet of bikes and teach them how to ride safely to/from their school and to neighborhood parks; 2) A bicycle commuter incentive program (*Upcycle*), in which low-income residents who lack transportation options can obtain a bicycle and commuting equipment for personal use, while also taking part in an Introduction to Cycling education module; and 3) After-school bicycle riding clubs, in which expert guides lead groups of young people in using bikes to access their favorite local outdoor destinations, cultivating a growing network of young bike riders and increasing the profile of bicycle transportation in the larger community.

Co-Applicant West Contra Costa Unified School District (WCCUSD) will host the educational programming components of this project at 20 school campuses, and also outreach to thousands of families via their school-based direct messaging system.

Subcontractor Richmond Outdoors Coalition (ROC) will leverage its community networks and capacity to strengthen outreach efforts, broadening participation beyond school communities and therefore increasing overall participation. The ROC Coordinator will work with the Project Coordinator and each school's GT Site Coordinator to plan the outreach strategy for promoting community-facing bike repair, distribution, and education programs. They will then implement strategies (such as social media, neighborhood listservs, and organization mailing lists) which enable a wider audience in Richmond and San Pablo to access these valued services.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Overall Budget: The total funds requested for the Rising and Spinning project are $338,813. Funds are distributed to project partners in the following manner:

- GT (Lead Applicant): $38,813 for subcontract to ROC
- COC (Co-Applicant 5): $150,000
- LM (Co-Applicant 6): $150,000

Key Project Costs:

<u>Subcontrators & Vendors</u>

- Community engagement facilitators for the community engagement process (ROC): $32,063
- Participant stipends/compensation for the ROC community engagement process: $6,750

- Education, Promotion, and Bike Access module at 20 schools over a 3-year period - Drive Your Bike program on-road safety courses, or Upcycle bicycle commuter incentive programs, at 20 schools over the 3-year period - cost of $7,500 per module (COC): $150,000
- 1 BikeMobile event each year for 3 years at each of 20 schools, with a cost of $2,500 for each event (LM): $150,000

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

This project aligns with the *Richmond Bicycle and Pedestrian Action Plan* adopted by the Richmond City Council in 2023, which serves as a 5-year blueprint for improving walking and bicycling conditions in the City of Richmond. The Plan consolidates recommendations from the Richmond Local Roadway Safety Plan and the 2011 Bicycle and Pedestrian Master Plan. Instead of goals and objectives, this plan offers specific recommendations/actions for designing and constructing new infrastructure in the near and medium term, based on a detailed needs analysis, safety analysis, and community engagement. Bicycle recommendations include 181 projects totaling over 86 miles of new or upgraded bicycle facilities - all within the West Contra Costa Unified School District boundary and offering direct benefits to the schools in this project and residents within the district - building upon an existing 114.5-mile network.The Plan's recommendations utilized a data-based health and equity index analysis to prioritize proposed actions. These improvements focus on providing key access to schools and other community destinations. The Spinning and Rising project prepares Richmond residents of all ages to safely and confidently use existing and future cycling infrastructure, an active transportation mode prioritized by the City of Richmond through the adoption of this plan, by providing access to bicycles (for those that don't already own them), offering no-cost bike repair, teaching basic maintenance, and leading on-road safety training courses which give residents of all ages the confidence to bike to any local destination - schools, jobs, parks, and services.

The project supports several goals identified in the *Richmond Parkway Transportation Plan* adopted by the West Contra Costa Transportation Commission in February 2025. The Richmond Parkway is a nine-mile major road that serves as a regional commuter corridor and a critical segment of the San Francisco Bay Trail. The parkway lies within 2.5 miles of nearly half the schools included in the project area. This project supports the Plan's Public Health Goal 3 (PH-3) - Minimize Vehicle Impacts to Air Quality and Walking and Biking Goal 1 (WB-1) - Upgrade bikeways and connect sidewalk gaps. Goal PH-3 prioritizes actions to improve air quality and reduce health risks. The Spinning and Rising project aligns with this goal by providing a combination of education, training, and experience that promotes cycling as a primary mode of transportation for Richmond residents to school, jobs, and community services

and offering complementary and additive air quality and public health benefits. Intended benefits for Goal WB-1 include increased access to more amenities, specifically schools, jobs, and parks. This project will equip 2,500 residents living in close proximity to the Richmond Parkway to safely and successfully take advantage of existing and future Parkway biking improvements that can broaden geographic access throughout the City, regional public transit terminals, and the San Francisco Bay Trail.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

Founded in Oakland in 2013, Growing Together's mission is to improve the health and sustainability of communities by greening schoolyards, providing hands-on youth environmental education, planting trees, and increasing access to fresh food. Growing Together (GT) cultivates long-term collaborative relationships with local schools and co-creates programming that aligns with the goals, needs, and values of each community's stakeholders. GT's 41 specialist instructor-coordinators and five assistant staff represent over 350 years of collective experience leading and establishing these programs at schools in the East Bay. Multi-year relationships with partner schools reflect the deep personal ties GT has with the communities it represents and serves. Eight of GT's site coordinators and five assistant staff began their careers as middle/high school interns. In 2025-26, GT operates school-year programs at 48 schools across four East Bay school districts– eight in Oakland Unified School District, 33 in West Contra Costa Unified School District (WCCUSD), six in San Lorenzo Unified, and one in San Leandro Unified– giving 10,800 K-12 students weekly or bi-weekly opportunities to grow, harvest, prepare, and enjoy fresh foods, green their schoolyard, plant trees, and learn leadership skills through apprenticeships and enterprise development.

Over the past 10 years, GT has led various district-wide initiatives that have brought about tangible, lasting impacts, making our communities healthier and more sustainable school by school. From 2013 to 2020, GT senior staff collaborated with district leadership, 31 schools, and twelve community-based organizations in the Oakland Unified School District to develop and implement a health and wellness initiative, leading to 2,250 Title I students taking part regularly in health-enhancing programming (growing and preparing fresh foods, greening school campuses, planting trees, and outdoor team-building physical activities). Through training, ongoing mentoring, and extensive technical support, our senior staff built the capacity of 31 site coordinators to fully take over leadership of these programs, over a 3-year period. GT's Project Coordinator and Bicycle Programs Coordinator also hold extensive bicycle education and access experience - they were the co-founders of Cycles of Change in 1998, and were co-developers/co-leaders of multiple Safe Routes to School, UpCycle, Community Bicycle Repair, and BIcycle Adventures programs over a 12-year period.

During the pandemic closures, GT pivoted to collaborate with district leaders, community school managers, unemployed parents, and community-based organizations/philanthropic partners on a district-wide initiative to enroll 12,500 low-income families in a food access program and provide them with farm-fresh produce and school lunches to their homes every week for an 18-month period. Starting in 2020, GT expanded its work significantly in WCCUSD, leading a district-wide garden programming initiative that developed programs across 33 schools (and is steadily growing), now involving 7,500 students. This initiative interweaves several interrelated programs into a holistic, place-based, school-by-school approach that has had a dramatic impact on student health and wellness through schoolyard greening, opportunities for outdoor activity, access to fresh food, increased parent engagement, campus and neighborhood tree planting, and workforce apprenticeships for youth. In 2025-56, WCCUSD gave GT its Partner of the Year award.

GT has the capacity and experience to manage multiple grants, programs, and vital relationships with both public agencies and community-based organizations. They have secured multi-year funding from CAL FIRE for schoolyard greening, successfully managed multi-year California Department of Food and Agriculture grants to increase access to fresh foods, and funded tree planting with grants from the Urban Forestry departments of the cities of Richmond and San Pablo. While developing district-wide strategic initiatives at WCCUSD and securing their funding, GT collaborated with the Facilities, Career and Technical Education, and Operations and Food Services departments, engaged with Contra Costa and Solano Food banks, and partnered with PTAs at 29 schools.

In three other East Bay School Districts over the past five years, GT managed several dozen contracts with school sites, district departments, and local community-based organizations, as well as a multi-year contract with the Alameda County Public Health Department and CA State Parks. As a result, GT provides schoolyard greening, fresh food access, and health-focused education/workforce training programming for 48 school communities.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

GT will ensure the successful implementation of the project and the achievement of deliverables through the efforts of a dedicated 1 FTE Our Living Future Coordinator (OLFC; included in the Healthy Green Schools project budget) and a .25 FTE Bicycle Program Coordinator (in-kind match-funded by GT through its WCCUSD contract). These two positions will provide ongoing management of Site Coordinators in planning and implementing programming at their respective school sites. With support from the OLFC and Bicycle Programs Coordinator, each GT Site Coordinator will manage all programming at their 1-2 dedicated school sites, including active transportation education and access programs within this project area. The Site

Coordinators range from .2 to .8 FTE, depending on the size of the school and the extent of programming there. When the project period begins, the OLFC and Bicycle Programs Coordinator will meet with each Site Coordinator and school stakeholders directly involved to lay out the timeline, program scope, logistics, outreach strategy, and evaluation plan for each program component. Then, the OLFC, Bicycle Programs Coordinator and Site Coordinators will meet with the partner agencies involved in the project - Co-Applicant Cycles of Change (COC), Co-Applicant Local Motion (LM), and Subcontractor the Richmond Outdoors Coalition (ROC) - to finalize a year-long plan for program implementation. Each Site Coordinator will lead the implementation of programming at schools by outside agencies, and the GT Bicycle Programs Coordinator will hold regular check-ins with both Site Coordinators and project partners. In the last two months of each school year, the OLFC, Bicycle Programs Coordinator, and Site Coordinators will work together to implement the evaluation strategy, using feedback surveys and other tools to collect data and testimonials, measure outcomes, and describe the program's impacts and benefits for participants.

Over seven years of partnership, WCCUSD schools, PTAs, and district departments have consistently invested in GT programming through fee-for-service contracts. Because school budgeting cycles often require 1–2 years to adopt new programs, government grants have played a critical catalytic role by funding initial implementation until schools can assume ongoing costs. Across all 33 WCCUSD partner schools, school sites and/or PTAs now cover 50–100% of annual program costs after the first year, demonstrating strong buy-in and long-term sustainability. At roughly half of the schools included in this proposal, schools and/or the district already fully fund Site Coordinator positions. If awarded, this grant funding will enable GT to expand existing programs to reach all students and families at participating schools by supporting new positions and new initiatives, including the proposed cycling programs.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

For educational programming, GT is already in a Master Services Agreement with WCCUSD to engage with students at all the school sites. The project has received initial approval from WCCUSD to proceed with the implementation of the Spinning and Rising program. For supporting documentation, see Richmond_26LCB9_Rising and Spinning_Master Services Agreement and Richmond_26LCB9_Planting Our Future_WCCUSD Letter.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

Not applicable; CEQA is not required for this project.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Not applicable; Co-Applicant WCCUSD is the owner of the relevant school sites.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

Not applicable

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are no significant barriers associated with the programming outlined in this project. The Lead Applicant and the Co-Applicants have consistently provided all the programs to WCCUSD schools within this project area, except for after-school bicycle adventures, which were specifically requested by the WCCUSD Community Services department leadership. The requested funds would enable the partners to offer these programs consistently over a 3-year period and expand them to serve all students and families across the 20 schools within the project area.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

Project Vision:	2,500 additional residents are regularly using bicycles as transportation, reducing vehicle miles traveled, improving air quality and changing physical activity habits. Strategies to achieve this are 1) on-road cycling safety training, for upper grades during school; 2) bicycle riding clubs taking field trips to local parks after school; and 3) family focused mobile events where mechanics repair non-working bikes.

Measurable Outcome	Indicator(s)
1. **Bike Repair Education and Restoration:** By the end of the grant term, engage 2,500 residents in bike repair education events and restore 1,800 unused bikes to working condition, reducing transportation-related emissions and lowering household transportation costs in the project area.	• Number of residents attending bike repair education events (target: 2,500) • Number of unused bikes restored to working condition (target: 1,800) • Number of bike repair events • Estimated reduction in number of vehicle trips based on participant surveys

2. **Youth Cycling Safety Training and Active Transportation:** By the end of the grant term, enable 2,500 youth and adults to adopt safe cycling as a primary mode of transportation through on-road safety training, bike riding clubs, and commuter bike incentives programs - reducing car dependency, and improving air quality and public health outcomes in the project area.	• Number of youth and adults participating in on-road safety training • Number of adult participants using bicycles for commuting • Number of youth enrolled in bike riding clubs during the grant term • Percentage of post-training survey respondents demonstrating knowledge of safe cycling practices • Percentage of participating youth and adults reporting increased use of cycling as a primary mode of transportation via surveys • Participant stories or survey comments describing changes in transportation habits, confidence in cycling, and personal health

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.2,500 residents participate in bike repair education events, restoring 1,800 unused bikes to working condition	A.Outreach to sites to plan BikeMobile events schedule	1. Outreach to and meet with 20 schools' after-school program directors, GT coordinator, and BikeMobile representative	Local Motion (BikeMobile)	Growing Together (GT)	Aug 2026
		2. Create yearly program schedule, send out confirmations	Local Motion	Growing Together	Sept 2026
		3. Send our pre-event prep list to sites, GT, and after school program staff	Local Motion	Growing Together	1 month before each event
	B.Implement 20 events per year, 1 at each project area school	1. Pre-event outreach to families, with connection to greater Richmond Outdoors Coalition (ROC) community - cultivating relationships across orgs, schools, and families	Growing Together, WCCUSD	Local Motion, ROC	1 month before event

		2. Hold bike repair/education event	Local Motion	WCCUSD, Growing Together	bi-monthly
		3. Track attendance, get sign-up list	Local Motion	WCCUSD, Growing Together	Day of (20 per year)
		4. Community feedback about program activities and barriers during multiple events during the year	Local Motion	ROC	Day of (5-10 per year)
	C.Send out post participation surveys, analyze results	1. Prepare post survey	Local Motion	Growing Together	Sept 2026
		2. Send out survey to families	Local Motion	Growing Together	3 months after each event
		3. Analyze results continuously	Local Motion	Growing Together	End date
2. Train 2,500 youth and adults to use cycles as primary transportation via on road safety training, bike riding clubs, and commuter incentive programs	A. Outreach to sites to plan events schedule with Cycles of Change	1. Outreach to and meet with 20 schools' principals and lead teachers, GT coordinator, and Cycles of Change representatives	Growing Together	Cycles of Change	Aug 2026
		2. Create yearly program schedule, send out confirmations	Cycles of Change	Growing Together	Sept 2026
		3. Send our pre-event prep list to sites, GT, teachers and principals	Cycles of Change	Growing Together	1 month before events
	B. Implement Drive Your Bike (DYB) course or Upcycle program for at 5-6 schools per year	1. Pre-event presentation for students	Cycles of Change	Growing Together, WCCUSD	Day of (5-6 schools/yr)

		2. Implement the DYB course with upper-grade classrooms, and/or Upcycle program for adults and youth	Cycles of Change	WCCUSD	5-6 schools/yr
		3. Check/repair, store fleet	Cycles of Change		5-6 schools/yr
	C. Implement after-school clubs at 5 schools per year, 4 weeks & 15 students per program	1. Outreach to and meet with 5 schools' after-school program directors, GT coordinator, and biking staff	Growing Together	WCCUSD	Aug 2026
		2. Create yearly program schedule, send out confirmations; prep fleet, storage, hauling logistics	Growing Together	Cycles of Change	Sept 2026
		3. Implement riding clubs	Growing Together	WCCUSD	5 sites/yr, 4 rides per site
		4. Post program interviews, surveys	Growing Together	WCCUSD	2 months after each event

Project Name:	Spinning and Rising
Lead Applicant Name:	Growing Together
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Facilitators	Richmond Outdoors Coalition community engagement process	$32,063
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Inclusion Outdoors: Community Engagement stipends and supplies	Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	$6,750
Only add lines above this line				
			TOTAL:	**$38,813.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$38,813.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$38,813.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
GT in-kind match from funding received from WCCUSD Contract for Bicycle Programs Coordinator	verbal commitment	$80,000
Richmond Outdoors Coalition Community Engagement: outreach materials, translation/interpretation, meeting space and furniture rental, food for community meetings, childcare services, and transportation assistance.	Funds received	$3,088
Richmond Outdoors Coalition Participant stipends/compensation for Richmond Outdoors Coalition community engagement process	Funds received	$6,700
Only add lines above this line		
	TOTAL:	**$89,787.50**

Project Name:	Spinning and Rising
Co-Applicant 5 Name:	Cycles of Change
Term for this budget (in years):	3 Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Bicycle education, promotion, and distribution events	Education and Promotion module at 20 schools over a 3-year period - Drive Your Bike on-road safety courses, and/or Upcycle bicycle commuter incentive programs, at a cost of $7,500 per module.	$150,000.00
Only add lines above this line				
			TOTAL:	**$150,000.00**

Co-Applicant 10 Budget Summary (auto-calculated)

Total Direct Costs	$150,000.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$150,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity
Strategic Energy Innovations Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	**Clean Air Leaders**
Lead Applicant	Strategic Energy Innovations (SEI)
Application Location	Richmond and Surrounding Communities
Overall Funding Request	$1,084,475.91
Grant Term Request	3 years

PROPOSAL VISION

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
   - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
   - *Advance integrated projects to holistically meet community needs.*
   - *Strengthen community-driven and collaborative solutions.*

The Clean Air Leaders project is a collaborative initiative led by Strategic Energy Innovations (SEI) in partnership with Sustainable Contra Costa (SCOCO) and Groundwork Richmond to empower youth across Richmond and the broader West Contra Costa target zone to improve air quality, strengthen community health, and build pathways into the green economy. Through integrated school year and summer programming, youth will engage in hands-on environmental education, community air monitoring, leadership development, environmental stewardship, and career exploration opportunities that connect learning to action. SEI will lead educator support, classroom implementation, and the delivery of a youth conference; SCOCO will expand youth leadership and civic engagement by embedding a new air-quality track into its paid Sustainable Leaders in Action (SLIA) program; and Groundwork Richmond will provide air quality-focused paid summer experiences by expanding its Green Team program. Complementing these educational programs, the partners will also expand community access to air quality monitors and air purifiers, facilitate youth-led community initiatives, and offer a variety of green career exposure events for youth. Together, the partnership creates multiple pathways for participation that allow youth to engage at different levels while building environmental literacy, professional skills, and long-term community leadership capacity.

The project will advance all three Program Goals of the Local Community Benefits Fund. First, Clean Air Leaders will reduce air pollution impacts and improve public health outcomes by increasing community understanding of local air quality conditions, expanding community air monitoring capacity, supporting exposure reduction strategies, and increasing access to air quality resources. Second, the project advances integrated solutions that holistically address community needs by combining education, community engagement, public health action, environmental stewardship, and workforce development into a coordinated model that connects

schools, community organizations, and residents. Third, the project strengthens community-driven and collaborative solutions by positioning youth as trusted messengers and environmental leaders while leveraging established community partnerships to shape implementation and decision-making. Measurable outcomes include educator and youth literacy around air quality, expanded access to localized air quality information and exposure mitigation resources, and stronger awareness of and confidence pursuing green career pathways that support long-term economic resilience and a just transition.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The Clean Air Leaders project will benefit youth, educators, and families across Richmond and surrounding West Contra Costa communities that experience disproportionate environmental and public health burdens associated with air pollution exposure. Recruitment will prioritize students attending Title I schools and communities with CalEnviroScreen scores between 70 and 100, with priority for low-income youth measured through free and reduced-price meal eligibility. While participation is open broadly within the project area, this targeted recruitment approach is intended to prioritize access for communities that have historically experienced reduced access to environmental education and leadership opportunities.

These communities are included within California's AB 617 Community Air Protection Program due to cumulative impacts from refinery operations, freight activity, port operations, industrial facilities, and transportation corridors. Richmond and surrounding communities have long experienced environmental justice challenges and elevated public health risks associated with poor air quality. These impacts disproportionately affect youth and have contributed to increased concern around respiratory health, environmental awareness, and access to decision making.

West Contra Costa Unified School District (WCCUSD), which encompasses many of the project's school implementation sites, serves more than 28,000 students across 56 schools in five cities and reflects the diversity of the surrounding community. Approximately 54% of students identify as Latino, 18% African American, 10% Asian, 10% White, and 6% Filipino, and families across the district speak more than 50 languages.

Youth are the primary beneficiaries of the project and will gain opportunities to participate in environmental monitoring, environmental justice education, community outreach, and leadership development that support meaningful action in their schools and neighborhoods. Participants will build skills including leadership, communication, collaboration, data analysis, critical thinking, and problem solving while increasing awareness of green career pathways. Educators and the broader community will benefit through reusable curriculum, improved access to localized air quality information, youth-led outreach campaigns, and expanded access to resources that support healthier environmental conditions and informed decision making.

PARTNERSHIP STRUCTURE

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

SEI is an environmental education and workforce development nonprofit whose mission is to empower students and professionals to accelerate climate solutions in order to create thriving, resilient communities. For more than 29 years, SEI has partnered with schools, communities, government agencies, and industry partners to deliver hands-on environmental education, sustainability leadership development, and green workforce programming. Through its Energize Schools program, SEI engages K–12 students in project based learning experiences that build environmental literacy, leadership skills, and awareness of sustainability and clean energy careers.

SEI has extensive experience working with school communities facing environmental and economic inequities, including communities with high CalEnviroScreen scores and schools serving primarily low-income students and students of color. SEI has previously supported air quality education initiatives in Contra Costa County through a California Air Resources Board (CARB) Supplemental Environmental Project focused on student-led air quality education and monitoring. Through this project, SEI supported educators and students with trainings, instructional planning, and implementation of air monitoring activities. These experiences established relationships with educators in the region and demonstrated the need for continued air quality education and youth leadership opportunities in West Contra Costa communities.

SCOCO is a community-based nonprofit organization dedicated to building a more sustainable, equitable, and resilient Contra Costa County through education, outreach, and community engagement. SCOCO's programs focus on empowering residents to take meaningful climate action while building stronger and healthier communities. Through its SLIA youth leadership program, SCOCO provides students with paid opportunities to participate in climate advocacy, community outreach, public education campaigns, and leadership development activities connected to environmental justice and sustainability issues impacting their local communities.

Groundwork Richmond is committed to the regeneration, improvement, and management of Richmond's physical environment through community-driven partnerships that promote environmental, economic, and social wellbeing. Groundwork Richmond has deep roots within Richmond and surrounding communities and works directly with residents to expand access to green spaces, environmental education, leadership development, and outdoor learning opportunities. Through its Green Team summer program, Groundwork Richmond provides paid environmental justice and workforce development experiences for Richmond youth, many of whom come from low-income households, non-English speaking families, and communities disproportionately impacted by pollution and inequitable access to outdoor spaces.

Together, the partnership combines SEI's experience in sustainability education and grant management with SCOCO and Groundwork Richmond's strong community relationships, local outreach capacity, and proven youth leadership programming. The partnership is designed to ensure that Richmond youth most impacted by air pollution are equipped with the knowledge, technical skills, leadership opportunities, and community support needed to improve environmental health outcomes within their own communities.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

SEI will serve as the Lead Applicant and oversee overall project management, grant administration, coordination across project partners, and school-based activities. SCOCO and Groundwork Richmond will serve as Co-Applicants and lead complementary community-based youth engagement and leadership development activities that extend learning beyond the classroom and strengthen connections between environmental education, public health, and community action.

Each partner will play a distinct but collaborative role in project implementation. SEI will lead school-based project implementation, including educator professional development, youth air monitoring activities, the coordination of free air purifier distributions, and execution of a Green Careers Conference that will connect high school students with sustainability professionals and career pathways. SEI will also manage overall project-wide grant administration, including partner coordination, evaluation data collection, and compliance reporting.

SCOCO will lead youth leadership development and regional community engagement through its year-round paid SLIA cohort for high school students. SCOCO will also manage the design and operational rollout of the Mobile Sustainability Lab, facilitate youth-led public education campaigns at community events, support community air purifier distributions, and connect youth participants with sustainability professionals to accelerate green career pathways.

Groundwork Richmond will implement localized workforce development and environmental stewardship programming through its paid summer Green Team experience for high school students. Through the work of the Green Team cohort, Groundwork Richmond will manage residential and municipal air monitor installations, support community air purifier distributions, and execute urban forestry campaigns, including neighborhood canvassing and tree planting initiatives.

All three partners will collaborate on customizing SEI's air quality curriculum, cross-promoting opportunities for youth, and supporting the execution of the Green Careers Conference. The partnership structure provides multiple opportunities for youth participation through classroom learning, after-school leadership activities, community outreach, workforce development experiences, and summer programming. While some youth may participate across multiple project activities, each partner will also recruit participants independently through their existing programs and networks.

While SEI will maintain overall responsibility for project oversight and compliance, the partnership will operate through a collaborative decision-making structure as much as possible, facilitated through regular touchpoints and clear, frequent feedback channels. Groundwork Richmond and SCOCO will hold authority over their respective areas of implementation, while broader project adjustments will be discussed jointly. To support effective coordination, SEI will manage centralized systems for scheduling, data tracking, and resource sharing, and regular partnership meetings and shared planning documents will support communication and visibility throughout the project.

5. Describe how the Lead Applicant will work with Co-Applicant(s) to:

- *Coordinate overall community engagement activities.*
- *Track and report on indicators to assess progress towards measurable outcomes.*
- *Collect and process reporting, reimbursement and invoicing requirements.*

SEI, SCOCO, and Groundwork Richmond will maintain close coordination throughout implementation through regularly scheduled meetings, shared planning documents, and clear communication channels. These structures will support planning, monitoring of project progress, identification of emerging needs or barriers, and consistency across school-based and community-based settings. SEI will develop and maintain a project implementation schedule, establish deliverable and reporting timelines, and oversee shared systems that support coordination, communication, and accountability across the partnership.

Community engagement activities will be coordinated collaboratively across all partners to ensure outreach efforts are complementary and incorporate ongoing assessment of local priorities. SEI will primarily lead engagement connected to participating schools, educators, and classroom-based programming, while SCOCO and Groundwork Richmond will lead outreach and participation via existing community events and neighborhood engagement efforts. Partners will coordinate outreach calendars, recruitment strategies, messaging, and event participation to maximize reach and create connected pathways for youth and families to engage across project activities. Each partner will also establish feedback avenues with participants to inform adjustments and ensure activities remain responsive throughout the grant period.

To assess progress toward measurable outcomes, SEI will establish and manage a centralized project tracking and reporting process that all partners will utilize throughout the grant period. SEI will coordinate collection of participation data, outcome indicators, and participant feedback across project activities and aggregate findings into project-wide reporting. Partners will contribute regular updates related to implementation progress and measurable outcomes within their respective scopes of work. SEI will oversee analysis of project data, administer shared evaluation tools where appropriate, monitor progress toward established targets, and prepare required reports for the Bay Area Air District (BAAD).

Grant administration, financial reporting, reimbursement, and invoicing processes will be coordinated by SEI. Groundwork Richmond and SCOCO will submit invoices and supporting documentation according to an established reporting schedule and in alignment with approved budgets and grant requirements. SEI's finance and contracts staff will review submissions, process reimbursements, maintain financial records, and oversee compliance with grant requirements and documentation standards. SEI will maintain organized financial and programmatic records throughout the grant period and required retention period to support transparency, accountability, and readiness for any financial review or audit.

This collaborative structure will ensure strong communication, coordinated implementation, clear accountability, and integration of each partner's expertise while creating consistent experiences for youth and community participants across project activities.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

SEI, SCOCO, and Groundwork Richmond are nonprofit organizations governed by Boards of Directors that provide fiscal and organizational oversight. No additional board or council approvals are required for the proposed project.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

SEI brings a strong track record of managing complex, multi-partner initiatives and aligning community stakeholders around shared grant deliverables, and will assign approximately five core staff members to the project. Assigned staff bring prior experience successfully implementing BAAD and CARB air quality education initiatives.

The proposed staffing structure includes:

- Program Director (.03 FTE): Provides strategic oversight, supervises program staff, oversees project performance, and ensures milestones are achieved on schedule.
- Program Manager (.61 FTE): Serves as the primary point of contact for BAAD and project partners, leading day-to-day implementation, partner coordination, reporting, school recruitment, curriculum adaptation, and educator support.
- Project Lead (.24 FTE): Supports direct implementation activities, including educator trainings, student engagement and education, community outreach coordination, and facilitation of environmental leadership and career exposure opportunities.
- Accounting Associate Director (.02 FTE): Manages invoices with BAAD, co-applicants, and subcontractors, establishes and maintains budget tracking systems, and supports financial grant compliance.

SEI will leverage robust existing organizational infrastructure and resources to support successful implementation and compliance. This includes utilizing internal workload modeling to forecast staff capacity, allowing management to reallocate resources or initiate hiring if needed. Dedicated finance and operations staff will oversee budget tracking, invoicing, reimbursement processing, subcontract management, and financial reporting to ensure full compliance with BAAD requirements. Additionally, established project management and data systems, including Salesforce and Asana, will support tracking of deliverables, participation metrics, timelines, and partner coordination activities. Together, these systems will allow the team to proactively monitor progress, identify implementation challenges early, and ensure accountability across all project partners and activities.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

SEI has more than 29 years of experience managing large education and workforce development initiatives funded through public and private sources. The organization maintains the fiscal infrastructure, internal controls, grant administration systems, and project management practices necessary to efficiently administer large-scale grant programs. Currently, SEI's Business Services team oversees more than 200 annual contracts with a combined organizational budget exceeding $9 million, demonstrating the capacity to manage complex financial, compliance, and reporting requirements across multiple funding sources and partners.

The organization has a strong track record of successfully managing public funding from federal, state, and regional agencies, including CARB, AmeriCorps, the California Strategic Growth Council, the National Oceanic and Atmospheric Administration, and the National Science Foundation. As a primary example of this management capacity, SEI currently serves as project lead for the $5.5 million San Diego Regional Energy Network Workforce Training and Capacity Building Program. In this role, SEI coordinates implementation across partner organizations—including Resource Innovations and the Metropolitan Area Advisory Committee on Anti-Poverty—to support a regional decarbonization workforce network. Additionally, SEI has administered multiple BAAD-funded programs, including student-led air quality challenges through the James Cary Smith Community Grant program from 2022–2025, consistently meeting all technical deliverables, reporting requirements, and fiscal compliance standards.

To ensure rigorous fiscal oversight, SEI utilizes established accounting, grant management, and project tracking systems that follow Generally Accepted Accounting Principles (GAAP). Written financial management policies govern all organizational operations, which include annual independent financial audits, quarterly Board financial reviews, monthly internal finance reconciliations, separation of financial duties, and multi-level invoice approvals. Business Services staff will work with program management to ensure accurate financial reporting, compliance with grant requirements, and alignment between expenditures and approved activities.

To track grant funds and ensure they are spent only on eligible project activities, SEI will establish project-specific tracking codes for the Bay REPAIR grant. All expenses—including personnel time, materials, equipment, and subcontractor costs—will be assigned unique codes within SEI's accounting and timekeeping systems to prevent the commingling of funds. Staff will complete timesheets tied directly to approved grant activities and deliverables. Furthermore, SEI will oversee subcontractor reimbursements by auditing invoices and supporting documentation from SCOCO and Groundwork Richmond against approved budgets, scopes of work, and milestones prior to approving any payments.

Throughout the grant period, the Program Manager and the Business Services team will review monthly budget-to-actual expenditure reports to monitor spending trends, identify variances, and ensure expenditures remain aligned with the approved budget and implementation timeline. These established practices will ensure transparency, accountability, and effective stewardship of Bay REPAIR grant funds.

Application Title:		Clean Air Leaders										
Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget
1	Clean Air Leaders	Clean Air Leaders is a collaborative initiative led by Strategic Energy Innovations (SEI) in partnership with Sustainable Communities Contra Costa (SCOCO) and Groundwork Richmond to empower youth across the West Contra Costa target zone to improve air quality, strengthen community health, and build pathways into the green economy. Through integrated school-based education, youth leadership development, community science, exposure mitigation efforts, and paid summer workforce development opportunities, participants will build environmental literacy, contribute to local air quality solutions, and increase awareness of sustainability careers. The project advances community-driven action and supports long-term economic resilience through coordinated environmental education and public health strategies.	Reduce Air Pollution and Improve Health Outcomes	SEI	41.9%	$ 892,492	$ -	0.0%	$ 1,084,476	$ 630,590.31	$ 223,422	$ 230,463.60
				TOTALS	**41.9%**	**$ 892,492**	**$ -**	0.0%	**$ 1,084,476**	**$ 630,590**	**$ 223,422**	**$ 230,464**

Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Clean Air Leaders
Lead Applicant Name	Strategic Energy Innovations
Project Location	West Contra Costa Target Zone
Overall Funding Request	$1,084,475.91
Grant Term Request	3 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Clean Air Leaders
Project Lead	Strategic Energy Innovations
Project Location	West Contra Costa Target Zone
Project Funding Request	$1,084,475.91

STRATEGY ALIGNMENT

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Strategic Energy Innovations (SEI), Sustainable Contra Costa (SCOCO), and Groundwork Richmond will partner to implement the Clean Air Leaders project, a youth-centered initiative designed to improve air quality, strengthen public health, and build youth knowledge and resilience across the West Contra Costa target zone. By offering a coordinated range of school-year and summer programs, the partnership presents a unified menu of engagement options that allow schools, community members, and local youth to choose the pathway that best fits their needs. This model connects classroom environmental justice education, paid youth leadership development, and hands-on workforce experiences into a pipeline for long-term environmental action and green career opportunities.

The project achieves these goals by integrating five core elements:

- Community Air Monitoring Network: Deploying a network of handheld, stationary, residential, and municipal air sensors to expand localized air quality data contribution and interpretation skills.
- Youth Education & Leadership: Providing educator training, customized curriculum, and teacher stipends for classroom learning through SEI's proven model, alongside the expansion of paid youth leadership cohorts through SCOCO's Sustainable Leaders in Action (SLIA) program and Groundwork Richmond's summer Green Team program.
- Community Engagement: Attending community events with youth ambassadors and launching a new Mobile Sustainability Lab to facilitate interactive public education and air quality awareness.
- Direct Exposure Mitigation & Stewardship: Distributing free indoor air purifiers to residents and executing urban forestry campaigns led by youth.

- Green Career Connections: Bridging all programs through hands-on workforce exposure, culminating in one regional youth Green Careers Conference led by SEI to connect students directly with environmental professionals.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The Clean Air Leaders project aligns with both Local Community Benefit Fund strategies by transforming youth-focused education into exposure reduction and green career pathways.

Strategy 1: Reduce Air Pollution and Improve Health Outcomes
The following project elements will mitigate health risks and reduce exposure by equipping youth and residents with data, education, and infrastructure:

- Regional Monitoring Expansion: Partners will collaborate with school administrators and youth cohorts to install and maintain stationary air monitors at schools, residences, and public sites, expanding the regional data network and improving community access to localized air quality information needed to make informed exposure-reduction decisions.
- Youth Education and Action: Partners will equip youth with localized air quality knowledge and support hands-on data collection projects. Students will analyze local data to track pollution hotspots and trends, allowing schools and families to make informed decisions around exposure.
- Community Education: All partner organizations and their youth cohorts will participate in local events to help residents engage with air quality issues, interpret data, and access program resources such as air purifiers, increasing community capacity to reduce exposure during poor air quality events.
- Exposure Mitigation: To reduce exposure to harmful air pollutants and improve indoor air quality, the partners will distribute free indoor air purifiers while concurrently implementing urban forestry campaigns to expand urban canopy coverage, which can help improve neighborhood environmental conditions and reduce pollution impacts.

Strategy 2: Build Economic Resilience for a Just Transition
The project will also leverage the partners' expertise in green workforce development to support exposure to sustainability career pathways, preparing youth for high-quality careers that support a just transition:

- Green Career Connections and Skill Building: The partnership will provide direct exposure to the green economy through Climate Career Chats and professional guest speakers and panels. This will culminate in the Spring of 2029 with a Green Careers Conference, connecting local youth with professionals and career pathways in public health, clean energy, and environmental sustainability. Across programming, student participants will also develop transferable, resume-building skills in data interpretation, hardware maintenance, urban forestry, communication, and project management.

COMMUNITY IMPACT

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The Clean Air Leaders project will serve youth and residents across the West Contra Costa target zone within the Path to Clean Air (PTCA) Community Emissions Reduction Plan area. Programming is designed to meet youth and community members where they already live, learn, and gather, prioritizing neighborhoods experiencing disproportionate cumulative exposure to industrial and transportation air pollution.

Activities will be distributed across the target zone through the following core locations:

- School Sites: SEI's school-based education, educator trainings, and school-hosted community engagement will occur at eligible school campuses. Both virtual and in-person support is expected. Initial implementation will focus on the following sites, with additional schools added over the grant period based on ongoing outreach:
  - Richmond High School (1250 23rd Street, Richmond, CA 94804)
  - Richmond College Preparatory (1014 Florida Avenue, Richmond, CA 94804)
  - Summit Public Schools: Tamalpais (3020 Hilltop Mall Road, San Pablo, CA 94806)
  - Dover Elementary School (1870 19th Street, San Pablo, CA 94806)
- Groundwork Richmond's Green Team: Groundwork Richmond's Green Team summer program will conduct residential and municipal stationary monitor installations, door-to-door neighborhood urban forestry canvassing, tree plantings, and indoor air purifier distributions concentrated within heavily impacted Richmond neighborhoods, specifically the Iron Triangle, Coronado, and Santa Fe communities.
- Sustainable Leaders in Action Youth Leadership Cohort: SCOCO's SLIA cohort will support community air purifier distributions and conduct its regular youth leadership development meetings, project planning sessions, and Climate Career Chats primarily through virtual platforms to maximize accessibility for students across the entire target area.
- Community Outreach Sites: Regional community engagement, mobile outreach via the new Mobile Sustainability Lab, and youth leadership activities will take place at public venues, community gathering spaces, and partner locations throughout Richmond and surrounding neighborhoods.
- Green Careers Conference: The single, regional Green Careers Conference in the Spring of 2029 will be hosted at an accessible venue within the target zone selected in collaboration with schools and partners.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Community engagement was foundational to the development of the Clean Air Leaders project, shaping its implementation strategies, measurable outcomes, and participation pathways. To ensure the initiative reflects local priorities, the project partners intentionally engaged West

Contra Costa educators, school administrators, county education officials, past youth participants, and local residents to identify needs and determine the experiences that would create the most value for local youth.

To identify specific academic and school-based needs, SEI distributed an Air Quality Education Needs Assessment to regional school stakeholders and conducted direct interviews with local campus administrators. This qualitative and quantitative outreach identified gaps in hands-on environmental education and a strong desire to equip students with technical tools. For example, Toni Cuevas, Dean of Students at Richmond College Preparatory, emphasized that students need direct opportunities to engage with "air quality monitors, reading data, learning policy, and interpreting data," while building "college and career readiness."

SEI also established communication with Tracy McManus, STEAM Coordinator at the Contra Costa County Office of Education, to better understand educational priorities and opportunities. The Contra Costa County Office of Education expressed support for the proposed project, stating that “this type of collaborative program can support students in building scientific and technical skills through project-based learning, outdoor fieldwork, and civic engagement, while also offering educators resources to integrate air quality topics into classroom instruction.”

Community and resident priorities were further explored and integrated using the existing networks of the project partners:

- Youth Feedback: SCOCO held conversations with past SLIA participants. These youth emphasized a clear demand for more hands-on, community-based leadership opportunities, public speaking training, and direct exposure to sustainability career readiness.
- Resident Feedback: Groundwork Richmond leveraged years of ongoing resident engagement through Clean Air Day outreach, air sensor distribution, and tree adoption programs. Local residents have consistently shared concerns regarding local respiratory health impacts and barriers to accessing environmental resources. Groundwork Richmond also identified a sustained community demand for physical environmental interventions based on existing waitlists for household air sensors and tree adoptions.

Analysis of survey responses, interviews, youth feedback, community conversations, and partner planning sessions identified several consistent priorities that became the basis for project activities and measurable outcomes. Stakeholders expressed a clear desire to strengthen youth understanding of local air quality conditions and create direct opportunities for students to address environmental issues affecting their neighborhoods. Community members also emphasized the need for expanded youth civic participation and opportunities connecting students to future green careers, all while building transferable skills such as public speaking, advocacy, and hands-on data analysis.

As a result, the Clean Air Leaders project integrates education, community science, youth leadership, green career exposure, community engagement, and professional skill building to reflect community-identified priorities and create multiple entry points for participation. This

engagement process not only informed project design but also established relationships and structures that will support recruitment, implementation, and ongoing responsiveness to community needs throughout the grant term.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The Clean Air Leaders project will address community priorities through a coordinated approach centered in heavily burdened frontline communities – including Richmond (specifically the Iron Triangle, Coronado, and Santa Fe neighborhoods), North Richmond, and San Pablo. Stakeholder engagement conducted during project development identified a need for stronger air quality literacy, increased youth leadership and civic action, and expanded access to real-world learning experiences. Furthermore, community members and partners emphasized the need for immediate, localized solutions to reduce exposure and mitigate poor air quality in their households and neighborhoods.

To respond to these priorities, the project combines youth education, data access, exposure reduction, leadership development, and career exploration. Together, these activities address environmental justice, public health, and just transition challenges facing the communities served by the project:

Environmental Justice Challenges

- Identified Need: Frontline communities in the target zone have historically faced a disproportionate pollution burden without access to the localized data necessary to understand or address their immediate environmental conditions. Stakeholders expressed a desire to strengthen youth understanding of local air quality and provide exposure to hands-on technical tools.
- Project Response: SEI will provide localized environmental justice and air quality curricula to schools and supply classrooms with handheld and stationary air monitors. SCOCO will expand their SLIA internship program, specifically adding a dedicated air quality education and community action framework to their existing climate literacy curriculum. Concurrently, Groundwork Richmond will expand the scope of their summer Green Team cohort by explicitly integrating localized air health monitoring. This initiative will revive Groundwork Richmon's previous residential air sensor installation programming, which became inactive due to a lack of dedicated funding, and reestablish it as a core component of youth-led community stewardship. Through these complementary programs, youth and residents will gain direct access to neighborhood data, building the literacy required to participate in environmental decision-making and make positive community change.

Public Health Challenges

- Identified Need: Residents navigate public health vulnerabilities, particularly respiratory illnesses, linked to industrial and transportation emissions. Community members and partners emphasized a need for solutions to reduce exposure and mitigate poor air quality in their immediate surroundings.
- Project Response: All three partner organizations and their youth cohorts will participate in community outreach events, utilizing a new Mobile Sustainability Lab managed by SCOCO. The partners will distribute free indoor air purifiers while concurrently executing urban forestry campaigns to expand outdoor canopy shielding. This approach delivers a public health response by combining indoor particulate filtration with long-term outdoor ambient buffers, helping residents understand local air quality conditions, and adopt strategies that reduce exposure to harmful pollutants.

Just Transition Challenges

- Identified Need: As the region faces uncertainty around the future of the Richmond refinery, youth in heavily impacted neighborhoods need targeted career exposure and skill-building related to green job opportunities. Stakeholders prioritized the need for youth civic participation, leadership development, and educational opportunities that connect students to future green careers.
- Project Response: SEI's classroom programming, SCOCO's SLIA cohort, and Groundwork Richmond's Green Team will all incorporate green career-related offerings. Across these three tracks, participants will have opportunities to engage in professional skill-building, green career panels, Climate Career Chats, and technical training. This exposure will culminate with SEI's regional Green Careers Conference, an event bringing together students from all program tracks to connect with professional networks and local employers.Together, these opportunities will help prepare youth to participate in a more sustainable and resilient regional economy.

Progress toward addressing these challenges will be demonstrated through measurable outcomes that reflect the project's community impact. Achieving our targets in data access and environmental literacy will demonstrate that frontline youth are building the foundational skills to drive local environmental justice efforts. Our physical mitigation outcomes will represent progress towards reducing public health risks by directly improving indoor and outdoor environments for families. Finally, our career readiness and community engagement outcomes will demonstrate that youth are gaining the knowledge and agency to lead the emerging green economy and make progress towards a just transition.

COMMUNITY ENGAGEMENT

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement during implementation will focus on maintaining regular communication with residents, increasing awareness of project benefits and participation opportunities, and

creating accessible pathways for ongoing involvement. The Clean Air Leaders project is designed so that community members are not only informed about project activities but are also able to engage with resources, participate in events, and provide feedback on project offerings.

To keep community members informed about project progress and available resources, the partnership will leverage existing communication channels and community networks. SEI will coordinate with participating schools to share project updates, upcoming events, educational opportunities, surveys, and information about community resources through school newsletters, parent communications, and campus bulletin boards. The project team will also work with Parent Teacher Organizations and similar school community groups to present project updates and promote opportunities such as air purifier distribution, community events, youth participation pathways, and Green Career opportunities.

Project partners will intentionally cross-promote activities across implementation efforts to maximize awareness and participation. SEI, SCOCO, and Groundwork Richmond will present the project as a connected set of opportunities that allows youth and families to engage at different levels depending on their interests and availability. For example, students participating in SEI's classroom programming will be informed about opportunities to deepen their engagement through SCOCO's SLIA program or participate in Groundwork Richmond's Green Team summer programming. Likewise, youth participating through community programs will be connected back to school-based opportunities, technical learning experiences, and career exposure events. Community outreach infrastructure already embedded within partner organizations will also be leveraged to expand reach. Groundwork Richmond's door-to-door canvassing activities and SCOCO's established presence at local events will be used to share project updates, promote participation opportunities, and connect residents with project resources and benefits.

The project team will also implement multiple methods to collect and respond to community feedback throughout the grant period. Participating educators and students will complete feedback surveys related to classroom activities, curriculum, instructional support, and overall program experience. Educator agreements will incorporate feedback requirements and participation will be further supported through teacher stipends to encourage strong response rates and meaningful input. Survey findings will be used by SEI to refine educational content, improve training approaches, and adapt classroom implementation to better reflect participant needs and interests.

Outside of school programming, SCOCO and Groundwork Richmond will collect feedback through participant surveys, reflections, and direct conversations with youth engaged in SLIA and Green Team activities. These feedback mechanisms will assess participant experience, identify emerging needs, and gather recommendations for future activities and outreach approaches. To ensure community input meaningfully informs implementation, review of participant and community feedback will serve as a standing agenda item during regular partner coordination meetings. The project team will use findings from surveys, conversations, and participation trends to make adjustments to project activities, strengthen outreach approaches,

improve participant experiences, and ensure implementation remains responsive to community priorities throughout the grant period.

MEASURABLE OUTCOMES PLAN

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The Clean Air Leaders project will engage youth across the West Contra Costa target zone to increase understanding of local air quality challenges and solutions while empowering participants to take action through education, community science, leadership development, and public engagement. Through coordinated school-year, after-school, and summer programming, the project creates multiple pathways for youth to strengthen environmental literacy, improve public health outcomes, build professional skills, and expand awareness of green career opportunities.

The project is organized into five core components, each tied to a measurable outcome:

- **Environmental Literacy and Air Quality Education:** This component encompasses all education and literacy work across the project, spanning both school-based classrooms and community-based youth cohorts. SEI will lead school-based air quality education through comprehensive educator support, curriculum implementation, and technical training. Spheros Environmental will support implementation as a subcontractor through its Kids Making Sense program by providing handheld air quality monitoring kits and technical assistance to participating schools. Concurrently, this grant will support the expansion of SCOCO's SLIA and Groundwork Richmond's Green Team community cohorts by integrating specialized air quality education, technical training, and community action into their operations. Across all combined tracks, the project aims to directly reach over 500 youth under this outcome, with a target of 80% of participating youth reporting an improved understanding of local air quality challenges and solutions via post-program evaluations.
- **Regional Monitoring Expansion:** To expand data accessibility and transparency across frontline neighborhoods, the project will strengthen community access to localized air quality information. Youth will support the installation and data use of 66 PurpleAir sensors across school, residential, and public municipal settings in West Contra Costa. Progress in this category will be demonstrated by successfully deploying the full network of functional monitors, expansion of the regional data grid, and increased youth confidence in interpreting environmental data.
- **Community Outreach and Education:** Partners will build regional environmental literacy by training youth to serve as air quality ambassadors at community events—including Earth Day, Noche de Ciencias, library workshops, and neighborhood canvassing—to connect residents with data, resources, and health information. The proposed project will cover participation in 42 community events, with special mobile outreach elements driven by SCOCO's new Mobile Sustainability Lab, to secure the direct engagement of at least 420 community members.
- **Exposure Mitigation and Urban Forestry:** To deliver immediate, tangible public health interventions to pollution-burdened households and neighborhoods, the partnership will

integrate physical mitigation directly into schools and community-based activities. Partners will manage the distribution of 175 free indoor air purifiers, including both HEPA purifiers and Corsi-Rosenthal filter kits. Concurrently, Groundwork Richmond's Green Team will lead urban forestry campaigns to plant 60 community trees.

- **Youth Leadership and Workforce Development:** To prepare youth for a transitioning local economy, the project will provide a range of workforce readiness offerings that strengthen the green career pipeline. Partners will host at least 30 career exposure opportunities outside of the conference, including professional skill-building workshops, green career panels, and Climate Career Chats. These foundational experiences will culminate in SEI's regional Green Careers Conference in Spring of 2029, which is projected to engage at least 200 youth. The event will allow participants to network with environmental professionals and showcase their own campaigns, with a target of 80% of participating youth reporting an increased interest in green career pathways.

Implementation responsibilities are clearly defined to support coordinated project delivery. SEI, serving as the Lead Applicant, will function as the prime contractor and fiscal agent, overseeing overall grant administration, budget compliance, reporting, and partner coordination, while programmatically leading all school-based activities, guiding curriculum adaptation, and hosting the 2029 Green Careers Conference. SCOCO will lead advanced youth leadership development through its SLIA internship cohort, manage the design and use of the new Mobile Sustainability Lab, and lead the coordination of Climate Career Chats and community outreach events. Groundwork Richmond will direct the field-based Green Team summer cohort, utilizing its deep community roots to manage door-to-door neighborhood canvassing, lead the deployment of residential and public PurpleAir monitors, and execute all physical urban forestry activities.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*
9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

A total of $1,070,975.91 is requested over a three-year grant term to implement the Clean Air Leaders project across the West Contra Costa target zone. Funding will support coordinated school and community-based implementation that expands youth access to air quality education, environmental leadership experiences, exposure mitigation resources, and green career pathways.

Of the total request, $630,590.31 is allocated to SEI as the Lead Applicant to support comprehensive fiscal administration and program delivery. The largest investment covers staff time to manage K-12 curriculum development, direct school-site implementation, the execution of green career events, and overall project administration. SEI's budget also includes a $55,950 subcontract with Spheros Environmental to provide Kids Making Sense handheld sensor kits alongside specialized technical training for schools. To foster community participation and leadership, the budget incorporates significant funding for K-12 educator stipends as well as compensation for green career professionals who contribute their time. Finally, SEI's budget

covers direct material and logistical costs, including the procurement of stationary PurpleAir monitors, indoor air purifiers, and various expenses associated with the regional Green Careers Conference and broader community outreach events.

The remaining grant funds are allocated to the project's co-applicants. $223,422 has been allocated to SCOCO to lead advanced youth leadership and localized community outreach. A primary portion of this funding covers staff time to manage and facilitate the SLIA internship program – integrating a new air quality framework into the cohort's existing climate literacy curriculum, coordinating Climate Career Chats, and running public engagement events. The budget incorporates significant funding for paid youth stipends to compensate SLIA cohort members. Other key expenses include a specialized consultant fee to manage the design, fabrication, and application of the new Mobile Sustainability Lab, alongside direct material costs for community outreach supplies and mobile lab equipment.

$230,463.60 has been allocated to Groundwork Richmond to support summer youth workforce development and field-based implementation. Key costs include staff time to oversee the Green Team summer cohort and coordinate the integration of air quality education and action into the program. The budget heavily prioritizes direct participant support, allocating substantial funds toward paid stipends for Green Team youth members during their summer experiences. Crucially, this funding allows Groundwork to reinstate and scale its previously successful residential PurpleAir monitor installation programming. The remaining funds cover field materials and direct community resources, including stationary PurpleAir monitors, indoor HEPA air purifiers, urban forestry planting supplies, and localized door-to-door canvassing materials.

Overall, all budgets prioritize dedicated staff time for program management and implementation, alongside direct investments in sensors, purifiers, and community engagement supplies. Across the partnership, 42.4% of funding is allocated to co-applicants. The project has a collective indirect rate of 15% and a collective contingency rate of 5% to ensure resilient project delivery.

ECOSYSTEM ALIGNMENT

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Clean Air Leaders project aligns with local, regional, and statewide initiatives that seek to reduce air pollution, improve public health outcomes, strengthen climate resilience, and increase community participation in environmental decision making. Specifically, the project advances priorities outlined in California's Community Air Protection Program (AB 617) and the Path to Clean Air Community Emissions Reduction Plan (CERP) for West Contra Costa, while also supporting goals established through the City of Richmond Climate Action Plan (October 2016), the West Contra Costa Unified School District Strategic Plan 2024–2029, and California Assembly Bill 285 (Climate Change Education).

The project directly supports implementation of AB 617 and the Path to Clean Air CERP by increasing community based air quality monitoring, strengthening understanding of local air quality conditions, and reducing exposure to pollution. Through installation of PurpleAir sensors across schools and community locations, youth will expand access to localized environmental information and participate in monitoring and outreach activities that increase environmental health literacy. Community education efforts and distribution of indoor air purifiers further support CERP goals related to exposure reduction and community awareness.

At the local level, the project advances multiple priorities within the City of Richmond Climate Action Plan. The project supports Richmond's vision of an engaged community and educated youth by creating opportunities for students to participate in environmental education, community science, leadership development, and climate action. Groundwork Richmond's urban forestry activities and community tree planting efforts also support the City's Healthy and Resilient Community goals by increasing environmental stewardship and contributing to neighborhood green space.

The project is also consistent with the West Contra Costa Unified School District Strategic Plan 2024–2029, which identifies a need for stronger real world learning and industry connected experiences. Through hands-on environmental monitoring, youth leadership opportunities, and the Green Careers Conference, students will gain applied learning experiences connected to sustainability and environmental careers. In addition, the project supports implementation of California Assembly Bill 285 (2024) by delivering Next Generation Science Standards (NGSS) aligned climate and air quality education that increases student understanding of climate impacts, mitigation, and adaptation strategies.

CAPACITY

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

SEI brings more than 29 years of experience designing and implementing environmental education, air quality initiatives, workforce development programs, and educator professional learning across California. During the 2024–2025 school-year alone, SEI supported 348 educators across 292 schools, including 41% serving Title I and frontline communities. SEI has extensive experience leading complex, multi-partner environmental education and community engagement initiatives that require coordination across schools, technical partners, community organizations, and public funding sources. Through implementation of statewide and regional programs, SEI has developed proven systems for educator recruitment, curriculum delivery, technical assistance, partner coordination, outcome measurement, and long-term participant engagement. This experience positions SEI to efficiently manage the scale, partnership structure, and community-centered implementation model proposed through Clean Air Leaders.

This project builds directly upon existing curriculum material, technical networks, and administrative frameworks that SEI has successfully executed under similar public grants. Most recently, SEI administered the California Air Resources Board (CARB) Air Quality Education and Community Monitoring initiative (Grant G21-CAGP-38) across Mendocino and Shasta Counties.

In that role, SEI coordinated public school districts and technical subcontractors to provide handheld sensors, establish indoor and outdoor PurpleAir monitoring networks, deliver educator professional development, and support student-led exposure reduction campaigns. Additionally, SEI has administered multiple Bay Area Air District (BAAD)funded initiatives, including student-led air quality challenges funded through the James Cary Smith grant from 2022–2025. This direct past performance ensures deep institutional familiarity with BAAD reporting expectations, invoicing structures, technical deliverables, and compliance processes, allowing the management team to transition efficiently into active implementation.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

SEI will manage implementation of the Clean Air Leaders project through a dedicated staffing structure, established project management software, and existing institutional resources that will support strong partner coordination and compliance with BAAD requirements. Because the proposed work builds upon existing educational models, technical infrastructure, and community partnerships, implementation can begin efficiently without extensive startup development.

SEI will assign a dedicated staff team to oversee project implementation and coordination across all partners. This team will include a Program Director (.03 FTE) responsible for strategic oversight, budget compliance, and alignment with grant requirements; a Program Manager (.61 FTE) serving as the primary point of contact with the BAAD and leading partner coordination, school recruitment, curriculum adaptation, reporting, and implementation management; a Project Lead (.24 FTE) responsible for direct educator support, community engagement coordination, training facilitation, and day-to-day project delivery; and an Accounting Associate Director (.02 FTE) who will manage invoices with BAAD, co-applicants, and subcontractors, maintain budget tracking systems, and support financial grant compliance.

Project implementation and data tracking will be operationalized through SEI's established internal software systems. Salesforce will serve as the primary database to track participant demographics, deliverables, outcome indicators, and reporting metrics, while Asana will support milestone tracking, implementation timelines, and cross-partner task coordination. Financial oversight will be managed through SEI's internal finance and contracts staff, who will utilize audited accounting systems to handle budget monitoring, reimbursement processing, subcontract administration, and timely disbursement of funds to co-applicants SCOCO and Groundwork Richmond.

Finally, the project benefits from existing organizational investments that will reduce startup costs and launch timelines. SEI will leverage its established Energize Schools program model and an existing library of NGSS-aligned air quality curriculum and educator resources rather than developing educational materials from the ground up. Similarly, field implementation builds directly upon SCOCO's established SLIA model and Groundwork Richmond's Green Team

infrastructure, allowing the partnership to immediately utilize existing youth engagement systems, trusted neighborhood relationships, and embedded outreach networks to accelerate implementation and strengthen long-term sustainability.

READINESS

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

The Clean Air Leaders project is not anticipated to require traditional regulatory or construction permits. However, administrative approvals and site specific permissions will be obtained to support implementation, all of which are expected to be secured within or prior to the grant term.

SEI will coordinate with West Contra Costa Unified School District (WCCUSD) and participating school leadership to obtain approvals for classroom programming, educator participation, teacher professional development, and installation of air quality monitoring equipment on school campuses where applicable. Activities will align with district procedures and school protocols.

Groundwork Richmond will coordinate any necessary permissions for installation of air quality sensors at community-based locations, including public and residential sites where applicable. The organization has prior experience securing approvals and installing sensors in public buildings through existing local partnerships, which reduces implementation risk. Groundwork Richmond will also coordinate with key City of Richmond staff regarding tree planting activities. All proposed tree planting locations will be assessed and cleared by PG&E for underground utilities prior to installation, and both residential and non-residential planting sites will undergo the same approval and review process. Once a site has been approved for planting, Groundwork Richmond will ensure that an appropriate tree species is selected based on site conditions and long-term suitability.

Based on prior implementation experience, existing community partnerships, and school engagement completed during proposal development, the project team does not anticipate barriers to obtaining required approvals. Any necessary permissions will be secured during project startup and incorporated into implementation timelines to avoid delays.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

The project is not anticipated to require CEQA review because activities consist of educational programming, portable monitoring equipment, small scale monitoring installations, and distribution of air purification resources that do not result in significant physical environmental change. CEQA applicability will be confirmed during project startup if required.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

Traditional site control, such as property acquisition, leaseholds, or easements, is not required for this project. Activities will occur at participating schools and community locations with permission secured through partner coordination and existing relationships. Any required site permissions for sensor placement or project activities will be obtained prior to implementation and documented before execution of the Grant Agreement.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The Clean Air Leaders project does not include construction of permanent infrastructure. However, project assets and environmental improvements supported through the project—including air quality sensors, indoor air purifiers, and newly planted trees—will be sustained through appropriate maintenance practices, user training, and integration into existing school, household, and community operations.

Groundwork Richmond will maintain newly planted trees for the first three years following installation. The organization conducts follow-up visits at three months, six months, one year, two years, and three years after planting. Tree health and maintenance data are tracked through the Forest Metrics platform, and participating community members are invited to complete feedback surveys during years one, two, and three to support ongoing stewardship and program evaluation.

For indoor air purifiers, the project will prioritize distribution of durable, low maintenance units, including HEPA models and materials for Corsi-Rosenthal boxes that utilize standard and affordable replacement filters. Recipients will receive clear guidance regarding recommended filter replacement schedules, proper use, and routine maintenance practices to support continued operation after the grant term.

For air quality monitoring equipment, PurpleAir stationary sensors require minimal ongoing maintenance, typically limited to maintaining WiFi connectivity and occasional clearing of debris from sensor inlets to support data quality. Kids Making Sense handheld monitoring kits require

standard charging and secure storage between uses. Annual educator technical training and project support will reinforce proper equipment use and storage practices to extend equipment lifespan.

During the grant term, project staff will oversee operations and maintenance as part of regular implementation activities. Following grant completion, equipment ownership and routine maintenance responsibility will transfer to participating schools and residents. Because selected equipment has minimal financial and technical requirements, ongoing maintenance costs are expected to be manageable within existing school sites and household budgets without additional dedicated funding sources.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The Clean Air Leaders project is designed to minimize implementation risk by leveraging existing school partnerships, established youth programming, and activities that do not rely on major construction or complex permitting. While no significant barriers are anticipated, the project team has identified several implementation considerations and corresponding mitigation strategies.

One implementation consideration involves ongoing coordination with the City of Richmond related to tree planting approvals. Groundwork Richmond has extensive experience navigating these processes through existing partnerships and prior urban forestry work within the community. These established relationships, combined with the organization's familiarity with local approval procedures, position the team to coordinate permitting efficiently and adjust implementation timelines as needed without affecting overall project delivery.

Another potential challenge is educator capacity and competing classroom demands within public school systems. To support participation, participating teachers will receive a $1,000 stipend formalized through participation agreements and will have direct access to one-on-one instructional support, professional training, and ready-to-implement curriculum resources. Flexible implementation options will also allow schools to engage at levels aligned with their capacity.

Sustaining long-term youth participation and community engagement can also present retention challenges. To mitigate this risk, the project will embed activities within existing engagement infrastructure, specifically SCOCO's SLIA program and Groundwork Richmond's Green Team. This approach will reduce recruitment burdens, create interconnected participation pathways across school-year and summer programming, and support strong retention through paid youth leadership and workforce development opportunities. SCOCO will also offer gift card incentives for survey participation during community events, workshops, and outreach activities to encourage continued community involvement and strengthen participation in project activities.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

Project Vision:	This project will engage youth in the West Contra Costa eligibility zone to increase their understanding of local air quality challenges and solutions so they are empowered to participate in youth-led advocacy opportunities and campaigns that will engage the broader community in air quality literacy and health.

Measurable Outcome	Indicator(s)
1. A strengthened community-led air quality monitoring network and increased youth skills associated with using and interpreting data from air quality sensors/monitors.	• Total number of air sensors (e.g. PurpleAir) installed and maintained through youth programming (Target: 66) • Total number of youth that participate in installing and/or using air quality monitors in the community (Target: 480) • Percentage of youth reporting increased confidence using air quality tools, alerts, or information (80%)
2. Youth will increase their knowledge of challenges and solutions related to air quality and their understanding of how to take action in their communities.	• Number of educators trained on air quality education (Target: 21) • Number of youth who participate in air quality education or action projects (Target: 504) • Percentage of youth who report improved understanding of air quality challenges and solutions in post-engagement surveys (Target: 80%) • Youth and educator reflections describing what they learned

3. Increase the literacy of West Contra Costa residents regarding air quality health by way of youth engagement with the broader West Contra Costa community.	● Number of community events (e.g., Earth Day events, Noche de Sciencias, library-based workshops) supported by youth (Target: 42) ● Collection of qualitative testimonials from residents regarding the accessibility and helpfulness of the mobile lab exhibit and other youth education efforts. ● Number of community members engaged through local events or interactions (e.g. canvassing) (Target: 420)
4. Increased indoor and outdoor air quality for community members through immediate public health interventions and targeted tree planting supported by youth efforts.	● Number of purifiers distributed to families and classrooms (Target: 175) ● Number of trees planted (Target: 60)
5. Youth will increase their understanding of and interest in green career pathways, driving a Just Transition and increasing community resilience.	● Total number of students attending 2029 Green Careers Conference (Target: 200) ● Total number of other green careers engagement offerings provided to students, such as guest speaker engagements, green career professional panels, or Climate Careers Chats (Target: 30) ● Percentage of youth participants reporting increased interest in green careers via surveys (80%)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
***The below timeline is made under the assumption that the grant timeline would begin approximately January 2027. Dates may need to be adjusted accordingly depending on the actual project start date.*					
1. A strengthened community led air quality monitoring network and increased youth skills associated with using and interpreting data from air quality sensors/ monitors.	A. Purple Air Monitors successfully procured and installed across participating schools.	1. Order PurpleAir Monitors for school installations.	SEI	x	March 2027 then annually in Sep 2027, 2028, 2029
		2. Provide installation, maintenance, and technical training support to participating schools.	SEI	x	April 2027 then annually in Oct-Nov 2027, 2028, 2029
		3. Deliver continuous technical assistance and instructional support to classrooms as students build data-driven action campaigns around their sensors.	SEI	x	April 2027-Nov 2029
	B. Purple Air Monitors successfully procured and installed at residential locations and public buildings.	1.Order PurpleAir Monitors for public and residential installations.	GWR	x	Annually in May 2027, 2028, 2029
		2. Coordinate youth cohort canvas campaigns to conduct outreach and sign up residents interested in hosting home air sensors.	GWR	x	Annually in June-Sept 2027, 2028, 2029
		3. Evaluate municipal locations, secure city permissions, and install sensors at public locations.	GWR	x	Annually in June-Sept 2027, 2028, 2029
	C. Participant feedback is collected around air sensors installation experience.	1. Develop and distribute feedback surveys to youth participants to evaluate programmatic success and skill progression.	SEI	GWR, SCOCO	Developed by April 2027, administered annually in May for school-based youth and Aug for GWR Green Team in 2027, 2028, 2029
2. Youth will increase their knowledge of challenges and	A. Air quality curriculum (High School, Middle School, and	1. Convene regular curriculum planning sessions between SEI, SCOCO, and GWR to incorporate local context and community feedback.	SEI	SCOCO GWR	Jan-June 2027

solutions related to air quality and their understanding of how to take action in their communities.	Elementary) adapted, updated, and finalized for the local context.	2. Draft and refine curriculum modules specifically targeted for different age brackets (K-12) and customized local context.	SEI	SCOCO GWR	May-Aug 2027
		3. Pilot adapted modules with educators, collecting initial feedback to finalize curriculum versions.	SEI	x	Sep-Dec 2027
		4. Curriculum updates are finalized.	SEI	x	Feb 2028
	B. Classroom educators trained and equipped to implement air quality lessons.	1. Develop school outreach materials and conduct targeted recruitment to secure participating K-12 educators.	SEI	x	Developed by March 2027; recruitment conducted April 2027 and annually in Aug-Oct 2027, 2028, 2029
		2. Design and deliver specialized Air Quality Curriculum training workshops for classroom educators (two per school year).	SEI	x	Designed Jan-April 2027; Delivered in April and Oct of 2027, 2028, 2029
		3. Procurement, delivery, and technical training of Kids Making Sense monitoring classroom kits in partnership with Spheros	SEI	Spheros	Procurement in March 2027 then annually in Sep; trainings in Oct 2027, 2028, 2029
		4. Students participate in air quality education in the classroom, facilitated by trained educators	SEI	x	April 2027 - Nov 2029
		5. Student feedback surveys are developed by SEI and administered by participating educators.	SEI	x	Developed by April 2027; administered end of May 2027, 2028, 2029
	C. SCOCO's Sustainable Leaders in Action youth cohort is established and trained on an annual basis.	1. Conduct outreach across target high schools and community networks to recruit and select the active SLIA student cohort.	SCOCO	x	Annually in April-May2027, 2028, 2029
		2. SLIA cohort group is established, including 8+ interns.	SCOCO	x	Annually in June-August 2027, 2028, 2029
		3. Implement the structured SLIA leadership development program, focusing on air quality	SCOCO	x	Annually in August-May 2027, 2028, 2029

		data literacy, civic engagement, and advocacy.			
		4. Administer SLIA pre- and post-surveys	SCOCO	SEI	Annually in August (pre-surveys) and May (post-surveys) 2027, 2028, 2029
	D. GWR's Green Team youth cohort is established and trained on an annual basis.	1. Develop GWR youth outreach assets, manage recruitment windows, and annually establish the GWR Green Team summer cohort.	GWR	x	Annually in March-Sept 2027, 2028, 2029
		2. Deliver localized, hands-on air quality training tailored to the GWR group.	GWR	SEI	Annually June-Sept 2027, 2028, 2029
		3. Administer GWR program pre- and post-surveys	GWR	SEI	Annually in June (pre-surveys) and Sept (post-surveys) 2027, 2028, 2029
3. Youth will access opportunities to engage with the broader West Contra Costa community, increasing the literacy of West Contra Costa residents regarding air quality health.	A. Youth serve as air quality ambassadors at community outreach events.	1. Interface with project partners, school leads, and municipal partners to build a master calendar of local public events (e.g., campus events, library events, Earth Day events).	SEI	GWR, SCOCO	Initially established by June 2027, updated ongoing
		2. Support youth cohorts in designing their own localized outreach materials, resources, and interactive demonstration activities to use when tabling or speaking at events.	SCOCO	x	Annually in August-September 2027, 2028, 2029
		3. Deliver "Community Engagement 101" training workshops to prepare youth cohorts for public-facing communication and canvassing.	GWR	x	Annually in June-July 2027, 2028, 2029
		4. Coordinate youth attendance and cross-promotional marketing across all Co-Applicants.	SEI	GWR, SCOCO	June 2027 - Nov 2029

	B. Creation and rollout of the "Mobile Sustainability Lab."	1. Facilitate collaborative brainstorming sessions with the SLIA cohort to establish physical and educational requirements for the lab.	SCOCO	GWR SEI	Jan - March 2027
		2. Source and contract a consultant for the development of the Mobile Sustainability Lab.	SCOCO	x	Jan - March 2027
		3. Manage the lab's fabrication and interactive content creation.	SCOCO	x	March-June 2027
		4. Operationalize the completed lab at targeted events, utilizing participant tracking tools to log resident engagement.	SCOCO	x	March - June 2027
4. Increased indoor and outdoor air quality for community members through immediate public health interventions and targeted tree planting supported by youth efforts.	A. Air purifiers and associated training resources purchased/finalized for distribution.	1. Educate youth staff on purifier functionalities and work alongside them to generate accessible, bilingual materials focusing on unit cleaning, maintenance, and filter intervals.	SEI	SCOCO, GWR	April - July 2027
		2. Purchase air purifiers and spare replacement filters for distribution.	SEI	SCOCO	July - Aug 2027
	B. Establish distribution strategies and distribute purifiers at schools and community events.	1. Plan and deploy distribution strategies at community and municipal events, ensuring all delivery metrics are accurately tracked.	SCOCO, GWR	SEI	Oct 2027 - Nov 2029
		2. Execute distribution events at schools, coordinating with school administrators and actively engaging youth to support distribution efforts.	SEI	x	Oct 2027 - Nov 2029
	C. Community tree planting campaign successfully executed to increase the tree canopy and help sequester carbon.	1. Deploy GWR youth cohorts and staff to conduct neighborhood canvassing to recruit local residents willing to host and help care for new trees.	GWR	x	Annually in June-August 2027, 2028, 2029
		2. Perform site assessments, secure required planting permissions, and procure	GWR	x	Annually in June-August 2027, 2028, 2029

		climate-resilient tree species through GWR's established pipelines.			
		3. Host community planting days to plant 60 trees; integrate all trees into GWR's three-year tracking and maintenance system.	GWR	x	Annually in June-August 2027, 2028, 2029
5. Youth will increase their understanding of and interest in green career pathways, driving a Just Transition and increasing community resilience.	A. Engagements with green career professionals via guest speakers, panels, and Green Career Chats are facilitated.	1. Perform outreach and professional recruiting to source diverse environmental and sustainability panel experts.	SEI, SCOCO	x	Jan - Aug 2027
		2. Host and moderate panels/chats	SEI, SCOCO	x	Sept 2027 - Nov 2029
		3. Track student attendance metrics.	SEI, SCOCO	x	Sept 2027 - Nov 2029
	B. Comprehensive execution of the Green Careers Conference (GCC).	1. Collect student, educator, and partner input on conference interests and engage in a collaborative planning process.	SEI	x	Jan 2028 - Sep 2028
		2. Develop promotional materials, establish a master agenda, secure the venue/catering, manage busing transportation logistics, and build student registration tracking systems.	SEI	x	Sep 2028 - March 2029
		3. Recruit and coordinate with professional presenters and youth student speakers.	SEI	GWR SCOCO	Sep 2028 - March 2029
		4. Execute day-long conference attended by at least 200 local high school students.	SEI	x	April 2029
		5. Develop and administer conference feedback survey for attendees and presenters.	SEI	x	Develop by Feb 2029; administer April 2029

Project Name:	Clean Air Leaders			
Lead Applicant Name:	Strategic Energy Innovations (SEI)			
Term for this budget (in years):	3			

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
			coordination, and facilitation of environmental leadership and career exposure opportunities.	
Personnel/Staff Costs	Direct	Accounting Associate Director (.02 FTE over 3 yearss)	Manage invoices with funder and co-applicants, maintain budget systems and tracking, support grant compliance.	$10,553.92
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Spheros Environmental Subcontract	Subcontract will cover 15 Kids Making Sense handheld air sensor kits at $3,230 per kit, and 3 virtual technical trainings (1 per year) to support kit utilization at $2,500 per training.	$55,950.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	PurpleAir monitors	18 indoor PurpleAir sensors at $260 per sensor; 18 outdoor PurpleAir sensors at $330 per sensor, including power supplies and shipping.	$10,620.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air Purifiers	105 HEPA air purifiers at $300 per purifier (including shipping and filter replacements); 40 materials kits of Corsi-Rosenthal filters at $100 per kit.	$35,500.00
Community Engagement	Direct	Additional Supplies for Schools and Events	Supplies for school site visits and school-based community events, such as tabling supplies, snacks for events, printing costs, posterboard, and demonstration materials	$750.00
Capacity-Building and Training	Direct	Teacher Participant Stipends	$1000 stipend provided to 18 lead teachers implementing classroom instruction and projects; $500 stipend provided to 12 teachers bringing students to Green Careers Conference	$24,000.00
Capacity-Building and Training	Direct	Green Career Speaker Stipends	$100 stipend for 65 professionals supporting as presenters and guest speakers, including at the Green Careers Conference	$6,500.00
Capacity-Building and Training	Direct	Green Careers Conference Venue	Venue for Green Careers Conference	$3,000.00
Capacity-Building and Training	Direct	Green Careers Conference Catering	Cost of lunch, snacks, and refreshments for approximately 230 Green Careers Conference attendees	$9,890.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Misc Green Careers Conference Supplies	Miscellaneous Green Careers Conference materials including office supplies, nametags, printing, tech tools	$2,000.00
Travel	Direct	Green Careers Conference Bus Subsidies	$1500 bus subsidy for 10 teachers bringing students to Green Careers Conference	$15,000.00
Travel	Direct	SEI Travel	Assumes 36 round trips to school sites x 30 miles round trip x 72.5 cents per mile, plus parking/toll of $10 per trip	$1,143.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	5% contingency to cover unforeseen variables, including material and cost fluctuations for air monitors, purifiers, and the conference, as well as potential labor and teacher stipend adjustments if educator support demands exceed projections	$25,712.10
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs	SEI Organizational Indirect Costs: includes rent, IT consulting, insurance, office supplies, and general administrative staff.	$77,136.29
		Only add lines above this line		
			TOTAL:	**$630,590.31**

Total Indirect Costs	$77,136.29
Total Prof. Services & Consultants	$0.00
Total Contingency	$25,712.10
Total Funds Requested	$630,590.31
Cross-check Total Budget	YES
Indirect as % of Direct	14.6%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	4.9%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	Clean Air Leaders					
Co-Applicant 1 Name:	Sustainable Contra Costa (SCOCO)					
Term for this budget (in years):	3					
Cost Category	**Cost Type**	**Cost Item**	**Cost Description**	**Total Cost**		
Personnel/Staff Costs	Direct	Program & Grant Manager (1080 hours over 3 years)	Provides strategic oversight, ensures alignment with SEI, Bay REPAIR and Bay Area Air District (BAAD) priorities, oversees project performance, and ensures milestones and measurable outcomes are achieved on schedule.	$39,960.00	**Co-Applicant 1 Budget Summary (auto-calculated)**	
Personnel/Staff Costs	Direct	CEO (180 hours over 3 years)	Conduct monthly strategic reviews with the Program & Grant Manager, ensuring the project aligns with organizational goals and grant compliance. Additionally, the CEO will spearhead stakeholder engagement by attending the mobile discovery unit's inaugural launch and directly educating community leaders on the lab's environmental impact.	$9,900.00	**Total Direct Costs**	$186,185.00
Personnel/Staff Costs	Direct	Program Manager (2160 hours over 3 years)	Supports direct implementation activities, including student engagement, air quality education activities, community outreach coordination, and facilitation of SLIA and career exposure opportunities.	$54,000.00	**Total Indirect Costs**	$27,927.75
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Mobile Unit subcontractor/vendor	creation of the mobile unit, ensuring all instrumentation is properly integrated. Will design and lead comprehensive training workshops for staff and Sustainable Leadership in Action (SLIA) members to master equipment operations and maintenance, and public educational engagement.	$11,000.00	**Total Prof. Services & Consultants**	$0.00
Capacity-Building and Training	Direct	SLIA Stipends	SLIA Stipends- Cabinet Members 5 x $1,000 per yr, General Body 10 x $500 yr	$30,000.00	**Total Contingency**	$9,309.25
Travel	Direct	SCOCO Staff Travel	Round trip mileage reimbursement per event + parking	$1,200.00	**Total Funds Requested**	$223,422.00
Travel	Direct	Mobile Unit Transport	Transporting and storing mobile discovery unit to 8 events per year. Storage $1400 per year x 3 years. Transporting unit $400 per year x 3 years.	$6,900.00	**Cross-check Total Budget**	YES
Community Engagement	Direct	In person event materials/supplies	Food, Printing marketing materials, participants incentives, miscellaneous supplies for community meetings (8 per year x $200 per event)	$4,800.00	**Indirect as % of Direct**	15.0%
Capacity-Building and Training	Direct	Climate Career Chats	Marketing materials ($50 per event x 6 per year), speaker incentives ($100 x 6 per year), participant incentives ($25 x 3 per year)	$2,925.00	**Prof. Services & Consultants as % of Direct**	0.0%
Materials, Supplies & Equipment (> $5K itemized)	Direct	Mobile Discovery Unit Construction	[illegible] on environmental learning through tactile 3D models, mechanical components, and eco-sensing hardware. Built for durability and off-grid power, the ruggedized installation uses engaging demonstrations and community action kits to spark local environmental dialogue. The project covers all professional fabrication, including CNC routing, structural welding, and electrical integration.	$21,000.00	**Contingency as % of Direct**	5.0%
Materials, Supplies & Equipment (> $5K itemized)	Direct	Mobile Discovery Unit Management	Mobile discovery unit yearly maintenace, license, replacement supplies, insurance, etc. $1500 per year	$4,500.00		
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	5% contingency to cover material and cost fluctuations for take home kits, community engagement activities, and potential labor and stipend adjustments	$9,309.25		
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	SCOCO Organizational Indirect Costs: IT consulting, insurance, office supplies, accounting, and general	$27,927.75		
Only add lines above this line						
			TOTAL:	$223,422.00		

Other Sources of Project Funding		
Use this section only if your project has funding sources in addition to the Air District request.		
Other Sources of Project Funding	**Description and Status**	**Amount**
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	Clean Air Leaders
Co-Applicant 2 Name:	Groundwork Richmond
Term for this budget (in years):	3

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Youth Program Manager (.35 FTE)	Provides program managment, ensures workplan and measurable outcomes are completed in a timely manner, reporting and invoicing support. 44/hr; 1800 hours	$79,200.00
Personnel/Staff Costs	Direct	Executive Director (345 hours over 3 years)	Meets with project leads monthly to ensure project workplan and measurable outcomes are in alignment with overall project goals, reporting and invoicing oversite . $45/hour; 345 hours; 115hours/year	$15,525.00
Personnel/Staff Costs	Direct	Communication Coordinator	Supports Program Manager, coordinates recruitment opportinuties, supports outreach and community events planning. $35.5/hour; 1054 hours	$37,440.00
Capacity-Building and Training	Direct	Green Team Stipends	36 Green Team Stipends at $1000 per stipend	$36,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	PurpleAir Sensors	30 outdoor PurpleAir Sensors at $330 per sensor, including power supplies and shipping	$9,900.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air Filters	30 HEPA air purifiers at $300 per purifier (including shipping and filter replacements)	$9,000.00
Community Engagement	Direct	Community Meeting Supplies	Food, flyers, door hangers, and miscellaneous supplies for community meetings	$5,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	5% contingency to cover material and cost fluctuations for air monitors, purifiers, community engagement activities, and potential labor and stipend adjustments	$9,589.60
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect	15% Indirect	$28,809.00
		Only add lines above this line		
			TOTAL:	**$230,463.60**

Co-Applicant 2 Budget Summary (auto-calculated)

Total Direct Costs	$192,065.00
Total Indirect Costs	$28,809.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$9,589.60
Total Funds Requested	$230,463.60
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	5.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status	Amount
	Only add lines above this line	
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Opportunity

The Labor Institute Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Opportunity and Catalyst Grants
Overall Narrative

Application Information	
Application Title	Getting Ready
Lead Applicant	The Labor Institute
Application Location	Richmond
Overall Funding Request	$3,547,762
Grant Term Request	Three Years

PROPOSAL VISION (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines your overall application and projects, measurable outcomes, and how your application supports the Program Goals of the Local Community Benefits Fund:*
    - *Reduce air pollution or mitigate its impacts, improve public health outcomes, and build economic resilience for a just transition away from the harmful effects of a fossil-fuel-based economy.*
    - *Advance integrated projects to holistically meet community needs.*
    - *Strengthen community-driven and collaborative solutions.*

Getting Ready aims to improve health and economic resilience in Richmond by engaging those directly impacted by the Chevron Refinery—including workers at risk of job loss, community members who face health disparities from pollution and toxics, and public sector workers who provide critical local services that depend on refinery tax revenue—in three complementary workplace and community programs to identify and implement forward-thinking solutions.

First, the *Getting Ready - Oil Workers (GROW)* project will reduce/mitigate air pollution from the Chevron Richmond Refinery by empowering members of United Steelworkers Local 5 who work at the Chevron Richmond oil refinery through a worker-led education and research program to identify potential pollution reduction and accidental release prevention activities inside the facility. Second, in collaboration with Jobs with Justice San Francisco, The Labor Institute, and an academic partner with expertise in local worker transition, the Getting Ready – Workforce Resilience & Futures Initiative (WRFI) will engage refinery workers in the design of a Richmond-based workforce resilience and transition support framework focused on workforce assessment, hiring pathways, training needs, and credentialing opportunities connected to high-quality local industries. The project will also coordinate with relevant statewide refinery transition efforts, including California's Displaced Oil and Gas Worker Pilot Program, to ensure local recommendations contribute to broader just transition planning and workforce

development strategies.Third, the *Getting Ready - Advancing a Diverse Economy (GRADE)* project will convene local labor unions, and community-based organizations to identify industries/areas for economic growth and diversification in Richmond that can create good jobs accessible to former oil and gas workers and historically excluded community members, support robust public services by replacing lost tax revenue from refineries, and are simultaneously safe and healthy for workers and community members. The GRADE partners will advance plans to grow these industries in Richmond, including by identifying promising companies and investors—including workers' own pension funds—while simultaneously empowering and building the capacity of workers and community members to engage in planning processes to catalyze a diverse, climate-resilient economy in Richmond.

Getting Ready will be designed and driven by oil workers concerned about workplace safety and air quality, about economic prospects for those who may be displaced, and about the future economy of Richmond. The GROW project will be led by a "Transition Safety Steward" – a local union member deputized to lead training, forge community partnerships, participate in coordinating the design of a local economic diversification development plan, and spearhead intensified efforts to protect workers and residents from toxic exposures. A just transition is one in which local workers and community members have a say in the future economy and economic resilience of their region; by bringing together a unique partnership of refinery workers, public sector workers and environmental justice community members, the GRADE project aims to become a model for how directly impacted communities can envision and kickstart climate-resilient economic diversification in oil and gas dependent communities. If successful, *Getting Ready* will position the city of Richmond to improve public health and worker safety outcomes and to build a local roadmap and infrastructure for a healthy, climate-resilient economic diversification in the face of the inevitable transition away from fossil fuels.

2. *Describe the community that your application will benefit, such as demographics, historical context or any other relevant details. Describe the specific populations targeted to benefit from the proposed project(s).*

The focus community for this project builds outward from inside the gates of the Chevron Oil Refinery work site to its fenceline neighbors and then to the broader city of Richmond. Our proposal's community focus is based on a simple concept: "What gets in gets out" – a phrase coined by Tony Mazzocchi, the late union labor lead who pioneered the nation's first labor-community alliances to prevent toxic exposures and advance worker and community right-to-know laws, to describe the nonexistent border between pollution inside and outside work sites like Chevron.

The target populations for our proposed project are 1) 540 members of Steelworkers Local 5 at Chevron, including 438 refinery operators, 62 mechanics, 32 laboratory technicians and eight other employees; 2) the Richmond-based community residents, including frontline environmental justice community members (including from ACCE's Richmond chapter) whose health is impacted by the refinery and who we will work with to envision future economic resilience for Richmond, and 3) public sector workers (including from SEIU1021) whose provision of critical social services relies on a strong local tax base.

The projects in the application will engage city workers who work and provide critical public services in all neighborhoods in the City Richmond, including SEIU 1021's 488 majority BIPOC members who work across nearly all city departments, including staff in maintenance and construction, code enforcement, library and recreation centers, administration, public works and sanitation. The project will also engage staff and the 800 mostly low-income, BIPOC members of the Richmond chapter of Alliance of Californians for Community Empowerment (ACCE), many who live near the Chevron Refinery in low-income, renter-majority neighborhoods such as Iron Triangle, Coronado, Santa Fe, and Belding Woods. ACCE's Richmond chapter members are 55% Latino, 40% Black, 2% Asian and 3% white; many of the members who lived in Richmond when the Chevron Refinery exploded in 2012 had to go to the hospital; all members are regularly impacted by air pollution from the refinery and express concern about flaring and air quality.

Our multi-stakeholder approach is also based on a simple concept: "We can't do it alone" – a phrase that embodies the mutual benefit to labor and community stakeholders in Richmond of working together to prevent toxic exposures and ensure that a future without oil refining is fair and just for workers and residents.

PARTNERSHIP STRUCTURE (20 points)

3. *Describe the Lead Applicant and Co-Applicant(s)' organizational missions and connections to the identified community.*

Lead Applicant. The mission of The Labor Institute (LI) is to advance economic justice, environmental progress, and safe jobs through worker and community education, research, and partnership-building. Founded in 1975, LI is a national nonprofit 501 (c) 3 organization that develops, tests, evaluates, and shares education and policy programs for unions, environmental organizations, community groups, and immigrant worker centers on workplace health and safety, the environment, working class politics, economics, and movement-building. The idea for creating this Institute came from Tony Mazzocchi (1926-2002), the visionary labor and environmental leader who was a longtime official with the Oil, Chemical and Atomic Workers (OCAW) union, now part of the United Steelworkers (USW). Mazzocchi is widely credited with founding the modern occupational health and safety movement and pioneering some of the first labor-environment alliances.

LI makes every effort to ensure that our work is cross-cutting and supports base-building, by first acknowledging the interdependence and interconnectedness of the problems and challenges we all face, and second, by focusing our strategies on shared solutions that, whenever and wherever possible, forge and fortify alliances and partnerships.

LI is a longtime collaborator with the United Steelworkers International, with USW District 12 (covering the 12 western states including California), with oil refinery locals in California through the California Economic Development Department-funded USW California Oil Workers'

Readiness Program (CORP), and with USW Local 5 in Contra Costa County, including members at the Chevron Richmond Refinery. Over the past 20 years, LI has conducted trainings hosted by Local 5 on state climate policy, on Process Safety Management and impacts on workers and communities, and on economic inequality and climate change for hybrid audiences of environmental, environmental justice and labor participants.

Co-Applicant 1: United Steelworkers Local 5 is the Richmond anchor for our proposed project and the programmatic lead. Local 5 is a 900-member local union, based in Martinez, CA and representing workers throughout Contra Costa County, including 540 refinery workers at Chevron in Richmond, and workers at Marathon and PBF in Martinez, as well as Chevron Marketing in Richmond, Linde Gas & Electric, Safety Kleen, and Shell Catalyst. Local 5 is part of the larger USW, described in the preceding paragraph. USW Local 5 is also part of the community – Chevron employees often work 12-hour shifts, spend money in the local economy, and include dozens of members who live within the Richmond city limits and many more in nearby communities.

Co-Applicant 2: Jobs with Justice San Francisco (JWJSF) is a long term, multi-racial coalition of more than 30 labor unions and community groups supporting workers rights. With a core mission of bridging between labor and community organizations to support worker and community needs, JWJSF is uniquely positioned to act as a critical liaison between environmental justice, and labor organizations. JWJSF established a labor/climate justice program in 2019; it founded and coordinates California Labor for Climate Jobs (CLCJ), a statewide coalition of 17 unions working to advance a worker- and community- led transition to a just and climate-safe economy. Over the past seven years, JWJSF has been coordinating deep dialogue between members of the CLCJ coalition—including USW Local 5 (co-applicant) and SEIU 1021 (partner in Project 3: GRADE)—and environmental justice partners statewide as well as in Contra Costa, including about how to diversify the economies of the top oil and gas dependent counties across the state. In 2022, JWJSF worked with USW to win funding for the country's first Displaced Oil and Gas Worker Fund pilot project (which Project 2, WRFI, seeks to expand), and in 2023 won funding for UC Merced Labor Center to study the tax revenue generated by the oil and gas industry (research which included Asian Pacific Environmental Network, USW and SEIU 1021 as advisors). JWJSF collaborates with ACCE (partner in project 3) statewide to create plans for pension funds to invest in climate-resilient diversification, especially in oil and gas dependent communities.

4. *Describe the Partnership Structure, including roles and responsibilities of the Lead Applicant and Co-Applicant(s) and decision-making processes.*

The Lead Applicant LI will manage and oversee all administration, financial and reporting requirements of our proposed program and related three projects, and convene Lead and Co-Applicants to coordinate across projects and establish infrastructure needed to effectively implement the projects.

Lead Applicant LI and both Co-Applicants (USW and JWJSF) have established relationships and long histories of collaboration that provide a strong foundation for successful program

implementation. LI will propose systems for administration, reporting and finances, and Lead and Co-Applicants will finalize and decide on those systems together to ensure they work for each organization.

Lead and Co-Applicants will meet to discuss collaboration across projects, though we anticipate the need for joint programmatic decision-making across the projects to be minimal. Lead organizations for each project will be responsible for ensuring successful project implementation, and will make programmatic decisions in collaboration with each project's participants.

Project 1 will be managed by Co-Applicant USW Local 5, with assistance from LI. Throughout the term of the grant, USW Local 5 will involve and/or represent its 540 members at the Chevron Richmond Refinery. As an activity within this project, LI will lead the Just Transition training for Chevron workers, with assistance from USW Local 5.

Projects 2 (WRFI) and 3 (GRADE) will be led by Co-Applicant JWJSF in partnership with USW Local 5 and other community, labor, and academic partners. A key feature of Project 3 (GRADE) is a labor/community table to identify specific industries for climate-resilient economic diversification in Richmond; participating organizations in the table — including SEIU 1021 representing city workers in Richmond and ACCE representing fenceline communities in Richmond — will collaboratively decide on priority industries and create a joint plan to identify investors. JWJSF will convene this table, where Richmond-based organizations will be decision-makers.

5. *Describe how the Lead Applicant will work with Co-Applicant(s) to:*
    - *Coordinate overall community engagement activities.*
    - *Track and report on indicators to assess progress towards measurable outcomes.*
    - *Collect and process reporting, reimbursement and invoicing requirements.*

To coordinate and continuously assess overall programmatic activities across all three projects, LI, USW Local 5 and JWJSF will meet monthly.

To track and report on project progress toward measurable outcomes, we will
a) set up a shared grant tracking web portal; and
b) craft agreements between the Lead Applicant and the Co-Applicants that will require monthly invoices accompanied by summary program reports that explicitly address planned program outcomes, milestones and timelines. For meetings and training activities, sign in sheets and any written post-activity evaluations will also be uploaded into the TMC grant tracker prior to payment of invoices.

6. *Is the Lead Applicant or Co-Applicant(s) subject to a board or council? If yes, please describe the board or council approval process and status of approval for the projects in this application. Applications must receive any necessary board or council approvals by the time that the Grant Agreement is executed.*

LI, the Lead Applicant, is a 501c3 with a Board of Directors made up of labor, community and environmental leaders. For this proposal, we have received preliminary indications of enthusiastic support. Should this application be approved, LI will convene a special board meeting to make a final decision that we anticipate will make support for the proposed program official.

Co-Applicant USW Local 5 is led by an Executive Board elected by the membership. The local also has a Chevron Unit leadership team which is also elected. Both bodies have approved this application.

Co-Applicant JWJSF, as a 501c3, has an Executive Board that meets monthly and is made up of labor unions and community-based organizations. At least one week in advance of a monthly meeting, staff or Executive Board members can add items to the agenda, and board members can vote to approve items during the meeting. Staff will add approval for this application to the agenda for a decision at an upcoming meeting. SEIU 1021, a partner in Project 3 (*Getting Ready, Advancing a Diverse Economy, or GRADE)* of this application, is a leader in the JWJSF coalition and serves on the JWJSF Executive Board.

CAPACITY (20 points)

7. *Describe the Lead Applicant's ability to oversee overall project implementation, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to grant implementation.*

For management of the administration and finances of this grant, including all reporting, LI proposes a 15 percent indirect amount based on the direct costs of each project, which will cover the costs of our financial manager's time, and the additional oversight of our Co-Executive Directors.

For LI's programmatic role, including leadership of Just Transition training for Chevron workers, participation in the overall grant leadership team meetings, and assistance in other aspects of Project No. 1 Getting Ready - Oil Workers (GROW), we anticipate .2 FTE ($98, 958 over three years) for LI Co-Executive Director [redacted] and 15 days ($11,652) for LI's Project Director [redacted], the organization's Small Group Activity Method curriculum and training lead.

8. *Describe the Lead Applicant's ability to manage public funds efficiently, including a description of your financial management practices. Indicate how you will track grant funds and ensure that funds are spent on appropriate grant activities.*

The Labor Institute (LI) has for more than four decades successfully planned, implemented and operated training, education, research and policy programs funded by state and federal government grants, by private foundation grants and by individual contributions. These programs have included:

- More than 30 grants of up to $900,000 annually from National Institute of Environmental Health Sciences (NIEHS), in partnership with the United Steelworkers Tony Mazzocchi Center for Health, Safety and Environmental Education, from 1987 to the current five-year grant awarded in 2025 (including program audits);
- More than 10 US Department of Labor Occupational Safety and Health (OSHA) Susan Harwood training grants for unions including Utility Workers Union of America, Graphic Communications Conference/International Brotherhood of Teamsters; and Oil Chemical and Atomic Workers Union (now part of the United Steelworkers);
- More than 30 New York State Department of Labor Hazard Abatement Board grants of up to $225,000 annually from 1986-2005 and from 2014-present – these grants involve managing multiple subcontracts to immigrant worker centers;
- A 2021-2022 grant from the New York State Department of Labor's Excluded Workers Fund, in partnership with NDLON;
- *Current and recent private foundation grants including Garfield Foundation, New York Community Trust, Energy Foundation, MertzGilmore Foundation, 11th Hour Fund of the Schmidt Family Foundation, Just Transition Fund and Rockefeller Family Fund.
- A 2025 contract with Northwell Health to train workers in the fabricated stone industry who are exposed to silica dust – and connect them to diagnostic and, if needed, treatment services through occupational health clinics.

LI also acted as an administrative, fiscal management and educational program partner for the national BlueGreen Alliance during its early years from 2005-2009, managing a budget of $1 million in private foundation revenue before BGA was ready to launch an independent nonprofit. (LI continued as a program partner through 2015.)

In addition, LI often assists larger base-building organizations with the development of grant programs and the writing of grant proposals. A recent example is LI's partnership with the Steelworkers Charitable and Educational Organization (SCEO) and its successful 2024 application that received $9.8 million from the CA Economic Development Department's Dislocated Oil and Gas Workers Fund (DOGWF).

Manuela Goitein, LI's Finance Manager, was hired onto the staff in January 2025 after consulting with the organization since in 2017. She will manage financial reports and vouchers, closing reports and audits. She has overseen administration of the 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025 and 2025-2026 NY Hazard Abatement Board grants and is currently overseeing administration of the 2025-2026 program. She also has administered the past seven years of grants from the NIEHS; as well as private foundation grants. In addition to day-to-day operations, Ms. Goitein oversees the independent annual audit of the organization's finances and is Benefits Administrator. She reports to the Board of Directors, to the independent accounting firm of Rogoff & Company, PC and to the Co-Executive Directors. Ms. Goitein was trained by former LI Finance Manager Sally Silvers, who now serves as the organization's board treasurer.

Application Title Getting Ready

Project #	Project Title (3 words maximum)	Project Summary (1-3 sentences)	Strategy Alignment	Project Lead	% Co-Applicant Allocation (Min of 25% of Total Application Budget)	Total Project Budget - Direct Costs	Total Project Budget - Professional Services & Consultants	% Professional Services & Consultants (Max of 25% of Application Direct Costs)	Total Funds Requested	Lead Applicant Budget	Co-Applicant 1 Budget	Co-Applicant 2 Budget
1	Getting Ready - GROWS	Getting Ready - Oil Workers for Safety (GROWS) will educe air pollution from the Chevron Richmond Refinery and prepare the workforce for transition by educating and activating oil workers to identify potential pollution-mitigation and accidental release-prevention opportunities, by training workers about Just Transition policies in the state, and by collaborating with community partners to identify hazard reduction opportunities, challenges and strategies.	The GROWS project aligns with both core strategies of the Local Community Benefit Fund: First, our project will conduct rank-and-file worker training and monitoring efforts inside the Chevron Richmond refinery to identify, mitigate and reduce air pollution – both ongoing emissions and acute releases. Second, our project will help drive a just transition by ensuring that during periods prior to a Chevron closure announcement and during the legally-mandated one-year period between an announced closure and a shut-down that operations run as safely as possible.	United Steelworkrs Local 5	56.2%	$ 948,873	$ 8,000.00	0.8%	$ 1,091,204	$ 477,661	$ 613,543	$ -
2	Getting Ready - WRFI	The Richmond-based Worker Resilience and Futures Initiative (WRFI) will develop a worker-informed framework to support refinery workers and impacted communities through the long-term transition away from fossil fuels. The project will engage refinery workers, labor unions, workforce development institutions, community colleges, environmental justice organizations, and policy partners to assess workforce transition needs, identify hiring pathways into family-sustaining industries, and design recommendations for worker supports, credentialing pathways, and economic resilience strategies. Through direct participation by refinery workers engaged in the Getting Ready: Oil Workers for Safety (GROWS) program, the project will strengthen labor-community collaboration while building locally grounded transition infrastructure aligned with broader regional and statewide worker-led transition efforts.	The Richmond-based Worker Resilience & Futures Initiative (WRFI) directly supports the Local Community Benefits Fund strategy to build economic resilience for a just transition by developing a worker-informed framework to support refinery workers and impacted communities through the long-term transition away from fossil fuels. The project recognizes that refinery workers and refinery-dependent communities face significant economic uncertainty as California advances climate goals and refinery operations evolve over time. Through workforce skills assessment, hiring pathway analysis, and training needs research, the project will identify practical pathways and concrete strategies to support worker transition into industries capable of providing family-sustaining wages, benefits, and long-term career stability comparable to refinery employment.	Jobs with Justice San Francisco	87.2%	$ 664,050	$ 500,000.00	75.3%	$ 778,657	$ 99,607		$ 679,050
3	Getting Ready - GRADE	The Getting Ready - Advancing a Diverse Economy (GRADE) project will convene local labor and community-based organizations to identify specific industries/sectors for climate-resilient economic growth and diversification in Richmond that can create good jobs accessible to former oil and gas workers and historically excluded community members, support robust public services by replacing lost tax revenue from refineries oer the long term, and are safe and healthy for workers and community members. While empowering and building the capacity of workers and community members to meaningfully participate in economic development planning, the GRADE partners will advance plans to grow priority industries in Richmond by engaging broader economic development planning processes and identifying promising companies and investors—including workers' own pension funds—to seed these new industries.	A just transition is one in which local workers and community members have a say in the future economy and economic resilience of their region. This project will equip and empower local workers and community members to engage in broader economic development planning processes, while creating and advancing their own plan that identifies future industries to provide a strong, stable, climate-resilient economy, support critical public services by contributing to the local tax base, and create good jobs in Richmond as the local economy transitions away from being dependent on oil and gas. By bringing together a unique partnership of refinery workers, public sector workers and environmental justice community members, the GRADE project aims to become a model for how directly impacted communities can envision and kickstart climate-resilient economic diversification in oil and gas dependent communities.	Jobs with Justice San Francisco	88.0%	$ 1,346,000	$ 225,000.00	16.7%	$ 1,677,900	$ 201,900		$ 1,476,000
				TOTALS	**78.0%**	**$ 2,958,923**	**$ 733,000**	24.8%	**$ 3,547,761**	**$ 779,168**	**$ 613,543**	**$ 2,155,050**

Bay REPAIR, Local Community Benefits Fund – Round 1
Project Narrative

Project 1

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Getting Ready
Lead Applicant Name	The Labor Institute
Project Location	Richmond
Overall Funding Request	$3,547,672
Grant Term Request	Three Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Getting Ready - Oil Workers (GROW)
Project Lead	United Steelworkers Local 5
Project Location	Richmond
Project Funding Request	$1,091,204

STRATEGY ALIGNMENT (10 points)

1. Provide a short summary (1-2 paragraphs) that outlines this project.

Getting Ready - Oil Workers (GROW) will be developed by and for oil workers themselves and will identify and deploy one member of United Steelworkers Local 5 who works at the Chevron Richmond oil refinery to serve as a full-time "Transition Safety Steward" (TSS). Overall, the GROW project is based on two fundamental concepts: First, that workers inside refineries are uniquely situated to safeguard both themselves and neighboring communities; and second, that keeping refineries as safe as possible today is a critical component of a fair and just transition for tomorrow – when the Richmond economy is not dominated by fossil fuel production.

The Local 5 TSS will be deputized by the union to:

1. Coordinate development of a first-of-its-kind, California-specific Process Safety Management (PSM) training in collaboration with the Western Region Region Universities training consortium, led by the Labor Occupational Safety Program at UCLA and including the Labor Occupational Health Project at UC Berkeley (LOHP); USW Tony Mazzocchi Center (TMC) for Health, Safety and Environmental Education, and The Labor Institute (LI);
2. Set up and coordinate an intensified health, safety, and environmental training program for Local 5's 540 members at the Chevron Richmond Refinery, in partnership with the TMC and LI, that will include PSM training, a variety of other classes addressing hazard identification and prevention, and training on how to prepare for fair and just worker and community transitions;
3. Work closely with the Chevron health and safety committee and with union members inside the facility to spearhead shop-floor efforts to identify and mitigate toxic emissions and protect workers and residents from toxic exposures, including watchdogging

Chevron compliance with workplace (Cal/OSHA) and environmental (CAL/EPA, BAAQMD) regulations at Chevron; and
4. Forge and sustain community partnerships to facilitate continuous communication about air toxics and prevention strategies and potential joint training opportunities.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The GROW project aligns with both core strategies of the Local Community Benefit Fund:

First, our project will hire a full time Transition Safety Steward to lead rank-and-file training and monitoring efforts inside the Chevron Richmond refinery to identify, mitigate and *reduce air pollution* – both ongoing emissions and acute releases from incidents such as fires and explosions. Safety activists inside the refinery will lead efforts to educate and activate their co-workers and act as guardians of both worker and community health.

Second, our project will help drive a *just transition* by ensuring that during periods prior to a Chevron closure announcement and during the legally-mandated one-year period between an announced closure and an actual shut-down that operations run as safely as possible and are not characterized by disinvesting in maintenance and repairs, unsafe staffing and other practices that endanger workers and nearby residents. Closure of the Chevron Richmond refinery is not an abstract possibility: Earlier this year, Chevron President Andy Walz explicitly said the company would close California refineries in Richmond and El Segundo if proposed changes to the state's cap-and-invest regulations are not approved and if the state maintains its tax on refineries. (Source: "Chevron Threatens to Leave California Due to Taxes, Emission Rules, Other Regulations — Warning the State is Playing a Dangerous Game," MSN Moneywise, April 26, 2026.)

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The GROW project will be based at the Chevron Richmond Refinery, which is situated on 2,900 acres in the City of Richmond on the San Francisco Bay. The refinery address is 841 Chevron Way, Richmond, CA 94801 and the geographic coordinates are 37°56′32″N 122°23′43″W. GROW will also address air quality in neighborhoods proximate to Chevron Richmond Refinery, including (but not limited to) North Richmond, Point Richmond and Atchison Village.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

We define “community” in this project as both a) Chevron workers inside the refinery and b) fenceline neighbors and other Richmond residents potentially exposed to facility air emissions.

Chevron workers represented by USW Local 5 are the primary community for the GROW project. They include 432 operators, 62 mechanics, 32 lab technicians and eight other employees. They were engaged in the design of this project through the elected leadership committee at the Chevron refinery – a group of XX rank and file members – including refinery operators, mechanics and lab technicians – who met with Local 5 leadership and with project partner Jobs with Justice San Francisco and The Labor Institute to discuss the project outline, objectives, deliverables and budget. Like other internal structures within USW Local 5, the committee makes decisions democratically – and in the case of this project expressed unanimous support. If the proposed project is funded, the committee – in collaboration with the Local 5 Executive Board – will continue to be part of the decision-making leadership to which the full-time Transition Safety Steward will report. The No. 1 need identified was improved hazard prevention to protect workers and residents, including ongoing air emissions and acute toxic events, such as fires, explosions and leaks. A second need was to educate fellow workers about the key components of a fair and just transition for dislocated oil workers.

Fenceline neighbors and other Richmond residents living near the refinery were involved in the preparation of this proposal through a series of meetings with community and Environmental Justice groups, including Asian Pacific Environmental Network, with offices and staff in Richmond; the Richmond chapter of Alliance of Californians for Community Empowerment (ACCE), many of whom live near the Chevron Refinery; as well as public sector unions that are part of the Contra Costa Labor Council, AFL-CIO, such as Service Employees International Union Local 1021, which represents most of the municipal employees of the City of Richmond.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

The GROW project will address needs identified by Chevron workers and residents – our focus community as described above – by:

1. Intensifying inside-the-refinery health and safety training to better equip workers to identify, mitigate and communicate about hazards and potential hazards to protect both workers and community members. This effort will focus in year one on development, testing and refinement of California-specific Process Safety Management (PSM) training. The PSM regulation was designed to prevent catastrophic incidents—like toxic leaks, fires, or explosions—involving highly hazardous chemicals. It protects workers and communities by identifying, evaluating, and controlling process hazards through engineering, maintenance, and operational practices. Other training will cover Risk Management Plan regulations, hazard mapping of the workplace to identify hazards needing to be addressed; Just Transition history and current policy in California; Work

Area Inspections; Incident Investigation; Near-Miss Prevention; and other topics to be determined during the grant period.
2. Monitoring refinery operations through more "walk through" inspections and auditing regulatory compliance; and
3. Meeting twice per year – and more frequently if needed – with community partners to engage in a "Continuous Assessment" of needs and corrective actions to be taken.

The challenges of this work are immense. Profound anxiety about job dislocation (also known as "job fear") for oil workers cannot be overstated. Oil workers have witnessed the economic and human costs when the steel, coal, aluminum and auto industries contracted. This fear is exacerbated when they are told they will have work in a clean energy future and what they see are "low-road," low-paying jobs. It is further intensified for Local 5 members whose fear of job loss is now hitting home: Nearby Valero Energy, a nonunion oil company, has announced it will close refineries in Benecia (400 workers) and Wilmington (390 workers in Southern California) by the end of 2026.

At the same time, community members remain deeply concerned about the future of the Richmond economy as it contends with ongoing public health hazads from Chevron operations – and also as it prepares for Chevron to cease operating. That inevitability does not guarantee that employment prospects will improve for a city with 13.5 percent poverty rate compared to nine percent for the broader Bay Area.

Together, the concerns of workers and community members can sometimes create jobs-versus-environment tensions that the partners in this proposal will strive to overcome.

COMMUNITY ENGAGEMENT (10 points)

6. Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

As stated in Question No. 4, above, we define "community" in this project as both a) Chevron workers inside the refinery and b) fenceline neighbors and other Richmond residents potentially exposed to facility air emissions.

For Chevron workers, project assessment and feedback will be provided in the following ways:

1. Through 12 monthly meetings in each of the three grant years (36 total). Meetings will include the Transition Safety Steward, Chevron Unit Leadership and safety committee members to review monitoring activities, discuss efficacy of hazard reduction interventions and plan mitigation strategies.
2. Through worker training, all of which will use the Small Group Activity Method (SGAM), a non-lecture pedagogy in which participants work together to solve real-life problems, building upon their own skills and experiences. A key feature of trainings is the "report back" from small group problem-solving discussion – which produces real-life, real-time

problems that either have been addressed or need to be addressed. For this project, we will collaborate with California worker training academic partners and with TMC to deliver and evaluate SGAM classes addressing PSM, RMP, Hazard Mapping, Work Area Inspections, Incident Investigation, Near-Miss Prevention, Just Transition and other topics to be determined by project leaders.

3. Through biannual labor-community meetings about hazard identification; efforts to prevent mitigate hazards; and any joint initiatives to address air quality, e.g. public meetings following hazardous releases per the Risk Management Plan (RMP) rule. Meetings will include key Local 5 leaders, community partners and other allies among public sector unions in Richmond, including SEIU Local 1021.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Overall Project Vision

Getting Ready - Oil Workers (GROW) will:

- Scale internal education of leaders and rank-and-file members of United Steelworkers Local 5 who work at the Chevron Richmond Refinery to:
    - Position and activate training participants to reduce toxic air emissions and exposures while the plant is still running and also during the minimum one-year period between a closure announcement and actual shutdown; and
    - Provide education about the history of worker Just Transition policies, from origins with the Oil, Chemical and Atomic Workers union (now merged into the United Steelworkers) to the current state of California's pilot Dislocated Oil and Gas Worker Fund.
- Forge, deepen and sustain community partnerships to facilitate continuous communication about actual and potential air toxics hazards and prevention strategies – and to explore and implement joint training opportunities.

Measurable Outcome No. 1

Increase USW Local 5 capacity to educate members working at Chevron Richmond Refinery about how to identify and reduce toxic air emissions.

1. We will identify, hire and train a Transition Safety Steward (TSS) out of USW Local 5 to lead internal and external education and safety monitoring activities. The TSS will be deputized by the union to:

A. Champion Health and Safety Improvement efforts throughout the facility;
B. Assist in making work processes safer;
C. Assist in bringing health and safety concerns of employees to management;
D. Audit and monitor for compliance with OSH requirements and regulations;

E. Assist inside-the-refinery workers in conducting site safety audits (“Walk-throughs”) to pinpoint hazards to workers and communities;
F. Promote safety awareness and coordinate/conduct safety training;
G. Monitor contractor safety compliance;
H. Be on call to provide technical assistance on safety concerns in the fiorm of research and investigation; and
I. Monitor impacts on workers and community of corrective actions.

In years two and three, we will conduct comprehensive evaluation of TSS performance.

2. Coordinate development, testing and evaluation of a first-of-its-kind, California-specific Process Safety Management (PSM) curriculum and training.

In year one, we will complete a full, one-week Process Safety Management Training curriculum specific to California. Key activities will include:

A. Formation of curriculum team including Labor Occupational Health Project at UC Berkeley (LOHP), USW Tony Mazzocchi Center (TMC) for Health, Safety and Environmental Education, and The Labor Institute (LI); as well as Industrial Safety advisor Rick Engler, a former Obama appointee to the US Chemical Safety Board.
B. Production of draft curriculum
C. Delivery of PSM training to 25 members in year one as a test to be evaluated and inform curriculum refinement;
D. Refined Curriculum completion.

In year two, we will deliver XX PSM classes to XXX members;

In year three, we will deliver XX PSM classes to XXX members.

3. Set up and coordinate an intensified health, safety, and environmental training program for Local 5’s 540 members at the Chevron Richmond Refinery, in partnership with the TMC and LI, that will include a variety of classes addressing hazard identification and prevention, and training on how to prepare for fair and just worker and community transitions;
A. Delivery of XX classes for XXX members per year in each of three years on Risk Management Plan program, including requirement for public meetings in the wake of serious toxic events;
B. Delivery of XX classes for XXX members per year in each of three years on Hazard Mapping, whereby members map their specific work areas to identify and target toxic air emissions for mitigation; and Delivery of six, one-day virtual Just Transition classes (two per year) for 300 members of USW Local 5 who work at Chevron Richmond Refinery.

We view safety education as necessary for workers to know what hazartds to look for, what questions to ask (of each other, of management, of refinery neighbors), and what steps might be taken to mitigate hazards.

Measurable Outcome No. 2

Activate local union members to monitor, track, prevent and reduce toxic air emissions at the Chevron Richmond Refinery.

1. Work with the Chevron health and safety committee and with union members inside the facility to spearhead shop-floor efforts to identify and mitigate toxic emissions and protect workers and residents from toxic exposures, including watchdogging Chevron compliance with workplace (Cal/OSHA) and environmental (CAL/EPA, BAAQMD) regulations at Chevron.

A. 12 monthly meetings in each of the three grant years (36 total) including the Transition Safety Steward, Chevron Unit Leadership and safety committee members to review monitoring activities, discuss efficacy of hazard reduction interventions and plan mitigation strategies.

We view shop-floor action and tracking regulatory compliance as among the most important ways that workers can help reduce toxic air emissions inside and outside the refinery.

Measurable Outcome No. 3

Raise awareness among Chevron Richmond Refinery workers about the state of the oil industry in California and about Just Transition Policy.

We will *prepare oil workers at the Chevron Richmond Refinery for economic transition with the launch and implementation of* a peer-to-peer training program. The eight-hour Just Transition Training Program will reach 200 Chevron Refinery workers over the three-year grant period – 50 workers in year one and 75 workers in both year two and three.

Training topics will include a) the history of labor and environmental collaboration, including partnerships on occupational safety and health; b) the science and economics of climate change; c) worker-friendly transition models and "unjust" transitions in the US and internationally; and d) California's current state-funded Dislocated Oil and Gas Worker Program. The training will use small group activities – described in more detail in our answer to the previous question.

Participants will also take part in research activities described in Project 2 of this proposal in two important ways: First, during small group training, workers will discuss and critique worker transition policies and report back their high-priority needs and observations to the larger group, which will be recorded and shared with researchers. Second, a group of 20 participants will be selected for longer-form interviews conducted by researchers. Using these two methods, trainings will support research by providing evidence of what is working, not working and needed by current refinery workers.

We view Just Transition training for Chevron workers as a necessary precursor activity to collaboration with community and environmental partners and for policy development activities described in Projects Two (WRFI) and Three (GRADE) of this proposal.

Measurable Outcome No. 4

Forge, deepen and sustain a Richmond labor-community collaboration to jointly assess air pollution hazards, reduction strategies and progress toward cleaner air.

We will hold two meetings per year for each of the three grant years (six total) to convene labor-community dialogue about hazard identification; efforts to prevent mitigate hazards; and any joint initiatives to address air quality, e.g. public meetings following hazardous releases per the Risk Management Plan (RMP) rule.

These meetings will strengthen alliances among labor, community, academic and training partners to a) reduce air pollution in Richmond and toxic exposures at Chevron to improve worker and public health outcomes; b) improve efforts to reduce emissions from fossil fuels and meet the state's carbon reduction goals; and c) co-design a collaborative strategy to make Richmond and surrounding communities safer and healthier while the refinery still operates and during the mandatory one-year period between announced closure and shutdown.

We believe any truly equitable transition must address ongoing toxic exposures faced by both vulnerable communities and at-risk workers.

Applicant Roles

- USW Local 5, the Getting Ready Co-Applicant, will lead the GROW project, identifying a full-time Chevron worker or retiree to be hired as the Transition Safety Steward and project coordinator and coordinating educational programming for members and community engagement activities;
- The Labor Institute, the Lead Applicant, will assist USW Local 5 in training development and coordination and in community outreach activities – and will lead development, conducting and evaluating Just Transition training.

Partner Roles

- Partners on the curriculum development and training team will be:

  ○ The USW Tony Mazzocchi Center for Health Safety and Environmental Education, supported by funding from the National Institute for Environmental Health Science (NIEHS) Worker Training Program (WTP);

  ○ the Western Univesity Consortium The NIEHS-funded Western Region University Consortium, led by the University of California, Los Angeles Labor Occupational Safety and Health Program (LOSH) and including the Labor Occupational Health Program (LOHP at UC Berkeley;

- National Industrial Safety Expert Rick Engler, former member of the US Chemical Safety Board;
- Oil worker union leader Norman Rogers, Second Vice-President of USW Local 675 in Los Angeles, which represents workers at the Chevron El Segundo Refinery, who will offer services pro bono.

- Community Partners will be finalized if grant funding is secured. The project budget includes money to pay for participation in biannual labor-community meeting for up to four partner organizations.

8. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The project is aligned with the goals of California's Community Air Protection Program (AB 617) and in Richmond, a selected CAP community engaged in a CARB-supported Community Air Monitoring Plan and a Community Emissions Reduction Program. Our project is unique in that it broadens the definition of community to include inside-the-Chevron-refinery workers who will be directly in discussions with community partners about air pollution reduction, refinery safety, and and transition planning. The project's hybrid residents-and-workers approach, emphasizing a shared goal of reducing harmful exposures, reflects aims encouraged under AB 617.

CAPACITY (10 points)

11. Describe the Project Lead's experience managing and implementing projects of similar scope and size.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

The Project Lead for GROW is Co-Applicant United Steelworkers Local 5. The Transition Safety Steward (TSS) will be hired by USW Local 5 President, in consultation with the Chevron Unit leadership team and based on a job description they jointly develop. The TSS will report

directly to the President and will work remotely, attending meetings as needed at the union hall in Martinez. The TSS will be paid a FTE salary and benefits totalling $682,548 over 33 months.

Weekly calls will be hosted by the TSS with the Local 5 President, Chevron Unit leaders, project partners, and staff of The Labor Institute to report on activities, raise any challenges and opportunities, and continually assess progress toward project objectives.

The LI Co-Executive Director [redacted] will each receive 20 percent FTE annually for program assistance for a total of $32,335 and the Curriculum Director [redacted] will contribute 15 days for a total of $11,652. [redacted] is a national expert on the subject of "Just Transition" for workers and speaks frequently on this topic. He currently leads the LI's work with the United Steelworkers on member education about climate change and environmental policy, working closely with USW District 12, which covers 11 western states in the US. In 2006, [redacted] helped the USW and Sierra Club found the BlueGreen Alliance, a national labor-environment collaboration that now includes nine of the country's largest unions and five of the largest environmental organizations. From 2006-2014 [redacted] helped build the organization, serving as BGA's Vice President of Programs. [redacted] is a former educational program leader for the Communications Workers of America. She has developed or contributed to dozens of workshop curriculums for contract mobilization, internal organizing, legislative work, and deeper political education – and trained thousands of worker-trainers and community partners in the small group method.

Other training and curriculum development collaborators – USW TMC, LOHP – will donate their time with funds from NIEHS.

Norman Rogers will participate as a liaison and advisor from Local 675 in Los Angeles with separate funding.

Fiscal management will be the responsibility of LI, which will receive 15 percent of direct project expenses.

The LI will disburse training stipends of $500 per day to workers participating in training and will develop and execute a Memorandum of Agreement with project consultant [redacted] at a rate of $1,500 per day for five days.

The LI will also disburse meeting-participation stipends of $500 per day to community partners and will develop related Memoranda of Agreement.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

· Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
· If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
· Indicate "N/A" if the question is not applicable to the project

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

Not applicable.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

Not applicable.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

Not applicable.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

Not applicable.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

There are two potential barriers to the success of this project: 1) Employer resistance to mitigating air pollution reduction steps identified by workers; and 2) the potential for labor-community cooperation to break down or stall.

To overcome employer resistance, we will first use open communication lines with Chevron via the labor-management safety committee to communicate hazards that have been identified and to propose reduction or mitigation strategies. If that fails, we will use

more formal processes, including but not limited to the filing of grievances per Local 5's existing contractual rights, and alerting regulatory enforcement agencies.

To avert labor-community tensions, we will have bi-annual information-exchange meetings co-facilitated by one labor and one community partner. They will develop the agendas together, will co-chair the meetings and will be responsible for follow up. We will also lean heavily on the positive relationships and increasing collaboration developed in recent years between labor and community leaders. An example of collaborative work appeared on January 14, 2026, when Marie Choi, strategy director at the Asian Pacific Environmental Network (APEN), and Nick Plurkowski, USW Local 5 President, co-authored "California shouldn't let oil companies rewrite refinery safety rules," commentary published in CalMatters. The co-authored piece called for defending the state's Process Safety Management (PSM) rules from attempted industry rollbacks. PSM provides crucial safeguards, they wrote, including "rigorous oversight of hazardous materials and processes, common-sense standards ensuring meaningful worker participation in safety processes and engineering reviews, and authority for workers to stop unsafe operations."

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Project Vision:	***Getting Ready – Oil Workers (GROW)***: Reduce air pollution from the Chevron Richmond Refinery and prepare the workforce for transition by educating and activating oil workers to identify potential pollution-mitigation and accidental release-prevention opportunities, by training workers about Just Transition policies in the state, and by collaborating with community partners to identify hazard reduction opportunities, challenges and strategies.

Measurable Outcome	Indicator(s)
1. Increase USW Local 5 capacity to educate members working at Chevron Richmond Refinery about how to identify and reduce toxic air emissions.	• Number of Chevron workers completing PSM training test in year one and finalized training in years two and three. (Target: 1 workshop reaching 20+ workers in year one and 12 workshops reaching workers in years two and three) • Number of workers completing additional safety courses addressing toxic air emissions. (Target: 10 workshops with 20 participants reaching 200 Chevron Workers)

	• Percentage of Chevron workers reporting increased understanding of the PSM regulations and other policies regulating air quality (Target: 80%)
2. Activate local union members to monitor, track, prevent and reduce toxic air emissions at the Chevron Richmond Refinery.	• Reduction in the number of accidental releases reported to regulatory agencies, e.g. California Accidental Release Prevention Program and the Contra Costa County Industrial Safety Ordinance. • Reduction in emissions of air pollutants as measured by the he Air District's Regulation 12, Rule 15, Refinery Emissions Tracking Rule. • Number of walk-through inspections conducted during project term.
3. Raise awareness among Chevron Richmond Refinery workers about the state of the oil industry in California and about Just Transition Policy.	• Number of workers completing Just Transition training program (Target: 200 over the grant term) • Participation by JT training participants in research activities described in Project Three of this proposal (Target: 20) • Feedback from small group workshop report-backs about how training changed participants' perceptions of Just Transition.
4. Forge, deepen and sustain a Richmond labor-community collaboration to jointly assess air pollution hazards, reduction strategies and progress toward cleaner air.	• Convening of two labor-community meetings per year (six total over the grant term) attended by at least four Chevron workers and four community members.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Increase USW Local 5 capacity to educate members working at	A.Hire Project Director/Transition Safety Steward	1. Identify candidates and conduct interviews	USW Local 5		Q1, Yr 1
		2. Develop Employment Agreement	LI		Q 2, Yr 1
	B. Develop, Deliver and Evaluate Pilot RMP Training	1.Formation of RMP curriculum team and drafting of workbook that is	USW Local 5	SCEO, LOHP, LI. Safety	Q2-Q4, Yr 1

Chevron Richmond Refinery about how to identify and reduce toxic air emissions.		California specific, using Small Group Activity Method pedagogy		Expert Rick Engler	
		2.Recruit and enroll 25 workers and deliver pilot training	USW Local 5		Q3-Q4, Yr 1
		3. Provide stipends of $2,000 per participant for training completion to recognize time commitment.	LI	USW Local 5	Q30Q4, Yr 1
	C. Implement Intensified Safety Training Program	1. Deliver 40-hour RMP training and other safety courses including and Hazard Mapping, Walk Through Investigations.	USW Local 5	SCEO, LOHP	Q3, Yr 1 – end of grant term
		2.Conduct end-of-course evaluations to assess efficacy of training	USW Local 5	SCEO	Q3, Yr 1 – end of grant term
		3. Provide stipends of $2,000 per participant for RMP training completion and $500 per day for other training to recognize time commitment.	LI	USW Local 5	Q3, Yr 1 – end of grant term
2. Activate local union members to monitor, track, prevent and reduce toxic air emissions at the Chevron	A. Launch monthly meetings with USW Local 5 Chevron Unit Safety Committee	1.Schedule standing monthly meetings with USW Local 5 Chevron Unit Safety Committee	USW Local 5		Q2, Yr 1
		2. Identify experts to address group	USW Local 5	LI	Q2, Yr 1-End of Grant Term
		3. As needed, raise issues with management	USW Local 5		Q2, Yer 1 – End of Grant Term

Richmond Refinery.	B. Develop monitoring and tracking strategy plan	1.Draft ongoing plan for tracking Chevron's air quality performance and regulatory compliance	LI	USW Local 5	Q3, Yr 1
		2.Share plan for feedback at biannual labor-community meetings (see Measurable Outcome No. 4)	USW Local 5	Community partners	Q4, Yr 1, Q2 and 4, Yr 2, Q 2 and 3 Yr 3.
		3. As needed, raise issues with management	USW Local 5		Q2, Yer 1 – End of Grant Term
	C. Develop "continuous assessment" reports of air pollution emissions prior to monthly safety committee meetings	1. Discussion and feedback at safety committee	USW Local 5		Q2, Yer 1 – End of Grant Term
		2. As needed, raise issues with management	USW Local 5		Q2, Yer 1 – End of Grant Term
3. Raise awareness among Chevron Richmond Refinery workers about the state of the oil industry in California and about Just	A. Implement Just Transition Training Program for Chevron Refinery workers	1. Deliver 8-hour Just Transition training for 200 workers. (Target: 50 in year one, 75 in both year two and three.)	LI	USW Local 5	Q3 Yrs 1, 2 and 3
		2.Conduct end-of-course evaluations to assess efficacy of training.	LI		Q3 Yrs 1, 2 and 3
		3. Provide stipends of $500 per day to recognize time commitment.	LI		Q3 Yrs 1, 2 and 3
	B. Participation in Just Transition research activities	1. Identify 20 workers to participate in research activities described in Project No. 3 of this proposal.	USW Local 5	LI, JwJ	Q3 Yrs 1, 2 and 3

Transition Policy.		2.Provide summaries of feedback from small group training "report-backs" to researchers.	LI		Q3 Yrs 1, 2 and 3
4. Forge, deepen and sustain a Richmond labor-community collaboration to jointly assess air pollution hazards, reduction strategies and progress toward cleaner air.	A. Identify and form formal partnerships with at least three Richmond community partners	1. Finalize partnership agreements with at least two community-based NGOs and one public sector union – each with a membership base in Richmond.	USW Local 5		Q2, Yr 1
		2. Develop Memoranda of Agreement with each of the community partners to pay for their time preparing for, attending and following up on twice-per-ear meetings	LI		Q2, Yr 1
	B. Collaborate on two labor-community information sessions per year (six during the grant term)	1.Jointly develop agendas	USW Local 5	Community Partners	Q4 in Yr 1, Q2 and 4 in Yrs 2 and 3.
		2.Identify air-pollution reduction action steps	USW Local 5	Community Partners	Q4 Yr 1 – End of Grant Term
		3.Jointly evaluate meeting impact	USW Local 5	Community Partners	Q4 Yr 1 – End of Grant Term

Project Name:	Getting Ready - Oli Workers (GROW)
Lead Applicant Name:	The Labor Institute
Term for this budget (in years):	Three Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Co-Executive Director	Training Coordination, Lead for Just Transition Training (.2 FTE 36 months)	$98,958
Personnel/Staff Costs	Direct	Project Director - Worker Training	Curriculum development, writing, revision, testing (.125 FTE for 12 months)	$11,652.00
Capacity-Building and Training	Direct	Participant Stipends	Stipends to compensate participants for completing PSM (20 in a class) or Just Transition (25 in a class) training or delivering classes ($500 per participant for 19 classes)	$210,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Printing of Training Workbooks	Printing costs of Just Transion and Process Safety Management workbooks for 420 participants. (Costs for other training books will be covered by other grant monies.)	$6,720.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Industrial Safety Subject Matter Expert	Consultation by industrial safety expert Rick Engler, a former Board Member of the US Chemical Safety Board, including consultation on design, review and edit of CA Process Safety Management Curriculum ($1,600 per day)	$8,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	Indirect	$142,331
Only add lines above this line				
			TOTAL:	**$477,660.95**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$335,330.00
Total Indirect Costs	$142,330.95
Total Prof. Services & Consultants	$8,000.00
Total Contingency	$0.00
Total Funds Requested	$477,660.95
Cross-check Total Budget	YES
Indirect as % of Direct	
Prof. Services & Consultants as % of Direct	
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Steelworker Charitable and Educational Organization	Verbal committement of NIEHS funds received. Costs of instrictors and materials for all trainings besides the PSM and Just Transition classes can charged to the SCEO's Tony Mazzocchi Center for Health, Safety and Environmental Education. Scope of training to be determined by needs assessment upon launch of grant.	TBD
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	Getting Ready - Oil Workers (GROW)
Co-Applicant 1 Name:	United Steelworkers Local 5
Term for this budget (in years):	Three Years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Transition Safety Steward (1 FTE, 36 months)	Overall project coordination, partner outreach and management, reporting	$613,543

Only add lines above this line

TOTAL: **$613,543.00**

Co-Applicant 1 Budget Summary (auto-calculated)

Total Direct Costs	$613,543.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$613,543.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount

Only add lines above this line

TOTAL: **$0.00**

PROJECT 2

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Getting Ready
Lead Applicant Name	The Labor Institute
Project Location	Richmond
Overall Funding Request	$3,547,762
Grant Term Request	Three Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Getting Ready: Worker Resilience & Futures Initiative (WRFI)
Project Lead	JWJSF
Project Location	Richmond
Project Funding Request	$778,658

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Getting Ready is a worker- and community-led just transition initiative focused on improving public health, reducing pollution risks, and strengthening long-term economic resilience in Richmond and Contra Costa County. The project will engage members of United Steelworkers (USW) Local 5 who work at the Chevron Richmond refinery alongside labor, community, policy, and academic partners to develop practical strategies that address both the immediate and long-term impacts of refinery operations and industrial transition. By centering workers and frontline communities directly impacted by refinery pollution and economic uncertainty, the project advances collaborative solutions that improve refinery safety and pollution prevention while preparing workers and communities for the transition away from fossil fuels.

A major component of the project is the development of a Richmond-based Worker Resilience & Futures Initiative (WRFI) program framework informed directly by refinery workers through the GROW program which will be led by a Transition Safety Steward and additional project partners–including USW Local 5, Labor Institute, Jobs with Justice San Francisco, and academic partners. WRFI will conduct workforce skills assessment, support and training needs analysis, hiring pathway research, and credentialing research in partnership with local community colleges to identify pathways into high-quality industries capable of providing family-sustaining wages and benefits. The project will also convene labor unions, environmental justice organizations, and community stakeholders to support collaborative planning around economic diversification, workforce transition, and community resilience in refinery-impacted communities.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The Richmond-based Worker Resilience & Futures Initiative (WRFI) directly supports the Local Community Benefits Fund strategy to build economic resilience for a just transition by developing a worker-informed framework to support refinery workers and impacted communities through the long-term transition away from fossil fuels. The project recognizes that refinery workers and refinery-dependent communities face significant economic uncertainty as California advances climate goals and refinery operations evolve over time. Through workforce skills assessment, hiring pathway analysis, and training needs research, the project will identify practical pathways and concrete strategies to support worker transition into industries capable of providing family-sustaining wages, benefits, and long-term career stability comparable to refinery employment.

The project will also research the development of refinery worker credentialing and skills certification pathways in partnership with local community colleges and workforce training institutions to help workers translate existing industrial skills into recognized qualifications for emerging industries. By combining worker participation, labor-market research, and regional workforce planning, WRFI will help establish locally grounded transition infrastructure that supports economic stability for workers, strengthens regional workforce resilience, and advances equitable economic transition planning in refinery-impacted communities.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Getting Ready is centered in Richmond, California and Contra Costa County, with a primary focus on communities directly impacted by operations at the Chevron Richmond refinery and the broader regional refinery industry. Core project activities will involve refinery workers employed at the Chevron Richmond refinery and community stakeholders located in Richmond and surrounding refinery-impacted communities.

Project activities will take place across multiple locations, including:

- Richmond, California, including neighborhoods adjacent to the Chevron refinery and other fence-line communities;
- United Steelworkers (USW) Local 5 meeting and training locations serving refinery workers in Richmond and Contra Costa County;
- community meeting and convening spaces operated by project partners and local organizations;
- local educational and workforce development institutions participating in workforce

transition and credentialing discussions.

The project's workforce transition and economic resilience components will primarily focus on refinery workers and communities connected to the Richmond refinery corridor and the broader Contra Costa refinery region, including Richmond, North Richmond, San Pablo, and surrounding communities impacted by refinery-related pollution, economic dependence on refinery employment, and public revenue vulnerability associated with industrial transition.

While the project is locally grounded in Richmond, project partners will also coordinate with relevant statewide refinery transition and workforce development initiatives, including California's Displaced Oil and Gas Worker Pilot Program (DOGWF) administered through the California Employment Development Department (EDD). This coordination will help ensure that locally developed workforce transition strategies, training recommendations, and worker support frameworks are informed by and contribute to broader statewide just transition planning efforts while remaining responsive to the specific needs of Richmond refinery workers and communities. Additionally, with the statewide DOGWF Pilot Program currently set to sunset in 2027, Get Ready will ensure that the Steelworkers' efforts to support impacted workers and plan for refinery worker transition in Richmond can continue at this most critical time when hundreds of Steelworkers across California are already experiencing job loss and more layoffs are anticipated in the coming years.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Getting Ready was developed through ongoing conversations among refinery workers, labor organizations, environmental justice advocates, workforce development partners, and policy organizations concerned about the long-term public health and economic impacts of refinery transition in Richmond. This project builds off of more than a decade of successful collaboration between the United Steelworkers and labor, environmental justice, community, academic and other partners, including the recent Contra Costa Refinery Transition Partnership, which completed detailed research and released a holistic set of just transition policy recommendations following the 2020 Marathon Martinez refinery layoffs, and prior to that, the successful multi-year effort to strengthen statewide refinery safety regulations following the 2012 Chevron Richmond fire. Getting Ready seeks to build off of these strong relationships and advance the concrete recommendations from this collaborative work, particularly as it relates to enabling successful refinery worker transition, and strengthening labor and community collaboration around refinery safety and just transition-focused economic development at the local level in Richmond and Contra Costa County.

A core principle of the project is that workers and frontline community members most directly impacted by refinery pollution and economic transition must play a central role in shaping

solutions. The project's Transition Steward model is specifically designed to create structured participation opportunities for refinery workers to contribute operational expertise, identify workplace and community concerns, and help guide project priorities, while the program's aim to collaborate with potential environmental justice and community partners such as ACCE and APEN is an essential component of refinery safety and economic development strategies. Project partners–including labor organizations, Jobs with Justice San Francisco, an academic research group with expertise in worker transition issues, such as the UC Berkeley Labor Center, and community stakeholders–will continue to engage residents, workers, and local organizations throughout implementation through:

- worker listening sessions and trainings;
- labor-community convenings;
- stakeholder meetings with environmental justice organizations and workforce partners;
- collaborative planning discussions related to workforce transition and economic resilience;
- ongoing outreach through participating community and labor organizations.

These engagement processes are intended to ensure that project activities remain responsive to evolving worker and community needs while strengthening long-term labor-community collaboration around refinery transition planning.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Getting Ready addresses interconnected environmental justice, public health, and economic transition challenges facing refinery workers and fence-line communities in Richmond and Contra Costa County. Residents in communities surrounding the Chevron Richmond refinery experience disproportionate exposure to industrial pollution and toxic emissions, while refinery workers face both occupational health risks and increasing economic uncertainty associated with long-term changes in the fossil fuel industry. At the same time, local governments and public sector workers face potential fiscal instability tied to dependence on refinery-related tax revenues.

The project addresses these challenges by developing worker- and community-informed strategies to improve refinery safety, reduce harmful pollution risks, strengthen workforce transition infrastructure, and support long-term economic resilience. Through the Transition Steward model, refinery workers will participate directly in identifying pollution reduction opportunities and accidental release prevention strategies while contributing to workforce transition planning and economic resilience discussions.

The Richmond-based Worker Resilience & Futures Initiative (WRFI) component will specifically address impacted worker needs related to workforce transition and economic insecurity by conducting workforce skills assessment, hiring pathway analysis, training needs research, and credentialing development in partnership with local workforce and educational institutions. This work will help identify practical pathways into industries capable of providing stable, family-sustaining employment opportunities for workers impacted by refinery transition. The project will produce a comprehensive and locally based workforce transition program framework and plan.

The project will benefit refinery workers, frontline environmental justice communities, labor organizations, and local stakeholders concerned with the long-term health and economic stability of Richmond and surrounding communities. Measurable outcomes–including a worker-informed workforce transition program framework, a workforce assessment, hiring pathway identification, credentialing research and program design, and labor-community convenings–will demonstrate progress toward building local capacity for equitable economic transition, improving collaboration between labor and community stakeholders, and advancing long-term public health and economic resilience goals in Richmond.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement during implementation will be coordinated through regular worker and stakeholder meetings, labor-community convenings, and ongoing outreach conducted by project partners and the Transition Safety Steward. The project will provide regular updates to participating workers, community organizations, and stakeholders regarding implementation progress, workforce research findings, training and credentialing opportunities, and emerging economic transition recommendations.

Community members and stakeholders will be engaged through:

- regularly scheduled project steering committee meetings which will include at a minimum USW Local 5, JWJSF, Labor Institute, and the academic research partner. We will also utilize the GRADE community-labor table as a means of broader stakeholder engagement which include organizations such as ACCE, and public sector unions such as IFPTE Local 21 and SEIU 1021, among others.
- worker-led trainings and educational sessions directly with refinery workers accessed through the GROW program infrastructure;
- community feedback discussions and listening sessions;
- collaborative workshops focused on workforce transition and economic resilience;

- direct outreach through labor unions and community-based partner organizations.

Feedback from workers, residents, and partner organizations will be documented and incorporated into project planning, workforce assessment activities, and development of recommendations related to workforce transition supports, credentialing pathways, and economic resilience strategies. The project's collaborative governance structure and regular coordination meetings will provide ongoing opportunities for partners and community stakeholders to review progress, identify emerging needs, and recommend adjustments to project activities.

By centering worker and community participation throughout implementation, the project seeks to build trust, strengthen accountability, and ensure that proposed workforce and economic transition strategies are grounded in the lived experiences of impacted communities.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

A major component of Getting Ready is the design of a **Richmond-based Worker Resilience & Futures Initiative (WRFI)** to support refinery workers facing job displacement, economic insecurity, and workforce transition challenges associated with refinery closures, downsizing, and California's broader transition away from fossil fuels. This project component will create a worker-informed, regionally tailored program model designed specifically to meet the transition needs of refinery workers and communities in Richmond while coordinating with broader statewide just transition and workforce development efforts.

The overall vision of this project component is to establish a locally grounded framework for worker transition support and workforce development infrastructure that can help displaced refinery workers access high-quality career pathways while maintaining economic stability. The program design process will be informed directly by worker participation through the Getting Ready - Oil Workers (GROW) program and the leadership of a Transition Safety Steward, who will contribute frontline expertise, operational knowledge, and worker perspectives to shape program priorities and recommendations.

Key project activities will include:

- **Worker-led training** as an educational and research tool to a) inform Chevron workers who are members of Local 5 about workforce transition policy options and b) generate worker feedback about needs upon dislocation, including financial assistance, skills training, job search assistance, credentialing needs and other resources.
- A **workforce skills assessment** to identify the occupations, skills, certifications, wage levels, for at-risk refinery workers in Richmond;
- An evaluation of worker retraining and workforce transition needs, including barriers to reemployment, training access, and credential transferability;

- Identification of hiring pathways and concrete strategies for transitioning impacted refinery workers into local and regional industries capable of providing comparable wages, benefits, and career stability, including sectors such as utilities, water and wastewater, remediation, public works, manufacturing, and other emerging industries;
- Research to inform the design of a refinery worker-focused **credentialing and skills certification program** in partnership with local community colleges and workforce training institutions, with the goal of translating refinery skills into recognized credentials that improve worker mobility across industries;
- Development of strategies for direct worker supports such as retraining assistance, career navigation, income stabilization supports, and workforce transition services to be incorporated into an ongoing WRFI program;
- Coordination of local program recommendations with relevant regional and statewide refinery transition, workforce development, and just transition initiatives.

This project component will produce the following measurable outcomes:

- completion of one Richmond-focused refinery worker workforce assessment;
- engagement of refinery workers in structured research and feedback activities through the GROW project infrastructure;
- identification of priority workforce pathways into at least 3–5 target industries offering family-sustaining wages and benefits;
- development of one proposed credentialing or certification framework for refinery workers in partnership with local educational institutions;
- completion of one Richmond-based WRFI design and implementation framework, including recommendations for worker supports, training pathways, and program administration.

Roles and Responsibilities

United Steelworkers (USW) Local 5 will lead worker engagement, recruit participating refinery workers and Transition Steward lead, and ensure that program recommendations reflect the needs and lived experiences of directly impacted workers. **Refinery workers** participating through the program will provide worker-centered input, participate in data collection and analysis activities, and help shape recommendations for training, certification, and workforce transition supports.

Jobs with Justice San Francisco (JWJSF) will coordinate overall project implementation and policy development, facilitate partner collaboration, and support design of the local WRFI framework and worker support recommendations.

An **academic research group** with an expertise in worker transition issues, such as the UC Berkeley Labor Center, will lead research activities, including workforce transition needs assessment, design of hiring workforce pathways and best practices for workers transition assistance and training programs.

Together, this project component will establish a practical, worker-centered framework for supporting refinery workers in Richmond through economic transition while building local capacity for a healthier, more resilient post-refinery economy.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are* required here on this "Project Narrative" document.

   See Doc

1. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

ECOSYSTEM ALIGNMENT (10 points)

2. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Plans, the Community Air Protection Program (AB 617) etc.).*

The Richmond-based Worker Resilience & Futures Initiative (WRFI) is closely aligned with a range of community, regional, and statewide initiatives focused on environmental justice, workforce transition, economic resilience, and public health in refinery-impacted communities.

At the statewide level, the project directly builds upon California's existing **Displaced Oil and Gas Worker Pilot Program** administered through the California Employment Development Department (EDD). While the current EDD pilot provides an important foundation for supporting workers impacted by changes in the oil and gas industry, the proposed WRFI effort is designed to develop a locally grounded and worker-informed framework tailored to the specific workforce, economic, and community conditions facing refinery-dependent communities in Richmond. Research and recommendations generated through this project–including workforce skills assessment, hiring pathway analysis, training needs identification, and worker support strategies–will complement and help inform broader statewide transition planning efforts.

The project is also consistent with the goals of the **Contra Costa Just Transition Economic Revitalization Plan** developed through the Contra Costa County Department of Conservation and Development. That initiative identified the need for proactive workforce transition planning, economic diversification, protection of public revenues, and coordinated regional responses to the long-term decline of fossil fuel industries. The WRFI project advances these priorities by developing concrete recommendations for worker retraining, transition supports, credentialing pathways, and access to family-sustaining employment opportunities capable of supporting long-term regional economic resilience.

In addition, the project aligns with the principles of the **Contra Costa Refinery Transition Partnership (CCRTP)** led by the BlueGreen Alliance, which focuses on equitable workforce

development strategies that connect workers to high-quality jobs while supporting industry transition. WRFI's proposed workforce assessment, credentialing research, and collaboration with local community colleges are intended to strengthen regional workforce infrastructure and support the development of industry-recognized training and certification pathways for refinery workers transitioning into related sectors.

The project is further aligned with the goals of California's **Community Air Protection Program (AB 617)** and broader environmental justice planning efforts in Richmond and Contra Costa County. By engaging refinery workers directly in discussions around pollution reduction, refinery safety, and transition planning, the project recognizes the interconnected nature of workplace health, community air quality, and long-term economic conditions in fence-line communities. The project's emphasis on reducing harmful exposures while simultaneously planning for equitable economic transition reflects the community-driven and health-centered approach encouraged under AB 617 and related local environmental justice initiatives.

More broadly, WRFI supports California's climate and economic transition goals by helping create practical, worker-centered systems capable of supporting refinery workers and impacted communities through industrial transition in a way that promotes economic stability, public health, and long-term regional resilience.

CAPACITY (10 points)

3. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Jobs with Justice San Francisco (JWJSF) will serve as the project lead. Founded in 2010, JWJSF is a long-term, multi-racial coalition of labor and community organizations supporting workers rights. Since 2019, JWJSF has convened statewide work at the labor/climate nexus, including coordinating a statewide coalition of 17 unions called California Labor for Climate Jobs (CLCJ). Together the California Labor for Climate Jobs coalition fights for climate hazard protections, good jobs in the low carbon economy, justice for displaced oil and gas workers, and a robust public sector for climate adaptation. CLCJ has been a driving force, in partnership with the United Steelworkers, to win and support implementation of the first statewide Displaced Oil and Gas Worker Fund (DOGWF).

JWJSF's overall organizational budget is approximately $1.4 million per year, and the budget for our climate justice program is approximately $600,000 per year. We have highly skilled program staff to implement programmatic work, and highly skilled administrations and operations staff to manage individual project finances as well as the financial health of the organization overall. The staff person who will be the overall WRFI project manager, JWJSF's Climate Policy Director [redacted], has 15 years of experience across applied research, coalition and project management, political advocacy and strategic campaigning. [redacted] currently leads CLCJ's

The Air District redacted the individual's name to protect personally identifiable compensation information.

legislative and policy advocacy portfolio which includes coordination and management of legislative and regional advocacy efforts across the coalition's 17 unions in CA.

[redacted] was the former Research Director at One Fair Wage where she managed a team of legislative and research staff to support face-paced legislative campaigns across 9 states. Previously she was the Manager of Research, Impact Planning and Evaluation at national racial justice organization, Race Forward. [redacted] received her Masters of Public Policy at the Goldman School of Public Policy at UC Berkeley and her Bachelor's degree from Stanford University.

4. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

As Project Lead, JWJSF will manage the WRFI project through engagement of the following staff people:

- The **Climate Policy Director** (0.25 FTE, 36 months) will be responsible for overall project management, ensuring timely and successful completion of the project. She will ensure management of all partner participation and research deliverables. She will coordinate proper participation from workers in the GROW program, ensure access to information and resources for research partners and ensure that all stakeholder feedback is received and incorporated. She will also be the primary point of coordination between the WRFI project and the GRADE project by participating in the labor/community table and attending worker and community meetings.
- The **Deputy Director** (.05 FTE, 36 months) will provide key consultation on research findings and program design, including ensuring coordination across regional and statewide stakeholders.

The JWJSF staff team will coordinate and implement many key project activities. Other critical roles will be filled by an academic research group with an expertise in worker transition issues, such as the UC Berkeley Labor Center, who will work to execute the research deliverables.

JWJSF's core funding for its workers rights and climate programs support the organizational infrastructure that is the foundation to making this project successful.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately,

following the naming convention outlined in the “Application Instructions” document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate “N/A” if the question is not applicable to the project

5. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

   N/A

6. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

   N/A

7. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

   N/A

8. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

   N/A

9. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

The primary barriers associated with this project relate to the uncertainty surrounding refinery transition timelines, worker participation capacity, and the challenge of developing practical workforce pathways into industries that provide compensation and stability comparable to refinery employment. Because refinery workers often work demanding schedules, including long shifts and rotating hours, sustained participation in training, research, and planning activities may present logistical challenges if not implemented in the proper structure, which is addressed

below. In addition, workers may understandably have concerns about participating in transition-related discussions due to fears about job security, mistrust of transition processes, or skepticism regarding the availability of comparable employment opportunities.

Getting Ready addresses these barriers by centering the project within trusted worker-led structures through United Steelworkers Local 5 and the GROW program drawn directly from the refinery workforce. GROW will help build participation and trust by facilitating peer-to-peer engagement, conducting outreach among coworkers, and ensuring that project activities remain grounded in workers' real-world concerns and priorities. The project design also incorporates flexible participation structures, including scheduling accommodations and ongoing worker feedback processes, to support sustained engagement.

Another key challenge is the complexity of aligning workforce development systems, educational institutions, labor organizations, and community stakeholders around shared transition goals. To address this, the project includes a formal collaborative structure involving labor, policy, academic, and community partners with clearly defined roles and regular coordination meetings. Strong established relationships among project partners-including USW Local 5, Jobs with Justice San Francisco, and potential academic partners such as UC Berkeley and environmental justice organizations-provide a strong foundation for implementation and stakeholder coordination.

There is also uncertainty regarding the pace and scale of future refinery workforce reductions and broader economic transition trends. Rather than relying on a single projected transition scenario, the project is designed to build adaptable local capacity that can support workers under a range of future conditions. Workforce assessment and hiring pathway research will focus on transferable skills and industries with long-term regional demand and skills alignment, helping ensure that project recommendations remain useful even as economic conditions evolve.

Finally, developing effective credentialing and certification pathways may require coordination with community colleges, workforce boards, employers, and licensing bodies whose timelines and priorities may vary. The project will address this risk through building off of strong existing relationships with the Contra Costa Community College System, Contra Costa Workforce Development Board, and early engagement with training and educational partners and by grounding credentialing recommendations in documented workforce needs identified through direct worker participation and labor market research.

Because the project is primarily focused on planning, research, worker engagement, and partnership development rather than physical infrastructure development, barriers related to permitting, site control, and construction are not applicable. Overall, the collaborative and worker-centered structure of Getting Ready is specifically designed to reduce implementation risk while building durable local partnerships and transition planning capacity in Richmond.

Bay REPAIR Local Community Benefits Fund – Round 1
Measurable Outcomes Plan:
PROJECT: Getting Ready - Worker Resilience & Futures Initiative (WRFI)

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Project Vision:	The Richmond-based Worker Resilience and Futures Initiative (WRFI) will develop a worker-informed framework to support refinery workers and impacted communities through the long-term transition away from fossil fuels. The project will engage refinery workers, labor unions, workforce development institutions, community colleges, environmental justice organizations, and policy partners to assess workforce transition needs, identify hiring pathways into family-sustaining industries, and design recommendations for worker supports, credentialing pathways, and economic resilience strategies. Through direct participation by refinery workers engaged in the Getting Ready: Oil Workers for Safety (GROWS) program, the project will strengthen labor-community collaboration while building locally grounded transition infrastructure aligned with broader regional and statewide worker-led transition efforts.

Measurable Outcome	Indicator(s)
1. Conduct a Richmond refinery workforce skills and transition needs assessment	• Completion of workforce assessment report; number of workers engaged; number of occupations/skills assessed; estimates of potential closure impacts

2. Identify workforce hiring pathways into high-quality regional industries	• Number of industries analyzed; number of hiring pathways identified; completion of hiring pathway analysis; number of employers identified including job estimates, hiring requirements, and best practices for transfer process
3. Develop refinery worker credentialing and certification recommendations with local educational partners	• Number of community college/workforce institution meetings; completion of credentialing framework; number of transferable skills identified
4. Engage refinery workers and Transition Steward leadership in project planning and implementation	• Number of refinery workers participating; number of worker engagement sessions; attendance and participation metrics
5. Richmond-based WRFI design and implementation framework	• Completion of worker support program design; identification of direct support models; completion of implementation framework

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Conduct a Richmond refinery workforce skills and transition needs assessment	A. Develop workforce assessment framework	1. Develop worker data collection tools	Academic Partner	USW Local 5, JWJSF	Year 1 – Q1
		2. Identify target worker classifications and skills categories	Academic Partner	USW Local 5	Year 1 – Q1
		3. Finalize assessment methodology	Academic Partner	Project partners	Year 1 – Q2
	B. Conduct workforce assessment activities	1. Recruit participating refinery workers through the GROWS program	USW Local 5	Transition Stewards Program	Year 1 – Q2
		2. Conduct worker data collection sessions	Academic Partner	Transition Stewards Program	Year 1 – Q3

		3. Compile workforce data and findings	Academic Partner	JWJSF	Year 1 – Q4
	C. Complete workforce assessment report	1. Draft workforce assessment findings	Academic Partner	JWJSF	Year 2 – Q1
		2. Review findings with workers and partners	USW Local 5	Transition Stewards Program	Year 2 – Q1
		3. Finalize workforce assessment report	Academic Partner	All partners	Year 2 – Q2
2. Identify workforce hiring pathways into high-quality regional industries	A. Identify target industries	1. Conduct labor market analysis	Academic Partner	JWJSF	Year 1 – Q4
		2. Identify skills-aligned occupations and industries. Coordinate with the GRADE Program	Academic Partner & JWJSF	Workforce partners	Year 2 – Q1
		3. Prioritize target sectors for transition pathways	Project Steering Committee	All partners	Year 2 – Q1
	B. Analyze hiring pathways	1. Identify hiring requirements for target industries and engage target industry representatives to explore alignment and interest	Academic Partner	Workforce partners	Year 2 – Q2
		2. Assess transferability of refinery skills	Academic Partner	Transition Stewards Program	Year 2 – Q2

		3. Develop hiring pathway recommendations	Academic Partner	JWJSF	Year 2 – Q3
	C. Finalize workforce pathway recommendations	1. Review pathways with workers and partners	USW Local 5	Transition Stewards Program	Year 2 – Q3
		2. Incorporate stakeholder feedback	JWJSF	Academic Partner	Year 2 – Q4
		3. Publish pathway recommendations	JWJSF	All partners	Year 2 – Q4
3. Develop refinery worker credentialing and certification recommendations	A. Engage educational partners	1. Convene meetings with local community colleges	JWJSF	Community colleges	Year 1 – Q3
		2. Identify existing credentialing models	JWJSF	Workforce partners	Year 1 – Q4
		3. Assess transferable refinery skills	Academic Partner	USW Local 5	Year 2 – Q1
	B. Develop credentialing concepts	1. Identify certification gaps/opportunities	JWJSF	Community colleges	Year 2 – Q2
		2. Draft credentialing framework	JWJSF	All partners	Year 2 – Q3
		3. Review framework with stakeholders	JWJSF	USW Local 5	Year 2 – Q4
	C. Finalize credentialing recommendations	1. Incorporate stakeholder feedback	JWJSF	All partners	Year 3 – Q1
		2. Finalize credentialing recommendations	JWJSF	Community colleges	Year 3 – Q1
		3. Publish credentialing framework	JWJSF	All partners	Year 3 – Q2
4. Engage refinery workers and Transition Steward Program in project implementation	A. Conduct worker engagement activities	1. Conduct worker listening sessions	Transition Stewards Program	Academic Partner	Ongoing Years 1–3
		2. Facilitate worker feedback discussions	USW Local 5	Project partners	Ongoing Years 1–3
	B. Maintain ongoing worker participation	1. Hold regular Transition Steward meetings	USW Local 5	JWJSF	Ongoing Years 1–3
		2. Share project updates with participants	JWJSF	Transition Stewards Program	Ongoing Years 1–3
		3. Integrate worker feedback into recommendations	All partners	Transition Stewards Program	Ongoing Years 1–3
5. Develop recommendations for a Richmond WRFI worker	A. Research worker support models	1. Analyze existing worker transition programs, including statewide and other regional efforts	JWJSF	Academic Partner	Year 2 – Q1
		2. Identify direct support best practices	JWJSF	Policy partners	Year 2 – Q2

support framework		3. Review worker support gaps	Transition Stewards Program	USW Local 5	Year 2 – Q2
	B. Draft worker support framework	1. Develop support recommendations	JWJSF	Academic Partner	Year 2 – Q3
		2. Identify implementation considerations	JWJSF	Workforce partners	Year 2 – Q4
		3. Review recommendations with stakeholders	USW Local 5	Community partners	Year 3 – Q1
	C. Finalize implementation framework	1. Revise recommendations	JWJSF	All partners	Year 3 – Q2
		2. Finalize DOGWF framework	JWJSF	Academic Partner	Year 3 – Q2
		3. Present framework to stakeholders	Project Steering Committee	All partners	Year 3 – Q3
6. Strengthen coordination between labor, workforce, and community stakeholders	A. Establish collaborative governance structure	1. Form project steering committee	JWJSF	All partners	Year 1 – Q1
		2. Develop coordination protocols	JWJSF	USW Local 5	Year 1 – Q1
		3. Schedule recurring coordination meetings	JWJSF	Project partners	Year 1 – Q1
	B. Conduct stakeholder convenings	1. Organize labor-community meetings	JWJSF	Community partners	Ongoing Years 1–3
		2. Convene workforce development stakeholders	JWJSF	Community colleges	Year 2 – Q2
		3. Hold economic transition planning discussions	GRADE project table	All partners	Year 2 – Q4
	C. Produce coordinated recommendations	1. Synthesize stakeholder feedback	JWJSF	Academic Partner	Year 3 – Q1
		2. Draft coordinated transition recommendations	JWJSF	All partners	Year 3 – Q2
		3. Finalize and distribute recommendations	JWJSF	All partners	Year 3 – Q3

Project Name:	Getting Ready - Worker Resilience & Futures Initiative (WRFI)
Lead Applicant Name:	The Labor Institute
Term for this budget (in years):	3 years (36 months)

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Administrative and Indirect	Indirect	$99,607.50
Only add lines above this line				
			TOTAL:	**$99,607.50**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$0.00
Total Indirect Costs	$99,607.50
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$99,607.50
Cross-check Total Budget	YES
Indirect as % of Direct	#DIV/0!
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
TOTAL:		**$0.00**

Project Name:	Getting Ready - Worker Resilience & Futures Initiative (WRFI)
Co-Applicant 2 Name:	Jobs with Justice San Franciscc
Term for this budget (in years):	3 years (36 months)

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Deputy Director (.05	Feedback on research & program desigr	$28,000
Travel	Direct	Attending local meetings	Mileage reimbursement for JWJ staff to meet with USW	$3,000
Contingency	Contingency	Contingency	Contingency	$15,000
Professional Services & Consultants	Direct	Academic research	Research activities, including workforce assessment,	$500,000
Personnel/Staff Costs	Direct	Climate Policy Director ((	Overall project coordination, partner management, report	$133,050
Only add lines above this line				
			TOTAL:	**$679,050.00**

Co-Applicant 2 Budget Summary (auto-calculated)	
Total Direct Costs	$664,050.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$500,000.00
Total Contingency	$15,000.00
Total Funds Requested	$679,050.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	75.3%
Contingency as % of Direct	2.3%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Getting Ready
Lead Applicant Name	The Labor Institute
Project Location	Richmond
Overall Funding Request	$3,547,762
Grant Term Request	Three Years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	Getting Ready - Advancing a Diverse Economy (GRADE)
Project Lead	JWJSF
Project Location	R ichmond
Project Funding Request	$1,677,900

STRATEGY ALIGNMENT (10 points)

1. ***Provide a short summary (1-2 paragraphs) that outlines this project.***

The *Getting Ready - Advancing a Diverse Economy (GRADE)* project will convene local labor unions and community-based organizations to identify specific industries/sectors for climate-resilient economic growth and diversification in Richmond that can create good jobs accessible to former oil and gas workers and historically excluded community members, support robust public services by replacing lost tax revenue from refineries over the long term, and are simultaneously safe and healthy for workers and community members. The GRADE partners will advance plans to grow these industries in Richmond by engaging other economic development planning processes and identifying promising companies and investors—including workers' own pension funds—to seed these new industries. In addition to catalyzing climate-resilient economic diversification, a true just transition requires the participation and voice of those most directly affected by economic transition. This project will empower and build the capacity of local workers and community members themselves to engage with economic development planning processes and implementation in Richmond.

Jobs with Justice San Francisco (JWJSF) will convene a table of labor and community partners – including SEIU Local 1021 members (representing city workers in Richmond), members and staff of the Richmond chapter of Alliance of Californians for Community Empowerment (ACCE), many who live near the Chevron Refinery, and USW members who work at the Chevron Richmond Refinery – to identify options for climate-resilient economic development in Richmond. While "just transition" is a commonly-used phrase, there are few examples of what it looks like in practice. By bringing together this unique partnership of organizations and their members, the GRADE project aims to become a model for how the most directly impacted communities can envision and kickstart climate-resilient economic diversification in oil and gas dependent communities.

2. ***Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:***
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

A just transition is one in which local workers and community members have a say in the future economy and economic resilience of their region. This project will equip and empower local workers and community members to engage in broader economic development planning processes, while creating and advancing their own plan that identifies future industries to provide a strong, stable, climate-resilient economy, support critical public services by contributing to the local tax base, and create good jobs in Richmond as the local economy transitions away from being dependent on oil and gas. Building economic resilience in Richmond for a just, worker- and community-led transition is the goal of this project.

COMMUNITY IMPACT (20 points)

3. ***Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.***

As a project to plan for economic resilience city-wide, the geographic scope and impact of this project will be throughout the City of Richmond. The exact location and siting of future economic sectors within the City of Richmond is part of the planning that this project seeks to undertake. The project will engage city workers who work and provide critical public services throughout the City Richmond, including SEIU 1021 members (workers represented by SEIU 1021 in Richmond include municipal workers across nearly all city departments, including staff in maintenance and construction, code enforcement, library and recreation centers, administration, public works and sanitation). The project will also engage members and staff of the Richmond chapter of Alliance of Californians for Community Empowerment (ACCE), many who live near the Chevron Refinery in low-income, renter-majority neighborhoods such as Iron Triangle, Coronado, Santa Fe, and Belding Woods. The project will also engage USW members who work at the Chevron Refinery.

4. ***Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.***

The challenges of economic transition in refinery communities are well known: when the Marathon Martinez refinery shifted to biofuels, more than 700 workers lost their jobs and 26% remained unemployed a year after being laid off (as documented in a 2023 UC Berkeley Labor Center study). Meanwhile, public services are dependent on the roughly $130 million/year in direct taxes—and $830 million/year in indirect taxes—that refineries generate across Contra Costa County (figures from a UC Berkeley Labor Center study). The need to foster new industries in Richmond that can provide good jobs and a strong climate-resilient economy and tax base into the future is well known.

Over more than the past three years, JWJSF has convened and collaborated with labor and community partners statewide in oil and gas dependent communities to discuss and strategize solutions to these challenges. JWJSF has ensured inclusion of community and labor partners in the advisory committee for UC Merced's ongoing research on tax implications of oil and gas industry decline statewide (Asian Pacific Environmental Network, USW, and SEIU 1021 have participated in the advisory committee), and engaged these partners in discussions about how to generate new revenue through investment of workers' pension funds. In Richmond and other oil and gas dependent communities statewide, the community needs and priorities have been clear: simply put, workers and community members need family-sustaining and safe jobs, safe and healthy air and water, and robust public services.

When discussing the challenges with local unions and community-based organizations—and the need to develop community and worker-generated solutions—several groups agreed that they wanted to be part of a labor/community table in Richmond to discuss solutions. Specifically, SEIU 1021 (representing city workers in Richmond) had done significant member education and mobilizing around the recent Chevron settlement and future next steps to fill budget gaps — their members are interested in long term investments to move the local economy beyond dependence on refineries. The same is true of ACCE members, and in a meeting with the members of their Richmond chapter, ACCE members voted in support of participating in this GRADE project. ACCE members' priorities included ensuring that public services are maintained and expanded even as refinery tax revenue for the county declines, and making sure that new industries are safe for local communities. SEIU 1021 also affirmed their desire to take part in the GRADE project. SEIU 1021 and ACCE identified other potential GRADE project partners (including Asian Pacific Environmental Network), who have been invited to participate in the table and are consulting with their members about participating in this project.

Thus, the need for this project has been established over the past several years in dialogue and collaboration with community and labor partners – through meetings, strategy retreats to discuss labor/community alignment on just transition, participating in feedback on UC Merced research, one-on-one conversations, and meetings with members. This specific GRADE project was developed with and affirmed by Richmond's workers and communities, rooted in their desire to envision the economic future of Richmond together and take steps towards making it a reality.

5. ***Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.***

Detroit and Appalachia are cautionary tales about the perils of *unjust* transition: when industries shutter, workers get pink slips and lose their pensions. Many have difficulty finding new work,

and local jobs with similar pay can be elusive. Mortgages and rent go unpaid, families lose their homes. Cities lose tax revenue, critical public services get cut, schools and fire stations close. Communities dissolve as people move away to support their families.

The GRADE project seeks to avoid these challenges in Richmond by developing a worker- and community- generated plan to support local economic resilience over the long term by envisioning a diverse economy that can provide good jobs and support a strong, climate-resilient tax base. Specifically, a worker and community table in Richmond will identify at least three to five possible new industries that could grow in Richmond (Outcome 1). The table will create their own criteria and analysis to evaluate possible industries. Possible criteria that partners have already mentioned include the potential for job creation, how to ensure that displaced refinery workers and historically-excluded communities have access to these jobs, potential for tax revenue generation, and health and safety for workers and fenceline communities (including preventing air pollution). Once possible industries are identified, project partners will seek potential investment opportunities (Outcome 2). One opportunity that JWJSF, ACCE and SEIU 1021 have already identified is that CalPERS – one of the largest pension funds in the world that manages the pensions of many SEIU 1021 members – has already committed to invest $100 billion in climate solutions, and partners are keen to encourage CalPERS to invest in Richmond. In addition to direct efforts to secure investment for specific industries, this project will empower and build the capacity of staff and members of partner organizations to participate meaningfully in broader local economic development conversations and processes (Outcome 3)– conversations that community members and workers are often left out of or not equipped to participate in.

Just transition requires both an economic transition and shift to new industries, as well as the the participation of directly impacted workers and community members. With workers and community members in Richmond trained to participate in economic development planning, this project will provide a critical foundation for their voice to be heard in local decision-making. By creating a specific list of—and seeking investment for—preferred industries that are safe and healthy for workers and communities, have the potential to create good jobs, and generate tax revenue to support public services, this project will provide a foundation to catalyze a worker and community-led just transition towards a diverse, climate-resilient economy in Richmond.

COMMUNITY ENGAGEMENT (10 points)

6. ***Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.***

The GRADE project is inherently participatory: the project's foundation is a community labor table where stakeholders – with the support of coordinating organizations and researchers – identify key industries that they are interested in being the base of future economic

diversification and resilience in Richmond. JWJSF will convene regular meetings of the table (approximately monthly, or as deemed necessary by convenors and participants), with staff and leaders of the labor and community organizations participating regularly as table members. Researchers and other support organizations will be available to answer questions raised by the table participants. As member-based organizations, each organization already has established structures for convening conversations with and getting feedback from their members. Therefore, each table participant organization will determine the exact methods and frequency of consultation with their member bases, but their members will be consulted at least three times during the table's process of identifying specific economic opportunities and industries. JWJSF project staff will be available to support project partner organizations' staff to convene conversations with broader membership. Feedback from broader membership will be presented to all table participants. Table participants – informed by feedback from their members – will be the decision-makers and will jointly develop a short list of at least three to five industries that they can all agree that they would like to see grow in Richmond. Being member-based organizations with regular conversation and feedback loops with members, there are already long-term, ongoing mechanisms of accountability to community and worker input and needs.

MEASURABLE OUTCOMES PLAN (30 points)

7. ***Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.***

Since a just transition is one in which local workers and community members have a say in the future economy and economic resilience of their region, the vision for the GRADE project is to convene community and labor partners, build their capacity to engage in conversations about economic development in Richmond, and ultimately to generate their own plan for possible future industries in Richmond that can anchor a climate-resilient economy — one that meets core community needs of generating strong and stable tax revenue to support robust public services, and providing good, family-sustaining jobs accessible to displaced refinery workers and others historically excluded. Project partners will advance investment opportunities in their priority industries, including by engaging broader economic development processes and pension funds to support economic development plans for Richmond.

By the end of the grant period, the three measurable outcomes are:

- Labor and community partners will generate an economic development plan through a participatory table that identifies at least three to five specific industries and other opportunities to create good jobs, tax revenue, and climate-resilient economic development in Richmond;
- Labor and community partners will identify investment strategies for the priority industries they identified, including investment from workers' pension funds such as CalPERS (California Public Employees' Retirement System), and make progress to

secure investment for at least one project that can create jobs and generate tax revenue in Richmond;
- Increase knowledge, confidence and capacity to engage in discussions about climate-resilient economic development strategies among at least 75 workers and residents in Richmond through community meetings and workshops.

Jobs with Justice San Francisco (JWJSF) will act as the project manager and convenor of the labor/community table that will generate a list of three to five possible industries to advance economic development and diversification in Richmond. Committed table participants include SEIU 1021 (representing City of Richmond workers), ACCE (representing mostly low income, BIPOC residents of the City of Richmond), and USW Local 5 (representing Chevron Refinery workers). Other labor and community partners including Asian Pacific Environmental Network have been invited to join the table and are checking with their members. Project partner organizations will participate in the community/labor table and also engage their broader membership to get feedback about possible industries. JWJSF will manage research consultants to support the development of the plan. JWJSF will also facilitate engagement of project partners with CalPERS, local pension funds, and other potential investors about investing in the community- and worker-generated plan. JWJSF will collaborate with project partners to develop curricula to engage member leaders on just transition and economic development. Project partners will build the leadership of and mobilize their members to participate in economic development discussions with possible investors and engage other local conversations/processes, as opportunities arise.

8. ***Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.***

9. ***Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.***

The total budget for the GRADE project is #X,XXX,XXX. The key project costs are $850,000 for personnel costs for JWJSF staff (see question 12 for details of JWJ staffing) over 3 years to manage, coordinate and implement project activities, subcontractor funding for community organizations to participate in the project, funding for a research consultant (up to $75,000/year) to support research needs of the community/labor table over 3 years, and funding for community engagement (including materials production, translation and interpretation, childcare, food, and transportation assistance).

ECOSYSTEM ALIGNMENT (10 points)

10. ***Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).***

By modeling community- and worker-centered processes for just transition to climate-resilient economies with good jobs and strong tax bases in what is currently a refinery community, the GRADE project lays important groundwork for achieving local and statewide initiatives, including SB32, AB1279 and SB100 to reduce greenhouse gas emissions and adopt renewable energy statewide. It also supports Contra Costa's Climate Action and Adaptation Plan (CAAP) to advance a pathway to statewide net-zero emissions by 2045. By advancing a vision for an economic base that is less polluting, it also supports the CommunityAir Protection Program (AB617).

There are currently several tables in Contra Costa to address economic development (e.g. Green Empowerment Zones, Just Transition Economic Revitalization Plan, and California Jobs First). The GRADE project is complementary to these processes and unique in that it aims to empower community members and workers themselves to create and implement their own vision for climate-resilient economic development in Richmond, while building their capacity to engage, inform and influence these other planning processes.

Finally, CalPERS – the largest pension fund in the US – has committed to invest $100 billion towards climate solutions. The GRADE project aims to move California-based pension funds such as CalPERS to invest their climate solutions dollars in Richmond to catalyze climate-resilient economic development. In this way, the GRADE project aims to use this requested grant support from BAAQMD to leverage significant broader investment to advance just transition in Richmond.

In order to achieve local and state greenhouse gas reduction goals, we need to build the renewable energy infrastructure and supply chains. This project aims to support a worker- and community-led transition in a critical oil and gas dependent community, serving as a model for other communities statewide.

CAPACITY (10 points)

11. ***Describe the Project Lead's experience managing and implementing projects of similar scope and size.***

Jobs with Justice San Francisco (JWJSF) will serve as the project lead. Founded in 2010, JWJSF is a long-term, multi-racial coalition of labor and community organizations supporting workers rights. Since 2019, JWJSF has convened statewide work at the labor/climate nexus, including coordinating a statewide coalition of 17 unions called California Labor for Climate Jobs (CLCJ). Since SEIU 1021 and USW Local 5 are CLCJ members, JWJSF already has a strong relationship with these unions. As a formation with extensive coalition-building experience that exists to bridge between labor and community organizations, JWJSF's climate justice work issues follows this core model: we have a strong track record of bridging between labor unions and environmental justice (EJ) organizations to strategize – and collaborate where possible – on how to advance a worker- and community- led transition to a just and climate-safe economy. The statewide EJ/labor discussions convened by JWJSF prioritized questions about how to

diversify the economies of the top oil and gas dependent counties across the state, specifically in Kern and Contra Costa. As a result, JWJSF is anchoring a project with the same purpose as GRADE but located in Kern County with local EJ and labor unions as partners: our labor/EJ table in Kern just launched with our first in-person meeting in early May 2026. Coordinating both of these tables – in Kern and Richmond – at the same time will enable JWJSF and partners to share lessons learned across the two projects. JWJSF is also collaborating with ACCE and other members of the California Common Good alliance to create statewide strategies to push CalPERS and other pension funds to invest in climate solutions — including renewable energy and related supply chain manufacturing — in California as a whole, and specifically Kern and Contra Costa counties. The focus of the GRADE project is at the heart of the work that JWJSF has been doing with EJ and labor partners since 2019.

JWJSF's overall organizational budget is approximately $1.35 million per year, and the budget for our climate justice program is approximately $600,000 per year. We have highly skilled program staff to implement programmatic work, and highly skilled administrations and operations staff to manage individual project finances as well as the financial health of the organization overall. The staff person who will be the overall GRADE project manager, JWJSF's Deputy Director [redacted], has 23 years of experience coordinating environmental justice- and labor-based advocacy coalitions in California. She founded JWJSF's labor/climate program and has managed and grown it over the past seven years.

The Air District redacted the individual's name to protect personally identifiable compensation information.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

As Project Lead, JWJSF will manage the GRADE project through engagement of six staff people:

- The **Deputy Director** (.25 FTE, 36 months) will be responsible for overall project management, ensuring timely and successful completion of the project. She will supervise the GRADE project coordinator (including supporting them to foster strong relationships between project partners, and troubleshoot any issues that arise), ensure strong collaboration across the JWJSF staff team, participate in the labor/community table, give feedback on research, and execute contracts with consultants and subcontractors. She will act as a liaison between GRADE and the labor/community table that JWJSF manages in Kern County, as well as a liaison with broader statewide CalPERS engagement work.
- The **GRADE Project Coordinator** (1.0 FTE, 36 months) will be a new hire dedicated entirely to day-to-day project coordination (including internal JWJSF staff meetings), partner management, coordinating the labor/community table, ensuring regular worker and community engagement, and reporting.
- The **Climate Policy Director** (0.2 FTE, 36 months) will be the primary point of coordination with the research consultant, directing and giving feedback on research drafts, participating in the labor/community table and attending worker and community

meetings.
- The **Climate Organizing Director** (0.2 FTE, 36 months) will provide the experience and expertise to ensure that the project is building the leadership and capacity of workers and community members to engage with broader economic development processes. They will support the GRADE project coordinator to design trainings and workshops with community and labor leaders, and design plans for leadership development.
- The **Communications Director** (0.05 FTE, 30 months) will review draft text and do graphic design of factsheets and presentation materials for project meetings.
- The **Senior Operations Coordinator** (0.05 FTE, 30 months) will support the GRADE Project Coordinator with logistics for community meetings, including buying food and coordinating interpretation.

The JWJSF staff team will coordinate and implement many key project activities. Other critical roles will be filled by a Research Consultant (to research possible industries, as well as their pros and cons, for the labor/community table to consider), and project partner organizations (such as SEIU 1021 and ACCE) who will participate in the table and coordinate feedback from their members.

One goal of the project is to lay the groundwork to leverage significant investment from CalPERS and other investors to support climate-resilient economic diversification.

JWJSF's core funding for its workers rights and climate programs support the organizational infrastructure that provides the scaffolding to make this project successful.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- **Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.**
- **If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.**
- **Indicate "N/A" if the question is not applicable to the project**

13. ***Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.***

    n/a

14. ***Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.***

n/a

15. ***Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.***

    n/a

16. ***Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.***

    n/a

17. ***Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.***

Effective and successful economic development planning and implementation are extraordinarily complex. The GRADE project can't and won't solve all of the needs of long-term economic development in Richmond; rather, it aims to be propositional and identify and act on a short list of possible opportunities. Even within that short list, there are no silver bullet solutions. Some specific barriers to implementing the GRADE project include the challenge of finding potential industries that meet all of the visionary criteria of labor and community partners. We may not be able to identify "perfect" industries that meet the high bars of all of our criteria as well as companies that want to locate these industries in Richmond.

Through skilled facilitation and honest conversation among project partners about options and tradeoffs between various possible industries, we will likely have to grapple with gaps between our best vision and the realities of economic development as we identify priority industries. The list that we generate of three to five priority industries will consist of industries that project partners can agree on — and there will likely be other industries that project partners will not agree on, so trust building and skilled facilitation will be critical to navigate different perspectives. One key reason that we envision just a small number of partner organizations at the community/labor table is so that we can effectively build trust as a foundation for having difficult conversations and finding alignment.

Other challenges include the difficulty and time horizon of securing investors for projects in priority industries, which is why we don't promise to have "broken ground" on any new economic development projects within the grant period. As a planning project to engage in participatory community and worker visioning and capacity-building about climate-resilient economic development in Richmond, we can manage our internal processes with project partners and therefore be successful in achieving the grant outcomes. We can also be successful in our outcome of advancing the vision by engaging with potential investors, but we cannot – and therefore do not – guarantee commitments from investors within this grant period.

Bay REPAIR Local Community Benefits Fund – Round 1
Measurable Outcomes Plan:
PROJECT: Getting Ready - Advancing a Diverse Economy (GRADE)

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Project Vision:	Since a just transition is one in which local workers and community members have a say in the future economy and economic resilience of their region, the vision for the GRADE project is to convene community and labor partners, build their capacity to engage in conversations about economic development in Richmond, and ultimately to generate their own plan for possible future industries in Richmond that can anchor a climate-resilient economy — one that meets core community needs of generating strong and stable tax revenue to support robust public services, and providing good, family-sustaining jobs accessible to displaced refinery workers and others historically excluded. Project partners will advance investment opportunities in their priority industries, including by engaging broader economic development processes and pension funds to support economic development plans for Richmond.

Measurable Outcome	Indicator(s)
1. By the end of the grant term, labor and community partners will generate an economic development plan through a participatory table that identifies at least three to five specific industries and other opportunities to create good jobs, tax	• Number of regular meetings convened of the labor/community economic development planning table, including regular attendance at these meetings. • Number of meetings with members of the worker and community organizations participating in the labor/community table.

revenue, and climate-resilient economic development in Richmond.	• Number of possible industries brainstormed by table participants and worker and community leaders, and analyzed by project researchers.
2. By the end of the grant term, labor and community partners will identify investment strategies for the priority industries they identified, including investment from workers' pension funds such as CalPERS (California Public Employees' Retirement System), and make progress to secure investment for at least one project that can create jobs and generate tax revenue in Richmond.	• Number of meetings that labor and community leaders have with staff and trustees of CalPERS pension fund and other potential investors. • Number of workers and community leaders who participate in meetings with CalPERS and other potential investors. • Number of meetings about economic development in Richmond convened by local government or other stakeholder processes that workers and community leaders participate in.
3. By the end of the grant term, increase knowledge, confidence and capacity to engage in discussions about climate-resilient economic development strategies among at least 75 workers and residents in Richmond through community meetings and workshops.	• Number of workers and community leaders who participate in community meetings and workshops convened by project partners. • Percentage of workers and community leaders who report improved understanding of why community and worker-centered economic development planning is critical in Richmond. • Percentage of workers and community leaders who report increased confidence in advocating for community and worker-centered economic development in Richmond.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Labor and community partners generate an economic development plan through a participatory table	A. Convene labor/community table regularly for planning	1. Hire & onboard new staff person as coordinator for the GRADE project	JWJSF		Year 1, Q2
		2. Finalize all participant organizations of labor/community table	JWJSF	SEIU 1021, ACCE, United Steelworkers (USW) Local 5	Year 1, Q1

that identifies at least three to five specific industries and other opportunities to create good jobs, tax revenue, and climate-resilient economic development in Richmond.		3. Identify representatives to the table for each organization	JWJSF	SEIU 1021, ACCE, USW, others	Year 1, Q2
		4. Schedule launch meeting	JWJSF	SEIU 1021, ACCE, USW others	Year 1, Q3
		5. Regular table meetings	JWJSF	SEIU 1021, ACCE, USW, others	Year 1, Q3-Ongoing
	B. Identify long list of possible industries to research and analyze	1. Compile research on potential industries from partner labor and other organizations, scan products of existing economic development processes in Contra Costa/Richmond	JWJSF	United Auto Workers, USW, Research consultants	Year 1, Q2
		2. Develop draft criteria for evaluating industries' ability to meet community needs (e.g. job creation, tax revenue generation, health and safety/not contributing to pollution and poor air quality) and present to table for feedback	JWJSF	Research consultants, SEIU 1021, ACCE, USW, others	Year 1, Q3
		3. After initial table meetings, labor & community project partners show options to and get initial feedback from their members (prepare translation and interpretation, as necessary)	JWJSF	SEIU 1021, ACCE, USW, others, Interpreters/ translators	Year 1, Q4
	C. Identify short list of possible industries and opportunities	1. Create short list of potential industries based on member feedback and further research	JWJSF	Research consultant	Year 2, Q1
		2. Bring short list to table participants for discussion & feedback	JWJSF	SEIU 1021, ACCE, USW, others	Year 2, Q1
		3. Labor and community organizations bring updated short list (that integrates feedback from the table in step 2, above) to their members for feedback (prepare translation and interpretation, as necessary)	JWJSF	SEIU 1021, ACCE, USW, others, Interpreters/ translators	Year 2, Q2
	D. Finalize short list of possible industries and	1. Create draft final list of potential industries based on member feedback and further research	JWJSF	Research consultant	Year 2, Q2

	opportunities recommended by community and labor partners	2. Bring draft final list to table participants for discussion & feedback	JWJSF	SEIU 1021, ACCE, USW, others	Year 2, Q2
		3. Labor and community organizations bring draft final list (that integrates feedback from the table in step 2, above) to their members for feedback (prepare translation and interpretation, as necessary)	JWJSF	SEIU 1021, ACCE, USW, others, Interpreters/ translators	Year 2, Q3
		4. Finalize initial list of potential industries and opportunities *(if and as other potential industries are identified later in the project, the table can consider them and consult their members)*	JWJSF	Research consultant, SEIU 1021, ACCE, USW, others	Year 2, Q3
2. Labor & community partners will identify investment strategies for the priority industries they identified, including investment from workers' pension funds such as CalPERS, and make progress to secure investment for at least one project that can create jobs and generate tax revenue in Richmond.	A. Prepare labor and community leaders to talk with pension funds and other possible investors about community needs and investments that can support them	1. Create proposal for how CalPERS could invest in Richmond, based on final list of potential industries	JWJSF	Research consultant, SEIU 1021, ACCE	Year 2, Q4
		2. Create trainings for labor and community members of project partner organizations about how pension funds can support their vision for economic development in Richmond (including the opportunity of CalPERS' commitment to invest $100 billion in climate solutions) and how to advocate for investment in Richmond. Translate as necessary	JWJSF	SEIU 1021, ACCE, USW others, translators	Year 2, Q3
		3. Conduct trainings to prepare labor and community leaders to engage CalPERS	JWJSF	SEIU 1021, ACCE, USW others, Interpreters	Year 2, Q4
	B.CalPERS staff and trustees are aware of investment opportunities in Richmond	1. Project partner staff and members regularly meet with CalPERS staff and Trustees, and attend Board meetings to present proposal and open dialogue to catalyze investments in Richmond	JWJSF	SEIU 1021, ACCE, USW others	Year 3 Q1-4, ongoing
		2. Project partners integrate feedback from meetings with CalPERS representatives to refine proposal & identify solutions to any barriers	JWJSF	SEIU 1021, ACCE, USW others	Year 3 Q1-4, ongoing

		3. Identify one possible industry/project with the greatest possibility of getting investment from CalPERS and continue to engage	JWJSF	SEIU 1021, ACCE, USW others	Year 3 Q2-4, ongoing
	C. Community and Labor leaders engage other possible investors and processes regarding economic development in Richmond	1. Identify key other initiatives aiming to influence economic development in Richmond as well as possible investors	JWJSF	Research consultant, SEIU 1021, ACCE, USW others	Year 3 Q1
		2. Make and implement plan to engage entities/processes identified in Step 1	JWJSF	Research consultant, SEIU 1021, ACCE, USW others	Year 3 Q1-4, ongoing
3. Increase knowledge, confidence and capacity to engage in discussions about climate-resilient economic development strategies among at least 75 workers and residents in Richmond through community meetings and workshops.	A. Community member & worker workshops and consultations outlined in outcome #1, above	1. Draft before/after surveys for community members and workers to evaluate their increased knowledge and confidence in discussing and advocating for economic development strategies that meet community needs. Translate as necessary.	JWJSF	SEIU 1021, ACCE, USW others, translators	Year 1, Q2 ongoing through Year 2 Q3
		2. Give before/after surveys in community and worker meetings	JWJSF	SEIU 1021, ACCE, USW others	Year 1, Q2 ongoing through Year 2 Q3
	B. Community member & worker trainings outlined in outcome #2, above	1. Draft before/after surveys for community members and workers to evaluate their increased knowledge and confidence in discussing and advocating for economic development strategies that meet community needs. Translate as necessary.	JWJSF	SEIU 1021, ACCE, USW others, translators	Year 2, Q3
		2. Give before/after surveys in community and worker trainings	JWJSF	SEIU 1021, ACCE, USW, others	Year 2, Q4 and ongoing, as trainings continue

Project Name:	Getting Ready - Advancing a Diverse Economy (GRADE)
Lead Applicant Name:	The Labor Institute
Term for this budget (in years):	3 years (36 months)

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Indirect Costs (≤15% of Direct Costs	Indirect	Administrative and Indirec	Indirect to be paid to the Labor Institute for administration	$201,900.00
Only add lines above this line				
			TOTAL:	**$201,900.00**

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$0.00
Total Indirect Costs	$201,900.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$0.00
Total Funds Requested	$201,900.00
Cross-check Total Budget	YES
Indirect as % of Direct	#DIV/0!
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Project Name:	Getting Ready - Advancing a Diverse Economy (GRADE)
Co-Applicant 2 Name:	Jobs with Justice San
Term for this budget (in years):	3 years (36 months)

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Deputy Director (.25 FTE, 36 months)	Overall project management, supervision of GRADE project coordinator, participation in labor/community table, feedback on research, execute contracts with consultant	$140,000
Personnel/Staff Costs	Direct	GRADE Project Coordinator (1.0 FTE, 36 months)	Day to day project coordination, partner management, coordinator of labor/community table, reporting	$455,000
Personnel/Staff Costs	Direct	Climate Policy Director (0.15 FTE, 36 months)	Coordination with research consultant, feedback on research, participation in labor/community table	$76,000
Personnel/Staff Costs	Direct	Climate Organizing Director (0.2 FTE, 36 months)	Supporting GRADE project coordinator to design trainings and workshops with community and labor leaders, design plans for leadership development	$101,000
Personnel/Staff Costs	Direct	Communications Director (0.05 FTE, 30	Review copy & graphic design of factsheets and presentation materials for meetings	$28,000
Personnel/Staff Costs	Direct	Senior Operations Coordinator (0.05 FTE, 30 months)	Support GRADE project coordinator with logistics for community meetings, including buying food, coordinating interpretation etc.	$25,000
Community Engagement	Direct	Costs for meetings with members of community & labor organizations	Interpretation, food, childcare services, and transportation assistance for meetings with community members and workers. Travel for members to attend meetings with possible investors	$30,000
Travel	Direct	Attending local meetings	Mileage reimbursement for JWJ staff to meet with project partners, attend labor/community table meetings, attend community meetings	$20,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Community Engagement Materials	Printing, translation, educational handouts for meetings	$6,000
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Research consultant	Research to support labor/community economic development table, including research into possible industries to promote in Richmond and investments needed ($75k/year over 3 years)	$225,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Participation of local community organizations in labor/community table	Cover costs/staffing needs for local community organizations to participate in local table and project implementation, as needed (up to $40k per organization per year for 3 years. Budget for 2 organizations)	$240,000
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Contingency	$130,000
		Only add lines above this line		
			TOTAL:	**$1,476,000.00**

Co-Applicant 2 Budget Summary (auto-calculated)

Total Direct Costs	$1,346,000.00
Total Indirect Costs	$0.00
Total Prof. Services & Consultants	$225,000.00
Total Contingency	$130,000.00
Total Funds Requested	$1,476,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.0%
Prof. Services & Consultants as % of Direct	16.7%
Contingency as % of Direct	9.7%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	Only add lines above this line	
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed

Asian Pacific Environmental Network Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Richmond Asian Wellness and Resilience Center
Lead Applicant Name	Asian Pacific Environmental Network (APEN)
Project Location	Richmond
Overall Funding Request	$200,000
Grant Term Request	2 Years (24 months)
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	NA
Project Lead	NA
Project Location	NA
Project Funding Request	NA

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Asian Pacific Environmental Network (APEN)'s SEED proposal represents the Community Visioning phase for the creation of an Asian Wellness and Resilience Center (Center) in Richmond. Our members are poor and working class Asian immigrants and refugees, most of whom live along the fencelines of some of the worst air and other toxic pollution census tracts in Richmond. Building upon three decades of facilitating community-led solutions with members – including the creation of Contra Costa County's first multilingual refinery fire warning system and other landmark wins – APEN will envision a Center designed to meet the holistic wellness and resilience needs and priorities of Greater Richmond's Asian frontline residents. This project builds upon APEN's prior strategic planning work done by our members, staff, board, and local allies, who collectively identified place-based needs and priorities for a thriving resilient community in Richmond. Two of their top four priorities were: **Clean Air**, Water, and Land for a Future Beyond Chevron; and **Spaces and Services that Promote Community Health and Community Connection.** This SEED project is a timely next step toward actualizing a Center that is culturally competent and responsive, that will improve health outcomes and strengthen resilience in the face of air pollution and other environmental injustices.

As with all of APEN's work, we model the Jemez Principles for Democratic Organizing, and **will center community expertise, leadership, and decision-making throughout the life cycle of this project**. While honoring the lived experiences and cultural wisdom of our members, APEN will build their knowledge and leadership toward making informed decisions around a range of holistic needs that the Center can meet, such as in-language health services and resource linkages; climate resilience infrastructure and supplies (e.g., air purifiers for wildfire smoke, cooling centers for extreme heat, renewable backup power for outages, etc.); and more. During PHASE ONE, members will also identify and engage other key frontline Asian communities for their input on the Center. APEN will then consolidate community recommendations into a preliminary Visioning and Scope of Work (V&SOW) and commission a Feasibility Report based on the V&SOW. PHASE ONE will also include evaluations during and at the end of the project, when we will also explore next steps for Phase Two and beyond. **With our deep roots in Richmond's Asian communities, our connections across a broad ecosystem of organizations, and our expertise in climate resilience, APEN is situated as a trusted initiator of this project.**

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*

This PHASE ONE of APEN's project directly aligns with the LBCF's strategy to **'improve health outcomes by reducing air pollution'** as well as other environmental emergencies. In response to the barriers Richmond's Asian frontline communities face within existing health and wellness systems (e.g., limited access to in-language care or understanding around histories of displacement and trauma), the project will increase our members' capacity to determine what – and who else – is needed to improve their health, wellness, and resilience outcomes. Members may explore a range of in-language and culturally responsive strategies, such as educating local frontline Asian communities about how to protect themselves against air pollution; distributing mitigation resources (e.g., air purifiers / monitors); connecting them to community healthcare providers and services; ensuring emergency preparedness and resources during extreme weather, poor air quality, and other climate disasters; providing urban greening spaces for cooling, healing, and sustenance; supporting cultural practices for social cohesion and meaning-making; and more. PHASE ONE also includes commissioning a Feasibility Report, which will engage technical partners with the expertise to help us explore a green and healthy building model for the Center, with clean energy, air quality monitoring and filtration, etc.

While not within the scope of PHASE ONE, APEN anticipates that the Center will later address the LCBF's second strategy, 'to build economic resilience for just transition

projects.' When exploring potential sites for the Center, we may re-envision land use and/or consider adding workforce development in clean, high-road economic pathways (APEN played a lead role in the Contra Costa Refinery Transition Partnership Report, which made policy recommendations that prioritize the needs of refinery workers and affected communities in the energy transition).

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

This SEED project will focus on serving the frontline Asian immigrant and refugee communities living in **Greater Richmond in West Contra Costa County**, including the cities and unincorporated areas of Richmond, North Richmond, El Sobrante, and San Pablo, which are located in the Path to Clean Air Community Emissions Reduction Plan area, a designated Assembly Bill (AB) 617 Community. These residents are exposed to toxins on many fronts – from the nearby oil refinery, seaport and rail activities, chemical plant, gypsum product manufacturing, landfills, and water treatment facility as well as two major interstate freeways, resulting in more asthma emergency room visits and higher rates of cardiovascular disease than in other parts of the region.

As part of our theory of change, APEN's primary commitment is to frontline Asian immigrants and refugees *as people,* over specific addresses. Our frontline members are poor and working class Lao, Mien, and Khmu refugees as well as youth from Yemeni, Uzbekistani, and Nepalese newcomer families. Their neighborhoods rank 75% or higher on the CalEnviroScreen. Most face a polycrisis of environmental injustice, structural racism, limited economic opportunity, linguistic isolation, and trauma. To protect this group from air pollution and other environmental health risks, APEN members will start by scoping the needs and priorities for this Center. Based on these priorities, they will later consider potential sites / locations for the Center toward the end of PHASE ONE.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

APEN's **community engagement methods** increase the capacity of our members to become *powerful and effective community leaders.* Our wide range of programs provide in-language issue education; hands-on policy advocacy skills; and in-depth opportunities to organize with other frontline communities. We provide leadership development through our annual APEN Academy (multi-day trainings on environmental

justice and Just Transition); Action Teams and Advisory Groups (for focused initiatives or campaigns); paid internships and fellowships (to lead specific projects and/or conduct research); and 1:1 coaching (e.g., to strengthen spokespersoning skills) with staff, some who are from the frontline communities we serve, who first joined as participants and now bring invaluable lived experience and cultural knowledge to our programs and activities. Another core 'method' is to build community capacity over the long-term. Many of our Richmond members have been organizing with us for over three decades, steadily growing their leadership to address challenges as they evolve, co-envision solutions, and guide APEN as a partner. Today, APEN organizes three generations of members in Richmond, who collaborate and learn from one another intergenerationally.

The community needs for this project were identified through several processes and resources, most significantly: 1) **Building Climate Resilience** at Richmond's RYSE Center; 2) **APEN's Resilient Communities Visioning**; and 3) the *Concept Paper for **The AAPI Resource and Wellness Center** in West Contra Costa County (Concept Paper)*, an extensive community health needs assessment documented by Sery Tatpaporn, an APEN member and ally. [note: while the Concept Paper uses 'AAPI' (Asian Americans and Pacific Islanders), APEN uses the descriptor 'Asian' to refer to those of Asian descent regardless of citizenship status or geographic origin.]

APEN and RYSE have a decades-long partnership of shared collaboration, commitment to community care, and power building for systems transformation. Beginning in 2020, APEN and RYSE partnered to embed youth-led climate resilience approaches at the emerging **RYSE Commons Climate Resilience and Liberation Hub** (RYSE Commons). We engaged youth members around the need for resilience hubs, emergency preparedness, energy democracy, and storytelling, and APEN youth created a climate resilience survey with which they captured the needs and priorities of young people across Richmond. With information from technical partners, youth gave RYSE feedback on the solar and clean energy battery design, determined 'critical loads' on site, and interviewed solar installers. The resulting solar power+storage upgrades supports 100% of the campus' annual electric usage and up to 25% of stored energy in the advent of an outage. RYSE Commons officially opened in 2022, and APEN and RYSE youth continue to collaborate on emergency preparedness advocacy and activities. This Climate Resilience-Building collaboration highlighted for us the *value and feasibility* of community-led resilience centers, strengthening our technical expertise and community engagement experience, and setting us up to help realize a wellness and resilience center designed by and for Richmond's frontline Asian communities.

In 2023-2024, **APEN conducted a four-part Resilient Communities Visioning** process across our bases in Richmond, Oakland, and Los Angeles county, during which

members identified what a thriving, resilient community would look like in each area. After articulating their core values and identifying priority needs, members in each of our bases discussed and visually mapped potential scenarios and strategies within the context of where they live, work, and play. In Richmond, they surfaced the need for robust public investment in infrastructure and services for community health, wellbeing, and economic stability, including community resilience centers. In fact, they identified four key priorities: 1) **Clean Air**, Water, and Land for a Future Beyond Chevron; 2) **Spaces and Services that Promote Community Health and Community Connection**; 3) Safe, Healthy, Affordable Housing; and 4) Building a Vibrant Local Economies that Meet Community Needs. This SEED project directly advances these priorities, especially #2.

More recently, a new resource, ***The Concept Paper for The AAPI Resource and Wellness Center in West Contra Costa County (Concept Paper),*** developed by community leader Sery Tatpapor – who also is an APEN member and ally – *further confirmed the need for this Center*. In 2025, County officials conducted a series of community health needs assessments of its AAPI residents, with a coalition of advisory partners, listening sessions and health forums, surveys, and town halls. The Concept Paper summarized what emerged from these conversations – the complexity of the County's AAPI demographics, their unique set of needs, and a list of mitigating strategies and recommendations. CCC is very diverse, racially as well as culturally. AAPI residents represent nearly 19% of CCC's population; in West Contra Costa County (WCCC), they make up almost 32%, highlighting their "crucial role in shaping the region's social and cultural landscape." Key findings revealed a complex interplay of socioeconomic instability, profound trauma (war and generational), linguistic exclusion, and a systemic lack of resources tailored to refugee and immigrant experiences. The Concept Paper notes, "the health landscape of WCCC's AAPI community is characterized by significant internal variance, often rendering the specific needs of smaller, linguistically distinct, and socioeconomically vulnerable subgroups invisible, especially as a region with a substantial yet often underserved refugee and immigrant population. Communities such as newly arrived Afghan refugees, and long-standing Tibetan, Laotian, and Nepalese populations, face amplified risks related to physical and mental health due to historical trauma, acculturation pressures, and systemic barriers in receiving care (e.g., lack of linguistic access and cultural relevance)." In response, one of the Concept Paper's recommendations was for the creation of a centralized '**Multilingual and Multicultural Wellness Center for WCCC's AAPIs**.'

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition*

challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

In response to the priorities identified above by community members, APEN's SEED project **addresses the clear need** for a future Asian Wellness and Resilience Center (Center), designed by and for Richmond's frontline Asian immigrants and refugees. Through the **Community Visioning** process, our members will develop leadership and decision making skills, setting them up to be the primary contributors to the Center's V&SOW. This approach reflects the Jemez Principles for Democratic Organizing – *be inclusive; emphasize bottom-up organizing; let people speak for themselves; work together in solidarity and mutuality; build just relationships among ourselves; and commit to self-transformation* – which inform a foundational framework for environmental justice work. APEN has seen what happens when top-down initiatives exclude or tokenize frontline communities: not only do these efforts reinforce systemic inequities, but they also lead to false solutions that perpetuate harm.

In response, APEN's project takes the CCC's AAPI community health needs assessment work, which surfaced the need for a 'Multilingual and Multicultural Wellness Center for WCCC's AAPIs,' and explores a more holistic scope of work including climate resilience infrastructure, culturally-honored wellness practices, and ongoing leadership training so that Asian frontline communities retain the power to shape its evolution. By engaging the community in the Center's development, APEN will foster a sense of pride, buy-in, and ongoing commitment to the Center, thereby generating excitement to utilize it robustly in the future. With 30+ years of engaging members to win numerous systems changes – including the creation of CCC's first multilingual refinery fire warning system – APEN is uniquely positioned to advance this project, in order to **benefit** frontline Asian immigrants and refugees in Greater Richmond.

In PHASE ONE (Planning), the project will first engage APEN's Richmond members, who include poor and working class Lao, Mien, and Khmu refugees as well as youth from Yemeni, Uzbekistani, and Nepalese newcomer families. Many speak a range of non-English languages and dialects, especially the elders and newcomers, who are also *valued culture-keepers* – of gardening for food and medicine; social and artistic practices for healing and meaning-making; and strong lived histories that inspire solutions- and resilience-building in today's context. As part of Richmond's frontline and fenceline communities**,** though, they face disproportionate exposure to many **environmental injustices**, including health-harming toxins from nearby heavy industries (e.g., the Chevron refinery is responsible for 5-11 premature deaths each year and Richmond's asthma rates are 90% higher than for other Californians), as well

as from climate emergencies caused by the same industries (e.g., wildfires, extreme heat, drought, power outages, etc.). Most of APEN's Richmond community members are also trauma survivors from wars and political instability, displacement and forced migration, systemic racism and now federal threats to immigrant rights. This project's community-led process provides important opportunities for members to engage in civic participation, create greater social cohesion, build leadership and governance skills, and be part of a long-term process that advances their communities' well-being.

During PHASE ONE, members will also identify and engage several other Asian frontline communities to ensure that their perspectives are integrated in this initial effort. They will tap organizations serving and/or community representatives of other Asian ethnicities, neighborhoods, community centers, churches, schools, public health clinics, etc. Once we have consolidated a preliminary V&SOW, APEN will commission a Feasibility Study based on the V&SOW, with considerations around technical infrastructure, community health, urban greening, and cultural wellness programming.

While outside the scope of PHASE ONE, APEN imagines a Center that has the potential, when operational, to provide a cohesive in-language hub for navigating complex systems, accessing essential services, and reducing social isolation. It may host a culturally competent **public health** clinic to educate and heal those impacted by air pollution and other harms. To mitigate against environmental disasters and extreme weather events, it may offer emergency preparedness training as well as resources such as air purifiers and monitors for air pollution, hotspots and back-up power during outages, etc. The site itself also presents an opportunity for decarbonization and solar + storage systems that contribute towards our region's air quality and clean energy goals. In support of the community's needs for holistic wellness and resilience, the Center may also become an important space for environmental justice organizing, just transition workforce development, and / or culturally-honored practices for healing and meaning-making such as traditional dance or gardening.

The project's **measurable outcomes will demonstrate specific and feasible progress** as determined by feedback from the participating community as well as our consultants and other key stakeholders.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

APEN's community engagement '**methods**' will primarily take place in person, and will include 1) an **introductory meeting** outlining the Visioning Process for APEN members, contextualizing the SEED grant within their prior work, and the **benefits** they can help realize through this Wellness and Resilience Center (Center). 2) **Visioning workshops** that will engage APEN members as participants, while identifying a smaller group to be project advisors. 3) This **Advisory Group** will meet regularly (cadence tbd) with APEN staff to share updates, discuss implementation progress, offer pivots, and recommend and implement next steps. 4) To keep other members updated, APEN will use **existing member meetings**, which will be co-facilitated by Advisory Group members. 5) Advisory Group members will also help co-lead **discussions with other stakeholders** in the later stages of PHASE ONE (i.e., other frontline Asian residents, consultants and potential future partners, including local government, etc.).

Other methods include community-centered presentations, hand outs, and digital communication pieces (with translation in multiple languages) designed and delivered by APEN members; special workshops / trainings for deeper skills- and knowledge-building (e.g., with technical consultants around air quality, etc.); site visits and/or field trips to other community based organizations (to look at models and case studies). Each method will include opportunities for all members to raise questions and recommendations, and participate in decision making.

Community feedback will be solicited during each of these activities – for instance, feedback may be generated through collaborative small group activities with report-backs, large group discussions, and visual mapping. Other methods include a 1:1 coaching session with APEN staff or through a survey or written format. **This feedback is considered as the *primary* measure of the project's progress**, its need for modification, and confirmation of next steps. APEN staff will also document, integrate, and **track feedback against the key indicators** in our Measurable Outcomes Plan.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

The **overall vision** of this project, **Richmond Asian Wellness and Resilience Center: PHASE ONE (Planning),** is to engage local frontline Asian immigrants and refugees to co-envision a new Asian Wellness and Resilience Center, designed to serve their unique set of needs. This SEED proposal focuses on a deep Community Visioning process, a subsequent Feasibility Report, and early considerations for Phase Two of the

project. The community will drive the vision and scope of the Center, which has the potential to become a culturally-honored safe space with services, resources, and educational workshops to mitigate the harm from air pollution and other environmental threats. In addition to in-language health services, members will visualize a component for climate resilience. With cooling/clean air spaces and mitigation supply distribution (PPEs, air purifiers, mobile hotspots for power outages, etc.), the climate resilience hub may also launch community education, awareness- raising, and emergency preparedness initiatives to increase the community's ability to withstand extreme heat, wildfire smoke, and other climate impacts.

APEN's five measurable outcomes are:

1. APEN will engage our Richmond members in a Community Visioning process to create a preliminary V&SOW for a future Asian Wellness and Resilience Center (the Center) in Richmond.
2. APEN will ensure that the needs and hopes of other local Asian immigrant and refugee communities are included in the preliminary V&SOW.
3. APEN will commission a Feasibility Report on what it would take to holistically manifest the V&SOW. The report will also consider technical, community health, urban greening, and cultural wellness programming factors while weighing costs, risks, and benefits across construction and operations criteria. Construction feasibility may include financing for facility renovation, site remediation, and resilience infrastructure. Operations feasibility may include criteria for ownership, governance, and financing for long term operations and maintenance.
4. APEN's members will increase their leadership capacity to develop, plan, and advocate for a Center designed by and for the frontline Asian communities.
5. APEN will explore next steps for the Project's Phase Two and beyond by disseminating the Feasibility Report findings first with members, and then with entities / partners who have the interest and capacity to potentially carry the Project over the long-term, including local government. By initiating these conversations now, APEN will help generate awareness and excitement about the Center, widening the pool of stakeholders and thought partners.

As the Lead Applicant, APEN's role in the LCBF project is to:

1. Manage the contract and meet all deliverables and compliance requirements.
2. Ensure that those we engage (our members, other Asian immigrant and refugee participants, informal partners) are valued and supported with cultural responsiveness (e.g., providing oral and written translation).
3. Design and implement the Project Plan, keeping our community centered, apprised in facilitating activities, monitoring progress, and making modifications.
4. Increase APEN members' leadership capacity to develop and advocate for a

Center designed by and for frontline Asian immigrant and refugee communities.

5. Commission and oversee the Feasibility Report, contracting values-aligned consultants, who will build upon the community's V&SOW and contribute a range of practical considerations, including a short list of potential sites for the Center.
6. Explore next steps by disseminating the Feasibility Report first with Members, and then with entities / partners who have interest and capacity to potentially carry the Project over the long-term, including local government. By initiating these conversations now, APEN will help generate awareness and excitement about the Center, widening the pool of stakeholders and thought partners.

Potential Consultants may include those with expertise in:

1. Mitigating Air Pollution / Technical Infrastructure: PSE Healthy Energy creates data sets on air quality / pollution impacts on communities with socioeconomic and demographic information about sensitive populations, including frontline Asian communities; PSE is interested in climate resilience hubs.
2. Community Health: The Community Health for Asian Americans and ABLE Community Development Foundation co-conducted the first AAPI Community Health Forum, out of which the idea for a AAPI Wellness Center was born. Their Asian Community Behavioral Health Program may be a resource for our project - embedded in Richmond's Southeast and South Asian communities, their community health workers identify physical, mental, and family health issues.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

Personnel/Staff costs include direct staff time costs of the Project Lead (Resilience Projects Director) and APEN's team of Richmond Organizers and Operations support staff, who will work together to implement the Project. To honor APEN members' participation and leadership, we provide a community stipend, and all activities, meetings, etc. will be supported by oral translators in our members' languages and dialects. Guest speakers will also come to conduct trainings so that our members are positioned to make informed decisions. Other key costs include materials for activities; digital design, translation, and printing services for community surveys; and fees for several different consultants contributing to the Feasibility Report.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The project is consistent with several community, local, regional, and statewide initiatives/plans including:

1. Community Air Protection Program (AB 617): to reduce exposure in communities most impacted by air pollution, on bad air days our Center will provide access to in-language medical care; rooms with HVAC air filtration and cooling systems; supplies (e.g.,mobile air purifiers / monitors, PPEs, etc.
2. Richmond Climate Action Plan coincides with our project's goal to improve community preparedness for climate emergencies and to increase resilience of critical infrastructure (e.g., clean energy and green building codes).
3. Contra Costa County (CCC) Climate Action Plan similarly aligns in protecting communities against climate changes by establishing green infrastructure and maintaining community resilience hubs.
4. PSE Healthy Energy's Mapping Climate Vulnerability and Air Pollution in CCC study, which expanded the Richmond Air Monitoring Network, includes data on CCC's Asian population density with levels of pollution per council district.
5. Emergency Plan Cultural Competency Bill (SB 160), which APEN worked on, requires counties in California to integrate cultural competence into their updated emergency plans, communications, evacuation / sheltering, preparedness, etc.
6. Strategic Growth Council's Community Resilience Center (CRC) Program, which APEN helped actualize, invests in mitigating public health impacts of climate change through community engagement and shared decision-making models toward CRC planning, construction, and/or retrofit to increase frontline communities' capacity to plan for long-term resilience acute emergencies.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Highlights from our experience with projects of similar scope, size, and complexity include:

In **Richmond**, as previously detailed, one of APEN's many long-term partnerships has been with RYSE, most recently to engage our shared membership to co-envision the

climate resilience features of the RYSE Commons Climate Resilience and Liberation Hub (RYSE Commons). We helped lead its solar power project, working with vendors, utility companies, and securing and managing capital grants. In 2023, APEN also helped coordinate a site visit with the U.S. Department of Treasury; as a result, RYSE Commons was lifted up as a model for community-driven projects that link grassroots vision, foundation funding, and government tax credits to build a resilience hub. In 2025, APEN and RYSE co-produced the asset, *Building a Youth-Led Climate Resilience and Liberation Hub in Richmond.* Building upon our decades-long partnership, APEN and RYSE continue to collaborate on initiatives that center and uplift those most impacted by interrelated climate, health, economic, and political crises.

In **Oakland Chinatown**, where we have been organizing since the early 2000's, APEN and local advocacy partners worked with the City of Oakland's Sustainability and Resilience Division to ensure that the priorities of Chinatown's frontline residents were centered in its 2030 Equitable Climate Action Plan. As a result, the City prioritized the renovation of the aging but robustly utilized Lincoln Square Park and Recreation Center, "the heartbeat of Chinatown," to become its first community-informed Municipal Resilience Hub. As the lead applicant on multiple grants, including two California EPA EJ Action contracts (totalling nearly $300,000), and as one of five national awardees of the Partners for Places: Round 21($225,000), APEN has elevated the capacity of frontline community members to envision, plan, advocate for, and imminently to realize a culturally responsive wellness and resilience center in the heart of Chinatown. Groundbreaking is planned for Fall 2026.

Other related Project Lead experiences include multi-year initiatives including the Climate Change and Health Equity 2.0 program, funded by the Kresge Foundation, to organize frontline Asian communities for Just Transition commitments in both Richmond as well as Los Angeles County, in collaboration with health equity partners ($625,000 over three years); and two grants from the Hellman Foundation's Richmond Park Equity Program to support planning for a culturally-honored urban garden and green space for intergenerational and cross-racial power building (totalling $1,000,000 over three years).

Since March 2026, APEN has been in conversation with the Office of Contra Costa County (CCC) Supervisor John Gioia, District 1, which has been keen to address the need for more culturally-competent health services for CCC's AAPI residents, especially in West Contra Costa County (WCCC). For decades, APEN and Supervisor Gioia have collaboratively advocated for the fenceline Laotian communities impacted by the Chevron refinery. Building upon this long-term relationship, we will informally continue to support one another during the PLANNING PHASE for the grassroots visioning of the Asian Wellness and Resilience Center in Richmond.

APEN has also built strong partnerships with multi-racial ally organizations, labor unions, and Asian community organizations while also developing expertise in creating resilience centers that are community-centered and designed. **With our deep roots in Richmond's Asian communities, our connections across a broad ecosystem of organizations, and our expertise in climate resilience, APEN is situated as a trusted initiator of this project.**

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Project implementation will be led by APEN's Resilience Projects Director, who will manage all aspects of the contract collaborating with a strong team of Richmond organizing and administrative staff, and administrative functions as well as coordinating with external consultants, informal partners, and BAAQMD. The Resilience Projects Director will also monitor the project's progress by helping to develop assessment tools and timelines, facilitating community feedback opportunities, and reporting on outcomes and milestones. Finally, the Resilience Projects Director will lead a process for PHASE ONE evaluation and the exploration of Phase Two and beyond. **FTE positions** include: Resilience Projects Director (0.10 FTE); Richmond Organizing Director (0.05 FTE); Richmond Lead Organizer (0.10 FTE); Richmond Community Organizer (0.10 FTE); Richmond Senior Youth Organizer (0.10 FTE); Richmond Operations Associate (0.10 FTE). **Additional sources of funding**: none, the BAAQMD LCBF Round 1 is the sole source of funding for this SEED proposal.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- *Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.*
- *If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.*
- *Indicate "N/A" if the question is not applicable to the project*

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.* **NA**

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.* **NA**

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.* **NA**

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.* **NA**

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Mitigating the uncertainty of the current political environment. Over the past two years, we have seen aggressive federal attacks on immigrant rights, the social safety net, as well as hard won policies for environmental justice and climate resilience, all things that make the development of this Center more challenging *and more crucial*. To keep our communities safe and resilient in these times, APEN conducted a members needs assessment in 2025, which informed our rapid response. We quickly established an Immigrant Defense Action Team (with intergenerational APEN members as well as leaders from the broader Richmond Laotian community). Together with key local partners, we quickly implemented Know Your Rights trainings; Richmond's first Laotian Immigration Community Forum (that provided free access to legal services, etc.); and a resource distribution drive to over 200 local Laotian businesses and community centers. APEN will continue to protect our community as threats evolve, so that *the community can continue to lead and be engaged with this project*. We also conduct annual and semi-annual workplanning, which enables us to recalibrate our goals and activities as needed, and create the capacity to implement our priorities. We also have two strategic pathways that serve as north stars over the next 10-15 years. With this long view, we are experienced in creating iterative stages for each program, including large scale projects such as this one.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**Richmond Asian Wellness and Resilience Center: PHASE ONE (PLANNING)** - Establish a new wellness and resilience center designed by and for frontline Asian immigrants and refugees in Greater Richmond, who face ongoing and disproportionate barriers to health and other holistic wellness services due to language, cultural competency, and other access challenges. This SEED proposal focuses on a Community Visioning process to generate and document the frontline communities' Vision and Scope of Work, a related Feasibility Report, and early considerations for Phase Two of the project. (This PLANNING PHASE is the first step in a long-term project)

Measurable Outcome	Indicator(s)
1. APEN will engage our Richmond community members (Members) in a Community Visioning process to **co-create a preliminary Vision and Scope of Work** (V&SOW) for a future Asian Wellness and Resilience Center (the Center) in Richmond.	• At least 25-35 Members engage in and complete a series of community visioning workshops to develop aspects of their 'ideal Center' including its purpose, use, and niche; range and types of services and programming; preferred site / location / access criteria; and priority organizational partnerships. • A Member-driven preliminary V&SOW is created and documented. • At least five APEN Members commit to playing leadership roles in the design process, who will join an Advisory Group to help guide the remainder of this Planning Phase.
2. APEN will ensure that the needs and hopes of **other local Asian immigrant and refugee communities are included** in the preliminary Vision and Scope of Work (V&SOW).	• APEN Members will identify at least two other Asian immigrant and refugee communities – beyond APEN's current local networks – for intentional inclusion. These may include Asian communities of different ethnicities / languages; a variety of community and cultural groups (e.g., schools, social clubs, faith-based gatherings, senior centers, dance groups, sports clubs, and/or local businesses), and / or extended family, neighbors, and peers. • APEN Members will shape, distribute, and collect surveys of people from these additional communities; at least 50 surveys will be completed.

	● With input from the Advisory Group, APEN staff aggregate and interpret surveys, drawing at least five priorities, questions and/or unexpected discoveries, to be included in the V&SOW.
3. APEN will commission **a Feasibility Report** on what it would take to holistically manifest the V&SOW. The report will also consider technical, community health, urban greening, and cultural wellness programming factors. The Report will weigh costs, risks, and benefits across construction and operations criteria. Construction feasibility may include financing for facility renovation, site remediation, and resilience infrastructure. Operations feasibility may include criteria for ownership, governance, and financing for long term operations and maintenance.	● APEN and the Advisory Group identify at least five consultant selection criteria (e.g., expertise in technical, community health, urban greening, and cultural wellness programming; knowledge of priority neighborhoods, etc.), which leads to the first outreach. The Advisory Group contributes to the consultant selection process (e.g., reviewing their profiles; participating in interviews; etc.) ● APEN engages at least 2-4 Consultants, who meet the following holistic range of expertise needs: o Technical Infrastructure partner(s) to provide guidance on Resilience Infrastructure such as an HVAC system for air filtration and heating / cooling with adaptive capacity to mitigate harm from a range of poor air quality situations (e.g., from refinery fire and wildfires to virus outbreaks and other public health crises); a PV solar power system with battery storage, weatherization and energy efficiency. o Community Health partner(s) to recommend a list of culturally competent emergency preparedness trainers for workshops and trainings with supplies on hand; public health practitioners with language and cultural

	competencies; and clinical grade investments for physical and mental health services. o Urban Greening partner(s) to recommend green building designs to improve local air quality, with passive cooling capacity; water wise / water recycling methods for climate resilience; bioremediation and land clean up needs; and urban gardening practices for traditional medicine and food justice. o Cultural Wellness Programming partner(s) to recommend 'essential wellness' services (e.g., traditional arts and practices, meditation, etc.); and who would want to use the space and what their needs would be to do so. ● The Feasibility Report will be compiled by a partner equipped to synthesize the inputs from the various consultants above, with input from APEN staff, Members, and Advisory Group Members. The report will include a list of at least two potential sites for future consideration.
4. APEN's **Members will increase their leadership capacity to develop, plan, and later advocate for an Asian Wellness and Resilience Center** in Richmond that is designed by and for its key frontline Asian immigrant and refugee communities.	● Using a pre- and post-assessment tool, at least 50% of Members will show increased knowledge, skills, and / or confidence in envisioning and developing a V&SOW for the Center. ● The Advisory Group Members demonstrate increased skills and confidence in advocating for the Project at one APEN

	and/or one external forum (e.g., meeting with potential consultants or partners). ● Members learn to produce content for at least two digital communication pieces, disseminated on APEN's social media channels, to inform the greater public and generate excitement about a future Center.
5. **APEN will explore our next steps for the Project's Phase Two and beyond** by disseminating the Feasibility Report findings first with Members, and then with entities / partners who have the interest and capacity to potentially carry the Project over the **long-term, including local government.** By initiating these conversations now, APEN will help generate awareness and excitement about the Center, widening the pool of stakeholders and thought partners.	● APEN will hold at least 8 meetings with Advisory Group Members and APEN Members to review the Feasibility Report findings and identify next steps in the planning process. ● Building upon existing relationships, APEN will meet with at least two potential long-term partners, including at least one local government agency, with the capacity to provide infrastructure, administrative, and / or culturally competent service support for the Center. ● In these exploratory meetings, APEN and potential partners discuss their respective potential roles regarding, for example, long-term management, operations and maintenance, and other requirements. ● Clarifying these roles will aid in determining next steps.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. APEN will engage our Richmond community Members (Members) in a Community Visioning process to **co-create a preliminary Vision and Scope of Work** (V&SOW) for a future Asian Wellness and Resilience Center (the Center) in Richmond.	A. Members' Community Visioning Workshop series and Workplan developed	1. APEN designs the Community Visioning workshop process, and develops an integrated Workplan, including an Evaluation approach.	APEN		Months 1-3
		2. APEN confirms Guest Speakers to present relevant considerations for air quality, climate resilience, public health, land use, and cultural wellness work during the Community Visioning process.	APEN	TBD	Months 3-4
		3. APEN conducts outreach to Richmond Members and informs them of the upcoming Community Visioning process to ensure maximum participation.	APEN		Months 3-4
	B. Workshop series conducted and completed, resulting in a Workshop Synthesis shared with Members for feedback and recommendations.	1. APEN leads Community Visioning workshops, which include pre- and post-evaluations to assess changes in Members' knowledge, skills, and confidence in co-creating a V&SOW for the Center.	APEN		Months 5-9
		2. Members Evaluation and Synthesis of workshop findings completed.	APEN		Months 10-12
		3. Synthesis shared with Members for two-way communication (to discuss feedback, modifications, and recommendations)	APEN		Months 10-12
		4. Advisory Group formed with at least five Members who wish to take on more leadership roles in the Project.	APEN		Months 10-12
	C. Preliminary V&SOW drafted and shared with larger APEN community	1. Incorporating Member input, draft a preliminary V&SOW, identifying questions around: other Asian communities beyond APEN's membership APEN should include during this Planning Phase; and the types of consultants APEN should engage to further	APEN		Months 13-14

		understand how to create the Center (e.g., technical, public health, cultural, etc.)			
		2. Advisory Group informally shares the preliminary V&SOW with APEN's members from our other bases [Oakland, Los Angeles, and across the state], such as at our annual All Members Meetings (which commonly include family, friends, allies, funders, and other guests), to exchange ideas, project design and vision.	APEN		Months 13-14
2. APEN will ensure that the needs and hopes of **other local Asian immigrant and refugee communities are included** in the preliminary Vision and Scope of Work (V&SOW).	A. Other key local Asian immigrant and refugee communities identified	1. Guided by recommendations above, APEN supports Members to identify <u>at least two</u> other Asian immigrant and refugee communities in Richmond – beyond APEN's current membership – whose inputs will be essential to this preliminary V&SOW; as well as what is needed to meaningfully survey those communities (e.g., translation, in-person interactions, warm introductions, etc.)	APEN		Months 15-16
	B. Community Surveys created	1. Train Advisory Group to design Survey approach and draft questions	APEN		Months 15-19
		2. Survey drafts reviewed by APEN, then finalized and translated, as needed.	APEN	Translators	Months 15-19
	C. Survey distribution plan completed	1. Staff and Advisory Group create an Outreach Map (e.g., at culturally-specific CBOs, community hubs, social spaces, clinics, as well as tabling opportunities) and Plan (e.g., number of surveys, timeline, contingencies).	APEN		Months 15-19
	D. Surveys conducted	1. Members conduct surveys with the target communities; <u>at least 50</u> community surveys are completed.	APEN	TBD	Months 15-19
		2. APEN supports the Advisory Group in interpreting surveys, drawing <u>at least five</u> priorities, questions and/or unexpected discoveries, which will be			Months 15-19

		informally shared with Members for their feedback.			
	D. Integrate key Survey Results into the V&SOW	1. Guided by Members' feedback, APEN incorporates and integrates at least 2-3 broader community survey results into the V&SOW, which will inform the Feasibility Report.	APEN		Months 15-19
3. APEN will commission a **Feasibility Report** on what it would take to holistically manifest the V&SOW. The report will also consider technical, community health, urban greening, and cultural wellness programming factors. The Report will weigh costs, risks, and benefits across construction and operations criteria. Construction feasibility may	A. Outreach to potential Consultants	1. With the Advisory Group, APEN identifies consultant selection criteria (e.g., with expertise in technical, community health, urban greening, and cultural wellness programming factors as well as knowledge of priority neighborhoods, etc.)	APEN		Months 15-19
		2. APEN and Advisory Group outreach to candidates, identifying at least 2-4 for follow-up meetings.			Months 15-19
		3. Schedule follow-up meetings to explore contributions to the Feasibility Report.			Months 15-19
	B. Meet with potential candidates, and finalize selections of and terms for at least 2-4 Consultants, including identifying one Consultant as the Lead who will also produce the Feasibility Report	1. Exploration meetings held with at least two potential Consultants.			Months 15-19
		2. The Advisory Group Members participate in the consultant outreach and selection process (e.g., profile reviews; participating in interviews; etc.)	APEN		Months 15-19
		3. APEN and Advisory Group finalize at least two Consultants and confirm Consultant roles and deliverables, including which Consultant will act as the Feasibility Report Lead; execute MOUs with each.	APEN		Months 15-19

include financing for facility renovation, site remediation, and resilience infrastructure. Operations feasibility may include criteria for ownership, governance, and financing for long term operations and maintenance.	C. Consultants provide a range of recommendations and resources, trainings, and content for the Feasibility Report	1. All Consultants execute their SOW, which may include: a. Technical Infrastructure guidance on Resilience Infrastructure such as an HVAC system for air filtration and heating / cooling with adaptive capacity to mitigate harm from a range of poor air quality situations (e.g., from refinery fire and wildfires to virus outbreaks and other public health crises); a PV solar power system with battery storage, weatherization and energy efficiency. b. Community Health recommendations for public health practitioners with language and cultural competencies; emergency preparedness workshops with supplies on hand; and clinical grade investments for physical and mental health needs. c. Urban Greening building design suggestions to improve air quality, with passive cooling capacity; water wise / water recycling methods for climate resilience; bioremediation and land clean up needs; and urban gardening practices for traditional medicine and food justice. d. Cultural Wellness Programming suggestions (e.g., traditional arts and practices, meditation, etc.) and requirements therein (e.g., culturally responsive practitioners, quiet space, etc.).	APEN	TBD	Months 19-22
		2. Guided by the V&SOW and APEN, the Feasibility Report will be compiled by one of the partners above, with the aim to include a list of at <u>least 2-3</u> potential sites for future consideration.	APEN	TBD	Months 19-22

4. APEN's **Members will increase their leadership capacity to develop, plan, and later advocate for an Asian Wellness and Resilience Center** in Richmond that is designed by and for its key frontline Asian immigrant and refugee communities.	A. Through periodic quantitative and qualitative evaluations during the Planning Phase, Members demonstrate increased leadership capacity.	1. Members take a pre-Community Visioning survey to establish a baseline of knowledge, leadership skills, and confidence in helping to develop the V&SOW for the Center. This is followed up with a post-Community Visioning survey to quantitatively gauge changes in knowledge, leadership skills, and confidence.	APEN		Months 5-10
		2. Qualitative progress is assessed through periodic group check in's, staff observations of Members' participation in larger activities (e.g., conducting community Surveys, responding to Feasibility Report), and outputs generated by Members (e.g., social media content, writing, etc.).	APEN		Months 5-24
	B. Through ongoing evaluations during the Planning Phase, the Advisory Group Members demonstrate increased leadership capacity.	1. Through discussions with staff and peers, Advisory Group Members qualitatively demonstrate increased leadership by: a. sharing Project updates and soliciting feedback at a minimum of one APEN forum (e.g., annual Leaders Assembly, a board meeting, a leader meeting, etc.) and b. contributing to and participating in at least one external forum (e.g., with Feasibility Report Consultants, potential long-term partners, other public forums, etc.).	APEN		Months 5-24
		2. Members learn to produce content for at least two digital communication pieces, disseminated on APEN's social media channels, to inform the greater public and generate excitement about a future Center.	APEN		Months 5-24
5. **APEN explores our next steps for**	A. Members provide responses to	1. APEN and the Advisory Group share the Feasibility Report with Members, and facilitate discussion on the Report's recommendations and	APEN		Months 23-24

the Project's Phase Two and beyond by sharing the Feasibility Report first with Members, and then with entities / partners who have the interest and capacity to potentially carry the Project over the **long-term, including local government.** By initiating these conversations now, APEN will help generate awareness and excitement about the Center, widening the pool of stakeholders and thought partners.	the Feasibility Report and next steps for the Project	a. Members offer guidance on the Project's next steps, including whether to bring 'other community voices' into the Advisory Group for Phase Two (e.g., other Asian ethnic representatives, other cross-sectoral experts, etc.). b. Members express where and with whom they would like to see the Center located and operate; Members provide a list of <u>at least two</u> viable long-term partners, including a local government agency.			
	B. APEN confirms next steps, and conducts Phase Two outreach as informed by Members.	1. APEN and the Advisory Group confirm next steps, and conduct outreach to '<u>other community voices</u>' for potential involvement in Phase Two; <u>at least one new 'voice</u>' expresses interest in joining the Advisory Group in Phase Two.	APEN	TBD	Months 23-24
		2. APEN conducts outreach to <u>at least two</u> viable <u>long-term partners</u>, one of which will be a local government agency; APEN schedules exploratory meetings with them.	APEN	TBD	Months 23-24
	C. APEN meets with potential long-term partners, and evaluates what role APEN should play in Phase Two and beyond.	1. APEN and the Advisory Group meet with <u>at least two</u> potential long-term partners to explore respective roles in Phase Two and beyond.	APEN	TBD	Months 23-24
		2. Guided by all of the above, APEN conducts an internal evaluation of Phase One and, with input from the Advisory Group, determines what role APEN should play in Phase Two and beyond.	APEN		Months 23-24
		3. APEN documents key findings from Phase One, including activities, lessons learned, and recommendations for Phase Two.			Months 23-24

Project Name:	**Richmond Asian Wellness and Resilience Center (Planning Phase)**			
Lead Applicant Name:	**Asian Pacific Environmental Network (APEN)**			
Term for this budget (in years):	**2 Years (24 Months)**			
				Total Cost
Personnel/Staff Costs	Direct	Resilience Projects Director	416 total hours as Project lead. Creates overall project design, scope, and evaluation. Coordinates with APEN Organizing staff and external consultants and other entities (Each year: 208 hours, .10 FTE/year + 30% benefits)	$24,261
Personnel/Staff Costs	Direct	Richmond Lead Organizer	400 total hours. Provides supervision for Richmond Organizing Staff team, collaborating with Project Lead (Each year, 0.10 FTE+ 30% benefits)	$20,938
Personnel/Staff Costs	Direct	Richmond Senior Youth Organizer	400 total hours. Organizes APEN's youth members in Community Visioning process and other project activities. (Each year, 0.10 FTE+ 30% benefits)	$22,024
Personnel/Staff Costs	Direct	Richmond Community Organizer	400 total hours. Organizes APEN's working age adult members in Community Visioning process and other project activities. (Each year, 0.10 FTE+ 30% benefits)	$18,807
Personnel/Staff Costs	Direct	Richmond Organizing Director	200 total hours. Provides supervision and direction for all Richmond staff, supporting Richmond Lead Organizer and Project Lead.(Each year, 0.05 FTE, + 30% benefits)	$13,044
Personnel/Staff Costs	Direct	Richmond Operations Associate	200 total hours. Provides operations and logistic support at APEN's Richmond office and project activities. (Each year: 0.10 FTE + 30% benefits)	$21,155
Community Engagement	Direct	Community stipends	Stipends for APEN members' participation and leadership during project, including members of the Advisory Group	$5,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Interpretation Fees	For language interpretation for Lao, Khmu, Mien language speakers during Community Visioning and other project activities.	$5,000
Capacity-Building and Training	Direct	Technical partner fee	50 hours. For guest speakers/technical presentations at Community Visioning and other project activities to build APEN members' and staff's capacity and knowledge	$5,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Community Visioning Workshops and other Project Activities	Materials / Supplies during Community Visioning workshops and other meetings for project updates and discussion(e.g., paper, markers, craft supplies for interactive mapping; visualizing collaboration / decision making). Also includes food/beverage.	$8,000
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Digital design and translation	Designing and translating community surveys and other outreach materials, building interactive QR codes for surveys, website landing page, and digital platforms for survey intake and outreach tracking	$2,000
Community Engagement	Direct	Printing Costs for hard copy surveys	Printing in-language hard copy surveys for community input	$1,371
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Consultant Fees	130 hours of consulting for Feasibility Report with contributions from several consultant experts (e.g., on technical infrastructure, community health, cultural wellness practices, urban greening, etc.)	$13,400
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect		15% of Direct Costs	$24,000
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency		10% of Direct Costs	$16,000
Only add lines above this line				
			TOTAL:	**$200,000**

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
N / A - the LCBF Round 1 grant is the only source during the SEED phase of this project.		$0.00
Only add lines above this line		
	TOTAL:	**$0.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$160,000
Total Indirect Costs	$24,000
Total Prof. Services & Consultants	$13,400
Total Contingency	$16,000
Total Funds Requested	$200,000
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % c	8.4%
Contingency as % of Direct	10.0%

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed

Bay Area Community Resources Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Roots to Resilience
Lead Applicant Name	Bay Area Community Resources
Project Location	Richmond, California
Overall Funding Request	$200,000
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	N/A
Project Lead	N/A
Project Location	N/A
Project Funding Request	N/A

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

   Roots to Resilience equips young adults in Richmond, CA with hands-on community engagement and public health skills through a 24-month urban greening initiative. Meeting weekly, youth leaders receive training and develop practical expertise in community data collection, analysis, and outreach as they review tree canopy equity data and engage residents through interviews and focus groups to pinpoint priority sites for trees and green corridors in historically under-greened neighborhoods. They will also help deploy additional Purple Air, air quality monitors to add to the air quality data in Richmond.

   By centering youth leadership in both the research and implementation phases, the project directly addresses inequities in green space distribution while building a generation of community health advocates. Participants lead planting events, track environmental and health outcomes, and contribute to Richmond's long-term climate resilience — producing measurable, visible change that integrates public health, workforce preparedness, and environmental justice goals.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
   - *Reduce air pollution and improve health outcomes*
   - *Build economic resilience for a just transition*

   Roots to Resilience directly aligns with the strategy to reduce air pollution and improve health outcomes. Urban greening interventions — including tree planting and green corridors — are evidence-based approaches to reducing urban heat islands and improving local air quality, both of which disproportionately burden Richmond's frontline communities living near fossil fuel infrastructure. By prioritizing sites identified through a community-driven equity analysis, the project ensures that health-protective green infrastructure reaches the neighborhoods that need it most. Tracking environmental and health outcomes over 24 months will generate community-owned data to demonstrate impact and inform future programs and policy.

   Additionally, by recruiting and compensating Youth Research Fellows (YRFs) from the communities most burdened by fossil fuel pollution, Roots to Resilience

directly builds economic resilience through workforce development — equipping Richmond young adults with transferable skills in data collection, environmental health analysis, community engagement, and public advocacy that strengthen their long-term employability in the growing green economy and the public health field more broadly. Stipended participation ensures that the economic barriers that most often exclude low-income youth of color from professional development opportunities do not prevent engagement, while the Community-Based Participatory Action Research (CBPR) model builds the kind of civic leadership capacity — knowing how to identify a community problem, build evidence, and move decision-makers — that has lasting value well beyond any single project. In this way, Roots to Resilience invests in people and community knowledge as the foundation of a just transition, not just in physical infrastructure.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

   Roots to Resilience will operate across multiple neighborhoods within the Path to Clean Air (PTCA) Community Emissions Reduction Plan boundary in Richmond, CA, with specific planting and monitoring sites to be determined by YRFs through primary community assessments and analysis of secondary data sources including the Tree Equity Score dataset and CalEnviroScreen. While final site selection will be driven by YRF findings, project activities are anticipated to be concentrated in the neighborhoods documented as carrying the highest combined burden of low tree canopy coverage, elevated PM2.5 exposure, and socioeconomic vulnerability — including North Richmond, Easter Hill Village, and the Iron Triangle, within the PTCA boundary. This community-led, data-driven site selection process ensures that green infrastructure investments are directed to the specific streets, schools, and residential areas where the equity gap is greatest, rather than predetermined by BACR before community input.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

BACR will identify community needs and priority sites for Roots to Resilience through a structured community-based participatory action research process led by Youth Research Fellows (YRFs). YRFs are stipended young adults ages 16–24 recruited from Richmond. Using the Tree Equity Score dataset and CalEnviroScreen cumulative burden data as a foundation, YRFs will design and conduct neighborhood-level community assessments — including resident surveys and interviews with community members, Richmond-based organizations, and local health advocates. This community needs assessment will ground-truth environmental data with lived experience and identify where trees and green infrastructure are most urgently needed. YRFs will also partner directly with residents to support the installation of PurpleAir air quality monitors at community-identified locations, helping build out a hyperlocal PM2.5 monitoring network that is owned and understood by the people most affected by pollution. Throughout this entire process, YRFs are the lead researchers, analysts, and community partners who will synthesize assessment findings, present results to residents and stakeholders, lead planting events, and track outcomes.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

This project directly addresses the overlapping environmental, physical, and mental health needs facing Richmond's low-income communities and communities of color — particularly residents of neighborhoods like the Iron Triangle, Belding Woods, and Shields-Reid. Richmond's 2017 Urban Greening Master Plan documented stark tree canopy disparities, with Black and brown, low-income neighborhoods recording the lowest tree canopy coverage (5.8%) compared to wealthier areas (Richmond Confidential, 2023: richmondconfidential.org). Richmond residents, almost 80% of whom are people of color, already face compounded health burdens from industrial pollution, with 25% experiencing asthma compared to only 13% across California statewide (Daily Californian, 2025: dailycal.org). By training youth and young adults to lead community tree-planting efforts, this project delivers the full spectrum of benefits that research has shown urban greening provides: trees reduce air pollution and

encourage residents to get outside and be more physically and socially active, with research showing a positive impact on heart health (NIEHS, 2021: niehs.nih.gov). Green spaces show associations with reduced psychological distress, lower risk of depression, and improved wellbeing (Frontiers in Public Health, 2026: frontiersin.org) which are critical benefits for a community under sustained environmental and economic stress. By centering community members in the planting and stewardship process, the project also builds social cohesion, civic pride, and collective ownership, which in turn protect community health.

Environmental Justice, Public Health & Just Transition Challenge—Richmond, California sits at the intersection of some of the most urgent environmental justice, public health, and just transition challenges in the nation. Richmond is a post-industrial, largely immigrant and African American city that was the former industrial home of the Bay Area, with a large port and petrochemical refinery among other industries, leaving a legacy of pollution that falls disproportionately on its most vulnerable residents (NIH/PMC, 2024: pmc.ncbi.nlm.nih.gov). Nationally, in 92% of surveyed urbanized areas, low-income blocks have 15.2% less tree cover. Formerly redlined neighborhoods in cities like Richmond are up to twelve degrees warmer in the summer, and these tracts are now more likely to be lower-income and to have Black or Latine residents who also suffer from related health inequities (Progressive.org, 2021: progressive.org). This project is also a just transition initiative: urban forestry programs funded through federal green infrastructure investments have demonstrated the ability to restore green spaces while providing jobs for residents, including those who previously faced socioeconomic or racial barriers to employment (EESI, 2025: eesi.org). By training local youth and young adults — who are disproportionately unemployed or underemployed in Richmond — to perform green infrastructure work, this project begins to transition the community away from dependence on a polluting industrial economy toward a workforce and environment rooted in ecological health and sustainability.

Measurable Outcomes & Community Impact—The measurable outcomes of this project will demonstrate meaningful, trackable progress toward health equity in Richmond. Workforce outputs and outcomes — including skills developed, hours worked, and job placements in green and/or public health industries — will demonstrate the just transition impact of the project. Together, these metrics will tell a story of Richmond moving from one of California's most environmentally burdened cities toward a model of community-led ecological restoration and health equity. Quantitative environmental outcomes will include the number of

trees planted by neighborhood and zone (prioritizing the lowest-canopy areas identified in the city's Urban Greening Master Plan and Tree Equity Score), the number of youth and young adults trained and stipended, and the estimated increase in canopy coverage in priority areas. Beyond environmental metrics, community outcomes will be measured through resident surveys that track perceived neighborhood safety, social cohesion, and access to green space — outcomes that greening programs have been shown to improve alongside increases in social capital, neighborhood satisfaction, and intergenerational relationships (NIH/PMC: pmc.ncbi.nlm.nih.gov). These outcomes connect directly to documented public health impacts.

Areas with increased tree cover, which can be 5 to 8 degrees Fahrenheit cooler, directly reduce heat-related illness risk for vulnerable residents (Parks & People, 2025: parksandpeople.org). Increased urban tree canopy is also associated with measurable reductions in asthma rates and respiratory illness — a critical benefit for Richmond, where pediatric asthma hospitalization rates are among the highest in California; Richmond children are hospitalized for asthma at roughly 2–3 times the state average, driven in part by proximity to the Chevron refinery and Interstates 80, and 580 (California Department of Public Health, CalEnviroScreen 4.0; Richmond Health Status Report). Research shows that urban greening reduces ambient particulate matter and ground-level ozone, two of the primary environmental triggers for asthma exacerbations. A10% increase in tree canopy has been associated with meaningful reductions in respiratory emergency department visits in comparable urban communities (Eisenman et al., 2019, Environmental Health Perspectives). In addition to the physical health impacts, research indicates that spending as little as 30 minutes per week in green spaces can reduce depressive symptoms (ADAA: adaa.org).

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

   BACR will engage community members throughout the full arc of Roots to Resilience using the same Community-Based Participatory Action Research (CBPR) and advocacy framework that has driven our community health

campaigns since 1996. Authentic community engagement is an ongoing, reciprocal process embedded in every phase of the project.

Soliciting Feedback—Structured community feedback will be gathered through three channels during grant implementation: (1) Pre-implementation survey of 100+ Richmond residents; (2) 8+ interviews led by YRFs with residents in priority neighborhoods; and (3) short surveys distributed at planting events and community outreach events. BACR's existing relationships with the West Contra Costa Unified School District and over 25 Richmond-area community organizations will extend our reach into households that are often missed by formal outreach.

Using Feedback—Feedback data will be analyzed by YRFs with support from the project director. Site prioritization, planting species selection, and cool roof target buildings will be adjusted based on findings. YRFs will present a mid-project community report summarizing what they heard and what changes were made in response, modeling the kind of accountable, community-responsive practice that builds lasting trust.

Progress and Benefits Communication—Youth Research Fellows (YRFs) will serve as the primary conduit between the project and the community. They will present findings and implementation updates to inform residents of all project activities including air monitoring implementation and planting timelines at community meetings, neighborhood events, and in digital formats (social media and multilingual one-pagers). Given that over 50% of Richmond residents speak a language other than English at home (https://data.census.gov), all outreach and progress materials will be available in English and Spanish, with additional languages as needed.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Roots to Resilience is a 24-month, youth-led urban greening initiative grounded in a Community-Based Participatory Action Research (CBPR) framework. The project addresses the environmental justice imperative to reduce PM2.5 exposure and urban heat island effects in Richmond's most underserved neighborhoods by

training young adults as researchers, planners, and implementers of green infrastructure. The project unfolds in two sequential phases:

Phase 1—Research and Site Planning (Months 1–12): Six to eight Youth Research Fellows (YRFs), ages 16–24, are recruited from Richmond and North Richmond and compensated through stipends. YRFs participate in 20 hours of foundational training covering environmental justice, air quality science, CBPR methodology, community assessment tools, and data analysis. Using the Tree Equity Score dataset, CalEnviroScreen data, and direct community assessment — including resident surveys (100+), interviews (8+), neighborhood mapping — YRFs identify and rank priority sites for tree planting. Findings are compiled into a community-owned data report that is shared publicly and used to finalize the implementation plan.

Phase 2—Implementation and Monitoring (Months 10–24): YRFs lead community planting events, coordinate with schools, community partners, and Richmond residents for site access, and recruit and train resident volunteers. A minimum of 150 trees are planted in identified priority locations. YRFs will connect residents to Richmond's air quality sensors and assist 15 or more resident volunteers in deploying sensors. YRFs will collect data via surveys (100+) and interviews (8+) from Richmond residents in greened areas to ascertain related outputs.

Phase 3—With additional funding for the project, YFRs will participate in ongoing environmental monitoring to track PM2.5 levels, heat index, and tree canopy change over time. Data is analyzed by YRFs and the project director, and used to document measurable environmental and health outcomes.

Measurable Outcomes—The project has four main, measurable outcomes, listed here, and detailed in Measurable Outcomes Plan

1. 6–8 Youth Research Fellows (YRFs) recruited, trained, and retained throughout the 24-month grant term, trained in community-based participatory action research (CBPR) methodology, environmental justice, urban greening, air quality science, and community assessment tools.
2. Community needs assessment completed, producing a community-owned environmental health data report that identifies and ranks priority planting sites using Tree Equity Score, CalEnviroScreen, and primary community data.

3. Minimum 150 trees planted in low Tree Equity Score census tracts within the PTCA CERP boundary in Richmond.
4. 350+ Richmond residents meaningfully engaged through research activities, air quality monitoring deployment, and community planting events, with culturally accessible outreach in English and Spanish.

Role of Applicant and Partners—BACR's Engaging Communities in Advocacy and Policy (ECAP) team will serve as the primary implementer. BACR is responsible for YRF recruitment and training, community engagement, data collection and analysis, project reporting, and fiscal management. BACR will leverage existing partnerships with the West Contra Costa Unified School District, Richmond-area coalitions and community organizations and neighborhood councils to recruit YRFs and facilitate community access.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

The project has four main, measurable outcomes, listed above, and detailed in Measurable Outcomes Plan

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The total project budget is $200,000 over 24 months. Key costs are summarized below. A complete itemized budget is provided in the accompanying Budget Template.

Key Costs	**Amount**
Personnel (Project Coordinator 0.5 FTE, Program Director 0.1 FTE, 25% fridge)	$108,750
Youth Stipends	$28,800
Trees and Planting Materials	$24,000
Air Quality Monitoring Equipment	$4,500
Community Engagement and Outreach	$4,924

Program Supplies	$1,000
Professional Development	$500
Local Milage	$1,440
Indirect Costs (15%)	$26,086
TOTAL	**$200,000**

The total budget for Roots to Resilience is $200,000 over a 24-month period, reflecting a deliberate investment in both the people and the physical environment at the heart of this project. The largest portion of the budget — $108,750 — is dedicated to personnel, including a 0.5 FTE Project Coordinator ($81,250 with fringe) and 0.1 FTE Program Director ($27,500 with fringe). Experienced, consistent staff build the trust necessary to engage historically underinvested communities in Richmond, manage complex multi-site data collection, and ensure that every grant deliverable is rooted in community accountability rather than top-down imposition.

Equally central to BACR's equity values is the $28,800 allocated for Youth Research Fellow (YRF) stipends — compensating 8 young people ages 16–24 at $1,800/year for two years of hands-on environmental health work, including training, community engagement, tree canopy assessments and air quality monitoring. Stipends recognize that youth expertise has real value and that economic barriers must not exclude frontline community members from shaping the solutions to problems they experience most acutely. Alongside the YRF stipends, $4,924 in community engagement costs — covering gift cards for community participants, interpretation services, childcare, and refreshments at events — ensures that participation is genuinely accessible regardless of language, income, or family obligations. Additionally, $500 is allocated to ensure the program coordinator can participate in training to bolster their professional skills. The $24,000 investment in 125+ climate-resilient trees and planting materials and $4,500 in 15 portable air quality monitoring units represent the project's direct, tangible impact on the physical environment: putting locally-grown trees in the ground and real-time pollution data in the hands of the young people and community members most affected by air quality disparities. Finally, $26,086 in indirect costs (14.99%) supports BACR's operational backbone — the administrative, financial, and technological infrastructure that ensures responsible stewardship of public funds across the life of the grant.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

    Roots to Resilience is directly aligned with multiple community, local, regional, and statewide frameworks, reinforcing the project's feasibility and amplifying its impact.

    AB 617 / Path to Clean Air Community Emissions Reduction Plan (CERP)—The project operates entirely within the PTCA CERP boundary, the AB 617 community formally designated by the California Air Resources Board as bearing the most significant cumulative pollution burden in the region. The CERP identifies the reduction of localized PM2.5 exposure as a top community priority. Roots to Resilience directly implements this priority through youth-led urban greening and particulate matter monitoring in the neighborhoods — including the Iron Triangle, Easter Hill Village, Pullman, and surrounding areas — where tree canopy is minimal, PM2.5 concentrations and socioeconomic vulnerability are highest.

    Richmond Climate Action Plan—The City of Richmond's Climate Action Plan identifies urban tree canopy expansion, heat island mitigation, and community resilience as core strategies for climate adaptation. Roots to Resilience advances all three, providing implementation capacity at the neighborhood level through trained youth ambassadors who are themselves members of the communities targeted by the plan.

    CalEnviroScreen and Environmental Justice Priorities—CalEnviroScreen ranks the PTCA census tracts among the highest cumulative-burden communities in California. By directing investments to these specific tracts — using Tree Equity Score and CalEnviroScreen data as the basis for site selection — the project directly operationalizes the state's environmental justice framework.

    Bay Area Air District's Community Air Protection Program—The project's deployment of free/low-cost air quality sensors aligns with the Air District's Community Air Monitoring Initiative, which supports hyperlocal data collection in AB 617 communities. Additional community-owned monitoring data generated

by YRFs will contribute to the regional air quality evidence base and strengthen community advocacy for ongoing environmental protections.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Bay Area Community Resources (BACR) has implemented community-based participatory action research (CBPR) programs in Richmond and the surrounding West Contra Costa County area continuously since 1996. Founded in 1976, BACR is a 501(c)(3) nonprofit with an annual operating budget of over $100 million, managing more than 300 active grants and contracts across 6 Bay Area counties and serving over 30,000 individuals annually.

BACR's Engaging Communities in Advocacy and Policy (ECAP) team has a specialized 29-year track record of using the community-based participatory action model with marginalized young adults in Richmond to produce tangible environmental health and policy outcomes. Successful CBPR initiatives of similar scope and size in Richmond and the surrounding PTCA area include:

- Nation's first healthy checkout ordinance in Berkeley (2020) and Contra Costa County (2025), driven by youth advocacy from West Contra Costa County,
- Tobacco Retail License ordinances in Richmond (2018) and San Pablo (2018),
- Smokefree multi-unit housing policies in San Pablo (2020), and
- Advocacy and support of salad bar implementation in two Richmond elementary schools (2014).

Each of these outcomes was achieved through the same CBPR methodology proposed for Roots to Resilience — youth as trained researchers and community advocates, building evidence, engaging residents, and taking action to increase health equity in West Contra Costa County.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Air District redacted the name of an individual associated with identifiable personnel compensation information

[redacted], MPH, M.Ed., Director / Project Lead (0.10 FTE): Ms. [redacted] has over 20 years of public health and youth leadership experience, including 16 years at BACR directing CBPR programs across the Bay Area and five years as an agriculture teacher. She has overseen the campaigns that produced the nation's first healthy checkout ordinances in Berkeley and Contra Costa County, multiple tobacco retail licensing victories, and smokefree housing policies in San Pablo and Vallejo. Ms. [redacted] will provide strategic direction, funder liaison, and evaluation coordination.

Project Coordinator (0.50 FTE, to be hired): A bilingual (English/Spanish) project coordinator with experience in youth-led environmental or public health programs will be recruited prior to grant execution. This position will manage day-to-day operations including YRF recruitment and training, community engagement, site coordination with City of Richmond Public Works, and data collection logistics.

BACR Finance Department: BACR's finance department manages an annual budget of over $100 million and oversees more than 300 active grants. A dedicated Project Accountant will be assigned to this grant at execution.

BACR will seek to leverage this LCBF award with the following in-kind resources:

- BACR's existing CBPR infrastructure, including assessment tools, training curricula, data management systems, and a 12-person ECAP program team
- BACR will pursue additional tree planting funding through state and regional urban forestry grants to expand tree canopy installations in Richmond beyond the scope of this award, using the site prioritization data and community relationships.

READINESS (10 points)

Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary

approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.

- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

    For school sites, BACR has existing relationships with West Contra Costa Unified School District and, if identified as an area of need, BACR will pursue Memoranda of Understanding (MOUs) with individual school principals. Any tree planting on private residential property will be subject to written property owner consent, which YRFs will obtain as part of the community engagement process. All required permits and approvals are expected to be obtained within the first 6 months of the grant term, well before the implementation phase begins in Month 10.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

    N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

    Roots to Resilience will work with the community to ascertain the best sites for this project. For any private property sites identified by YRFs and community members during the assessment phase, written property owner permission will be obtained before any work begins

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

The long-term viability of planted trees depends on post-grant maintenance. Roots to Resilience will prioritize fast growing, drought-tolerant trees that require few inputs beyond the first couple years. For any school-site trees, MOUs with the West Contra Costa Unified School District will include maintenance provisions. YRFs will develop and distribute a Tree Care Guide for community members and resident volunteers who participated in planting events, building distributed stewardship. Community members receiving trees for private property will be asked to commit to regular watering for the first 2-3 years after the tree(s) are planted.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

BACR has identified the following potential barriers and mitigation strategies:

YRF Recruitment and Retention—Engaging and retaining transition-age youth from Richmond's most marginalized communities requires intentional, relationship-based outreach. BACR mitigates this risk through stipend-based compensation, wrap-around support (academic and job-readiness coaching), and a culturally grounded program model. BACR's ECAP team has successfully recruited and retained YRF cohorts in Richmond and across the Bay Area for over two decades, achieving strong completion rates.

Site Access Delays—Permitting or MOU timelines could delay planting activities. This risk is mitigated by sequencing the grant with a full year of research and planning before the planting phase begins, providing buffer time for approvals to be obtained. BACR's existing relationships further reduce this risk.

Environmental Conditions—Drought, heat, or pest pressure could affect tree survival rates. BACR will work to select species appropriate for Richmond's climate, prioritize drought-resistant native species, and establish a two-year watering and monitoring protocol led by YRFs.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Roots to Resilience is a 24-month, youth-led urban greening initiative grounded in a Community-Based Participatory Action Research (CBPR) framework. By training and compensating 6–8 Youth Research Fellows (YRFs) from Richmond's most environmentally burdened neighborhoods, the project delivers measurable, community-led environmental health outcomes — including 150+ trees planted in low-canopy, high-pollution census tracts and an expanded PurpleAir monitoring network — while building a generation of young community health advocates equipped for careers in the green economy and public health.

Measurable Outcome	Indicator(s)
1. 6–8 Youth Research Fellows (YRFs) recruited, trained, and retained throughout the 24-month grant term, trained in community-based participatory action research (CBPR) methodology, environmental justice, urban greening, air quality science, and community assessment tools.	• Number of YRFs recruited and enrolled • % completing 20-hour training curriculum • % retained through grant end • # of YRFs completing job portfolio • # of YRFs placed in green economy or public health employment/education within 6 months of program completion
2. Community needs assessment completed, producing a community-owned environmental health data report that identifies and ranks priority planting sites using Tree Equity Score, CalEnviroScreen, and primary community data.	• # of resident surveys collected (target: 100+) • # of community interviews conducted (target: 8+) • # of priority sites identified and ranked • Data report produced and publicly disseminated

3. Minimum 150 trees planted in low Tree Equity Score census tracts within the PTCA CERP boundary in Richmond.	● # of trees planted by neighborhood/census tract ● # of planting events held ● # of community volunteers mobilized ● % of planted trees surviving at 6 months post-planting
4. 350+ Richmond residents meaningfully engaged through research activities, air quality monitoring deployment, and community planting events, with culturally accessible outreach in English and Spanish.	● # of residents completing surveys or interviews ● # of participants at planting events ● # of residents assisted with PurpleAir sensor deployment (target: 15+) ● # and % of outreach materials available in Spanish

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Youth Research Fellows	A. YRF Recruitment & Onboarding Complete	1. Develop YRF recruitment materials, outreach plan, and application process	Bay Area Community Resources (BACR): Program Coordinator (PC)	N/A	Month 1
		2. Conduct outreach, review applications, and select 6–8 YRF cohort from Richmond communities	BACR: PC	WCCUSD; Richmond CBOs	Month 2
		3. Finalize stipend agreements, onboarding materials, and MOU/consent documentation	BACR: PC	N/A	Month 3
	B. 20-Hour Foundational Training Delivered	1. Develop and finalize YRF training curriculum (environmental justice, air quality science, CBPR methodology, data analysis, and community assessment tools)	BACR: PC with Program Director (PD) support	N/A	Month 2
		2. Deliver 20-hour foundational training to full YRF cohort	BACR: PC	Guest Experts	Month 4
		3. Administer pre/post training assessment to document knowledge gains and adapt curriculum	BACR: PC with PD support	N/A	Month 4

	C.Job Portfolio Development & Workforce Outcomes	1. Integrate job-readiness coaching and portfolio-building into weekly YRF activities throughout grant	BACR: PC with PD support	N/A	Ongoing through Month 24
		2. Support YRFs in documenting skills, projects, and community contributions in individualized portfolios	BACR: PC	N/A	Ongoing through Month 22
		3. Conduct exit interviews and track post-program employment/education placement in green or public health sectors	BACR:, PC with PD support	N/A	Month 24
2. Community Needs Assessment	A. Community Assessment Design & Secondary Data Analysis Complete (Month 5)	1. YRFs analyze Tree Equity Score dataset and CalEnviroScreen data to identify highest-burden census tracts within PTCA CERP boundary	BACR: YRFs / Project Coordinator	N/A	Month 4
		2. Design resident survey and interview instruments with YRF input, pilot-test with 5 community members, and finalize tools	BACR: YRFs with PD support	N/A	Month 5
		3. Map initial priority neighborhoods using secondary data layers	BACR: YRFs with PC support	N/A	Month 5
	B.Primary Community Data Collection Complete (Month 10)	1. YRFs administer 100+ resident surveys in target neighborhoods, documenting lived experience of tree canopy gaps and air quality concerns	BACR: YRFs, with PC support	Richmond CBOs	Month 9
		2. YRFs conduct 8+ qualitative interviews with residents, community	BACR: YRFs, with PC support	Richmond CBOs,	Month 10

		organizations, and local health advocates		Neighborhood Councils	
		3. YRFs analyze combined primary and secondary data to produce final ranked priority site list	BACR: YRFs with PD support	N/A	Month 10
	C. Community-Owned Environmental Health Data Report Published (Month 12)	1. YRFs synthesize assessment findings into accessible community report (English/Spanish) with site prioritization maps and resident narratives	BACR: YRFs with PC and PD support	N/A	Month 11
		2. Host community presentation event to share findings with Richmond residents and stakeholders; gather feedback	BACR: YRFs, with PC support	Richmond CBOs, Neighborhood Councils	Month 12
		3. Finalize and disseminate report digitally and in print to residents, community partners, and the City of Richmond	BACR: YRFs, with PC and PD support	N/A	Month 12
3. Project Implementation	A. Implementation Plan, Permits/Permission Secured	1. Finalize planting site list based on community data report; confirm site access and property owner consent for private parcels	BACR: YRFs, with PC and PD support	Residents, CBOs,	Month 13
		2. Execute MOUs with WCCUSD for school-site planting locations [if identified as need]	BACR: PC with PD support	WCCUSD	Month 13
		3. Procure drought-tolerant, climate-appropriate tree species appropriate for Richmond's urban environment (minimum 150 trees)	BACR: PC with PD support	N/A	Month 20

	B. Air Quality Monitoring Network Expanded	1. Identify 15+ community members interested in hosting PurpleAir sensors in target neighborhoods through YRF-led outreach	BACR: YRFs, with PC support	N/A	Month 12
		2. Procure and distribute 15+ PurpleAir air quality monitors; YRFs provide installation support and resident training on sensor data access	BACR: YRFs, with PC support	City of Richmond	Month 14
		3. Document monitoring network coverage, track sensor uptime, and incorporate community air quality data into project reporting	BACR:, PC and PD	N/A	Month 23
	C. Community Planting Events Completed (Month 22)	1. YRFs recruit and train 50+ resident volunteers for planting events via community outreach, social media, and partner networks	BACR: YRFs, with PC support	Richmond CBOs; WCCUSD	Ongoing, Months 13–22
		2. YRFs lead a minimum 6 community planting events across priority neighborhoods, planting 150+ trees in identified sites	BACR: YRFs, with PC support	Resident Volunteers	Month 22
		3. Document planting data (species, location, date, GPS coordinates) and distribute Tree Care Guides to community stewards	BACR: YRFs, with PC and PD support	N/A	Month 23

	D. Post-Planting Monitoring & Tree Survival Assessment	1. Implement 2-year watering and monitoring protocol with community stewards	YRFs / Project Coordinator	Resident Volunteers/Stewards	Ongoing post-planting ; Months 15-22
		2. YRFs conduct quarterly visits to assess tree health/survival assessment across all planting sites and document findings	BACR: YRFs, with PC and PD support	N/A	Months 18-24
		3. Report tree survival rates, canopy coverage change estimates, and lessons learned to Bay REPAIR and community stakeholders	BACR: YRFs, with PC and PD support	N/A	Month 24
4. Resident Engagement	A.Multilingual Community Engagement Strategy Implemented	1. Develop bilingual (English/Spanish) outreach materials including flyers, one-pagers, and social media content for all project phases	BACR: YRFs, with PC support	N/A	Month 4
		2. YRFs present project progress updates at community meetings, neighborhood events, and with partner organizations across all phases to reach 150+ residents	BACR: YRFs, with PC support	Richmond CBOs; WCCUSD PTAs	Ongoing
		3. Track total resident engagement numbers across all activities (surveys, interviews, events, sensor deployment) for final reporting	BACR: PC and PD	N/A	Month 24
	B.Mid-Project Community Feedback & Adaptation	1. Administer post-Phase 1 community feedback surveys at events and through partner channels	BACR: YRFs, with PC and PD support	Project Coordinator	Month 14

		2. YRFs analyze feedback data and present mid-project community accountability report to residents and stakeholders	BACR: YRFs, with PC and PD support		Month 15
		3. Adjust engagement tactics, activities, site selection, species choices, and outreach strategies based on community feedback; document adaptations in project records	BACR: YRFs, with PC and PD support		Month 16

Project Name:	Roots to Resilience
Lead Applicant Name:	Bay Area Community Resources (BACR)
Term for this budget (in years):	2 years

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Coordinator (0.5 FTE, 24 months)	The Program Coordinator leads day-to-day implementation, supervises Youth Research Fellows, manages data collection, coordinates community partnerships, and prepares grant reports. Project Coordinator at $65,000/yr × 0.5 FTE × 2 years = $65,000 base + $16,250 fringe (25%: health insurance, retirement, payroll taxes).	$81,250
Personnel/Staff Costs	Direct	Program Director (0.1 FTE, 24 months)	The Program Director provides executive oversight and strategic direction for the project including: fidelity to the project's goals and grant requirements, reviewing major deliverables and reports, budget management, and maintaining high-level relationships with funder and partner organizations. Program Director at $110,000/yr × 0.1 FTE × 2 years = $22,000 base + $5,500 fringe (25%: health insurance, retirement, payroll taxes). Provides strategic oversight, ensures grant compliance, manages external partnerships, and reviews all deliverables.	$27,500
Community Engagement	Direct	Youth Research Fellow (YRF) Stipends	8 Youth Research Fellows × $1,800/year × 2 years = $28,800. YRFs (ages 14-24) recruited from the project community conduct tree canopy assessments, operate air quality monitors, and deliver education at community events. Stipends paid semi-annually; supports youth workforce development outcomes.	$28,800
Materials, Supplies & Equipment (> $5K itemized)	Direct	Trees and Planting Materials (125+ trees)	125+ climate-resilient tree species planted at community-identified sites . Average $192/tree includes bare-root/container stock, soil amendments, mulch, tree stakes, drip irrigation supplies, and protective guards. Procurement via local certified nurseries.	$24,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Air Quality Monitoring Equipment (15 units)	15 portable low-cost air quality sensor units at $300/unit ($4,500 total) for community-based PM2.5 monitoring at tree planting and residential sites. Includes carrying cases and calibration accessories. Units deployed and operated by trained YRFs throughout the 24-month period.	$4,500
Community Engagement	Direct	Community Engagement and Outreach	$25-50 X 75 gift cards for participation in community assessments, tree-planting events, tree stewardship, etc. ($2,500); translation and interpretation services for multilingual outreach ($750); printed outreach materials and flyers (in kind); refreshments, childcare services, and event supplies for 4-6 community presentations ($1,674). Total: $5,424.	$4,924
Other Direct Costs	Direct	Program Supplies	General program supplies for project implementation: office supplies, printing of data collection and survey forms, binders, and consumables used by project staff and YRFs throughout the grant period. Estimated at $500/year x 2 years = $1,000.	$1,000
Capacity-Building and Training	Direct	Professional Development	Professional development fees for Program Coordinator: Estimated at $500/training x 1 training =$500	$500
Travel	Direct	Local Mileage Reimbursement	Mileage reimbursement for staff travel to conduct assessments, community tree planting sites, partner meetings, and air quality monitoring locations. Approx. 1,986 miles over 24 months (~83 miles/month) at IRS standard rate of $0.725/mile = $1,440.	$1,440
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Indirect Costs (15% Rate)	Organizational overhead at 14.99% of total direct costs ($173,914 x 0.1499 = $26,086). Covers proportionate share of rent, utilities, IT infrastructure, bookkeeping, and general administrative staff time.	$26,086
		Only add lines above this line		
			TOTAL:	**$200,000**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$173,914
Total Indirect Costs	$26,086
Total Prof. Services & Consultants	$0
Total Contingency	$0
Total Funds Requested	$200,000
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	0.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
	TOTAL:	**$0**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed

California Center for Movement Legal Services Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Decarbonizing Tenant Housing
Lead Applicant Name	California Center for Movement Legal Services
Project Location	Richmond and San Pablo
Overall Funding Request	$199,930
Grant Term Request	2 years
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

California Center for Movement Legal Services ("Movement Legal") seeks to launch a decarbonization education and advocacy project serving low-income families in Richmond and San Pablo. Our primary project goal is to help tenants achieve safer indoor air quality, especially for children aged 0 to 5, who are at greater risk of severe asthma. With energy-efficient electric appliances tenants can also reduce their utility costs and achieve more climate resilient housing.

Our project team will share decarbonization program information with community health centers, school medical staff, and parent groups. We will inform landlords of multifamily properties about electrification support programs. Through *promotores/as* (community leaders) working with our organizational partners, we will facilitate outreach to tenants in multifamily properties. We will provide attorney-led information sessions that empower tenants with information about the health benefits of switching from gas to electric appliances in rental units, tenant protections, and how to obtain energy-efficient electric appliances. We will also provide legal clinics and individual legal representation to tenants. We will follow up with tenants to ensure their success in obtaining electric appliances.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

Safe, climate resilient rental housing is a key aspect of housing security. Movement Legal has been advocating for policies that decrease indoor air pollution in Richmond and San Pablo through decarbonization of rental housing. Our proposed project represents an important phase in this mission.

Replacing gas appliances with electric improves air quality inside and outside of homes and addresses a major public health concern: gas stove use as a significant factor in higher childhood asthma rates, especially among Black and Latino renters.* Gas stoves release harmful pollutants that make indoor air quality in apartments unsafe; they trigger and worsen asthma, especially in young children. Our project will increase awareness about this serious problem which disproportionately affects Richmond's and San Pablo's renting families, inform tenants about rebates that are available to help them replace

outdated appliances, help them understand their rights to safe and habitable housing, and provide them with legal representation as needed.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

Information sessions and legal clinics will occur in high-concentration gathering places that are accessible to community members from low-income neighborhoods of Richmond and San Pablo. We will especially target locations in priority zones where low-cost health services are offered.

We will hold some events at the offices of Alliance of Californians for Community Empowerment (ACCE) at 322 Harbour Way, Suite 5, Richmond, where we have already held legal clinics.

We will also reach out to these community health centers to offer onsite information sessions for staff and patients:

- LifeLong William Jenkins Health Center
- North Richmond Center for Health
- Lifelong Brookside Community Health Center
- West County Health Center
- Brighter Beginnings Family Health Clinic
- Native American Health Center – Richmond Native Wellness Center

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

Movement Legal staff have been working closely with community based organizations in Richmond and San Pablo on housing quality issues for over a decade. Year after year, community members have identified the importance of improving rental housing quality, indoor air quality, and utility costs. In some cases, tenants are forced to move to protect their families' health, which can cause increased cost of living and disruption of schooling, family, and community.

Through monthly legal clinics we have worked with tenants who need to address deficiencies in their housing that impact their families' health. During trainings provided

to member-led groups such as ACCE and Rising Juntos, we have heard from the community that they need help working with their landlords to make repairs and safety upgrades.

These connections led to a collaboration with ACCE member leaders, funded by San Francisco Foundation's Partnership for the Bay's Future, to improve Richmond's routine Residential Rental Inspection Program. Now that the City has transitioned the program, inspections are uncovering even more issues with appliances and the need to decarbonize. Conversations with landlords who were not complying with Richmond Code Enforcement, indicated that landlords, like tenants, do not have the knowledge of how to electrify their buildings, available support programs, or how to apply for incentives.

The Bay Area Regional Energy Network (BayREN) reports that only two of the more than 700 projects that have been completed with funding from its Bay Area Multifamily Building Enhancements (BAMBE) program were located in Richmond, though it is a high priority area, with around 7,000 multifamily units in hundreds of older properties of 5–50 units.

We regularly provide informational presentations to physicians in residency at community health centers. We heard from providers that health issues related to air quality increasingly impact their patients and they want to learn how they can help solve this issue.

Clearly, there is a need and opportunity for transformative change toward decarbonization in Richmond and surrounding areas.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Movement Legal's project will provide solutions that address these challenges:

- Tenants have identified a systemic problem with rental housing conditions.
- Community healthcare workers see how air quality affects families' health but don't know how to help their patients decarbonize their homes.

- Routine inspections show a widespread need for repairs and updates that landlords don't know how to do.
- Tenants need help to take advantage of incentive programs.

In Richmond

- The rate of asthma cases is almost 25%.
- Rates are higher in Black and Latino communities.
- Emergency room visit rates for severe asthma are much higher for children.

**Richmond Environment and Asthma Community Health (REACH) Study (clear.ucsf.edu/reach accessed 23 May 2026)*

Gas stoves release harmful pollutants like nitrogen dioxide, carbon monoxide, formaldehyde, and particulate matter directly into indoor air. A widely publicized study** found that 12.7% of current childhood asthma in the U.S. is attributable to gas stove use, and in California, the proportion of childhood asthma that could be theoretically prevented if gas stove use was not present is 20.1%.

***Population Attributable Fraction of Gas Stoves and Childhood Asthma in the United States (Talor Gruenwald, Brady A Seals, Luke D Knibbs, and H Dean Hosgood III, 2022)*

To achieve broad decarbonization in low-income communities of Richmond and San Pablo, the proposed project will

1. significantly increase knowledge among community healthcare workers, social workers, and school medical staff who serve children with asthma about how to support families around indoor air quality;
2. facilitate tenant-led community outreach and spread awareness of tenants' right to safe housing, incentives that are available to replace appliances with energy efficient alternatives to achieve better health outcomes and save on utility costs, and the legal help that is available through Movement Legal;
3. target and refine legal services for tenants who need support to address unhealthy indoor air quality and climate resilient appliances;
4. inform landlords about available incentives for electrification of multifamily properties;
5. track increased knowledge about these topics through feedback forms and regular meetings with promotores/as; and ultimately,
6. produce measurable health equity, housing security, and quality of life outcomes for their families.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Our legal staff will conduct outreach to community health center staff and social workers, as well as school medical staff and parent groups. This will include sending letters and printed materials and making followup calls in which we will offer to hold in-person information sessions for staff and the low-income populations they serve. We will also offer to hold pop-up and tenant legal clinics in community health centers and other high-concentration locations throughout the community.

Outreach to low-income tenants will be community led. Because rental properties are centers of community life and electrification affects entire buildings, tenant promotores/as from our partner organizations ACCE and Rising Juntos who live in the community will expand the reach of the project through

- door knocking and flyering,
- leading or making announcements at tenant meetings,
- sharing printed and online educational materials with their neighbors and tenants in other buildings, and
- inviting tenants to onsite information sessions.

Our staff will present information sessions on the health consequences of gas appliance use. We will also educate tenants about their rights under state and local laws, and will provide a Know Your Rights toolkit and encourage tenants to take advantage of incentives to replace their outdated or gas appliances with zero-emission energy-efficient electric alternatives. Tenants who have concerns about their housing will be welcomed to attend legal clinics, where they will receive brief legal advice. In some cases tenants will receive individual legal representation to facilitate landlord cooperation in making improvements.

We will also offer information on electrification advantages to landlords, including rebates offered by programs such as Bay Area Multifamily Building Enhancements (BAMBE). California Assembly Bill 628 now requires landlords to provide stoves and refrigerators in good working order in all residential rental units. We want to help ensure those appliances are electric and energy efficient.

We will provide printed and online assessment forms to gauge knowledge increases among healthcare staff and tenants served by the program.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Community Outreach and Education

Within the first 3 months of the grant term, our attorney-led project team will develop a decarbonization Know Your Rights Toolkit. We will provide information to healthcare workers at community health centers, school medical staff, and parent groups about the decarbonization project, electrification support programs available, and the ability of our attorneys to assist tenants with asthma in obtaining updated appliances. We'll offer to hold information sessions at their facilities. We'll also reach out to landlords with information about electrification incentive programs.

Tenant Outreach, Education, and Use of Decarbonization Incentives

Promotores/as will share decarbonization and legal services information in their buildings and communities. Information sessions will offer Richmond and San Pablo community members, especially tenants who have children with asthma, education about the environmental health impact of gas stove use, how to obtain energy-efficient electric appliances, tenants' right to safe indoor air quality, and our free legal services.

Legal Services

Through regular and pop-up tenant legal clinics, we'll briefly advise tenants about their rights. In some cases, we'll offer individual representation.

We'll follow up with tenants who ask for more information about how to obtain energy-efficient electric appliances and other improvements to achieve healthier air quality. We'll offer these tenants additional support, such as if they need permission from their landlord, or legal representation where needed.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

The project budget will primarily cover personnel/staff costs. The Project Lead will oversee and coordinate the major components of the project. Legal staff will oversee

creation of bilingual educational materials and outreach and will run information sessions and legal clinics. Stipends will be used to compensate partner organizations to conduct outreach to tenants. We will maximize printing costs for the Know Your Rights Toolkit and outreach. We've budgeted for local transportation costs for personnel as well.

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The proposed project is consistent with Richmond's Climate Action Plan (CAP) to reduce greenhouse gas emissions and create climate resilience, especially Strategy RE3: Promote Switching From Natural Gas to Clean Electricity. The CAP also forwards health equity and climate justice, which pertain to housing rights for low-income families, who are a disproportionately high percentage of the population in Richmond and San Pablo.

The Air District redacted the name of an individual associated with identifiable personnel compensation information.

Richmond's newly implemented proactive Residential Rental Inspection Program includes decarbonization guidelines as part of code inspection reports for landlord education. Movement Legal Executive Director [redacted] worked closely with the City of Richmond to create and include the guidelines.

Richmond and San Pablo are in a designated community of the Community Air Protection (CAP) Program (AB 617). Our project is also aligned with the Path to Clean Air (PTCA) Community Emissions Reduction Plan (CERP) which calls for air districts and the California Air Resources Board (CARB) to reduce exposure in communities most impacted by air pollution, in part through community-based strategies to reduce health impact.

In the Bay Area there are several new and upcoming initiatives and plans that are consistent with our rental housing decarbonization goals, including the Richmond 6th Cycle Housing Element, the Bay Area Regional Climate Action Plan (BARCAP) and Plan Bay Area 2050+.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

Executive Director [redacted] has decades of experience in leading projects that improve tenants' quality of life and respond to needs articulated by the community.

This year, as part of a project with Peninsula Clean Energy, [redacted] is leading the provision of legal support for Peninsula jurisdictions needing to implement policies that ensure racial equity and shield tenants from housing security while encouraging climate resilient housing upgrades such as electrification of appliances.

[redacted] has been working with the City of Richmond advising on implementation of its expanded Residential Rental Inspection Program, including a process for review of Tenant Safety Plans to preserve tenancies during major construction or repair work and the creation of Climate Resilient Housing checklists that include information within inspection reports on how to decarbonize multifamily rental properties.

[redacted] was the inaugural administrator for Alameda County Housing Secure. This is a homelessness prevention program funded by Alameda County which provides eviction defense and rental assistance for tenants at risk of homelessness to help them remain in their homes. The collaboration includes five different legal service agencies and continues today.

In the shadow of the foreclosure crisis and rising exploitation by payday lenders, East Palo Alto found itself without a bank. [redacted] quickly recruited a credit union to replace the last remaining bank with the commitment to increase the number of community members that would become banked. With the support of the Silicon Valley Community Foundation [redacted] recruited and cross-trained promotores/as in health education and financial education. Promotores were able to increase vaccination and banked rates going door to door sharing important health and financial education to their neighbors. This credit union continues to thrive in East Palo Alto and no payday lender has been able to enter the market.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

Project Lead [redacted] (.1 FTE) will provide overall coordination and oversight of legal clinics, representation of individual tenants, information sessions, the Know Your Rights Toolkit and other resources, and outreach, especially to community health center staff and other key contacts.

The Senior Attorney (.15 FTE) will oversee creation of educational materials and assist with planning information sessions and outreach as well as provide individual representation as needed. A Staff Attorney (.25 FTE) will lead legal clinics and information sessions and provide individual representation. A Legal Assistant (.15 FTE) will translate materials and interpret at information sessions and legal clinics, as needed, as well as offering administrative support to the project.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of*

obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

We will offer information sessions primarily at community health centers, which have space available for this purpose. For example, the LifeLong William Jenkins Health Center, across the street from the ACCE office which we have used for tenant legal clinics, has a community room that is used for such purposes. We may also hold legal clinics at public schools where our organizational partner ACCE has a presence. We can adapt by finding other high-concentration community locations or holding virtual meetings as needed. We don't expect to have any physical infrastructure costs within the project's geographic area.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Some tenants may be hesitant to gather in person due to fears around immigration enforcement. Scheduling, childcare and transportation may also present barriers. We will invite tenants affected by such barriers to attend our online legal clinics.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	Decarbonizing Tenant Housing Through broad community engagement and in cooperation with established partner organizations, community health centers, schools, parents, and landlords, California Center for Movement Legal Services seeks to decarbonize rental housing and reduce asthma cases among Richmond and San Pablo renting families.

Measurable Outcome	Indicator(s)
1. Within the first 3 months of the grant term, develop a decarbonization Know Your Rights toolkit.	• Toolkit components written, designed, and reviewed by attorneys • At least 500 copies of materials in English and Spanish printed • Website content and social media posting schedule completed
2. By the end of the grant term, increase knowledge among community healthcare workers, etc. about programs available to support decarbonization and availability of Movement Legal attorneys to provide information sessions and legal services	• Letters, flyers, and followup calls provided to community health centers • Toolkit materials and information sessions offered to 6 area community health centers, Richmond and San Pablo public elementary schools, and associated parent groups; information sessions attended by community members listed above • Information on electrification offered to local landlord groups
3. By the end of the grant term, increase knowledge among Richmond and San Pablo tenants about the health impact of gas stove use, how to obtain energy-efficient electric stoves, tenants'	• Outreach conducted by *promotores/as* (community leaders) through community organization partnerships • 10–20 information sessions attended by at least 350 tenants; Toolkit materials distributed and information about

right to healthy indoor air quality, and free legal clinics offered by Movement Legal	decarbonization and legal clinics offered by Movement Legal shared ● At least 200 participants plus promotores/as reporting an improved understanding of the topics, with at least 50 tenants asking to receive more information on how to obtain an electric stove
4. By the end of the grant term, provide legal clinics and direct legal services to tenants	● Approximately 18 regular/semi-monthly and 4 pop-up legal clinics completed ● Legal representation provided to at least 10 individual tenants
5. By the end of the grant term, ensure electric appliances are obtained by tenants who qualify for them	● Details of incentive programs and additional support provided to tenants who request it ● Followup communications with tenants completed

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Develop a decarbonization Know Your Rights toolkit	A. Materials and online content created	1. Plan and draft materials, including outreach letters, flyers, posters, tenant resource list, pamphlet or other handout, and sample letters, and social media campaign	Movement Legal		Month 1
		2. Complete graphic design	Movement Legal		Month 2
		3. Review, translate, and finalize all content	Movement Legal		Month 3
		4. Post content on website and launch social media campaign	Movement Legal		Month 3
	B. Handouts and other paper materials printed	1. Select printing service	Movement Legal		Month 3
		2. Order first print run of 500 copies of toolkit	Movement Legal	Printing service	Month 3
2. Increase knowledge among community healthcare workers, etc. about programs available to support decarbonization and availability of Movement Legal attorneys to	A. Conduct outreach to community healthcare workers, etc.	1. Gather contacts at Richmond and San Pablo community health centers and elementary schools and make an outreach plan	Movement Legal	ACCE, Rising Juntos; Schools' and health centers' administrative staff	Month 3
		2. Send letters and flyers introducing the project to community health centers, social workers, school staff, and parent groups	Movement Legal		Month 4

provide information sessions and legal services		3. Make followup calls and offer to schedule information sessions at community health centers and other locations	Movement Legal		Month 4
		4. Conduct outreach to landlord groups and offer information on electrification support programs	Movement Legal		Month 4
	B. Present information to community healthcare workers, etc.	1. Present decarbonization, tenants' rights, and legal services information at embedded meetings; register tenants for decarbonization information sessions	Movement Legal	ACCE, Rising Juntos	Ongoing through Month 18
		2. Provide participants with forms to assess increase in understanding of decarbonization	Movement Legal		Ongoing through Month 18
		1. Meet with promotores/as to assess tenant understanding any need for support			Monhtly through Month 24
3. Increase knowledge among Richmond and San Pablo tenants about the health impact of gas stove use, how to obtain energy efficient-electric stoves, tenants' right to healthy indoor air quality, and free legal	A. Conduct outreach to tenants and invite them to decarbonization information sessions	1. Work with ACCE Contra Costa and Rising Juntos to do tenant outreach for the project and register tenants for information sessions through tenant promotores/as	Movement Legal	ACCE, Rising Juntos	Ongoing through Month 24
		2. Schedule information sessions at high-concentration locations	Movement Legal		Ongoing Months 3 to 18
		3. Publicize information sessions	Movement Legal		Ongoing Months 4 to 18

clinics offered by Movement Legal	B. Hold decarbonization information sessions for tenants and supportive community	1. Hold information sessions in geographically diverse health-burdened neighborhoods and share Know Your Rights Toolkit	Movement Legal	ACCE	Semi-quarterly through Month 24
		2. Share information about tenant legal clinics and individual representation through Movement Legal	Movement Legal		Semi-quarterly through Month 24
		3. Allow tenants to request additional information about rebate programs; refer to individual representation if landlord permission is required	Movement Legal		Semi-quarterly through Month 24
		4. Provide participants with forms to assess increase in understanding of decarbonization and their rights	Movement Legal		Semi-quarterly through Month 24
4. Provide legal clinics and individual legal representation to tenants	A. Schedule legal clinics	1. Reach out to community locations to establish locations for pop-up legal clinics.	Movement Legal	ACCE	Biannually through Month 24
		2. Schedule regular semi-monthly legal clinics at a consistent location	Movement Legal	ACCE	Month 3
		3. Schedule pop-up legal clinics	Movement Legal		Ongoing
	B. Hold tenant legal clinics	1. Hold regular semi-monthly legal clinics offering brief legal advice and decarbonization information	Movement Legal	ACCE	Semi-monthly through Month 24
		2. Hold pop-up legal clinics in the community.	Movement Legal	ACCE	Semi-quarterly through Month 24
	C. Provide individual tenant legal representation	1. Assess unit and record decarbonization recommendations	Movement Legal		Ongoing through Month 24

		2. Communicate with landlord	Movement Legal		Ongoing through Month 24
		3. Use legal tools to engender support from landlord	Movement Legal		Ongoing through Month 24
5. Ensure energy-efficient electric appliances are obtained by tenants who qualify for them	A. Provide details on rebate programs	1. Reach out to tenants who requested additional information on rebates and connect them with programs	Movement Legal		Ongoing through Month 24
		2. Provide details of incentive programs and answer questions	Movement Legal		Ongoing through Month 24
	B. Track successful appliance replacement	1. Establish tracking method	Movement Legal		Ongoing through Month 24
		2. Follow up with tenants	Movement Legal		Ongoing through Month 24
		3. Offer additional support or legal representation where needed	Movement Legal		Ongoing through Month 24

Project Name: Decarbonizing Tenant Housing
Lead Applicant Name: California Center for Movement Legal Services
Term for this budget (in years): 2

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	.15 FTE at $153,338 x 2 years	Project Lead - overall project coordination and oversight	$46,001.40
Personnel/Staff Costs	Direct	.15 FTE at $100000 x 2 years	Senior Attorney - oversee creation of educational materials, assist with planning information sessions and outreach; provide individual representation	$30,000.00
Personnel/Staff Costs	Direct	.25 FTE at $84,897 x 2 years	Staff Attorney - lead legal clinics and information sessions provide individual represenation	$42,448.50
Personnel/Staff Costs	Direct	.15 FTE at $54,060 x 2	Legal assistant - translation and interpretation, administrative support	$16,208.00
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Stipend per project term at $10,000 per organization	Community promotores/as outreach x 2 organizations	$20,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Community engagement and educational materials	Printing of Know Your Rights toolkit materials, letters, envelopes, flyers, posters, resource list, and handouts	$4,950.00
Community Engagement	Direct	Community engagement cost	Transportation within project boundaries	$350.00
Contingency	Contingency	Contingency	Contingency	$15,990.00
Indirect Costs (≤15% of Direct Costs	Indirect	Administrative, indirect	Indirect	$23,982.10
Only add lines above this line				
			TOTAL:	**$199,930.00**

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$159,957.90
Total Indirect Costs	$23,982.10
Total Prof. Services & Consultants	$20,000.00
Total Contingency	$15,990.00
Total Funds Requested	$199,930.00
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	12.5%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed
Coalition for Clean Air Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The “Project Narrative” is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Air Quality Bootcamp
Lead Applicant Name	Coalition for Clean Air
Project Location	Richmond, CA
Overall Funding Request	$116,264.18
Grant Term Request	1 year
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	NA
Project Lead	NA
Project Location	NA
Project Funding Request	NA

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

The Coalition for Clean Air (CCA) requests $116,265.23 in Seed Funding to launch the *All About Air Quality Bootcamp* in Richmond, California. Air quality data, regulatory frameworks, emissions monitoring, and environmental law are notoriously complex. This complexity creates an unjust playing field where grassroots community-based organizations (CBOs) and local residents must advocate for their health without the deep technical resources, legal teams, or paid consultants available to industrial polluters. The Bootcamp program directly disrupts this inequity. Developed and refined during the past three years and six events hosted to date across multiple California communities, this proven model translates dense atmospheric science and regulatory policy into an accessible, actionable curriculum for everyday advocates.

This grant will support the customization and execution of a single, highly localized, 2½-day intensive classroom and hands-on training program in Richmond for up to 30 local CBO staff members and residents (targeting 24 to 30 complete participants). To ensure complete equity, language justice, and accessibility, the project will translate all training binders and digital resource drives into Spanish, provide live simultaneous interpretation throughout the course, and offer direct participation stipends ($200 per day; $500 total) to compensate participants for their time and engagement. The project will also establish ongoing community networking via two virtual All About Air Quality Community Forums following the main event.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

This project aligns directly with the strategy to **reduce air pollution and improve health outcomes**. After more than 55 years of advocating for public health, CCA maintains that an educated, technically literate, and actively engaged public is the most vital foundation for reducing air pollution. The Bootcamp curriculum equips frontline residents with the exact tools needed to achieve this, dedicating extensive modules to foundational air concepts, pollutants, emissions, public health impacts, air monitoring technology, and data interpretation.

Crucially, the project features hands-on interactive technological training, bringing functional air monitoring devices to the Richmond classroom. Participants will learn how to define monitoring objectives, use existing monitoring data networks, select

equipment, track local air dispersion, and interpret data trends. This directly expands the capacity of Richmond neighborhoods to track localized pollution spikes from prominent stationary and mobile sources, interface constructively with Air District staff, protect vulnerable family members from acute health risks, and participate effectively in future regional policy decisions.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project will be located entirely within and directly benefit the disadvantaged, low-income, and environmentally overburdened city of Richmond, California (Contra Costa County). The final training venue will be selected during the initial task phase in close collaboration with local CBO partners. Selection criteria will prioritize accessible, neighborhood-rooted spaces (such as community centers or local non-profit headquarters) situated directly within Richmond census tracts scoring in the top 25th percentile of CalEnviroScreen 4.0.

Participants will be recruited systematically across high-burden Richmond neighborhoods—including the Iron Triangle, Point Richmond, North Richmond, and Santa Fe—ensuring that the individuals receiving the technical training live, work, learn, or play in areas directly adjacent to the city's dense industrial, marine, and refining corridors.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

The foundational design of the Bootcamp program relies on shared governance and direct community consultation. To determine the core technical gaps facing community advocates, CCA and partner TD Environmental Services (TDE) spent the past three years analyzing extensive anonymous feedback surveys, post-training reviews, and focus group responses from prior training cohorts across California. This continuous feedback mechanism revealed that while communities desperately want to participate in air quality planning, they are consistently shut out by two distinct barriers: the overwhelming density of scientific and technical regulatory language and a lack of access to local language interpretation.

Furthermore, community feedback from our prior Oakland Bootcamp (November 2023) cohort explicitly requested that we build additional structured networking and

partnership-building blocks directly into the course schedule. In response to these community-identified priorities, this Richmond project permanently embeds two major adjustments into the scope: (1) full language justice via professional translation of all slides, resource drives, and simultaneous live Spanish interpretation, and (2) dedicated community storytelling modules and post-Bootcamp virtual forums designed specifically to allow local groups to co-mingle, collaborate, and share local advocacy goals.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

Richmond faces acute, compounding environmental justice and public health challenges. Frontline residents live in immediate proximity to a large petroleum refinery, major marine port operations, heavy commercial rail lines, and high-volume freight corridors. These concentrated stationary and mobile sources expose the population to high levels of toxic air contaminants, leading to disproportionate regional rates of asthma, cardiovascular strain, and impaired childhood lung development.

This project directly addresses these challenges by transforming 24 to 30 local residents and CBO staff members into expert community advocates. By providing up to $4,000 in direct organizational subcontracts and $500 individual participation stipends, the project removes financial barriers, allowing marginalized community members to dedicate 2½ days to intensive technical capacity building.
Progress toward long-term community impact will be explicitly demonstrated through our measurable outcomes:

- **Curriculum Customization:** We will integrate localized refinery and other emissions data and BAAQMD monitoring frameworks directly into the classroom.
- **Technical Data Literacy:** Delivering hands-on air sensor training ensures that local groups are no longer dependent on third-party consultants to interpret neighborhood air quality.
- **Bilingual Resource Distribution:** Providing complete, open-source presentation materials and resource drives in Spanish ensures that the technical knowledge scales horizontally across Richmond’s grassroots networks long after the grant term ends.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

Community engagement and transparent feedback loops are embedded into every operational phase of this project. During the initial planning phase, CCA and TDE will partner closely with local Richmond environmental justice CBOs, utilizing their existing community channels, newsletters, and neighborhood meetings to broadcast the availability of the training and its direct financial stipends.

To collect rigorous feedback during implementation, the project utilizes three primary mechanisms:

1. **Intake Customization Queries:** The digital and physical registration forms will include explicit prompts asking applicants to identify specific local polluters, local land-use conflicts, or distinct air quality topics they want the curriculum to demystify. The instruction team will review these inputs to adapt presentation modules dynamically before day one.
2. **Direct Evaluation Surveys:** At the conclusion of the 2½-day training, all participants will be asked to complete detailed, anonymous evaluation forms mapping specific knowledge gains and structural critiques.
3. **Virtual Community Forums:** The two follow-up virtual forums will serve as open, interactive dialogue spaces where past participants can voice ongoing technical or educational needs.

On behalf of our community members, thank you. They are truly thrilled with the bootcamp and everything they learned. They're very excited to continue growing their skills and doing the work. Several participants shared how inspirational you are and how fortunate they feel to have been connected with you and given the opportunity to learn from you.

I appreciate you and your team for hosting such an impactful event, and I look forward to future opportunities to collaborate.

Veronica Padilla-Campos, Executive Director, Pacoima Beautiful

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> *I would like to express my most sincere gratitude for the opportunity to participate in the Air Quality Bootcamp, hosted by the Coalition for Clean Air.*
>
> *It was an immensely enriching experience. During the training, I gained fundamental knowledge regarding the impact of air quality on our communities and the importance of promoting actions to protect the environment and public health.*
>
> *Rosa De La Paz, Bootcamp Participant*

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

   The overarching vision of the Richmond Bootcamp is to equalize the regulatory playing field by embedding deep technical air data literacy and advocacy skills directly within frontline communities.

   The project consists of three major components:

- **Planning and Preparation:** Recruiting 1-3 local Richmond CBO partners, formalizing bilingual curriculum materials, and integrating localized industrial and maritime data sets.
- **Implementation:** Executing one 2½-day intensive classroom training for up to 30 participants and hosting two subsequent online technical community forums.
- **Reporting and Sustainability:** Delivering comprehensive data reports to BAAQMD and publishing all non-copyrighted bilingual materials online for public regional access.

Roles of Project Partners:

- **Lead Applicant (Coalition for Clean Air):** CCA maintains fiscal and administrative responsibility for the grant. CCA staff will lead project

management, coordinate CBO recruitment contracts, manage participant stipend payouts, oversee the translation of educational assets, and manage public health and policy modules.

- **Technical Subcontractor (TD Environmental Services):** TDE will serve as the technical and scientific instructional lead. TDE will drive the customization of localized air data, manage the physical air monitor demonstrations in the classroom, and provide technical follow-up assistance during virtual forums.

- **Community-Based Partners (To Be Finalized):** Local Richmond CBOs will act as regional co-hosts, leading localized participant recruitment, identifying accessible neighborhood venues, and guiding the integration of neighborhood-specific environmental priorities. CCAl has strong connection in the Richmond community and the Bay Area, having previously staged a highly successful All About Air Quality Bootcamp in Oakland. CCA partners annually with the office of Contra Costa County Supervisor John Gioia for California Clean Air Day activities which include numerous Richmond area CBOs.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

As detailed in the attached budget spreadsheet, the overall funding request for this single-city Seed Funding initiative has a **Grand Total of $116,264.18**. The budget is structured to ensure comprehensive capacity building, language justice, and fair community compensation. A breakdown of the key project costs includes:

Direct Community Benefits ($21,000.00): This category directly compensates our local experts and community members to eliminate barriers to engagement. It allocates **$15,000.00** for Participant Stipends (valuing the time of up to 30 residents at $500 each upon completion of the training) and **$6,000.00** for CBO Stipends to support our Richmond-area non-profit partner organizations for their recruitment and co-hosting workflows.

Language Justice and Materials ($6,800.00): To guarantee deep inclusion for Spanish-speaking residents, this includes **$900.00** for document translation (covering localized technical slide decks, handouts, and acronym reference guides) and **$5,000.00** for on-site simultaneous interpretation services and specialized audio

equipment rentals during the 2½ days. In addition, **$400.00** is allocated for printing physical, bilingual training binders and **$500.00** is set aside for instructional supplies (e.g., interactive air sensor workshop kits).

Technical Subcontractor Fees ($14,250.00): This covers professional consultant fees for TD Environmental Services (TDE) to deliver specialized technical monitoring modules, provide hands-on diagnostic sensor equipment demonstrations in the classroom, and facilitate follow-up virtual community forums.

Personnel and Project Management Staffing ($37,060.18): Direct wages, salaries, and benefits for the core project implementation and leadership team at CCA are broken down precisely as follows:

Deputy Program Director: $15,929.10

CEO: $12,227.40

Communications Manager: $6,532.80

Development Director: $560.80

Policy Director: $1,682.40

Web Manager Total: $81.00

Events Manager: $48.68

Travel, Venue, and Workshop Operations ($13,900.00): This supports the logistical requirements of launching an intensive, multi-day, in-person training program in Richmond:

> **Meals:** $5,000.00 (catering for the opening welcome dinner and breakfast/lunch during the intensive daytime sessions).
>
> **Staff Travel:** $4,500.00 (covering regional transit, lodging, and mileage for instructors traveling to Richmond).
>
> **Participant Travel:** $2,400.00 (direct mileage and local travel constraint reimbursements for attendees).
>
> **Meeting Venue:** $2,000.00 (rental fees for a centrally located, accessible community space within a high-burden Richmond census tract).

Summary of Totals

Direct Costs Subtotal: $91,750.38

Admin/Overhead (15%): $13,762.56 (covering organizational overhead, non-profit bookkeeping, tracking, and operational insurance).

Contingency (10%): $9,175.04 (allocated defensively to absorb unexpected local logistical changes or acute service cost shifts).

Grand Total: $116,264.18

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

The Richmond Bootcamp is intentionally designed to align with and amplify major regional and statewide environmental justice initiatives. First and foremost, the project aligns directly with **CARB's AB 617 Community Air Protection Program** and its updated Blueprint 2.0 guidelines, which call for localized, community-driven capacity building and collaborative partnerships to reduce toxic exposures in disproportionately burdened neighborhoods. CCA and TDE have extensive history in this ecosystem; CCA staff have previously served on regional AB 617 Steering Committees, and members of neighboring air steering committees have directly participated in our previous training cohorts to strengthen their regulatory oversight.

Crucially, the project creates a powerful regional synergy with **BAAQMD's own local initiatives**. Because technical subcontractor TDE directly operates the **Bay Air Center for the Bay Area Air District**, the technical training provided in this Bootcamp will be perfectly harmonized with BAAQMD's regional air monitoring frameworks, data guidelines, and multi-language resource networks.

Furthermore, by training Richmond residents to interpret emissions inventories and map localized public health trends, the project builds the precise grassroots civic capacity required to support the implementation of Richmond's local Climate Action Plan and regional stationary source emission reduction strategies.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

The Lead Applicant, the Coalition for Clean Air (CCA), possesses more than 55 years of robust experience leading statewide environmental advocacy, public health education, and grant-funded community initiatives across California. CCA has a proven history of managing complex public funds with absolute fiscal precision, including the successful execution of one federal and multiple stategrants. CCA's educational portfolio includes massive, high-leverage programs such as California Clean Air Day, which engages hundreds of corporate partners and drives thousands of individual environmental pledges annually under strict operational deadlines.

Furthermore, CCA has successfully managed and executed the *All About Air Quality Bootcamp* model for three years, demonstrating impeccable capacity by launching successful sessions across the Los Angeles metropolitan region, Oakland, Fresno, and the Inland Empire. Technical subcontractor TD Environmental Services (TDE) complements this with world-class capability, bringing extensive experience designing technical guidebooks, managing complex ambient data streams, and running specialized training programs for the U.S. EPA and regional air districts.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

The Air District redacted the names of individuals associated with identifiable personnel compensation information.

This project will be executed using a highly structured, collaborative project management framework. Administrative and programmatic oversight will be led by CCA President and CEO Dr. [redacted] (0.05 FTE), who brings more than three decades of direct environmental justice collaboration and prior air district board experience to ensure strategic success. Day-to-day grant operations, contract execution, and reporting will be managed by CCA Deputy Director of Programs Dr. [redacted] (0.15 FTE), who has more than 10 years of experience managing complex climate resilience and environmental education grants. CCA Communications and Education Manager [redacted] (0.15 FTE) will oversee bilingual outreach, CBO recruitment tracking, and material production.

Technical operations and scientific instruction will be managed by TDE President Tim Dye and TDE Project Manager Story Schwantes, who will collectively dedicate approximately 0.15 FTE to customizing data indices and executing classroom equipment demonstrations.

Leveraged Resources: CCA will leverage its extensive, pre-existing digital infrastructure—including our dedicated program website and established cloud-

based resource repositories—to host and distribute the new Richmond training assets at zero additional cost to this grant. In addition, CCA will leverage its deep statewide network of policymakers, environmental scientists, university researchers, and public health advocates to secure high-level, volunteer guest speakers to deliver in-kind expert presentations during the training session.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*
    N/A

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*
    N/A

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*
    N/A

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*
    N/A

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

Barrier 1: Language and Accessibility Constraints. Frontline communities in Richmond are highly diverse, and a failure to provide robust multi-lingual access acts as an immediate barrier to participation for those most affected by industrial pollution.

- *Mitigation:* We have explicitly built comprehensive language justice directly into the budget. Rather than treating translation as an afterthought, the majority of training presentations, reference sheets, and thumb drive resource packets will be professionally translated into Spanish prior to the event, and professional simultaneous interpretation teams will manage the live classroom environment.

Barrier 2: Historical Community Burnout and Economic Barriers. Staff members at grassroots Richmond CBOs and local working families are frequently overextended and cannot afford to donate 2½ days of uncompensated time to attend technical workshops, regardless of the program's value.

- *Mitigation:* We respect and honor community expertise by removing the economic friction of attendance. The project budget guarantees a direct $500 participation stipend to every resident who completes the training and provides up to $4,000 in organizational stipends to our local CBO partners to fully cover their staff time and recruitment overhead.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Air Quality Bootcamp
Lead Applicant Name	Coalition for Clean Air
Project Location	Richmond, CA
Overall Funding Request	$116,264.18
Grant Term Request	1 year

Project Vision:	Establish a level playing field for environmental advocacy in Richmond by equipping local residents and community-based organizations with the critical technical data literacy, regulatory knowledge, and bilingual resources necessary to engage effectively in regional air quality decisions.

Measurable Outcome	Indicator(s)
1. Enhanced Local Technical Capacity	• *Quantitative Indicators:* Number of Bootcamp training sessions hosted (1); number of local participants trained (24 to 30); percentage of participants completing the full 2½-day course (>80%). • *Qualitative Indicators:* Participant post-Bootcamp survey responses indicating self-reported knowledge gains regarding local stationary polluters, emissions data, and regulatory pathways.
2. Language Justice and Broadened Accessibility	• *Quantitative Indicators:* Percentage of primary instructional materials translated into Spanish (100%); number of days of live simultaneous interpretation provided (2½). • *Qualitative Indicators:* Survey metrics evaluating the clarity, quality, and community utility of the translated digital and physical training resources.
3. Sustained Regional Collaborative Networks	• *Quantitative Indicators:* Number of local CBO partnerships formalized (1 to 3); number of follow-up virtual All About Air Quality Community Forums hosted (2 or more); total number of unique forum participants >4. • *Qualitative Indicators:* Tracking the types of community projects, local air-monitoring inquiries, or shared advocacy strategies highlighted by participants during the virtual follow-up forums.

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1. Enhanced Local Technical Capacity	A. Finalized Project Work Plan	1. Develop comprehensive individual task scopes and internal team timeline deadlines.	CCA	TDE	Month 1
		2. Assign specific internal team responsibilities and establish the coordination strategy with BAAQMD regulators.	CCA	TDE	Month 2
	B. Formalized Local CBO Partnerships	1. Identify and vet grassroots environmental justice organizations operating directly within high-burden Richmond neighborhoods.	CCA	TDE	Month 3
		2. Recruit and execute formal subcontracts with 1 to 3 local CBO partners to co-govern recruitment and regional planning.	CCA	TDE	Month 4
	C. Localized Content Customization	1. Collect initial community feedback and enrollment queries regarding localized air quality concerns and land-use conflicts.	CCA	TDE, CBOs	Month 4
		2. Adapt existing syllabus modules to directly feature Richmond-specific stationary sources (e.g., refineries, marine port logistics).	CCA	TDE	Month 5
	D. Instructor Team Solidification	1. Review core instructor team composition and finalize internal teaching assignments between CCA and TDE staff.	CCA	TDE	Month 4
		2. Recruit qualified regional volunteers, public health researchers, and BAAQMD specialists for in-kind guest speaker roles.	CCA	TDE	Month 5

	E. Venue and Participant Registration	1. Evaluate local facility costs, capacity, and amenities to select an accessible venue within a high-percentile CalEnviroScreen Richmond tract.	CCA	TDE	Month 5
		2. Coordinate with CBO partners to promote the event, process applications, and enroll 24 to 30 local residents and staff members.	CCA	TDE, CBOs	Month 6
2. Language Justice and Broadened Accessibility	A. Bilingual Curriculum Assets	1. Translate all core presentation slides, local worksheets, and data sheets into Spanish.	CCA		Month 4
		2. Compile, translate, and load comprehensive reference materials onto digital resource flash drives for distribution.	CCA		Month 5
	B. Execution of Richmond Bootcamp	1. Host the opening introductory welcome dinner to facilitate initial cohort networking and community storytelling.	CCA	TDE, CBOs	Month 6
		2. Deliver 2 full days of intensive classroom instruction featuring live simultaneous Spanish interpretation and dual-screen presentation slides.	CCA	TDE, CBOs	Month 6
		3. Facilitate hands-on technical demonstrations utilizing portable diagnostic air sensors managed by TDE.	CCA	TDE	Month 6
		4. Collect completed anonymous post-Bootcamp participant evaluation surveys to measure direct knowledge baseline changes.	CCA	TDE, CBOs	Month 6

3. Sustained Regional Collaborative Networks	A. Virtual Community Forums	1. Gather, clean, and organize contact rosters for all training participants and local CBO allies to establish the networking database.	CCA	TDE	Month 7
		2. Organize and host the first virtual All About Air Quality Community Forum focused on localized follow-up technical assistance.	CCA	TDE	Month 8
		3. Organize and host the second virtual community forum focused on collaborative peer campaign updates and regional networking.	CCA	TDE	Month 10
	B. Progress and Final Grant Reporting	1. Compile operational milestones, financial receipts, and initial outreach metrics to submit an interim progress report to the Air District.	CCA	TDE	Month 6
		2. Synthesize complete quantitative indicators, qualitative survey feedback, and project outcomes into a comprehensive Final Project Report.	CCA	TDE	Month 12
	C. Open-Source Resource Digital Repository	1. Update and populate the program website with the specialized, bilingual Richmond data guides and training decks.	CCA		Month 11
		2. Finalize long-term digital asset maintenance workflows to ensure all resources remain evergreen and free for public regional access.	CCA		Month 12

Project Name: Air Quality Bootcamp
Lead Applicant Name: Coalition for Clean Air
Term for this budget (in years): 1

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	President & CEO		$12,227.40
Personnel/Staff Costs	Direct	Policy Director		$1,682.40
Personnel/Staff Costs	Direct	Development Director		$560.80
Personnel/Staff Costs	Direct	Deputy Director of Programs		$15,929.10
Personnel/Staff Costs	Direct	Communications Manager		$6,532.80
Personnel/Staff Costs	Direct	Development Manager		$48.68
Personnel/Staff Costs	Direct	Website Manager		$81.00
Professional Services & Consultants	Direct	TDE Environmental		$14,250.00
Subcontractors & Vendors (excluding	Direct	CBO Partners		$6,000.00
Community Engagement	Direct	Meeting Space		$2,000.00
Community Engagement	Direct	Food		$5,000.00
Community Engagement	Direct	Participant Stipends		$15,000.00
Materials, Supplies & Equipment (>	Direct	Office Supplies		$500.00
Materials, Supplies & Equipment (>	Direct	Printing		$400.00
Travel	Direct	Staff Travel		$4,500.00
Travel	Direct	Participant Travel		$2,400.00
Community Engagement	Direct	Translation		$900.00
Community Engagement	Direct	Interpretation		$5,000.00
Indirect Costs (≤15% of Direct Costs	Indirect	Contingecy		$13,951.00
Contingency	Contingency	Overhead		$9,301.00
Only add lines above this line				
			TOTAL:	**$116,264.18**

Lead Applicant Budget Summary (auto-calculated)	
Total Direct Costs	$93,012.18
Total Indirect Costs	$13,951.00
Total Prof. Services & Consultants	$14,250.00
Total Contingency	$9,301.00
Total Funds Requested	$116,264.18
Cross-check Total Budget	YES
Indirect as % of Direct	15.0%
Prof. Services & Consultants as % of Direct	15.3%
Contingency as % of Direct	10.0%

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	**$0.00**

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed
FIERCE Advocates Application



Bay REPAIR
Local Community Benefits Fund – Round 1
Project Narrative

Instructions:

- The "Project Narrative" is scored out of 100 points.
- Each unique project must submit a separate Project Narrative, Measurable Outcomes Plan and Budget.
- Do not delete the included questions.
- Formatting may be used to organize responses. Avoid excessive formatting so that responses are easy to read.
- Links to external websites will not be reviewed or considered.
- Narratives should not exceed 15 pages. Applications are encouraged to be concise and do not need to use the full page limit.
- Once complete, save this file as a PDF.

Application Information (Seed, Opportunity and Catalyst Grants)	
Application Title	Clean Air Sanctuary
Lead Applicant Name	FIERCE Advocates
Project Location	Richmond, North Richmond, San Pablo, and surrounding Contra Costa County communities
Overall Funding Request	$200,000
Grant Term Request	1 Year
Project Information (Opportunity and Catalyst Grants Only)	
Project Title	
Project Lead	
Project Location	
Project Funding Request	

STRATEGY ALIGNMENT (10 points)

1. *Provide a short summary (1-2 paragraphs) that outlines this project.*

Clean Air Sanctuary is a community-led respiratory health and healthy homes initiative designed to reduce indoor air pollution and improve health outcomes, particularly for Black and Latinx families in Richmond, North Richmond, and San Pablo. Families in these neighborhoods experience disproportionate exposure to wildfire smoke, mold, pests, moisture, poor ventilation, and substandard housing conditions.

The project provides air purifiers and filters, smoke-day kits, non-clinical healthy homes screenings, and respiratory health education integrated into *Sanctuary and doula* sessions. It also includes education on pregnancy and infant lung development, climate-smart nutrition workshops, and advocacy tools to help families navigate issues related to mold, pests, and landlord responsibilities.

2. *Briefly describe how the project aligns with at least one of the Local Community Benefit Fund's strategies:*
    - *Reduce air pollution and improve health outcomes*
    - *Build economic resilience for a just transition*

The project aligns with the Local Community Benefits Fund strategy to reduce air pollution and improve health outcomes. *Clean Air Sanctuary* reduces indoor particulate exposure, strengthens knowledge of respiratory health, supports pregnant individuals and infants, and provides practical tools that families can use immediately. It advances integrated, community-driven solutions by leveraging trusted Sanctuary spaces and culturally grounded programming.

COMMUNITY IMPACT (20 points)

3. *Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.*

The project serves families living in Richmond, North Richmond, San Pablo, and unincorporated Contra Costa County neighborhoods. These communities are located near major roadways, industrial sites, and areas with high wildfire smoke exposure. Programming will take place in existing Sanctuary spaces, partner sites, and community locations that FIERCE Advocates use.

4. *Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.*

   Community needs were identified through West Contra Costa program activities, including Sanctuary circles, doula sessions, life-coaching, and ongoing participant feedback. Sanctuary circles are culturally grounded peer-support spaces where Black and Latina women, men, and caregivers gather regularly in facilitated, healing-centered environments to share experiences, strengthen community connections, and discuss challenges affecting their health and well-being. These circles create a trusted setting where participants speak openly about the conditions in their homes, the stressors they face, and the supports they need. Doula sessions provide individualized support during pregnancy, birth, and the postpartum period, offering one-on-one time for pregnant people and their doula to discuss physical and emotional health, stress, housing conditions, and environmental factors that influence maternal and infant outcomes. Life-coaching sessions and informal check-ins further deepen our understanding of day-to-day challenges.

   Across these programs, participants consistently identified concerns related to asthma, allergies, infant respiratory issues, mold, pests, moisture, poor ventilation, wildfire-smoke exposure, sleep disruption, and unsafe housing conditions. Participants also emphasized the need for practical, tangible support to address both existing and emerging harms, rather than information alone. These community-identified concerns align closely with regional AB 617 priorities and broader local environmental-justice assessments.

5. *Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.*

   Clean Air Sanctuary responds directly to needs identified by families. The project:

   - Distributes air purifiers, filters, and smoke-day kits.
   - Provides healthy homes screenings.
   - Integrates respiratory health modules into Sanctuary and doula sessions.
   - Offers climate-smart nutrition workshops.

The project serves Black and Latinx families, pregnant individuals, infants, and caregivers who are disproportionately impacted by indoor air pollution. Measurable outcomes will track improvements in indoor air quality, increased knowledge of respiratory health, and increased use of air quality tools.

COMMUNITY ENGAGEMENT (10 points)

6. *Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.*

FIERCE will use Sanctuary circles, doula sessions, community workshops, and its communication channels, including newsletters and social media, to share updates and gather feedback. Staff will collect participant surveys, reflections, and focus group input to assess what is working and where adjustments are needed. Feedback will be reviewed quarterly and used to refine curriculum, materials and distribution strategies. Community members will be informed about available benefits through trusted staff during program activities, peer networks, and program partners.

MEASURABLE OUTCOMES PLAN (30 points)

7. *Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.*

Summary of Major Components:

Clean Air Sanctuary includes the following components:

- Air purifiers and filters for families
- Smoke day kits and indoor air quality tools
- Non-clinical healthy homes screenings
- Respiratory health modules inside Sanctuary and Doula sessions
- Pregnancy and infant lung development education for community-based doula trainees, apprentices, and clients
- Climate-smart nutrition workshops with community-based organization Urban Tilth
- Advocacy tools for navigating mold, pests, and landlord issues

Project Vision:

To improve respiratory health education and access to air pollution mitigation resources for Black and Latinx families in Richmond, North Richmond, and San Pablo by providing practical tools, healthy homes supports, and culturally grounded education delivered through trusted Sanctuary spaces.

Measurable Outcomes:

- Improved indoor air quality for 150 families
- Increased respiratory health and healthy homes knowledge for 150 participants
- Increased pregnancy and infant respiratory health knowledge for 150 parents and caregivers
- Increased access to climate-smart nutrition for 75 families

Role of Applicant and Partners:

FIERCE Advocates will lead all implementation, community engagement, distribution, education, and evaluation. An environmental health educator will provide technical guidance and support healthy homes screenings. Urban Tilth will support climate smart nutrition workshops.

Budget Summary:

The $200,000 budget includes staff time, environmental health educator support, air purifiers, filters, smoke day kits, healthy homes materials, workshops, evaluation, indirect costs and contingency.

8. *Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this "Project Narrative" document.*

9. *Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.*

ECOSYSTEM ALIGNMENT (10 points)

10. *Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).*

    Clean Air Sanctuary is fully consistent with Richmond's General Plan 2030, Climate Action Plan, and long-standing environmental justice priorities that call for reducing pollution burdens and strengthening community health and resilience. Regionally, it supports implementation of the AB 617 and the Bay Area Clean Air Plan, both of which prioritize community-driven strategies to reduce exposure in highly impacted neighborhoods. At the statewide level, our project advances the goals of the California Climate Change Scoping Plan, SB 535/AB 1550 equity mandates, and statewide commitments to reduce toxic stress and improve health outcomes in communities facing cumulative environmental burdens.

CAPACITY (10 points)

11. *Describe the Project Lead's experience managing and implementing projects of similar scope and size.*

    FIERCE Advocates based in Richmond has over 20 years of experience managing community-based health, wellness, and family support initiatives in Richmond and across Contra Costa County. Our community-rooted staff team have strong relationships with families and deep experience delivering culturally grounded programming. Together, FIERCE's program, fiscal, and community engagement infrastructure ensures the capacity to successfully manage and implement a project of this scope.

12. *Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.*

    Project implementation will be supported by approximately 1.5 FTE staff for *project coordination*, ensuring consistent day-to-day management and community engagement. A part-time *environmental health educator* will provide technical expertise related to air quality and environmental health. As the project scales, FIERCE will add a full-time *community organizer* to deepen outreach, partnership coordination and resident participation across this and related

initiatives. All required staffing and resources for successful project completion are included in the proposed budget, and no additional funding sources are needed.

READINESS (10 points)
Projects must be ready to begin grant performance by the time Grant Agreements have been signed. Projects must be successfully completed within the grant term.

- Readiness documents, such as documentation demonstrating any necessary approvals, permits or other requirements to begin implementation, will be evaluated to assess project feasibility and compliance. Please upload readiness documentation separately, following the naming convention outlined in the "Application Instructions" document. Indicate the file name(s) of any supporting documentation in your response.
- If the readiness requirement has not yet been achieved, applicants must identify what steps will be taken to achieve the readiness requirement.
- Indicate "N/A" if the question is not applicable to the project

13. *Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.*

    No permits or approvals are required. All activities occur in existing community spaces.

14. *Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.*

    Not applicable. The project does not involve construction, site disturbance or physical infrastructure requiring CEQA review.

15. *Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.*

    FIERCE has full site control over spaces and partner locations where program events and activities are held. No additional site control is required.

16. *Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.*

    Air purifiers and materials distributed to families do not require organizational maintenance. Program operations will be sustained through existing staff and infrastructure.

17. *Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing your project, or how you would address risks that cause uncertainty in implementing the project.*

    The primary anticipated barrier is securing adequate storage space for air purifiers, filters, and related supplies. FIERCE will address this by using existing program storage, coordinating staggered deliveries with vendors, and securing short-term overflow space through community partners if needed. Supply chain delays for purifiers or filters are also possible; to mitigate this, the project will pre-identify multiple vendors and maintain a small reserve of units. With strong staff capacity and established training systems, no additional operational barriers are expected.

Bay REPAIR
Local Community Benefits Fund – Round 1
Measurable Outcomes Plan

The Measurable Outcomes Plan describes the measurable outcomes that will be achieved for each Project during the grant term and the indicators you will use to measure progress against those anticipated outcomes.

The Plan will further detail how you expect to achieve those outcomes through the completion of milestones (significant markers in a project, such as deliverables, events or completed phases of work) and execution of specific tasks, along with partner roles and completion date for each task.

Note: *Please include as many Measurable Outcomes as you expect your project to deliver and as many Milestones and Tasks as necessary to achieve those Measurable Outcomes. The template includes space for six Measurable Outcomes, three Milestones per Measurable Outcome and three Tasks per Milestone, but the template should be modified to remove or add additional space as needed for your specific Measurable Outcomes Plan.*

Project Vision:	**To improve respiratory health education and access to air pollution mitigation resources for Black and Latinx families in Richmond, North Richmond, and San Pablo by providing practical tools, healthy homes supports, and culturally grounded education delivered through trusted Sanctuary spaces.**

Measurable Outcome	Indicator(s)
1. Improve indoor air quality for 150 families by distributing air purifiers, filters, and smoke day kits.	• Number of air purifiers distributed • Number of replacement filters distributed • Number of smoke day kits distributed • Participant reports of improved indoor air quality
2. Increase respiratory health and healthy homes knowledge among 150 participants.	• Pre- and post-survey scores • Percentage of participants reporting increased knowledge • Participant reflections describing what they learned
3. Increase pregnancy and infant respiratory health knowledge for 150 pregnant people and caregivers.	• Number of Doula sessions including respiratory health content • Participant confidence in managing indoor air quality • Participant reflections
4. Increase access to climate smart nutrition for 75 families.	• Attendance at nutrition workshops • Participant reports of increased knowledge • Reflections on changes in food choices
5. Increase family capacity to identify and address mold, pests, and moisture issues.	• Number of healthy homes screenings completed • Number of families receiving advocacy tools • Participant reports of improved ability to navigate landlord issues
6. Increase use of air quality tools and alerts among 150 participants.	• Percentage of participants reporting increased use of AQI tools • Participant reflections on behavior changes (closing windows, avoiding outdoor exposure, etc.)

Measurable Outcome	Milestone	Tasks	Lead Entity	Supporting Entity(ies)	Completion Date
1.	A. Air purifier and smoke day kit procurement completed	1. Identify vendors and secure quotes	FIERCE	—	Q2 2027
		2. Purchase air purifiers, filters, and smoke day kit materials	FIERCE	—	Q2 2027
		3. Assemble smoke day kits	FIERCE	Volunteers	Q2 2027
	B. Distribution system established	1. Create distribution schedule	FIERCE	Doula staff	Q2 2027
		2. Integrate distribution into Doula & Sanctuary sessions	FIERCE	CoCo Doulas	Q2 2027
		3. Track distribution in database	FIERCE	—	Q2 2027
	C. Families receive indoor air quality supports	1. Distribute purifiers, filters, and kits	FIERCE	—	Q2 2027
		2. Provide instructions for use	FIERCE	—	Q2 2027
		3. Collect participant feedback	FIERCE	—	Q2 2027
2.	A. Curriculum finalized	1. Draft respiratory health modules	FIERCE	Environmental Health Educator	Q2 2027
		2. Review with Doula and Sanctuary teams	FIERCE	CoCo Doulas	Q2 2027
		3. Translate materials	FIERCE	—	Q2 2027
	B. Workshops and sessions delivered	1. Integrate modules into Doula & Sanctuary circles	FIERCE	Doula staff	Q2 2027
		2. Deliver workshops	FIERCE	—	Q2 2027
		3. Collect surveys and reflections	FIERCE	—	Q2 2027
		1. Analyze survey data	FIERCE	—	Q2 2027

	C. Knowledge gains assessed	2. Summarize findings	FIERCE	—	Q2 2027
		3. Adjust curriculum as needed	FIERCE	—	Q2 2027
3.	**A. Doula curriculum updated**	1. Draft pregnancy and infant lung development content	FIERCE	CoCo Doulas	Q2 2027
		2. Review with Doula team	FIERCE	CoCo Doulas	Q2 2027
		3. Translate materials	FIERCE	—	Q2 2027
	B. Sessions delivered	1. Integrate content into Pregnancy Journey	FIERCE	CoCo Doulas	Q2 2027
		2. Deliver sessions	FIERCE	CoCo Doulas	Q2 2027
		3. Track participation	FIERCE	CoCo Doulas	Q2 2027
	C. Knowledge gains assessed	1. Collect participant reflections	FIERCE	CoCo Doulas	Q2 2027
		2. Analyze findings	FIERCE	—	Q2 2027
		3. Adjust content as needed	FIERCE	CoCo Doulas	Q2 2027
4.	**A. Workshop curriculum finalized**	1. Draft nutrition modules	FIERCE	Urban Tilth	Q2 2027
		2. Review with partners	FIERCE	Urban Tilth	Q2 2027
		3. Translate materials	FIERCE	—	Q2 2027
	B. Workshops delivered	1. Schedule workshops	FIERCE	Urban Tilth	Q2 2027
		2. Deliver workshops	Urban Tilth	FIERCE	Q2 2027
		3. Track attendance	FIERCE	—	Q2 2027
	C. Knowledge gains assessed	1. Collect surveys	FIERCE	—	Q2 2027
		2. Analyze findings	FIERCE	—	Q2 2027
		3. Adjust curriculum	FIERCE	Urban Tilth	Q2 2027
5.	**A. Healthy homes screening tools finalized**	1. Draft screening checklist	FIERCE	Environmental Health Educator	Q2 2027
		2. Review with staff	FIERCE	—	Q2 2027

		3. Translate materials	FIERCE	—	Q2 2027
	B. Screenings delivered	1. Train staff	FIERCE	Environmental Health Educator	Q2 2027
		2. Conduct screenings	FIERCE	—	Q2 2027
		3. Provide follow up supports	FIERCE	—	Q2 2027
	C. Advocacy tools used	1. Distribute advocacy materials	FIERCE	—	Q2 2027
		2. Track usage	FIERCE	—	Q2 2027
		3. Collect participant feedback	FIERCE	—	Q2 2027
6.	**A. AQI education materials finalized**	1. Draft materials	FIERCE	Environmental Health Educator	Q2 2027
		2. Review with staff	FIERCE	—	Q2 2027
		3. Translate materials	FIERCE	—	Q2 2027
	B. AQI education delivered	1. Integrate into Sanctuary sessions	FIERCE	Sanctuary staff	Q2 2027
		2. Deliver workshops	FIERCE	—	Q2 2027
		3. Track participation	FIERCE	—	Q2 2027
	C. Behavior change assessed	1. Collect surveys	FIERCE	—	Q2 2027
		2. Analyze findings	FIERCE	—	Q2 2027
		3. Adjust materials	FIERCE	—	Q2 2027

Project Name: Clean Air Sanctuary
Lead Applicant Name: FIERCE Advocates
Term for this budget (in years): 1

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Manager	This person (.75 FTE) is responsible for workplan execution, - partner coordination, contractor oversight, data and reporting, community engagement oversight, and budget tracking. (New position) [$71,250 salary and $12,112.50]	$83,362.50
Personnel/Staff Costs	Direct	Community Organizer	This position (.50 FTE) will lead community engagement for the Clean Air Sanctuary project, including outreach to FIERCE Advocate program participants and coordination with Richmond and West Contra Costa community sites. The organizer will build relationships with families, support distribution of air purifiers and smoke -day kits, coordinate healthy-homes screenings, and strengthen partnerships with local schools and community organizations. [Wage: $33.65 hr. Fringe Benefits: $5950]	$40,950.00
Personnel/Staff Costs	Direct	Health & Wellness Coordinator	This position (.10 FTE) will work alongside the Community Organizer and the Environmental Health Educator to coordinate environmental health education conversations and resource distribution among Health and Wellness Programs including peer support groups (sanctuaries) and other monthly wellness activities. [Wage $30hr; Fringe Benefits $1060.80]	$7,300.80
Personnel/Staff Costs	Direct	Health & Wellness Assistant	This position (.10 FTE) works alongside the Community Organizer and the Environmental Health Educator to support with outreach. [Wage:$28.75; Fringe Benefits: $1,424.60] Receives additional stipend for Spanish language support	$9,805.00
Personnel/Staff Costs	Direct	Community Based Doula Manager	This position (.5 FTE) will partner with the Community Organizer and the Environmental Health Educator about how to engage doulas, doula trainees, doula clients and their families and any of the public health sytems we	$3,543.93
Personnel/Staff Costs	Direct	Community Based Doula Assistant	This position (.05 FTE) will partner with the Community Organizer and the Environmental Health Educator about direct outreach to doula clients and families.[Wage:$28.75; Fringe Benefits: $1,424.60]	$2,797.27
Personnel/Staff Costs	Direct	Community Based Doulas	The Doulas (6 doulas at .05 FTE) will be the direct interface with birthing families and sharing information about this project. ($1404 per doula times 6 doulas)	$8,424.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Environmental Health Educator	This position (.25 FTE) will be the lead on implementation of our education program including conducts healthy-homes screenings, provides training and technical assistance, supports curriculum development and advises on environmental health best practices (Wage: $70 hr)	$36,400.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Sanctuary Facilitators	This position (3 facilitators) collaborate with the Enviromental Health Educator and the Project Manager to host them at Sanctuary meetings and engage sanctuary participants.	$7,500.00
Subcontractors & Vendors (excluding Professional Service Consultants)	Direct	Environmental Health Intern	The intern will work in partnership with Project Manager and the Environmental Health Educator to training, healthy home screening and community education workshops for FIERCE Advocate programs	$28,600.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Mid-range HEPA air purifier	Provides each participating household with a mid-range HEPA air purifier capable of removing fine particulate matter (PM2.5), allergens, mold spores, and other indoor pollutants (150 households)	
Materials, Supplies & Equipment (> $5K itemized)	Direct	Replacement HEPA filter	Covers one annual replacement filter per household to maintain purifier performance and ensure consistent removal of particulate matter. (estimate of $200 for 150 households)	$30,000.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Healthy home kits	Each household receives a Healthy Home Kit containing non-toxic cleaning supplies, mold and moisture control tools, pest-prevention materials, microfiber cloths, and basic weatherization items. (estimate of $50 for 150 households)	$7,500.00
Materials, Supplies & Equipment (> $5K itemized)	Direct	Wildfire smoke kits	Provides each household with a wildfire smoke preparedness kit that includes N95/KN95 masks, wipes, eye drops, and instructions for creating a "clean air room" during smoke events. (estimate of $35 for 150 households)	$5,250.00
Community Engagement	Direct	Printed Outreach materials	Outreach materials -- flyers to distribute to FIERCE participants and community residents about the Clean Air Sanctuary project	$500.00
Community Engagement	Direct	Refreshments	Food and refreshments for participants attending workshops and info sessions	$3,500.00
Community Engagement	Direct	Translation	Written and verbal translation for Spanish speakers participating in Clean Air Sanctuary events and activities.	$1,500.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Office and community room space, utilities, phones.	Cover overhead for this project.	$1,254.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Price fluctuation for equipment	A modest contingency to account for price fluctuations, shipping, taxes, and supply chain variability while ensuring the program can deliver complete kits to all 150 households without compromising quality or scope.	$5,175.00
Only add lines above this line				
			TOTAL:	$200,000.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$193,571.00
Total Indirect Costs	$1,254.00
Total Prof. Services & Consultants	$0.00
Total Contingency	$5,175.00
Total Funds Requested	$200,000.00
Cross-check Total Budget	YES
Indirect as % of Direct	0.6%
Prof. Services & Consultants as % of Direct	0.0%
Contingency as % of Direct	2.7%

Other Sources of Project Funding
Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
Only add lines above this line		
	TOTAL:	$0.00

Bay Area Air District
CLEAN AIR FOR ALL

Richmond Seed

Nepali Association of Northern California Application



Bay REPAIR Local Community Benefits Fund - Project Narrative

Safe Air at Home

A bilingual environmental justice initiative helping Nepali-speaking families understand outdoor air quality, reduce indoor exposure, and protect health in Richmond, Pinole, and El Sobrante

Application Title	Safe Air at Home
Lead Applicant Name	Nepali Association of Northern California (NANC)
Project Location	NANC Richmond community center and participating households in eligible areas of Richmond, Pinole, and El Sobrante
Overall Funding Request	$198,000
Grant Term Request	12 months
Grant Type	Seed Grant

STRATEGY ALIGNMENT (10 points)

1. Provide a short summary (1-2 paragraphs) that outlines this project.

Safe Air at Home is a 12-month, $198,000 Seed Grant project led by the Nepali Association of Northern California (NANC) to help Nepali-speaking families in Richmond, Pinole, and El Sobrante understand outdoor air conditions, reduce indoor exposure to harmful air pollutants, and adopt lasting household protection practices. The project combines a focused Nepali-English mobile app, bilingual trainings, an Air Filter Library, and a 40-household pilot. Pilot households will receive room-level PM2.5 and total VOC monitoring in the kitchen, living room, bedroom or primary sleeping area, and one household outdoor location; targeted HEPA filtration and replacement filters for qualifying rooms; and WHOOP (a wearable performance and health-tracking device)-supported, non-diagnostic wellness tracking for one consenting adult per household to connect air-quality patterns with sleep, recovery, and heart-health indicators.

The project is more than an equipment distribution effort. It is a community-led environmental justice model that turns public air-quality data and household monitoring into practical decisions families can make each day, such as when to close windows, run a purifier, replace filters, reduce indoor fine particle and VOC sources, or respond to odor or poor-air events. De-identified findings will be shared through Nepali-English bilingual community summaries, seminars, videos, and a public project page so that residents, advocates, and public agencies can learn from the pilot and adapt the approach for similar immigrant and refugee communities.

2. Briefly describe how the project aligns with at least one of the Local Community Benefit Fund strategies: Reduce air pollution and improve health outcomes; Build economic resilience for a just transition.

The project directly aligns with the strategy to reduce air pollution and improve health outcomes. It does not claim to reduce refinery, roadway, or regional emissions directly; instead, it reduces human exposure to harmful air pollution, which is an eligible and practical mitigation pathway for households living in high-burden airsheds. The project does this through indoor air-quality improvement, air pollution monitoring, exposure-reduction intervention, education, and health-supportive community programming. PM2.5 reduction in qualifying rooms is the primary quantitative indoor-air outcome, while total VOC readings are used as screening-level information for education and source-control related to community concerns about petroleum-related VOCs and BTEX, not as species-specific chemical measurements.

Safe Air at Home also advances information equity, a core environmental justice needs. Many public air quality information tools are available only in English or in formats that do not tell families what to do inside the home. The project closes that gap by translating AirNow AQI and forecast data, selected EPA EnviroMapper/Envirofacts context, and Air District public information into simple Nepali-English prompts and household coaching. WHOOP-supported wellness summaries make the health relevance of air quality more tangible to families by helping them explore whether poor-air periods and protective routines are associated with sleep, recovery, resting heart rate, heart-rate variability, respiratory rate, and, where supported and calibrated, blood-pressure-insight trends. These indicators are educational and non-diagnostic, but they strengthen behavior change by connecting pollution exposure to daily experience.

COMMUNITY IMPACT (20 points)

3. Describe the location of your project. If applicable, please include an address. If multiple locations or neighborhoods are served by your project, please list all.

Project activities will be anchored at NANC's Richmond community center and implemented in participating households across eligible areas of Richmond, Pinole, and El Sobrante. Trainings, community seminars, Resident Advisory Circle meetings, equipment storage, filter distribution, and Air Filter Library activities will be based at the community center. Household monitoring, purifier placement, coaching, and WHOOP-supported onboarding will occur in participating homes after consent and household permission are obtained.

Recruitment will be data-informed and community-informed. NANC will use the most recent three years of EPA outdoor air quality/AQI data, selected Air District community monitoring context, and resident input to identify priority recruitment zones within the target communities. Within those zones, NANC will prioritize multigenerational households, families with children or older adults, and residents who face language-access barriers to mainstream environmental health information. The project location is intentionally household-based because the project addresses the exposure pathway where families spend most of their time: indoor air inside the home.

4. Describe community engagement efforts related to the project. Describe the methods used to identify community needs and priorities, and how community-based organizations, residents and other key stakeholders were meaningfully involved in the determination of community needs.

NANC identified this project through continuous community contact rather than a one-time needs assessment. NANC runs year-round cultural, educational, wellness, language, senior, youth, and community programs and regularly hears residents describe concerns about poor air days, refinery or odor events, children and older adults in multigenerational homes, and lack of clear Nepali-language guidance on what to do when air quality is poor. Families also raise practical questions that reveal a gap between environmental data and household action: when to close windows, when to ventilate, whether an air purifier helps, how often filters need replacement, how to reduce cooking and cleaning-related indoor pollution, and how to protect sleep, comfort, and daily wellbeing during poor-air periods.

The engagement methods used to shape the project include resident conversations during NANC events, direct conversations with community leaders and families, bilingual outreach through trusted community channels, review of Richmond-area environmental justice and community air monitoring context, and technical input from NANC advisors. These methods show that the proposed solution reflects community-identified needs: language access, practical household guidance, affordable filtration support, attention to children and older adults, and information that responds to both outdoor pollution and indoor sources. The project also recognizes community concern about VOCs and BTEX in the Richmond-area refinery and

transportation airshed while keeping the monitoring claims scientifically defensible: the household devices will measure PM2.5 and total VOC trends, not speciated BTEX concentrations.

During implementation, residents will continue to shape the project. NANC will convene an 8-10 member Resident Advisory Circle, collect feedback after every training, conduct household check-ins, and adjust app prompts, training materials, coaching strategies, and public summaries based on what participants say is useful, confusing, or missing. This keeps engagement two-way and ongoing rather than symbolic.

5. Describe how your project addresses the community needs identified in the previous question, including the specific communities your project will benefit. Describe the environmental justice, public health and/or just transition challenge(s) that your application seeks to address. Describe how the measurable outcomes achieved through your application will demonstrate progress towards achieving community impact.

The project benefits Nepali-speaking households in Richmond, Pinole, and El Sobrante, with priority for households in high-burden areas and multigenerational homes with children or older adults. The environmental justice challenge is two-fold. First, the Richmond-area airshed is affected by multiple pollution sources, including refining, transportation corridors, industrial facilities, rail, freight movement, marine activity, and regional smoke events. Richmond also carries a documented public health burden, including high asthma prevalence. Second, Nepali-speaking immigrant households face language and access barriers that can prevent them from receiving, understanding, and using mainstream air-quality information and public health messaging. This creates a double burden: exposure risk plus limited access to practical protection tools.

Safe Air at Home addresses this challenge by linking information, monitoring, intervention, and behavior change. The app will turn AirNow and selected official context data into simple household prompts. The pilot will show families what is happening in rooms where exposure occurs, including the kitchen, living space, bedroom or sleeping area, and a household outdoor location. The Air Filter Library will make targeted HEPA filtration and replacement filters available to qualifying rooms, reducing the financial barrier that often prevents consistent purifier use. Trainings and coaching will help households reduce both outdoor pollution that enters the home and indoor pollution generated by daily behaviors such as cooking, cleaning, product use, and ventilation decisions.

The measurable outcomes demonstrate community impact in concrete ways: 40 households enrolled and monitored; 160 monitors deployed; 40 consenting adults offered WHOOP-supported wellness tracking; 8 trainings, at least 2 seminars, and at least 3 short bilingual videos delivered; the app launched with at least 150 registered users; 100% of qualifying rooms receiving purifier support within the project design limit; at least 70% of households adopting two or more protective practices; at least 75% of qualifying rooms showing measurable PM2.5 improvement during comparable periods; and public de-identified findings shared for broader community learning. These outcomes show progress not only through outputs, but through changes in knowledge, behavior, exposure reduction, and access to usable evidence.

The broader impact is regional and policy-relevant. By comparing indoor and outdoor PM2.5 patterns and pairing them with household characteristics, cooking and ventilation practices, VOC trends, and aggregate WHOOP-supported wellness summaries, NANC can identify practical predictors of elevated indoor exposure in Nepali-speaking households. The findings can inform more targeted and culturally responsive clean-air interventions for similar immigrant and refugee communities across the Bay Area and California. Public health departments, air districts, local governments, and clean-air advocates may use the de-identified findings to improve outreach, prioritize interventions, and allocate resources more equitably to linguistically isolated populations.

COMMUNITY ENGAGEMENT (10 points)

6. Describe the methods that will be used to engage community members on implementation progress and project benefits available to community members. Describe the methods that will be used to solicit community feedback during grant implementation, and how that feedback will be considered.

NANC will use multiple engagement methods so that residents understand project benefits, can participate in ways that fit their schedules, and can influence implementation. Methods include bilingual outreach at NANC events, direct phone follow-up, WhatsApp/text updates, social media posts, in-person and virtual trainings, community seminars, short bilingual videos, app reminders, household check-ins, Resident Advisory Circle meetings, and public-facing project summaries. These channels are already familiar to the community and reduce reliance on English-only public websites or formal notices that many households may not use.

Feedback will be collected through several structured and informal channels. Every training will include a short feedback tool. Pilot households will receive monthly check-ins to discuss device use, purifier operation, filter replacement, app prompts, sleep/recovery tracking, household barriers, and questions about PM2.5, TVOC, odors, and source-control. The Resident Advisory Circle will meet quarterly to review outreach language, app prompts, training topics, public summaries, participation barriers, and whether project findings are being explained in a way residents understand.

NANC will document and use feedback actively. If residents report that app prompts are confusing, NANC will revise language. If trainings reveal common misunderstandings about ventilation, filters, or TVOC readings, NANC will adjust coaching and videos. If households identify barriers such as transportation, childcare, technology setup, or fear about data privacy, NANC will adapt participation supports and consent explanations. If Resident Advisory Circle members identify culturally specific practices, concerns, or examples that should be included, those recommendations will be incorporated into outreach and training materials. This process ensures that community knowledge improves the project as implementation unfolds.

MEASURABLE OUTCOMES PLAN (30 points)

7. Provide a summary of the major components of this project, including the overall project vision, measurable outcomes, role of the Applicant and any additional partners.

The project vision is to build a bilingual environmental justice model that helps Nepali-speaking households understand Richmond-area outdoor air quality, reduce indoor PM2.5 exposure and TVOC-related concerns, connect protective actions to daily wellbeing, and sustain cleaner-air practices after the grant term. The model has three integrated components: (1) a focused Nepali-English app and public project page; (2) a bilingual training, seminar, video, and Air Filter Library program; and (3) a 40-household monitoring and intervention pilot using four-location PM2.5/TVOC monitoring, targeted HEPA filtration, source-control coaching, WHOOP-supported non-diagnostic wellness tracking, and public de-identified findings.

Major measurable outcomes include: enrolling and onboarding 40 households from priority zones; improving Nepali-language access to current outdoor air information through an app and alerts; delivering bilingual education and engagement; providing HEPA purifier and replacement-filter support for qualifying rooms; increasing protective behaviors and improving PM2.5 levels in qualifying rooms; completing WHOOP-supported baseline/endline wellness tracking for most pilot households; and publishing de-identified air-quality and aggregate wellness findings for broader community learning. The separate Measurable Outcomes Plan provides detailed indicators, milestones, tasks, roles, completion dates, and budget links.

NANC is the sole applicant and implementing organization. NANC will manage recruitment, consent, bilingual communication, household onboarding, training, check-ins, Air Filter Library operations,

procurement, cost documentation, reporting, and public dissemination. Amod Pokhrel, PhD, MS, will provide technical advisory support on EPA data screening, PM2.5/TVOC monitoring, interpretation of screening-level VOC trends, purifier-placement logic, and aggregate wellness/air-quality analysis. Phil Hagan, JD, MBA, MPH, CIH, will serve as Legal Advisor, supporting participant consent, household permission, withdrawal/replacement procedures, privacy and data-sharing protocols, and legal/risk review of forms and public-facing materials. Advisors support quality and compliance; NANC remains responsible for implementation and grant administration.

8. Use the Measurable Outcomes Plan TEMPLATE document to fill out the required fields related to measurable outcomes, indicators and project plan; no written responses are required here on this Project Narrative document.

Please see the attached Measurable Outcomes Plan. It includes the required outcomes, indicators, milestones, tasks, lead/support roles, completion dates, budget links, WHOOP-supported wellness tracking, attrition/replacement tracking, and public reporting tasks. The plan is structured so that each requested cost supports a measurable change: household enrollment and monitoring, app access, education, filtration, behavior change, PM2.5 improvement, wellness tracking, and public dissemination.

9. Use the Budget TEMPLATE document to fill out a project budget. Use the space below to summarize the overall budget and key project costs.

The detailed Excel budget is submitted separately. The total request is $198,000 for a 12-month Seed Grant. Costs are weighted toward direct household benefit, language access, monitoring, filtration, training, and evaluation. Personnel are itemized by hours and rates to demonstrate implementation capacity and reasonableness. Indirect, contingency, and professional services/consultant costs are calculated against total direct costs and remain below applicable caps.

Budget category	Amount	Purpose / key items
Personnel and fringe	$49,000	Project Director 240 hrs; Outreach Coordinator 520 hrs; Monitoring Assistant 260 hrs; Accounting Support 70 hrs, including payroll/fringe.
Professional services / app vendor	$25,000	Focused bilingual app minimum viable product (MVP) with AirNow AQI/forecast, selected EPA/Air District context, action prompts, reminders, testing, launch, and public summary page.
Materials, supplies, and equipment	$61,000	120 indoor monitors, 40 outdoor monitors, WHOOP-supported devices/memberships, monitor accessories, HEPA purifiers, and filters.
Community engagement	$22,500	Translation/interpretation, printed bilingual materials, seminar supports, Resident Advisory Circle, and pilot completion stipends.
Capacity building and training	$11,500	Short bilingual videos and household training kits for purifier use, app use, source control, and WHOOP-supported wellness tracking.
Other direct costs	$5,000	Survey tools, secure data management, dashboard/export software, public data hosting, repository preparation, and final reporting.
Contingency	$4,000	Unforeseen allowable costs; approximately 2.33% of direct costs, below the 10% project-level cap.
Indirect costs	$20,000	Shared administrative costs; approximately 11.63% of direct costs, below the 15% project-level cap.
Total request	**$198,000**	**Complete 12-month project budget.**

The budget excludes lobbying, fundraising, out-of-state travel, ineligible food or luxury costs, and operations outside the grant term. NANC will maintain separate project cost tracking, equipment logs, reimbursement documentation, and budget-to-actual review to support reimbursement-based grant administration.

ECOSYSTEM ALIGNMENT (10 points)

10. Describe how the project is consistent with any community, local, regional or statewide initiatives or plans (e.g., Climate Action Plans, the Community Air Protection Program (AB 617) etc.).

The project is consistent with the Air District's community air protection and environmental justice priorities, including Richmond-North Richmond-San Pablo Path to Clean Air and broader AB 617-aligned goals. Those efforts identify the need to address cumulative air-quality burdens in communities affected by industrial, transportation, rail, marine, and other sources. Safe Air at Home complements those efforts by translating community-scale outdoor air information into household-level exposure-reduction actions for a population that may not be reached effectively by English-dominant or technical messaging.

The project also aligns with state and regional public health goals because it integrates indoor air quality improvements, air pollution monitoring, direct exposure-reduction strategies, community education, and data transparency. The app will use AirNow AQI and forecast information as the primary real-time public feed, along with selected EPA EnviroMapper/Envirofacts and Air District context layers. The pilot will generate de-identified indoor/outdoor PM2.5 and TVOC summaries that can help residents and clean-air stakeholders understand how outdoor conditions, household behaviors, and filtration relate to indoor exposure. By making findings public in plain language, the project supports community-driven data use and helps strengthen future policy, outreach, and investment decisions for linguistically underserved communities.

The project is intentionally complementary rather than duplicative. It does not create a regulatory monitoring program or claim to measure speciated BTEX in homes. Instead, it uses accessible public data, screening-level household monitoring, and culturally tailored education to help residents act on existing regional air-quality information. This is the missing bridge between public monitoring infrastructure and household protection.

CAPACITY (10 points)

11. Describe the Project Lead’s experience managing and implementing projects of similar scope and size.

NANC, a California 501(c)(3) nonprofit, was founded in 1994 with continuous operations and a long history of serving Nepali residents across the Bay Area. NANC operates a Richmond community center with program space for trainings, meetings, cultural programming, equipment storage, and community distribution activities. The organization regularly delivers community programs for different age groups, including language education, cultural events, youth and senior activities, health and wellness programs, and community support services. A recent large cultural event organized by NANC drew thousands of Nepali participants, demonstrating the organization's recruitment reach, communication capacity, and ability to mobilize volunteers and residents.

NANC's most important implementation asset is trust. Many technically strong environmental programs struggle to recruit and retain immigrant households because participants may not understand the purpose of monitoring, may worry about data privacy, or may not see how data will benefit them. NANC already has the relationships, language fluency, cultural context, and communication channels needed to explain the

project, support families over a full year, and respond to concerns quickly. This trust infrastructure is essential for a household-based pilot involving monitors, wearable wellness summaries, in-home permission, and monthly follow-up.

NANC also has management systems relevant to the grant. It maintains an in-house accountant, established financial records, annual operating budgets, equipment and program management experience, and a board with professional expertise including environmental health, engineering, legal/compliance, and community leadership. The project is scoped for a Seed Grant: one focused app MVP, one 40-household pilot, one training and Air Filter Library program, and public summary deliverables that NANC can manage within 12 months.

12. Describe how the Project Lead will manage the implementation of this project, including any estimated Full Time Equivalent (FTE) positions or other resources that will be dedicated to project implementation. If applicable, describe any additional sources of funding that will be leveraged to support project completion.

NANC will manage implementation through a defined project team and monthly budget-to-actual and workplan review. Estimated project personnel include a Project Director (approximately 240 hours), Bilingual Outreach and Training Coordinator (approximately 520 hours), Monitoring and Household Support Assistant (approximately 260 hours), and Accounting/Grants Administration Support (approximately 70 hours), with technical and legal advisors supporting specialized review. This staffing structure is sufficient for a 12-month pilot because the project uses NANC's existing facilities, outreach channels, and volunteer/community relationships while budgeting direct staff time for the tasks that require consistent follow-through.

The Project Director will oversee schedule, procurement, vendor coordination, risk management, legal/technical review integration, public deliverables, and funder reporting. The Outreach/Training Coordinator will lead recruitment, household onboarding, training, app and WHOOP-supported wellness onboarding, monthly check-ins, Resident Advisory Circle support, and feedback documentation. The Monitoring and Household Support Assistant will support monitor placement, equipment logs, connectivity checks, purifier placement logistics, filter reminders, and troubleshooting. Accounting support will track reimbursement documentation, vendor invoices, payroll records, equipment inventory, and budget compliance. The technical advisor will review data-screening, monitoring, purifier-placement logic, TVOC interpretation, and aggregate analysis. The legal advisor will review consent, privacy, household permission, withdrawal/replacement, and public data-sharing safeguards.

NANC does not rely on a co-applicant or strategic implementation partner for completion. It will leverage in-kind organizational resources including community center space, existing communication channels, volunteer support, board oversight, and community relationships. Future funding and community contributions may support continuation of the Air Filter Library, app content updates, and expanded household education after the Seed Grant period, but the requested grant funds are sufficient to complete the proposed 12-month scope.

READINESS (10 points)

13. Describe any permits or approvals required for this project, and the status of obtaining such permits or approvals. Applications must demonstrate that permits or approvals can be obtained within the grant term.

No construction permits, regulatory operating permits, or land-use approvals are currently anticipated. The project uses portable indoor/outdoor monitors, portable air purifiers, replacement filters, WHOOP-supported wearable devices or memberships for consenting adults, software, trainings, seminars, videos, and public

summaries. Household-level activities will proceed only after written informed consent and household permission for monitor placement, purifier placement, and optional adult wearable participation. NANC will finalize consent forms, household permission forms, withdrawal/replacement procedures, and data-sharing protocols before enrollment, with legal advisory review.

14. Describe any CEQA compliance required for this project, and the status of obtaining CEQA compliance.

N/A anticipated. The project does not involve construction, land acquisition, permanent physical infrastructure, ground disturbance, or activity expected to trigger CEQA review. If the Air District identifies any CEQA-related requirement during grant agreement development, NANC will work with the Air District to complete the required documentation before implementing any affected activity.

15. Describe any site control required for this project (e.g., property acquisition, leasehold, right-of-way, easement, private property permission), and the status of obtaining site control. Demonstration of site control will be required by the time of the execution of the Grant Agreement.

NANC owns and manages the Richmond community center space used for training, meetings, equipment storage, and Air Filter Library operations. No property acquisition, right-of-way, easement, or permanent site control is required. For household activities, NANC will obtain written permission from each participating household before placing monitors, installing or placing portable air purifiers, or setting up optional WHOOP-supported wearable participation. Outdoor monitors will be placed only in household-approved exterior locations such as a porch, patio, balcony, or other safe location where the household permits placement. If a household withdraws, NANC will retrieve or deactivate equipment as appropriate and follow the consent and replacement protocol.

16. Describe how operations and maintenance of any physical infrastructure will be assured during and after the grant term. Describe any funding or financing sources that will be utilized for operations and maintenance expenses.

No permanent physical infrastructure will be constructed. During the grant term, NANC will maintain equipment logs, spare devices and accessories, purifier and filter inventory, replacement-filter reminders, monitor connectivity checks, WHOOP-supported device/membership logs, and household troubleshooting records. The budget includes staff time, equipment, replacement filters, training materials, and data-management support needed to operate and maintain the project for 12 months.

After the grant term, sustainability will come from durable assets and community capacity. NANC will retain bilingual training materials, short videos, app content, public summary materials, monitoring lessons, the Air Filter Library model, and any remaining filter stock. Households will retain the practices learned through the project, including how to interpret air alerts, run purifiers, replace filters, manage ventilation, reduce indoor sources, and understand air-quality effects on daily wellbeing. NANC may continue the Air Filter Library at a smaller scale through remaining inventory, community contributions, future clean-air funding, and partnerships with public health or community air programs. The public summary page and de-identified findings will remain useful for future grant applications, community education, and regional policy conversations.

17. Describe any specific barriers associated with your project. Explain how you would overcome any known barriers to implementing this project, or how you would address risks that cause uncertainty in implementing the project.

NANC has identified the main barriers and mitigation strategies. Recruitment and attrition risk will be managed through trusted NANC channels, transparent eligibility screening, community referrals, bilingual phone follow-up, convenient trainings, and a target alternate list of at least 10 households if demand allows.

If a household withdraws before baseline/onboarding and the initial screening period are complete, NANC will invite the next eligible household from the same or comparable priority zone and complete onboarding within approximately two weeks when feasible. Later withdrawals will be documented as partial participation, with de-identified data retained only as allowed by consent and aggregate attrition/replacement counts included in reporting.

Language and trust barriers will be addressed through Nepali-English materials, culturally appropriate facilitation, resident-friendly consent explanations, practical training, community seminars, and regular check-ins. Technology risk will be addressed by keeping the app MVP focused on core features: AirNow AQI/forecast, selected EPA/Air District context, simple bilingual action prompts, reminders, and a linked public summary page. The app will be beta-tested with residents before launch. Equipment risk will be addressed through device onboarding, spare equipment, power/mounting accessories, connectivity checks, and clear household instructions.

Data and interpretation risks will be managed carefully. Low-cost TVOC sensors are non-specific, so NANC will use TVOC data only as screening-level information for education and source-control, not as a measure of specific BTEX compounds. WHOOP-supported wellness summaries will be explained as non-diagnostic indicators for education and aggregate evaluation, not medical diagnosis, treatment, or individualized clinical advice. Privacy risk will be addressed through informed consent, coded participant IDs, separate storage of identifying information, limited-access files, legal review of data-sharing protocols, and public reporting only in de-identified and aggregated form. Reimbursement/cash-flow risk will be managed through monthly budget-to-actual review, invoice tracking, equipment logs, and reimbursement documentation maintained by NANC's accounting support.

The project scope is intentionally feasible for a Seed Grant: one focused app MVP, one 40-household cohort, one monitoring and filtration protocol, one training and Air Filter Library program, and one public summary/data dissemination pathway. By pairing technical simplicity with strong community trust, the project is ready to begin once the grant agreement is executed and can be completed within the 12-month term.

Safe Air at Home - Measurable Outcomes Plan

Bilingual environmental justice model for indoor exposure reduction and community learning

Project vision: build a bilingual environmental justice model that helps Nepali-speaking households understand Richmond-area outdoor air quality, reduce indoor exposure to PM2.5 and TVOC-related concerns, and sustain protective household practices. The plan links outdoor-air data, room-level PM2.5/TVOC monitoring, targeted HEPA filtration, source-control education, public data summaries, and WHOOP(a wearable performance and health-tracking device)-supported sleep/recovery/heart-health wellness tracking so households can see how air quality and protective actions relate to daily wellbeing. WHOOP-supported data are non-diagnostic wellness indicators and will be used only with consent and in aggregate public reporting.

Outcome Summary

Measurable outcome	Core indicators	12-month target
1. Pilot enrollment and baseline setup	Households screened/enrolled; baseline surveys; monitors and WHOOP-supported devices/memberships deployed; attrition/replacement process active.	40 households enrolled; 160 monitors and 40 WHOOP-supported devices/memberships deployed; 100% baseline onboarding; alternate list maintained where demand allows.
2. Nepali-language access to outdoor air information improves	App launched; registered users; alerts/reminders; public summary page.	App launched by Month 4; at least 150 registered users; 100% of pilot households enrolled in AirNow-based alerts and reminders.
3. Bilingual education and engagement delivered	Trainings, seminars, videos, feedback rounds, and usefulness ratings.	8 trainings, at least 2 seminars, at least 3 short bilingual videos, 160 participant visits, and 85% useful/very useful rating.
4. Qualifying rooms receive filtration support	Room screening; purifier placements; replacement filters; resident training.	100% of qualifying rooms, up to one prioritized room per household, receive purifier within 2 weeks; replacement filters and hands-on training provided.
5. Protective behaviors, PM2.5 improvement, and wellness tracking	Practice adoption; PM2.5 change; TVOC source-control coaching; WHOOP-supported wellness completion.	70% adopt 2+ practices; 75% of qualifying rooms show PM2.5 improvement; 80% complete baseline/endline WHOOP-supported wellness tracking.
6. De-identified findings shared for learning	Public summaries, bilingual final summary, aggregate PM2.5/TVOC and wellness trends, sustainability steps.	Public summary products available by end of grant term and used to support broader community learning.

Outcome 1 - 40 high-burden households are enrolled and fully onboarded into the pilot.

Baseline	12-month target	Indicators	Data source / budget link
0 households enrolled; 0 baseline surveys completed; 0 monitors or WHOOP-supported wearables/memberships deployed; no alternate list or replacement log in place.	40 households enrolled from priority zones; 100% complete consent, baseline survey, wellness questionnaire, and device onboarding; 160 monitors deployed; 40 WHOOP-supported devices/memberships distributed to consenting adult participants; alternate list and replacement/attrition log maintained if demand allows.	Number screened; number enrolled; number with complete baseline documentation; number of monitors deployed; number of WHOOP-supported wearables/memberships distributed; number with active dashboard connection; attrition/replacement counts.	Recruitment logs, consent records, survey files, equipment logs, WHOOP-supported distribution logs, dashboard checks, attrition/replacement log. Budget link: Personnel, Equipment, Participant Supports.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Priority zones and recruitment tools finalized (Months 1-2)	Review three years of EPA AQI/outdoor air data and Richmond-area monitoring context to identify priority recruitment zones.	NANC Project Director	Technical advisor	Month 2	Personnel
A. Priority zones and recruitment tools finalized (Months 1-2)	Finalize eligibility rules, screening criteria, waitlist/replacement protocol, consent/privacy materials, and bilingual recruitment materials.	Project Director	Outreach Coordinator + Legal Advisor	Month 2	Personnel + Translation
B. Households recruited and enrolled (Months 2-3)	Conduct outreach, interest screening, address verification, household prioritization, consent, baseline survey, wellness questionnaire, and WHOOP consent.	Outreach Coordinator	Resident leaders + Monitoring Support Assistant	Month 3	Personnel + Participant Supports

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
C. Monitoring and WHOOP onboarding completed (Months 2-4)	Deploy three indoor monitors and one outdoor monitor per household; distribute WHOOP-supported devices/memberships; verify placement, connectivity, dashboard access, and data privacy understanding.	Monitoring Support Assistant	Technical advisor + Outreach Coordinator	Month 4	Equipment + Personnel

Outcome 2 - Nepali-language access to current outdoor air information improves through the app and related public resources.

Baseline	12-month target	Indicators	Data source / budget link
No NANC app, no project-specific public data page, and no bilingual AirNow-based alert system in place.	App launched by Month 4; at least 150 registered users; 100% of pilot households enrolled in alerts/reminders; public-facing de-identified summary page available during the grant term.	App launch date; number of registered users; number of pilot households enrolled in alerts/reminders; page views/access logs for public summary materials.	App analytics, onboarding records, reminder logs, website statistics. Budget link: Professional Services/Consultants, Personnel, Other Direct Costs.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Requirements and public data plan finalized (Months 1-2)	Define minimum viable product (MVP) features: AirNow AQI/forecast, selected EPA EnviroMapper/Envirofacts and Air District context layers, bilingual action prompts, simple alerts, and public summary page.	Project Director	App vendor + Technical advisor	Month 2	App Vendor
A. Requirements and public data plan finalized (Months 1-2)	Finalize plain-language PM2.5/TVOC/BTEX educational content, household action prompts, and data-sharing rules in Nepali and English.	Outreach Coordinator	Technical advisor + Legal Advisor	Month 2	Translation + Personnel
B. App build and beta testing completed (Months 2-4)	Configure bilingual interface, AirNow current AQI/forecast display, EPA context layers, public summary page, and beta testing with resident users.	App vendor	Project Director + Resident Advisory Circle	Month 4	App Vendor + Personnel
C. Launch, onboarding, and adoption (Months 4-12)	Launch app; enroll all pilot households in alerts/reminders; promote through trainings, seminars, community networks, and NANC channels; monitor use and update content as needed.	Outreach Coordinator	App vendor + Resident Advisory Circle	Months 4-12	Personnel + App Vendor

Outcome 3 - Residents receive practical bilingual education and meaningful community engagement throughout the project.

Baseline	12-month target	Indicators	Data source / budget link
No project-specific training series, seminars, or short educational videos are in place at baseline.	8 bilingual trainings, at least 2 community seminars, at least 3 short bilingual videos, and at least 160 participant visits; 85% of attendees rate sessions useful or very useful; quarterly Resident Advisory Circle input documented.	Training count; participant visits; feedback ratings; seminars; videos; Advisory Circle feedback rounds.	Attendance sheets, feedback tools, video links/analytics, Advisory Circle notes. Budget link: Community Engagement, Training, Personnel.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Curriculum and engagement tools developed (Months 1-3)	Develop bilingual curriculum for indoor/outdoor air quality, purifier use, filter replacement, TVOC source control, WHOOP-supported wellness tracking, and app use.	Outreach Coordinator	Technical advisor	Month 3	Training + Personnel
A. Curriculum and engagement tools developed (Months 1-3)	Prepare slides, handouts, video scripts, WHOOP/purifier demonstrations, feedback tools, and Resident Advisory Circle schedule.	Outreach Coordinator	Project Director + Resident Advisory Circle	Month 3	Translation + Materials

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
B. Trainings, seminars, and videos delivered (Months 3-12)	Deliver four in-person and four virtual trainings; hold at least two seminars; produce and disseminate at least three short bilingual videos.	Outreach Coordinator	Project Director + Video support	Months 3-12	Training + Outreach
C. Feedback loops maintained (Months 3-12)	Collect feedback after trainings and quarterly Advisory Circle meetings; provide childcare, transportation assistance, refreshments, reminders; revise materials based on feedback.	Outreach Coordinator	Resident Advisory Circle	Months 3-12	Community Engagement + Personnel

Outcome 4 - Qualifying rooms receive targeted HEPA filtration, replacement filters, and resident support.

Baseline	12-month target	Indicators	Data source / budget link
No project-specific filtration inventory, room-qualification review process, or replacement-filter support are in place at baseline.	All qualifying rooms, up to one prioritized room per household, receive a purifier within 2 weeks of confirmation; replacement filters are provided and tracked through the Air Filter Library.	Rooms reviewed; rooms qualifying in action range (PM2.5 at or above 9 $\mu g/m^3$); days from confirmation to placement; replacement filters issued; households trained on purifier use and filter replacement.	Monitoring review logs, placement records, Air Filter Library inventory, household coaching notes. Budget link: Equipment, Personnel, Training.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Filtration SOP and inventory readiness (Months 1-3)	Procure purifier reserve inventory and filter stock; finalize room-prioritization and replacement-filter tracking procedures.	Project Director	Accounting support + Technical advisor	Month 3	Equipment + Personnel
A. Filtration SOP and inventory readiness (Months 1-3)	Prepare bilingual training materials on purifier placement, operation, cleaning, and filter replacement.	Outreach Coordinator	Technical advisor	Month 3	Training
B. Monitoring review and room qualification (Months 3-6)	Review early room-level PM2.5 data, identify qualifying rooms, apply prioritization rules, notify households, and schedule placement/training.	Technical advisor	Monitoring Support Assistant + Outreach Coordinator	Months 3-6	Personnel
C. Placement and maintenance support (Months 3-12)	Place purifiers within 2 weeks, provide replacement filters and reminders, track household questions, and resolve maintenance issues.	Monitoring Support Assistant	Outreach Coordinator	Months 3-12	Equipment + Personnel

Outcome 5 - Protective behaviors strengthen, indoor PM2.5 improves in qualifying rooms, and WHOOP-supported wellness tracking is completed for most pilot households.

Baseline	12-month target	Indicators	Data source / budget link
Baseline surveys and early monitoring document current practices, room-specific PM2.5/TVOC conditions, and baseline WHOOP-supported sleep/recovery/heart-health wellness measures.	At least 70% of households adopt 2+ recommended practices; at least 75% of qualifying rooms show measurable PM2.5 improvement during comparable periods; at least 80% complete baseline and endline WHOOP-supported wellness tracking; households with elevated TVOC patterns receive documented source-control coaching.	Practice adoption rate; qualifying-room PM2.5 improvement; average PM2.5 change; number receiving TVOC source-control coaching; percentage completing baseline/endline WHOOP-supported summaries.	Household surveys, monthly logs, room-level monitoring data, WHOOP-supported wellness summaries, technical review. Budget link: Personnel, Equipment, Community Engagement, Evaluation.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Monthly behavior-change coaching (Months 4-12)	Conduct monthly check-ins using app prompts, monitoring data, household feedback, and WHOOP-supported wellness summaries to reinforce protective actions.	Outreach Coordinator	Monitoring Support Assistant	Months 4-12	Personnel
A. Monthly behavior-change coaching (Months 4-12)	Coach residents on windows, ventilation timing, purifier operation, filter replacement, source control, safer products, and interpretation of non-diagnostic WHOOP-supported summaries.	Outreach Coordinator	Technical advisor	Months 4-12	Training + Personnel
B. Air-quality and wellness review (Months 5-12)	Review PM2.5/TVOC trends alongside resident observations, odor/poor-air events, and aggregate WHOOP-supported sleep/recovery/heart-health patterns.	Technical advisor	Monitoring Support Assistant	Months 5-12	Evaluation + Personnel

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
C. Endline assessment (Months 11-12)	Administer endline survey, collect WHOOP-supported summaries, assess changes in knowledge/practices/wellness indicators, and prepare internal evaluation memo.	Project Director	Technical advisor + Outreach Coordinator	Month 12	Personnel + Evaluation

Outcome 6 - De-identified pilot findings are shared publicly to support broader community learning and sustainability.

Baseline	12-month target	Indicators	Data source / budget link
No public PM2.5/TVOC project summary page, aggregate WHOOP-supported wellness summary, bilingual community summary, or project-specific dissemination products exist at baseline.	A public summary page/dashboard, bilingual community summary, seminar presentations, and short videos communicate de-identified PM2.5/TVOC trends, BTEX context, protective actions, and aggregate sleep/recovery/heart-health wellness findings where feasible.	Public products posted; seminars/videos used; bilingual final summary available; aggregate air-quality and wellness findings included; sustainability actions documented.	Website posts, dashboard uploads, seminar agendas, video links, final summary materials, sustainability notes. Budget link: App Vendor, Other Direct Costs, Community Engagement, Personnel.

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
A. Privacy and public reporting protocol (Months 2-4)	Finalize coded data management, access limits, household-result sharing rules, aggregation standards, and public glossary for PM2.5/TVOC and WHOOP-supported wellness findings.	Project Director	Technical advisor + Legal Advisor	Month 4	Evaluation + Personnel
A. Privacy and public reporting protocol (Months 2-4)	Set up templates for bilingual charts, downloads, and plain-language community summary pages.	App vendor	Project Director	Month 4	App Vendor

Milestone	Tasks	Lead entity	Supporting entity(ies)	Completion	Budget link
B. Mid-project updates (Months 6-10)	Share interim bilingual updates and indicator tracking through NANC channels; explain TVOC screening and wellness interpretation without implying medical diagnosis or speciated measurements.	Outreach Coordinator	Technical advisor + Resident Advisory Circle	Months 6-10	Community Engagement
C. Final deliverables and sustainability (Months 11-12)	Publish final de-identified summaries, hold final learning seminar(s), circulate videos/materials, and document next-step sustainability actions for the app, Air Filter Library, and bilingual education.	Project Director	App vendor + Technical advisor + Outreach Coordinator	Month 12	Other Direct Costs + App Vendor

Project Name:	Safe Air at Home			
Lead Applicant Name:	Nepali Association of Northern California (NANC)			
Term for this budget (in y	1 year (12 months)			

Cost Category	Cost Type	Cost Item	Cost Description	Total Cost
Personnel/Staff Costs	Direct	Project Director (0.12 FTE, 12 months)	Project leadership, schedule management, procurement oversight, reporting, and coordination of implementation, community engagement, and data-sharing activities; includes salary and fringe.	$18,000
Personnel/Staff Costs	Direct	Bilingual Outreach and Training Coordinator (0.25 FTE, 12 months)	Bilingual household recruitment, trainings, app onboarding, resident follow-up, Air Filter Library coordination, and feedback collection; includes salary and fringe.	$20,000
Personnel/Staff Costs	Direct	Monitoring and Household Support Assistant (0.13 FTE, 12 months)	Device preparation, deployment support, data dashboard checks, room-level follow-up scheduling, and household coaching support; includes salary and fringe.	$8,000
Personnel/Staff Costs	Direct	Accounting and Grants Administration Support (0.03 FTE, 12 months)	Budget-to-actual tracking, reimbursement documentation, equipment logs, and internal grant administration; includes salary and fringe.	$3,000
Professional Services & Consultants (≤25% of Direct Costs at APPLICATION level)	Direct	Bilingual app development and data integration vendor	Build and launch Nepali-English mobile-friendly app; integrate AirNow current AQI/forecast feeds and EPA EnviroMapper/Envirofacts context layers; create alerts, reminders, plain-language PM2.5/VOC/BTEX educational content, beta testing, and launch support.	$25,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	120 indoor PM2.5/TVOC monitors	Approx. 120 indoor multi-pollutant monitors (3 per household) for kitchen, living room, and bedroom/sleeping-area placement; estimated all-in cost about $200 per unit.	$24,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	40 outdoor PM2.5/TVOC monitors	Approx. 40 outdoor monitors (1 per household) for porch/patio/exterior placement, with weather-appropriate setup; estimated all-in cost about $200 per unit.	$8,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	40 WHOOP wearable devices/memberships for adult wellness tracking	WHOOP devices or comparable WHOOP-supported memberships for consenting adult household representatives to track sleep duration/regularity, recovery, resting heart rate, heart-rate variability, respiratory rate, and, where supported and calibrated, blood-pressure-insight wellness indicators; not for medical diagnosis or treatment @250 per unit.	$10,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Monitor accessories, spares, power, and mounting supplies	Power adapters, extension cords, outdoor mounting/weather protection, replacement parts, and limited spare devices to reduce data interruption.	$3,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Portable HEPA air purifiers inventory (up to 40 units)	Reserve inventory for targeted room placement in qualifying households; prioritize units with carbon prefilters where feasible; estimated all-in cost about $300 per unit.	$12,000
Materials, Supplies & Equipment (> $5K itemized)	Direct	Replacement filters and carbon-prefilter stock (40 units)	Initial and replacement HEPA/carbon-prefilter stock for qualifying rooms during the grant year and startup inventory for the Air Filter Library @100 per unit	$4,000.00
Community Engagement	Direct	Translation and interpretation services	Written translation and live Nepali-English interpretation for outreach, trainings, informed consent, surveys, app/WHOOP onboarding, and public-facing project summaries.	$7,000.00

Lead Applicant Budget Summary (auto-calculated)

Total Direct Costs	$174,000
Total Indirect Costs	$20,000
Total Prof. Services & Consultants	$25,000
Total Contingency	$4,000
Total Funds Requested	$198,000
Cross-check Total Budget	YES
Indirect as % of Direct	11.5%
Prof. Services & Consultants as % of Direct	14.4%
Contingency as % of Direct	2.3%

Community Engagement	Direct	Printed bilingual outreach and training materials	Flyers, household guides, consent packets, signage, reminder cards, and printed materials that explain PM2.5, VOCs, BTEX context, filtration, source-control actions, and WHOOP-supported wellness tracking.	$4,000.00
Community Engagement	Direct	Community seminars and training session supports	Venue support, refreshments, childcare, transportation assistance, and meeting supplies for in-person trainings, feedback sessions, and broader community seminars.	$7,500.00
Capacity-Building and Training	Direct	Short bilingual educational video production and dissemination	Production, captioning, editing, and dissemination of short bilingual videos that extend project lessons to community members beyond pilot households, including how air quality relates to sleep, recovery, and daily wellbeing.	$6,500.00
Capacity-Building and Training	Direct	Household training kits, purifier demonstrations, and app/WHOOP onboarding support	Hands-on training supplies, purifier/filter replacement demonstrations, safer low-VOC product examples, WHOOP-supported wellness tracking guidance, and household app onboarding materials.	$5,000.00
Community Engagement	Direct	Resident Advisory Circle and pilot completion stipends (40 households $100 each)	Participant support for Resident Advisory Circle meetings and modest completion support for pilot survey/endline activities to reduce participation barriers.	$4,000.00
Other Direct Costs	Direct	Survey, secure data management, and dashboard software	Survey tools, secure data storage, dashboard/export software, and routine data management needed for project monitoring and evaluation.	$3,000.00
Other Direct Costs	Direct	Public data hosting and translated final community summary	Website/dashboard publishing support, repository preparation, and production of translated public-facing summary materials and funder-ready reporting products.	$2,000.00
Contingency (≤10% of Direct Costs at PROJECT level)	Contingency	Contingency	Limited reserve for unforeseen but allowable implementation costs during the grant term.	$4,000.00
Indirect Costs (≤15% of Direct Costs at PROJECT level)	Indirect	Shared administrative and indirect costs	Shared organizational costs such as rent, utilities, insurance, IT, general office operations, and in-house administrative support allocated to this project.	$20,000.00
		Only add lines above this line		
			TOTAL:	**$198,000**

Other Sources of Project Funding

Use this section only if your project has funding sources in addition to the Air District request.

Other Sources of Project Funding	Description and Status (application submitted, verbal commitment, award letter received, grant agreement signed, funds received, etc.)	Amount
o other committed sources at time of applicatic	Application does not rely on secured non-Air District funds at time of submission.	$0
	Only add lines above this line	
	TOTAL:	**$0**