



Nystrom Village Housing Project 2019

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Y-PLAN Adult Project (Healthy Richmond + Y-PLAN Partnership)

LEAP's Learning Center, Richmond, CA

ISSUE

The City of Richmond's Planning and Building Service Department is responsible for developing, maintaining and implementing the city's General Plan. The Planning Department supports the City by creating policies and planning projects that promote quality living and economic sustainability throughout the city. For the redevelopment of Nystrom Village Housing, the City was seeking community feedback on how they could improve the quality of life for Nystrom residents through the design of the housing built environment. For this project, participants were asked to gather data and analyse the key issues impacting the Nystrom Village neighborhood. Residents conducted a community survey, resident interviews, and a site mapping of Nystrom to shape their recommendations for what the City Planning Department should prioritise in the process of redeveloping Nystrom Village Housing.

PROJECT QUESTION

What architectural and landscape design components can be implemented within the Nystrom Village to improve the quality of life for local residents? What strategies can be created to ensure economic sustainability and workforce development in the Nystrom Village? Finally, in 20yrs, what would you like to see in Nystrom Village?

PROJECT CLIENT

- City of Richmond Planning and Building Services Department: Lina Velasco & Roberta Feliciano
- City Manager's Office: Thomas Omolo
- Opticos Architect Firm

COMMUNITY OF PRACTICE

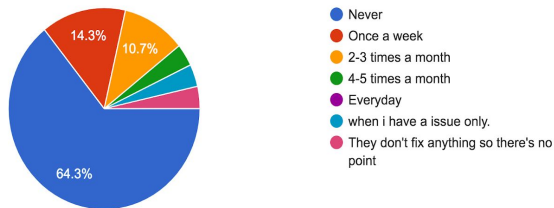
- **Facilitators:** Adriana Preciado (Y-PLAN), Jessica Angulo (LEAP), Nickesha Brice (Y-PLAN Alumni Mentor)
- **Project Coordinators:** Myrna Ortiz (Y-PLAN) and Roxanne Carrillo Garza + Carlos Lemus (Healthy Richmond)
- **Students:** Richmond adult residents between 18-60 years of age
- **Educational Partners:** Center for Cities + Schools and LEAP

PARTICIPANT GENERATED DATA AND INSIGHTS

The community survey created by participants was shared online and in person, and yielded 28 responses by December 2nd, 2019. It was challenging to get current Nystrom residents to participate in the survey, because of distrust and frustration with past engagement efforts over the decade. Some interesting points from the survey responses were that, although redevelopment efforts have been an ongoing effort since 2005, many of the residents stated they were not aware of the current renovation plans or timeline. In fact, the data expressed that one of the main concerns of the residents was not related to the redevelopment efforts but rather the extremely estranged communication between property management, the City and Nystrom residents. The data demonstrated that 71% of residents have little to no knowledge of the current redevelopment plans that are underway. Overall the survey provided insight into community members' needs for a healthy standard of living. These insights focused on safety, more open spaces, and community resources on site. More importantly the data collected and community feedback can be utilized by future planning efforts, to gain a better sense of the needs and challenges that residents are currently facing, as well as to cultivate effective methods of communication between the residents and the City.

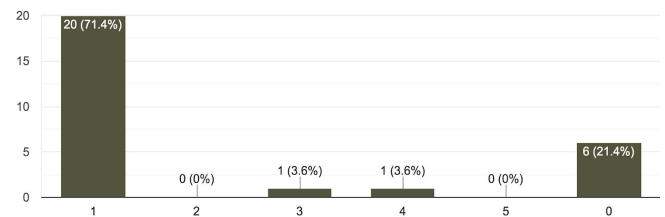
How often do you communicate with management about housing issues you may experience?

28 responses



On a scale of 1-5, how much do you know about the reconstruction / redevelopment on Nystrom Village?

28 responses



- The pie chart on the left shows that **64% of residents never communicate with property management**
- On the right illustrates that **71% of people answered that they do not know anything about the redevelopment of Nystrom**

RECOMMENDATIONS

Based on survey data results and community feedback we received, we found three topics to be most important to residents moving forward:

1. Community resources and services are important to local residents and there is a desire to have more direct services provided on-site, within the housing development.
2. It is crucial to create more space and opportunities for community involvement within the process of redevelopment of this site. Residents want to be kept informed and would like to be engaged in the near future plans of redevelopment.
3. Communication between City departments, property management, and current residents needs to be improved drastically.

Y-PLAN Policy Brief 2019

Short Term Recommendations

The short term recommendations below are focused on providing feedback on the physical amenities and built environment of Nystrom Village. These recommendations are based on the top priorities identified by local residents to improve the quality of life in this neighborhood.

1. **Cleanliness:** Built-in Trash Centers and trash separators to improve how trash is gathered and removed from the site.
2. **Communication:** Have a staff person onsite, at the Property Management Office during business hours, and conduct routine maintenance across the housing facilities (landscape, interior of units, and exterior shared spaces)
3. **Safety:** Improve the lighting around the Village (need better lit sidewalks, can install solar lamp posts, create a Neighborhood Watch group, and install cameras in key locations)
4. **Community Spaces:** Within the housing development, residents would like to see shared services and amenities, such as laundromats, small businesses integrated into the buildings (i.e. Farmer's Markets, restaurants, bike shop, etc), have semi-private open spaces for residents (i.e patios, decks, courtyards, rooftop lounge/gardens)

Long Term Recommendation

Our long term recommendations are focused on improving the economic and social well-being of Nystrom residents, and can serve as a model of equitable living across the City of Richmond. In the long run, Nystrom residents would like to see the following items on site:

- On-site staff for property maintenance and management
- Support for small business owners and entrepreneur opportunities
- A dedicated focus on "Career Centers" to support residents with job seeking, professional development, and employment training in thriving local industries
- Childcare programs and facilities for families as well as dedicated youth spaces within the development
- Protections for residents to stay in their homes or find affordable housing options elsewhere if they wish to move out of Nystrom
- "Rent-to-Own" programs and an increase in the amount of affordable units within Nystrom Village

LOOKING FORWARD

These recommendations were designed to fulfill the needs identified by the Nystrom community and aim to improve the quality of life of residents. The expected benefits outweigh the costs, and it is essential for our client to continue working with community members and consistently ask residents what are their most pressing community needs. Additionally, the City of Richmond should continue to work with local organizations to reach the community directly, using this Y-PLAN Adult Project as a model, which brought together multiple organizations to the table.

"We, as Richmond residents, BENEFIT from these recommendations!

Ultimately, these recommendations can lead to cohesive communication between residents and the City, as well as continue the collective efforts of building a healthy and thriving Richmond!"

- Y-PLAN Adult Project Team 2019

Link to Live Online Survey: [Nystrom Village 2020 Survey](#)
LINK to Final Presentation (Fall 2019): [Adult YPLAN Nystrom Final Presentation](#)