

## CITY OF EMERYVILLE

Incorporated 1896

1333 PARK AVENUE

EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 596-4389

### EMERYVILLE HOUSING COMMITTEE

Ed Treuting, Chairperson  
 Lawrence Cardoza, Vice-Chairperson  
 Jac Asher, Councilmember  
 Ruth Atkin, Councilmember  
 Joshua Simon, EUSD Boardmember  
 Ra Adcock  
 Elizabeth Altieri  
 Sarah Harper  
 Frank Jordan  
 Lamonte Mack  
 Kris Owens  
 Tina Rhodes  
 Michael Roth  
 Vickie Jo Sowell

- I. Call to Order and Roll Call (6:00)
- II. Public Comment
- III. Approval of Minutes of July 25, 2012 Meeting (*Attachment*)
- IV. Welcome New Committee Member
- V. Action Items
  - a. Nexus Study RFP (*Attachment*) (6:20-6:35)
- VI. Information Items
  - a. Update on 3706 RFQ/P (6:35-6:40)
  - b. Affordable Housing Set Aside Status Report (6:40-6:50) (*Attachment*)
- VII. Staff Comments (6:50 - 6:55)
- VIII. Committee Member Comments (6:55 - 7:00)
- IX. Adjournment (7:00)

All Advisory Committee meetings are noticed as Special City Council Meetings so that any or all of the City Council may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council but must be ratified at a regular City Council. All writings that are public records and relate to an agenda item

**FURTHER INFORMATION** may be obtained by contacting Catherine Firpo, Committee Secretary, Housing Coordinator, Economic Development and Housing Department, at (510) 596-4354. The next regular meeting will be October 3, 2012.

**DATED:** August 30, 2012  
**Posting Date:** September 1, 2012  
**Post Until:** September 6, 2012

### EMERYVILLE HOUSING COMMITTEE

Regular Meeting of the Advisory Committee  
 Special Meeting of the Emeryville City Council  
 Emeryville Civic Center, 1333 Park Avenue  
 Garden Level, Emeryville, CA 94608

**Wednesday, September 5, 2012**

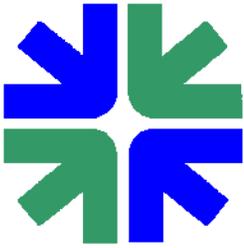
**6:00 p.m.**

### **AGENDA**

below which are distributed to a majority of the Emeryville Housing Committee (including writings distributed to a majority of the Emeryville Housing Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this Committee meeting should contact the City Clerk's Office or the City's ADA Coordinator (510) 450-7800 as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the Advisory Committee Secretary prior to the meeting, and must be returned to the Committee Secretary at the end of the meeting.

\_\_\_\_\_  
 KAREN HEMPHILL, CITY CLERK



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### **Emeryville Housing Advisory Committee**

Ed Treuting, Chairperson  
Lawrence Cardoza, Vice-Chairperson  
Jac Asher, Councilmember  
Ruth Atkin, Councilmember  
Joshua Simon, EUSD Boardmember  
Ra Adcock  
Sarah Harper  
Frank Jordan  
Lamonte Mack  
Kris Owens  
Tina Rhodes  
Michael Roth  
Vickie Jo Sowell

### **Action Minutes**

### **Emeryville Housing Advisory Committee Regular Meeting**

### **Special Meeting of the Emeryville City Council**

Emeryville Civic Center, 1333 Park Avenue  
Garden Level, Emeryville, CA 94608  
Wednesday, July 25, 2012, 6:00 p.m.

#### **I. Call to Order and Roll Call:**

The meeting was called to order at 6:00 p.m.

Members Present: Ed Treuting, Buzz Cardoza, Jac Asher, Ruth Atkin, Joshua Simon, Ra Adcock, Sarah Harper, Frank Jordan, Kris Owens, Tina Rhodes, Michael Roth, Vickie Jo Sowell  
Members Absent: Lamonte Mack  
Members Excused:  
Staff Present: Helen Bean  
Citizens Present:  
Others Present: Greg Pasquaili

#### **II. Public Comment – There was no public comment**

**III. Approval of June 6, 2012 Action Minutes** – A motion to approve minutes was made by Buzz Cardoza and seconded by Kris Owens. Noting her absence at the June meeting, member Owens removed her second and the minutes were seconded by Michael Roth. Member Atkin requested that the minutes be amended to correct the

spelling of her last name on page 2. The Committee unanimously approved the minutes with this amendment. Kris Owens and Frank Jordan abstained.

#### IV. Action Item

a) Schedule of August Meetings.

Due to lack of business the Community agreed unanimously to cancel the August meeting.

b) Board Vacancy – Liz Altieri applied to fill the vacancy on the Housing Committee. Ms. Altieri did not appear at the meeting. Member Owens stated that she had informed Ms. Altieri that she didn't need to come since everyone knew who she was. Council Member Atkin moved and Michael Roth seconded a motion that the Housing Committee recommend to the City Council that Liz Altieri be appointed to the Housing Committee. The Committee unanimously approved the motion.

c) 3706 San Pablo Avenue/1025 West MacArthur Avenue RFP/RFQ:

Staff presented the draft RFP/RFQ to the Committee. Staff clarified that the City will keep this site and re-sell for redevelopment since it is a housing asset and per AB 26, housing assets has been transferred to the City. Committee members discussed the overall objectives of the RFP/RFQ and had the following comments:

1. *Affordable Housing*: Member Jordan asked and was provided with a clarification of the definition of affordable housing. Discussion of this topic focused on defining a minimum affordability level that will be required by household size. The Committee as a whole agreed with the policy objective of maximizing the number of affordable family units.
2. *Street Activation*: Committee member discussed what uses would activate the street and recommended that staff add a list of uses including arts related uses and community serving uses such as day care, medical offices, or clinics that serve children.
3. *Financial Assistance*: Committee members discussed financial assistance that would be available for the project. Staff explained that there are fewer resources available to the City due to the dissolution of redevelopment and the only source of funds available to the city to help finance the project is the land. Staff will explore the ability of the project to receive project based vouchers from the Housing Authority and determine how many vouchers are available. With project based vouchers, a family pays 30% of income towards rent with the remainder funded by the federal government. Member Simon recommended that staff seek to obtain enough vouchers to cover 20% of the units. Member Simon supported using vouchers because benefiting families will probably have children that will attend the school district and parents can find work in nearby retail. Member Jordan was concerned that the City could be concentrating too much affordable housing in one section of the City. Member Simon responded that it was important to build ladders of opportunity for low income households so incomes would rise.
4. *Property sold as is*:– Staff explained that City has received an EPA grant for site remediation. This is described in the RFP.
5. *Fees*: Committee members requested that staff investigate the possibility of the cities of Emeryville and Oakland reducing fees for the project in order to enhance financial feasibility.

6. *Shared Emeryville/Oakland Entitlement and Permitting Responsibility:* Committee members recommended that building permit issuance be the responsibility of one city only to reduce bureaucratic obstacles.
7. *Family Friendly Housing:* Committee members discussed the Family Friendly checklist included in the RFP/RFQ. The continued availability of Ana Yates to serve as a recreational play area was confirmed by Member Simon. The Committee recommended that the Checklist be redrafted to state that the development proposal is expected to enhance family friendly neighborhood features and that the development is expected to include development and unit features. Specifically, other changes approved by the Committee include:
  - o changing in-unit laundry to on-site laundry with adjacent child play area
  - o including engineering specifications on high-quality sound-proofing materials
  - o reference pages in the Family Friendly Report that expands upon items on the checklist.
8. *Green Development:* The Committee recommended that Build it Green or LEED certification ( or LEED certifiable) be required for the project. The project should be environmentally friendly including solar panels and building materials that minimize VOCs and off gassing.
9. *Parking Requirements:* Council Member Asher requested that staff look at the possibility of reducing parking requirements for the project. More storage could be made available in place of parking spaces. Committee members recommended that staff explore the possibility of the developer receiving a variance so less parking would be required. Specifically, the project's location near to a major transit hub at San Pablo Avenue and 40<sup>th</sup> Street could justify reducing on-site parking. This point should be mentioned in the RFP as well as bus and Emery Go Round service. Council member Atkin requested that the description of parking requirements include the new universal parking requirement used for TMG's 64<sup>th</sup> and Christie project.
10. *Community Benefit:* The Committee recommended that responders to the RFP/RFQ not be asked to obtain resident/community input prior to being selected for the project but instead be asked to provide a summary of other community benefits the project will provide.
11. *Project Schedule:* The Committee reviewed the project schedule and agreed upon a schedule in which the Committee would interview a short-list of developers in March 2013 and the City Council would be asked to approve an Exclusive Negotiating Agreement with the developer in summer 2013.

Member Simon moved and Council member Asher seconded a motion recommending the City Council approve the RFP/RFQ as amended with the above described changes and submitted along with an addendum from the Alameda County Housing Authority describing available financial resources (with project based vouchers limited to 20% of the units). The Committee approved unanimously.

**V. Information Items**

- a) **Update on Nexus Study** – Staff explained that the City Council will need to approve the RFP for the Nexus Study and staff will present the RFP to the Housing Committee at its next meeting.

**VI. Staff Comments**

- Staff briefed the Housing Committee on changes in the recently approved Trailer Bill - AB 1484 that affected low and moderate income housing. Specifically, the Trailer Bill defines housing assets that will be retained by the City, which will include all of the existing outstanding first time homebuyer loans, real property, and funds owed to the Low and Moderate Income Housing Fund by the former redevelopment agency's 80% fund. Staff believes this later amount will be in the range of \$9 million.

**VII. Member Comments**

- Josh Simon reported on the California Hotel Open House.
- Committee member Roth asked that the potential use of the \$9 million to be repaid to the Low and Moderate Income Housing fund be agendaized for discussion at the next Committee meeting.

**VIII. Next Meeting Date** – September 5, 2012

**IX. Adjournment** – The meeting was adjourned at 7:10 p.m.

Prepared by:

Approved by Committee:

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Helen Bean  
Economic Development and Housing Department

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EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095



October 8, 2012

## REQUEST FOR PROPOSALS Affordable Housing Linkage Study

Dear Consultant:

The City of Emeryville, California (“City”) is inviting a short list of consultants or consultant teams (collectively, referenced as “firms”) to submit proposals to prepare a housing and commercial linkage study for affordable housing. This study is required to impose an impact fee on new residential and commercial development by establishing a nexus between new development and the need for affordable housing. This letter, together with its enclosures, comprises the Request for Proposals (RFP) for this project. Responses to the RFP should be submitted according to the instructions outlined herein.

Proposal Due Date. Interested firms are asked to submit an original and two (2) hard copies of their proposal, meeting the requirements specified herein, by 4:00 p.m., October 26, 2012. Proposals received after that date and time will not be considered.

Proposals shall be submitted to Catherine Firpo, Project Manager at 1333 Park Avenue, Emeryville, CA 94608. Inquiries can be made by phone to 510.596-4354 or electronic mail at [cfirpo@emeryville.org](mailto:cfirpo@emeryville.org) between October 8th and October 19th. E-mail inquiries are preferred.

The City expects the study to commence on or before January 2, 2013 (the expected date of contracting processing after acceptance of the proposal) and be substantially completed by October 1, 2013.

Firms with questions regarding the RFP or that intend to submit a proposal should contact the Project Manager by October 19, 2012, 4:00 pm. Questions should be made via email and notification regarding the intent to submit a proposal can be submitted by phone, fax or email. In submitting a question or intent to respond please provide contact information where supplemental information can be sent. Only firms sending intent to respond shall receive submittal information and responses to other questions. By submitting a proposal, the proposers are acknowledging their expertise in preparing studies of this nature, based on significant background and experience in real estate economics.

*Proposal Evaluation.* Proposals will be evaluated in accordance with the evaluation factors listed in Section V of the RFP, Proposal Evaluation.

The City reserves the right to accept or reject any or all proposals submitted, waive minor irregularities in proposals, request additional information or revisions to offers, and negotiate with any or all proposers. Any contract award will be to the firm that presents the proposal that, in the opinion of the City, is the most advantageous to the City, based on the evaluation criteria in Section V.

**Consultant Selection Timetable**

**Dates**

Issuance of RFP	October 8, 2012
Questions Due	October 19, 2012, 4:00pm
Closing Date for Receipt of Proposals	October 26, 2012, 4:00pm
Housing Committee Recommendation	November 7, 2012
City Council Award	December 4, 2012
Contract Processing	January 2, 2013

Thank you for your interest.

Sincerely,

Catherine J. Firpo  
Project Manager

Attachments

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## **REQUEST FOR PROPOSAL (RFP)** FOR

Affordable Housing Nexus Study

**Release Date: Tuesday, October 8, 2012**

**Deadline for Submission: Friday, October 26, 2012 at 4:00 PM**

**Project Manager: Catherine J. Firpo, Economic Development &  
Housing**

## ***I. Background***

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The City's Affordable Housing Set Aside (AHSA) Ordinance (the City's inclusionary housing ordinance) was adopted in 1990 and may be found at Article 62 of Chapter 4 of Title 9 of the Emeryville Municipal Code. The ordinance requires that new residential and live-work developments of thirty or more units (rental or for-sale) have a set-aside of Below Market Rate (BMR) units. In the case of for-sale developments, twenty percent of the units must be set aside at the moderate income level. In the case of rental developments, six percent of the units must be set aside at the very low income level and nine percent of the units must be set aside at the moderate income level.

In late 2009, the California Supreme Court upheld the Palmer/Sixth Street Properties v. City of Los Angeles case (Palmer Decision), which will required the City to amend its AHSA ordinance as it relates to rental units. Under this decision, Los Angeles' inclusionary housing ordinance was preempted by the Costa-Hawkins Rental Housing Act, which allows landlords to set the initial rent for new units and whenever units become vacant. The Palmer Decision only applies to rental projects and not owner occupied for-sale developments. The Palmer Decision does not apply in cases where (1) the rental project is inside of a redevelopment area, (2) the owner has agreed to provide affordable units in exchange for a financial contribution or other incentive, such as a density bonus available under the state density bonus law, or (3) the owner has agreed to provide affordable rental units in exchange for vested rights conferred under a development agreement.

The City of Emeryville is requesting qualified firms to submit a proposal to prepare a linkage study that will incorporate the following elements:

- A quantification of the impact of new residential and commercial development on the need for affordable housing;
- An evaluation of the cost of mitigating this impact;
- An analysis and evaluation of a contribution to affordable housing by residential and commercial development either through the payment of fees or by providing units within a residential project;
- Qualification of the cost to the project of providing affordable units within the project so that these costs can be compared to the results of the impact analysis

The linkage, or nexus, study will document the relationship between new residential and commercial development and the demand for affordable housing. The study will fulfill the requirements of Government Code Sections 66000-66008 that require the City to describe the purpose for which the fee will be used, to demonstrate a reasonable relationship between the need for affordable housing and the type of new development, and document the amount of the fee, which reflects the proportional cost of the affordable housing attributable to the new development on which the fee is imposed.

## ***II. Proposal***

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Proposals shall contain the following information in the order listed:

### ***1. Introductory Letter***

The introductory letter should be addressed to:

Catherine J. Firpo  
Project Manager  
1333 Park Avenue  
Emeryville, CA 94618

The letter should state the prime service provider and include the service provider's name submitting the proposal, their mailing address, telephone number, and contact name. The letter shall address the service provider's understanding of the project based on this RFP and any other information the service provider has gathered. Include a statement discussing the service provider's interest and qualifications for this type of work. A principal of the firm authorized to legally bind the firm shall sign the letter.

### ***2. Table of Contents***

The service provider shall insert a comprehensive table of contents denoting Sections 3 through 9 of the proposal as indicated below.

### ***3. Qualifications and Experience***

Describe the service provider's capability for actually undertaking and performing the work. The proposal shall address the following:

- a. Organizational narrative. Provide a narrative and other information documenting the capacity of the proposer's team to conduct an affordable housing nexus study.
- b. Qualifications. The proposal shall clearly describe the qualifications of the project team, including experience on similar past projects, experience of the team members working together on similar projects, any expert knowledge in the field of affordable housing, and knowledge and experience relative to the law applicable to affordable housing fees.
- c. Firm experience. The proposal shall include a summary of similar work performed by the service provider in the last five years. Projects included shall include the client name and location. At least five examples of recent, relevant projects shall be provided. If possible, describe any major challenges faced and solutions developed to address them.

d. Team member experience. The qualifications, experience, and title position of each member of the project team must be provided. The proposal should indicate each team member's responsibility for project tasks. Identify the lead person who will be the primary liaison with the City and each individual who will work with the City. Include resumes for each person to be assigned. Include any professional designations and affiliations, certifications, licenses, etc.

e. References. Provide at least three references for similar projects, including the project information and contact information (name, title, phone, email address). References may be contacted as a part of the selection process, and will be asked to comment on work quality and performance.

#### **4. Work Plan**

The work plan should indicate the service provider's ability to meet each specification as outlined in this document. The work plan should address the items of work as described in this RFP. The plan should be simple, easy to read and follow, and addresses and satisfies the objectives and specifications as listed in the Scope of Work in this RFP. The work plan should address the following:

a. Methodology, technique, and approach to management of the project, including the methodology proposed for determining the affordable housing impact fee.

b. Approach to providing each of the services indicated in this RFP.

c. A description of the level and type of City staff support required to fulfill the completion of the work plan.

#### **5. Conflict of Interest Statement**

Submit a statement regarding any activities or relationships of the proposer that might create a conflict of interest for the proposer or the City, and, if such activities or relationships exist, a description of the facts, legal implications, and possible effects sufficient to permit the City to appreciate the significance of the conflict and to grant any conflict waiver, if appropriate and necessary.

#### **6. Budget/Pricing**

Submit a line-item budget showing all direct and indirect costs associated with completing the affordable housing nexus study. Service providers are required to provide a fee structure including, if applicable, the hourly rate of the team members to be assigned to the matter, and proposed cost and expense reimbursement levels. Service providers are required to provide line item descriptions and pricing, applicable sales tax, and a total final price. No cost increases shall be passed onto the City after the proposal has been submitted.

Direct costs (e.g. printing, travel expenses, tax) are to be listed as a separate line item, with any mark-up specified.

## **7. Schedule**

Submit a comprehensive schedule for completion of the project. The schedule should include a kick-off meeting/conference call, dates for completion of individual sections, administrative draft release, public review draft release, final draft provision, and City Council adoption.

## **8. Supportive Information**

This section may include graphs, charts, photos, resumes, references, etc. in support of the proposer's qualifications and/or work plan.

### **III. Proposal Evaluation**

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Proposals will be ranked under the following criteria:

<b>Criteria:</b>	<b>Score</b>
Understanding of work to be done	25
Experience with similar work	30
Staff quality for work proposed	15
Costs	20
Demonstrated Technical Ability	10
<b>Total</b>	<b>100</b>

### **IV. Application Deadline and Instructions**

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The deadline for application submittal is **4:00 p.m., Friday, October 26, 2012.**

One (1) single-sided original and two double-sided hard copies of the qualifications, on 8-1/2" x 11" and at least 30% postconsumer recycled content paper, shall be mailed or hand delivered to the City of Emeryville, 1333 Park Ave, Emeryville, CA 94608. Attn: Catherine Firpo for delivery by submission deadline. Please ask the receptionist to time stamp your proposal.

***Late and Faxed Proposals will not be accepted.***

***Do not submit plastic covers or bindings as these materials will not be accepted.***

### **V. General Terms and Conditions**

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All materials submitted become the property of the City of Emeryville, and will not be returned. Funds awarded are public funds and any information submitted or generated is subject to public disclosure requirements.

The City reserves the right, at its sole discretion, to waive minor irregularities in submittal requirements, to request modifications of the proposal, to accept or reject any or all proposals received, to award full or partial funding of any request, and/or to cancel all or part of this RFP at any time prior to awards.

Submittal of a proposal on this project is an affirmative undertaking that your firm is able to and will strictly adhere to all provisions within the following:

*Limitations:* The Request for Proposal does not commit the City to award a contract, to pay any cost incurred in the preparation of your company's RFP response or to procure or contract for services or supplies. The City reserves the right to accept or reject any or all RFP responses received as a result of this request, to negotiate with all qualified sources or to cancel all or part of this RFP.

*Signature(s):* The proposal shall provide the following information: name, title, address and telephone number of individual(s) with the authority to bind the service provider and also who may be contacted during the period of proposal evaluation.

DRAFT

**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
<p><u>3706 San Pablo Avenue Site (Golden Gate Key Property)</u></p>	<p>Acquired by the Redevelopment Agency on December 15, 2010 for \$1.5 million. This property is a .66-acre (37,657 square feet), three-parcel site, at 3706 San Pablo Avenue and 1066-72 37<sup>th</sup> Street in Emeryville. The site has been vacant since 2005 when it was purchased by a condominium developer. The condominium development did not move forward, due to the recession and the property was foreclosed. The property contained two one-story brick buildings that include a total of 18,175 square-foot that front San Pablo Avenue and MacArthur Boulevard. Along the 37<sup>th</sup> Street frontage is a fenced lot.</p> <p>The subject properties had previously been occupied by a variety of uses, including retail, a locksmith shop, automotive services, and machine shops that have left environmental contamination. Evidence of volatile organic compounds and chlorinated solvents have been found on the site. Remediation will involve further site testing, excavation and disposal of the source-area material, groundwater remediation, and monitoring. The estimated cost of remediation is \$240,000. Staff has submitted a grant application to the U.S. Environmental Protection Agency to fund remediation. The project has been awarded \$200,000 in grants for the cleanup and the City will match \$40,000 as an enforceable obligation.</p> <p>The Agency purchased two additional parcels from the original condominium proposal. 1025 West MacArthur Blvd was purchased on June 3, 2011 for \$550,000.</p> <p>The Planning Commission recommended and, on August 16, 2011, the City Council approved demolition of the buildings on the site, finding that demolition is in the best interest of the public, health, welfare and safety. A report on lead and asbestos</p>

*Table includes those projects that have received Planning Commission approvals and which are subject to the Affordable Housing Set Aside Program Ordinance (30 or more units) as well as Redevelopment-Agency-assisted affordable housing developments.*

**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
	<p>removal requirements was completed in November and the demolition contract was put out to bid and awarded to Evans Construction. Demolition began in March.</p> <p>Demolition of the two buildings was completed in May 2012. The site has been completely fenced as part of the demolition contract. Site maintenance is ongoing. The graffiti has been less of an issue but taggers have found places to graffiti. The graffiti on site will be removed as part of monthly maintenance.</p>
<u>1025 West MacArthur</u>	<p>Acquired by the Redevelopment Agency on June 3, 2011 for \$550,000, this property is a 0.256-acre (11,136 square feet), two parcel site located adjacent to the 3706 San Pablo Avenue site. It will be combined with 3706 San Pablo to form a larger 1.12 acre site. The property is improved with a vacant warehouse. The building was demolished along with the demolition of 3706 San Pablo Avenue in May 2012. Site maintenance is ongoing.</p>
<p><u>39<sup>th</sup> and Adeline Residential Project (Madison Park Financial Corporation)</u> 3900 Adeline Street 110 total units – rental 80 Emeryville units 12 BMRs (5 very low income and 7 moderate income)</p>	<p>Project was approved by City Council on January 20, 2009 and the approvals expired on January 20, 2011. On March 16, 2010, the Council approved the first reading of an interim ordinance to give the Planning Commission and Council the discretion to extend planning approvals for projects to a total of five years rather than three, if findings can be made to do so, on a case-by-case basis. Affordability Agreement negotiations have not been initiated by staff or the developer. City Council approved two-year extension on November 16, 2010 with the proviso that 20 studio units be converted to 1-bedroom.</p>
5890-5900 Christie Avenue	<p>Acquired by the Redevelopment Agency on November 7, 2011 for \$9.64 million The property totals 70,681 square feet (net of easements) and is presently improved with single story commercial buildings. The property is located directly south of 6150 Christie Avenue and is adjacent to the</p>

*Table includes those projects that have received Planning Commission approvals and which are subject to the Affordable Housing Set Aside Program Ordinance (30 or more units) as well as Redevelopment-Agency-assisted affordable housing developments.*

**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
	<p>Emeryville Marketplace. The two buildings located on the property are vacant. Fire suppression systems need work. EBMUD has required backflow devices on the water systems. Staff is working on both of these issues. Site maintenance is ongoing.</p> <p>This project has been challenged by the Department of Finance.</p>
6150 Christie Avenue	<p>The Redevelopment Agency received an Order of Possession for this property on March 9, 2011. This .61-acre site is located on Christie Avenue, directly south of Christie Avenue Park. The site is currently vacant with a partially completed foundation.</p> <p>In September 2011 City Council approved the allocation of funds for the \$380,277 from Housing Capital Fund 482 for additional acquisition costs, fencing and maintenance and authorized the City Manager to execute a PSA with Peralta Service Corporation for maintenance of the property.</p> <p>Staff has researched interim uses of the site. An analysis of the current infrastructure value has been completed and was presented to Council in December 2011. The temporary sidewalk has been installed as well as a new fence with screening. The site was sprayed with wildflower seeds in March 2012.</p>
<u>64<sup>th</sup> and Christie Project</u>	<p>The 64<sup>th</sup> and Christie Housing Project is a 193 unit, 5 story building and is part of the larger Marketplace Redevelopment Planned Unit Development. This project received a land and development subsidy through a Owner Participation Agreement for 29 units of very low income housing and will be subject to the Affordable Housing Set Aside Ordinance.</p> <p>Ownership interest in the 64<sup>th</sup> and Christie Project has been transferred from Rockwood Christie to</p>

*Table includes those projects that have received Planning Commission approvals and which are subject to the Affordable Housing Set Aside Program Ordinance (30 or more units) as well as Redevelopment-Agency-assisted affordable housing developments.*

**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
	<p>Essex. Essex is a real estate investment trust that is engaged in ownership, operation, management acquisition development and redevelopment of apartment communities including over 30,000 units on the West Coast.</p> <p>The Affordable Housing Agreement was signed and recorded April 25, 2012.</p> <p>The Groundbreaking was held during the May 2012 Affordable Housing Week. Demolition of the buildings has begun.</p>

*Table includes those projects that have received Planning Commission approvals and which are subject to the Affordable Housing Set Aside Program Ordinance (30 or more units) as well as Redevelopment-Agency-assisted affordable housing developments.*

**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
<p><u>Ambassador Apartments (RCD)</u> 1168 36th Street 69-unit multi-family affordable rental development with 68 restricted units and one unrestricted manager's unit. Units affordable to households at 50% of Area Median Income (very low); five of which proposed to be restricted to households living with AIDS/HIV.</p>	<p>The ERN was executed on July 7, 2009 and a First Amendment was approved by the Agency on January 19<sup>th</sup> extending to June 30, 2010. June 15, 2010, the Agency approved a Second Amendment to extend the negotiating period to December 31, 2010. The DDA was approved and executed in February 2011.</p> <p>In April 2010, RCD was recommended approval for \$1,055,000 in County HOME funds. This project received environmental clearance from HUD. HCD staff recommended that the Ambassador development receive the full \$500,000 request in Housing Opportunities for People With Aids (HOPWA) funds. HOPWA recommendations are reviewed jointly by HCD and the City of Oakland. The City of Oakland provided its approval in July.</p> <p>In March 2011, the Developer completed and submitted the Tax Credit application but the project was not awarded the funding due to competition from higher ranking projects in Oakland (the California Hotel) and Alameda (the Islander).</p> <p>Ambassador submitted a second tax credit application July 13, 2011 and on September 28, 2011 received notification that the project received its tax credit award. It was anticipated that with the award would raise \$11.5 million in funding.</p> <p>The project and began construction in March 2012, held its Groundbreaking during May's Affordable Housing Week. The project has had rain delays, but is scheduled to complete construction before September 2013.</p>
<p><u>Parkside (formerly Papermill Project - Archstone)</u> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue</p>	<p>Project was approved by City Council on November 18, 2008 and the approvals expire on November 18, 2010. On March 16, 2010, the Council approved the first reading of an interim ordinance to give the</p>

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**Affordable Housing Set Aside Ordinance Project and  
Affordable Housing Development Status Table**

Updated: August 29, 2012

<b><u>Project Name</u></b>	<b><u>BMR Unit Status and Project Status</u></b>
<p>168 residential rental units and 5 live-work units 21 BMRS (13 moderate income and 8 very low income)</p>	<p>Planning Commission and Council the discretion to extend planning approvals for projects to a total of five years rather than three, if findings can be made to do so, on a case-by-case basis. A two year extension was approved by Council on December 21, 2010.</p> <p>The project has submitted for building permits. This project received a density bonus for affordable housing and will be subject to the Affordable Housing Set Aside Ordinance. The Affordable Housing Agreement has been signed and recorded in May 2012.</p>

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<p><u>3706 San Pablo Avenue Site (Golden Gate Key Property)</u></p>	<p>Acquired by the Redevelopment Agency on December 15, 2010 for \$1.5 million. This property is a .66-acre (37,657 square feet), three-parcel site, at 3706 San Pablo Avenue and 1066-72 37<sup>th</sup> Street in</p>

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	<p>Emeryville. The site has been vacant since 2005 when it was purchased by a condominium developer. The condominium development did not move forward, due to the recession and the property was foreclosed. The property contained two one-story brick buildings that include a total of 18,175 square-foot that front San Pablo Avenue and MacArthur Boulevard. Along the 37<sup>th</sup> Street frontage is a fenced lot.</p> <p>The subject properties had previously been occupied by a variety of uses, including retail, a locksmith shop, automotive services, and machine shops that have left environmental contamination. Evidence of volatile organic compounds and chlorinated solvents have been found on the site. Remediation will involve further site testing, excavation and disposal of the source-area material, groundwater remediation, and monitoring. The estimated cost of remediation is \$240,000. Staff has submitted a grant application to the U.S. Environmental Protection Agency to fund remediation. The project has been awarded \$200,000 in grants for the cleanup and the City will match \$40,000 as an enforceable obligation.</p> <p>The Agency purchased two additional parcels from the original condominium proposal. 1025 West MacArthur Blvd was purchased on June 3, 2011 for \$550,000.</p> <p>The Planning Commission recommended and, on August 16, 2011, the City Council approved demolition of the buildings on the site, finding that demolition is in the best interest of the public, health, welfare and safety. A report on lead and asbestos removal requirements was completed in November and the demolition contract was put out to bid and awarded to Evans Construction. Demolition began in March.</p>

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	Demolition of the two buildings was completed in May 2012. The site has been completely fenced as part of the demolition contract. Site maintenance is ongoing. The graffiti has been less of an issue but taggers have found places to graffiti. The graffiti on site will be removed as part of monthly maintenance.
<u>1025 West MacArthur</u>	Acquired by the Redevelopment Agency on June 3, 2011 for \$550,000, this property is a 0.256-acre (11,136 square feet), two parcel site located adjacent to the 3706 San Pablo Avenue site. It will be combined with 3706 San Pablo to form a larger 1.12 acre site. The property is improved with a vacant warehouse. The building was demolished along with the demolition of 3706 San Pablo Avenue in May 2012. Site maintenance is ongoing.
<u>Parkside (formerly Papermill Project - Archstone)</u> Block bounded by Powell, Hollis, and Doyle Streets and Stanford Avenue 168 residential rental units and 5 live-work units 21 BMRS (13 moderate income and 8 very low income)	<p>Project was approved by City Council on November 18, 2008 and the approvals expire on November 18, 2010. On March 16, 2010, the Council approved the first reading of an interim ordinance to give the Planning Commission and Council the discretion to extend planning approvals for projects to a total of five years rather than three, if findings can be made to do so, on a case-by-case basis. A two year extension was approved by Council on December 21, 2010.</p> <p>The project has submitted for building permits. This project received a density bonus for affordable housing and will be subject to the Affordable Housing Set Aside Ordinance. The Affordable Housing Agreement has been signed and recorded in May 2012.</p>

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<p><u>39<sup>th</sup> and Adeline Residential Project (Madison Park Financial Corporation)</u> 3900 Adeline Street 110 total units – rental 80 Emeryville units 12 BMRs (5 very low income and 7 moderate income)</p>	<p>Project was approved by City Council on January 20, 2009 and the approvals expired on January 20, 2011. On March 16, 2010, the Council approved the first reading of an interim ordinance to give the Planning Commission and Council the discretion to extend planning approvals for projects to a total of five years rather than three, if findings can be made to do so, on a case-by-case basis. Affordability Agreement negotiations have not been initiated by staff or the developer. City Council approved two-year extension on November 16, 2010 with the proviso that 20 studio units be converted to 1-bedroom.</p>
<p>5890-5900 Christie Avenue</p>	<p>Acquired by the Redevelopment Agency on November 7, 2011 for \$9.64 million. The property totals 70,681 square feet (net of easements) and is presently improved with single story commercial buildings. The property is located directly south of 6150 Christie Avenue and is adjacent to the Emeryville Marketplace. The two buildings located on the property are vacant. Fire suppression systems need work. EBMUD has required backflow devices on the water systems. Staff is working on both of these issues. Site maintenance is ongoing.</p> <p>This project has been challenged by the Department of Finance.</p>
<p>6150 Christie Avenue</p>	<p>The Redevelopment Agency received an Order of Possession for this property on March 9, 2011. This .61-acre site is located on Christie Avenue, directly south of Christie Avenue Park. The site is currently vacant with a partially completed foundation.</p> <p>In September 2011 City Council approved the allocation of funds for the \$380,277 from Housing Capital Fund 482 for additional acquisition costs, fencing and maintenance and authorized the City Manager to execute a PSA with Peralta Service Corporation for maintenance of the property.</p>

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	<p>Staff has researched interim uses of the site. An analysis of the current infrastructure value has been completed and was presented to Council in December 2011. The temporary sidewalk has been installed as well as a new fence with screening. The site was sprayed with wildflower seeds in March 2012.</p>
<u>64<sup>th</sup> and Christie Project</u>	<p>The 64<sup>th</sup> and Christie Housing Project is a 193 unit, 5 story building and is part of the larger Marketplace Redevelopment Planned Unit Development. This project received a land and development subsidy through a Owner Participation Agreement for 29 units of very low income housing and will be subject to the Affordable Housing Set Aside Ordinance.</p> <p>Ownership interest in the 64<sup>th</sup> and Christie Project has been transferred from Rockwood Christie to Essex. Essex is a real estate investment trust that is engaged in ownership, operation, management acquisition development and redevelopment of apartment communities including over 30,000 units on the West Coast.</p> <p>The Affordable Housing Agreement was signed and recorded April 25, 2012.</p> <p>The Groundbreaking was held during the May 2012 Affordable Housing Week.</p>

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