



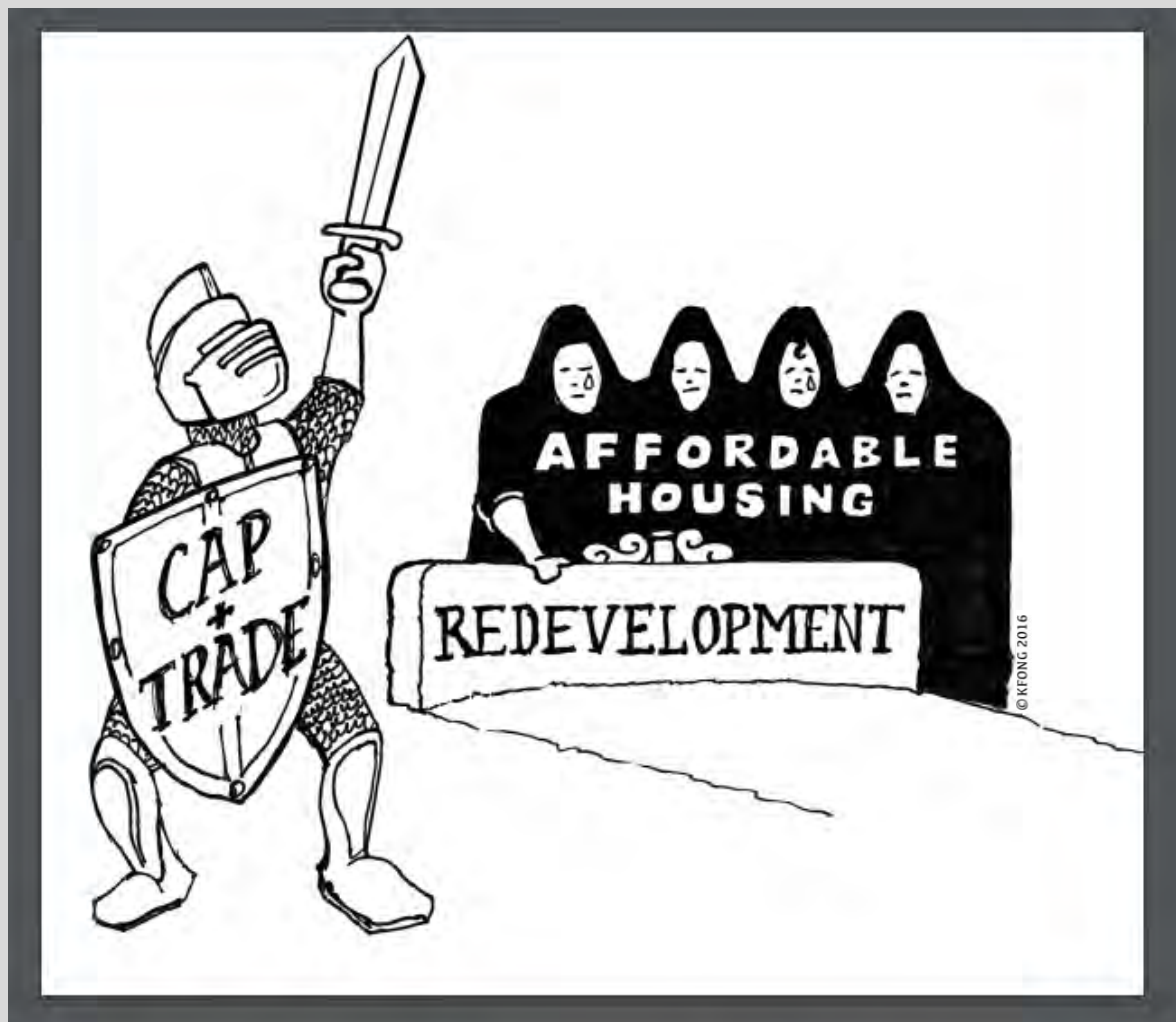
Rail~Volution Cap & Trade and TOD

Collaborating across disciplines: an affordable housing developer's view

Alicia Klein

Resources for Community Development,
Berkeley

“Cap’n’Trade to the Rescue!”





Resources for Community Development

Our Vision
is that housing choices in every community include quality homes for people who are low to moderate-income

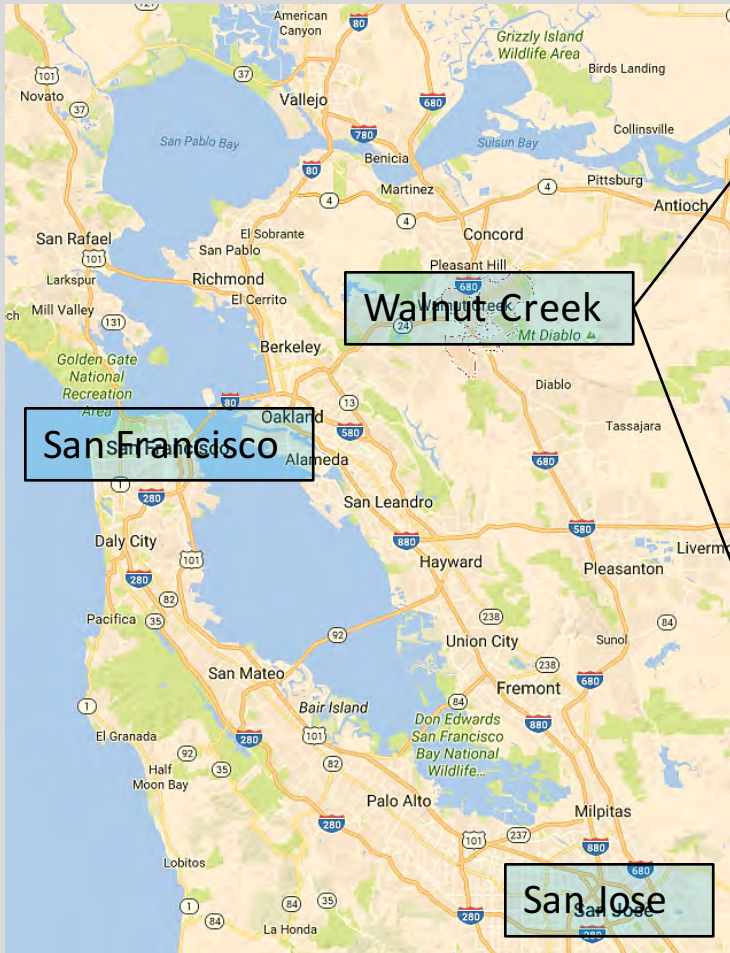
Our Mission
is to create and preserve affordable housing for those with the fewest options, to build community and enrich lives

Our Passion
brings people and resources together to create properties that benefit the whole community





Walnut Creek AHSC Applications





Round I

Riviera Family Apartments

\$32.5M TDC; \$6M AHSC request

Affordable Housing Development + Housing Related Infrastructure:

- 58 apartments affordable to families earning 20-60% of AMI
- 50 parking spaces, 2:1 bike parking
- Podium parking with car lifts, energy efficiency measures



Transportation Related Infrastructure:

- Pedestrian plaza
- Bulb-outs
- New, realigned crosswalks

Round II



St. Paul's Commons & Trinity Ave. Complete Streets

\$22M TDC; \$7.9M AHSC request

Affordable Housing Development + Housing Related Infrastructure:

- 45 studios & 1-bedrooms affordable at 30-60% of AMI over a homeless day support program & Church community center
- 29 parking spaces, 1:1 bike parking
- Wider sidewalks, new street light, emergency vehicle access



Sustainable Transportation Infrastructure:

- Sidewalk gap closure
- New, safer crosswalks (already planned & budgeted by City)



Programs:

- Bus passes
- Bike education



Upping the Collaboration Ante

Round II Guideline Changes

- 8 new points for developer-city-transit collaboration:
 - 5 for joint applicants
 - 3 for Housing with >\$500k of AHSC needed for an STI
- Clarified joint & several liability
- 3 new points for Programs with demonstrated need & readiness

Round II Application Changes

- City became joint-applicant
- City prioritized St. Paul's block for its complete streets work
- Requested funding for Programs & partnered with Bike East Bay

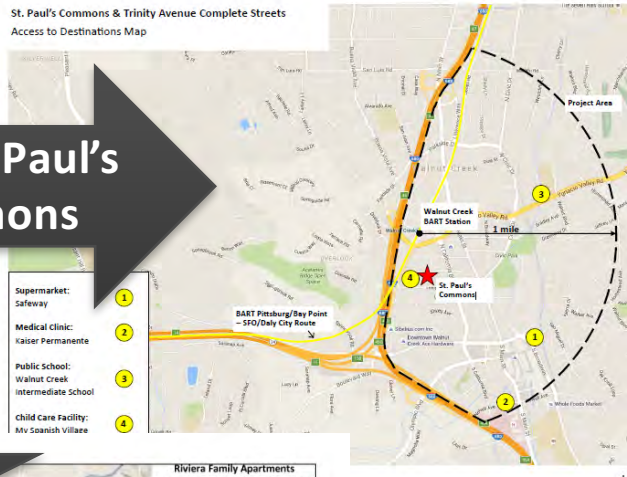
And we ran out of time to...

- Partner with the bus agency on increasing frequency or adding an electric bus

Evolution of AHSC Project Areas

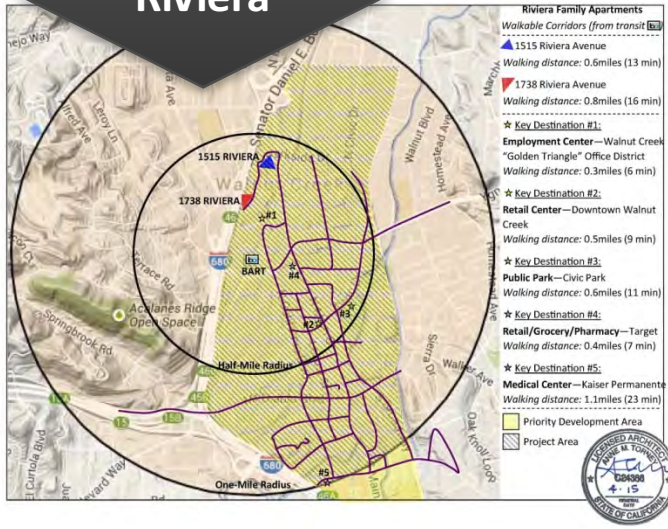
2016 St. Paul's Commons

St. Paul's Commons & Trinity Avenue Complete Streets
Access to Destinations Map



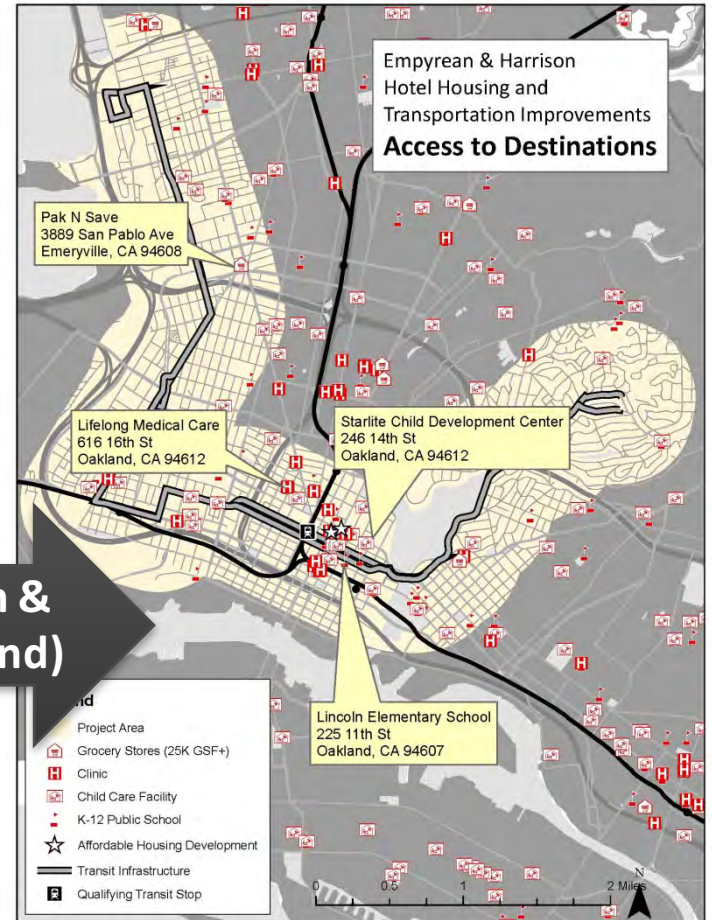
- 1 Supermarket: Safeway
- 2 Medical Clinic: Kaiser Permanente
- 3 Public School: Walnut Creek Intermediate School
- 4 Child Care Facility: Mt. Sanoich Village

2015 Riviera



- Riviera Family Apartments**
- Walkable Corridors (from transit)
- ▲ 1515 Riviera Avenue
Walking distance: 0.6miles (13 min)
 - ▼ 1738 Riviera Avenue
Walking distance: 0.8miles (16 min)
- ★ Key Destination #1:
Employment Center—Walnut Creek
“Golden Triangle” Office District
Walking distance: 0.3miles (6 min)
- ★ Key Destination #2:
Retail Center—Downtown Walnut Creek
Walking distance: 0.5miles (9 min)
- ★ Key Destination #3:
Public Park—Civic Park
Walking distance: 0.6miles (11 min)
- ★ Key Destination #4:
Retail/Grocery/Pharmacy—Target
Walking distance: 0.4miles (7 min)
- ★ Key Destination #5:
Medical Center—Kaiser Permanente
Walking distance: 1.1miles (23 min)
- Priority Development Area
- Project Area

2016 Empyrean & Harrison (Oakland)



Empyrean & Harrison
Hotel Housing and
Transportation Improvements
Access to Destinations

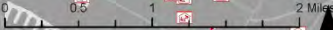
Pak N Save
3889 San Pablo Ave
Emeryville, CA 94608

Lifelong Medical Care
616 16th St
Oakland, CA 94612

Starlite Child Development Center
246 14th St
Oakland, CA 94612

Lincoln Elementary School
225 11th St
Oakland, CA 94607

- Project Area
- Grocery Stores (25K GSF+)
- Clinic
- Child Care Facility
- K-12 Public School
- ★ Affordable Housing Development
- Transit Infrastructure
- Qualifying Transit Stop





AHSC – Challenges & Successes

Successes

- New funding mechanism
- New positive role for affordable housing in community sustainability
- Collaboration across sectors benefits the community, especially if started early
- Evidenced-based approach to social & environmental solutions

Challenges

- Collaboration across sectors is challenging & risky
- Fixing Guideline glitches
- Cap & Trade auctions weakened
- Developers asking: can we count on AHSC?



Thanks!

Alicia Klein

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