Collaborating across disciplines: an affordable housing developer’s view

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“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.
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

2015 Riviera

2016 St. Paul’s Commons

2016 Empyrean & Harrison (Oakland)
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!

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