



City of
OAKLAND
California

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Collaborative Oakland grant submission captures \$50 million in State funds for 3 Housing Projects **Funds preserve affordable housing, reduce greenhouse emissions by improving transportation options**

Oakland, CA – Nearly \$50 million in grants and financing was recently awarded to three affordable housing and transportation projects located in Oakland. The grant funds will ensure the creation of approximately 340 affordable housing units, and will support the development of key transportation and infrastructure amenities, all of which will make Oakland’s communities healthier, more resilient and more affordable. The grants are the result of a successful collaboration between the City of Oakland, local affordable housing developers and regional transit agencies as joint applicants to the State of California’s Affordable Housing and Sustainable Communities (AHSC) grant program.

“Securing this much-needed funding for transit-oriented housing development is critical to help Oakland address the regional housing crisis,” said Mayor Libby Schaaf. “With continued collaboration, I am confident that these projects will be brought online effectively and we will be able to attract additional resources to reach our goal over the next eight years of protecting 17,000 existing Oakland households from displacement while creating 17,000 new units affordable to residents at all income levels.”

Below are descriptions of the three funded projects.

The **Empyrean & Harrison Housing and Transportation Projects** received an AHSC award of \$16,807,556 to fund affordable housing preservation, new bus service, subsidized transit passes, bike lanes on Clay Street and a new bike share station. The majority of funding will be directed toward the preservation of two downtown Oakland Single Resident Occupancy (SRO) buildings, establishing more than 140 units of long-term affordable housing. These two properties – Empyrean Towers and Harrison Hotel – are located between Downtown Oakland and Lake Merritt where rapidly rising real estate prices are threatening to displace many of the neighborhood’s long-time residents.

[Resources for Community Development](#) (RCD), a non-profit affordable housing developer, will undertake extensive rehabilitation work to address major system needs in both buildings and ensure they will continue to serve as high-quality affordable housing for decades to come.

With an AHSC award of \$14,844,762, [UrbanCore Development](#) and the City of Oakland will collaborate on **Coliseum Connections**, an innovative housing and transportation project with 110 mixed-income units adjacent to the Coliseum BART station. Coliseum Connections will provide 55 units of restricted affordable housing (50-60% of Area Median Income (AMI)), and have 55 units available for ‘workforce’ housing (80-120% AMI). Workforce housing units, for which there is a vast need, are among the hardest to develop due to the lack of subsidies available.

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In addition, the project will include transit subsidies for low-income residents, the development of 2.4 miles of Class 2 bicycle lanes, new bike channels for the Coliseum BART station and safety-enhancing pedestrian-scale lighting fixtures along 69th Avenue between Snell Street and International Boulevard. Additionally, AC Transit will receive funds to complete infrastructure projects and procure a hybrid bus for the new Bus Rapid Transit (BRT) route along International Boulevard.

A partnership of [East Bay Asian Local Development Corporation](#) and UrbanCore will develop **Lakehouse Commons**, a mixed-use, mixed-income development planned for the corner of E. 12th Street and 2nd Avenue that stands to receive \$18,127,203 in AHSC funding. The project will be comprised of two buildings that will share common amenities and open space. One building will have 90 units of permanently affordable housing. The second building will have 252 separately funded and managed units of market rate housing along with an additional 18 apartments reserved for moderate income households.

The project, which will meet LEED Silver design standards, includes a shared entry lobby that will double as a performance, art and community gathering space; a café open to residents and community; a rooftop deck and the gym; and open space adjacent to the site to beautify the area and better manage storm water runoff. Funding will also support new buses, and new bike and pedestrian infrastructure that connect residents to the Lake Merritt BART Station along 10th Street and pedestrian-scale lighting on International Boulevard along the route of the East Bay BRT project.

Representatives from the City of Oakland's Housing & Community Development and Public Works departments, multiple affordable housing developers, technical assistance providers and two participating transit entities (AC Transit and BART), worked tirelessly for months to develop the project plans and devise a successful application strategy.

The Oakland projects were among more than 40 AHSC applications statewide evaluated by TransForm for their greenhouse gas emissions reduction potential. Through their GreenTRIP program, TransForm, an Oakland-based nonprofit, encourages better residential development throughout Oakland and the Bay Area by encouraging new housing to include less parking and more transportation choices.

“All three projects awarded AHSC funds in Oakland show exemplary efforts to reduce traffic with support for public transit and GreenTRIP strategies,” said Jennifer West, GreenTRIP Senior Program Manager at TransForm. “We congratulate the City of Oakland, these projects and the future residents who will get to live in these homes.”

A special thanks also goes to [Enterprise Community Partners](#), who provided intensive AHSC technical assistance to City departments, our transit agency partners and all developer co-applicants. Enterprise is a national intermediary organization that works to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities.

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Collaborative Oakland
grant submission
captures \$50 million in
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October 24, 2016
Page Three

The highly competitive AHSC program is administered by the California Department of Housing and Community Development, in coordination with the Strategic Growth Council and California Air Resources Board. One of the California Climate Investment programs financed by the Greenhouse Gas Reduction Fund, AHSC uses proceeds from the state's cap-and-trade auctions to support infill transit-oriented development and infrastructure to reduce greenhouse gas emissions and make California's disadvantaged communities environmentally sustainable. Approximately \$289.4 million in competitive grants and loans was approved by the California Strategic Growth Council for 25 housing developments and transit-friendly infrastructure projects across California.

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