California: 3rd highest percentage of children five and younger experiencing homelessness

Families experiencing homelessness with young children undercounted in Alameda County

Higher rates of infant mortality among women experiencing homelessness

90% of a child’s brain develops before age five
our mission

Build a community that supports the emotional, educational, and economic success of young children and their families.

our vision

- Support social policy in built environment
- Maximize available resources
- Consider future generations in design
- Forge innovative partnerships
our partners

Oakland Housing Authority + EBALDC

First 5 Alameda County + Alameda County Public Health + Homeless Prenatal Program

La Cocina + Building Blocks for Health Equity

OakDOT+ Neighboring Property
Community Services

- Addressing social determinants of neighborhood health
- Pedestrian safety
- Bridging “park islands”
- Sustainable transit connections
building a home
design

Start with one home, build a community for **265 families**

- **South Tower**: 79 supportive housing units with preference for pregnant women and families with children under 5
- **North Tower**: 186 mixed income housing units
- **Base**: Resident and community services
- **Roof**: Distributed accessible green space
Daycare
Kitchen
Office
Gathering
Lobby
Parking
Maintenance
Daycare
Kitchen
Office
Gathering
Lobby
Parking
Maintenance
Green Space
23 Studios
338 sq ft

130 One Bedrooms
506 sq ft

100 Two Bedrooms
675 sq ft

12 Three Bedrooms
844 sq ft
welcome

- Harrison and Greenway Entrances
- Two building cores
- Circulation through courtyard
kitchen incubator

- Catering to graduates of incubator program
- Linked to opportunities at Old Oakland Farmers Market, Swan’s Market
greenway

- Connection to Alice Street
- Light retail, seating, conviviality
- Fast & slow track
early learning

- 60 children, 3 classrooms
- Street and building drop off
- Dedicated outdoor playspace
entrepreneurship lab

- Flexible innovation space for local micro-business owners
- Space for community meetings
- Private offices for coaching and consultation
- Connections to central courtyard
operations

- Greeting desk with views to elevator lobbies
- Connections to management offices
- Distributed garbage and maintenance
- Second floor gathering space
- United by common library stair
- Flexible function rooms
- Computer lab
- Resident community kitchen
- 6th floor playground
- Group cooking area
- Intergenerational space
green

Tiered Roof Space
● Gather
● Play
● Garden
● Reflect
● Exercise

Collect
● Rooftop and south facing photovoltaic panels
● Subsidize the cost of building common areas
financing

Mixed 4% / 9% Tax Credit
- Maximize number of units

90 Section 8 Project-Based Vouchers
- Allows deeper affordability levels

60 Moderate Income Units
- 80% to 120% of AMI
financing

$130 Million Development Cost
- $490,000 per unit

Sources of Funds
- $47 Million - LIHTC Equity
- $32 Million - Perm Mortgage
- $20 Million - HCD Programs (AHSC, NPLH)
- $12 Million - A1 Bond
- $8 Million - City Match
- $2 Million - FHLB AHP
- $3 Million - Deferred Developer Fee
- $2 Million - Regional Housing Fund
- $2 Million - MediCal Housing Fund
- $1.3 Million - Health Care Partnership
operations

EBALDC Property Management and Maintenance

Homeless Prenatal Program Community Health Workers

Operating budget

$8,400 per unit
Cortney, Noah (age 1) and Elijah (age 9) have been homeless for over two years.
To read their story visit medium.com
Photo: CRC Media Corps
questions?

The Ebell, 1500 Harrison St, Oakland

Matt Fairris | Fang Fang | Fiona Ruddy | Matt Turlock
One bedroom unit
mortgage detail

NOI:
- North Tower - $1,900,000
- South Tower - $590,000

Terms:
- 1.15 DSCR
- 30-year amortization
- 5.4% interest
Management & Admin - $2,130
Maint. & Repairs - $1,050
Taxes - $1,370
Utilities - $1,040
Insurance - $750
Resident Services - $670
Replacement Reserve - $600
All Operations - $8,360 per unit

Total Annual Budget - $2.2 Million
greenway detail

Community Services
- Thoroughfare from Harrison to Alice St.
- Community Courtyard
- Intergenerational Public Space
parking

- 275 indoor bike stalls
- 8 parking stalls for building staff
- 20 outdoor bike stalls for office
Shading Study
- Shading needs on hot days
- Locating solar panels

3pm 12pm 9am

Jun 21
Sep 21
Dec 21
timeline

Opportunities

● Aligning housing policy with county and city early childhood investments
● Priority population with high political feasibility
● Interest of local foundations in early childhood
● Phasing of development
● Use of Silicon Valley Enterprise Fund
● Leveraging health care funding streams
  ○ Community benefit funding
  ○ Equity investment
Challenges

- One of the first large-scale prefab developments in Downtown
- Synthesizing complex partnerships to provide pre/post natal support, ongoing parenting support, mental health services
- Use of innovative funding mechanisms may delay timeline
pre-development

Planning/Partnerships
(Months 1-6)
- Community engagement
- Engage with EQTDTO process
- Partnership creation for service provision
- Identify funding programs/partnerships

Entitlements/Permits
(Months 2-18)
- OHA Partnership & Lease Agreement
- Design Review
- Plan Checks
- Building Permits