

the ebell

1500 Harrison St, Oakland

Matt Fairris | Fang Fang | Fiona Ruddy | Matt Turlock



7

EBELL CLUB

6353

the crisis



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

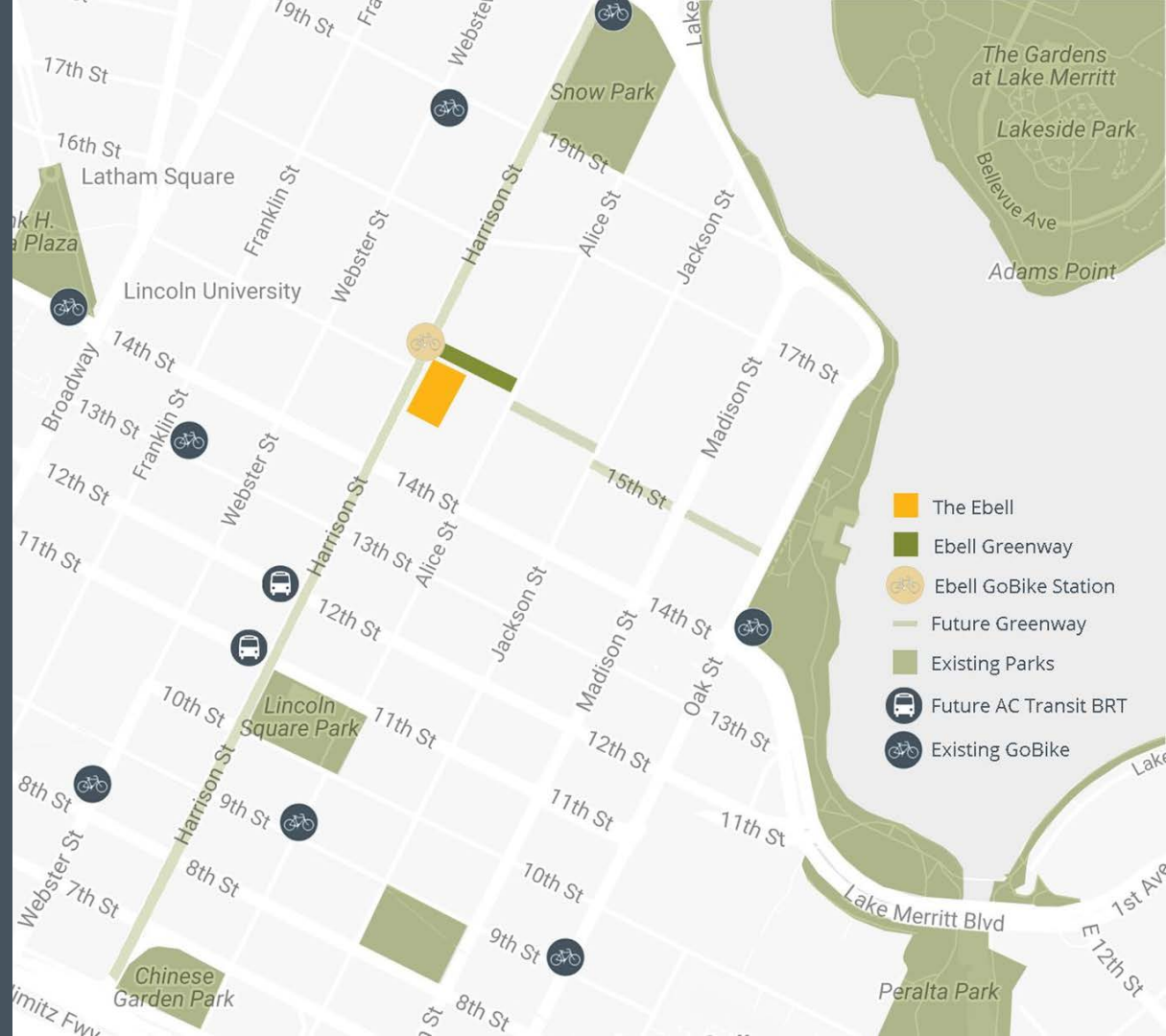


OakDOT+
Neighboring Property

neighborhood connections

Community Services

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



building a home

design

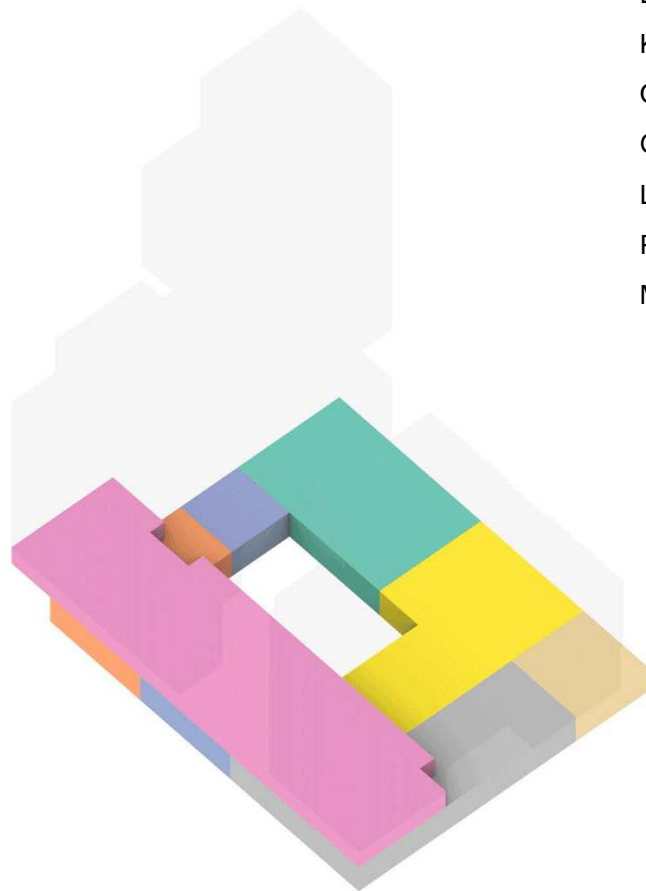
Start with one home, build a community for **265 families**

- **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

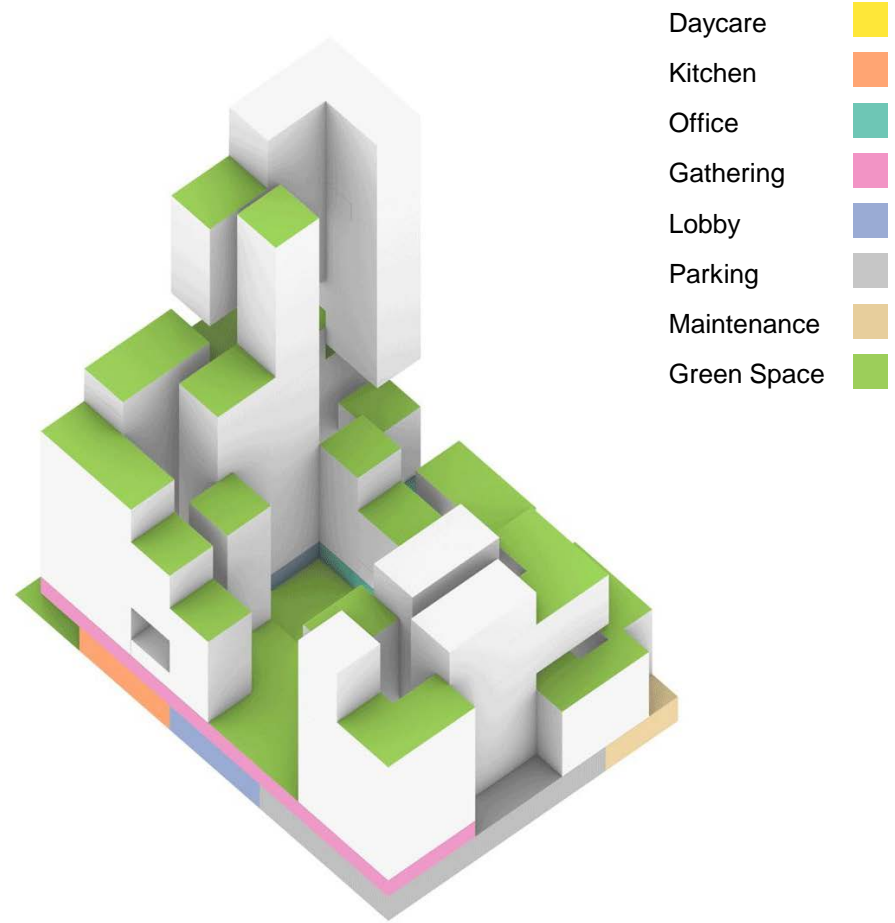


design

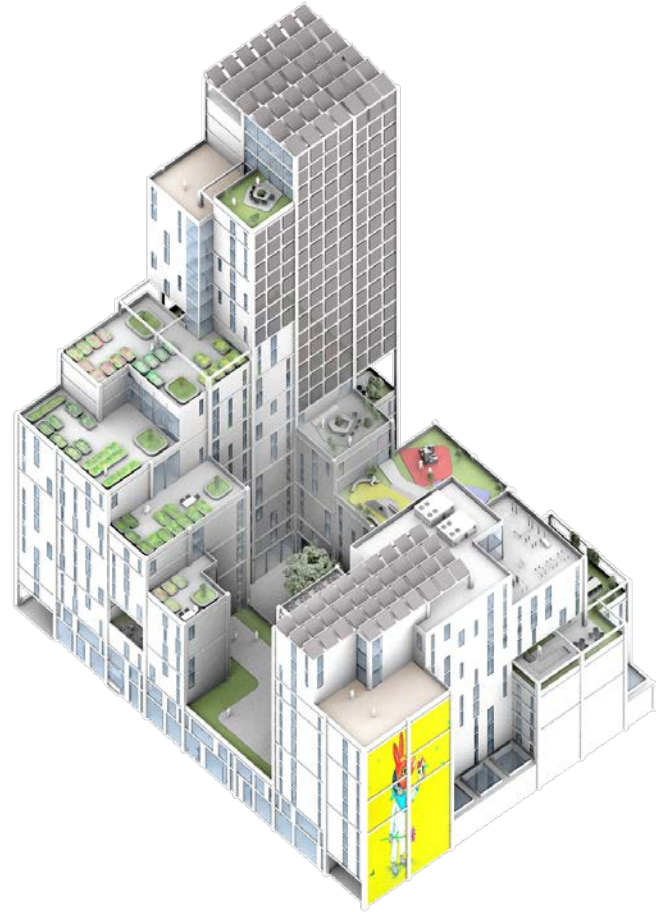
- Daycare
- Kitchen
- Office
- Gathering
- Lobby
- Parking
- Maintenance



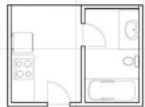
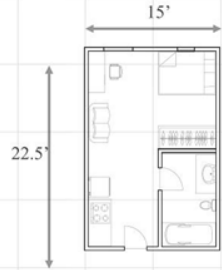
design



design



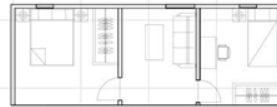
clark pacific modular



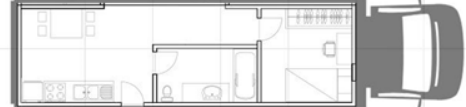
23 Studios
338 sq ft



130 One Bedrooms
506 sq ft



100 Two Bedrooms
675 sq ft



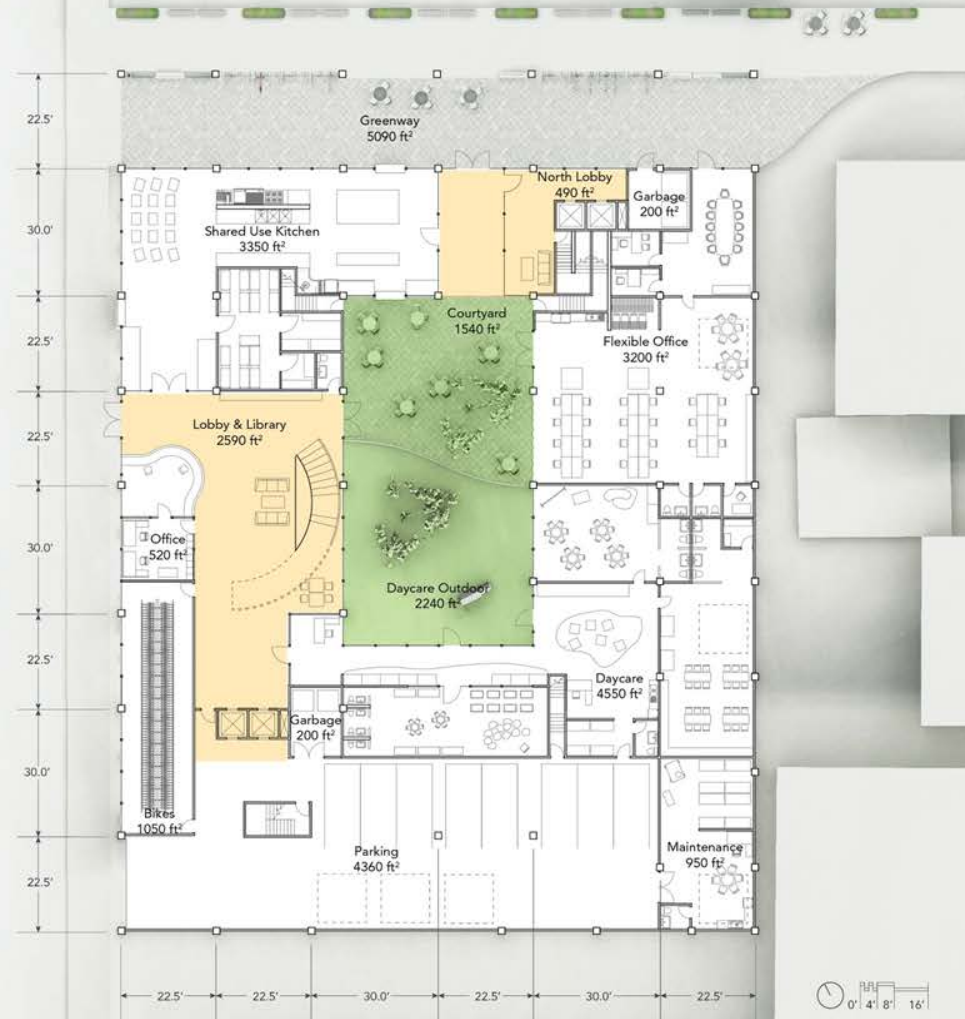
12 Three Bedrooms
844 sq ft





welcome

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

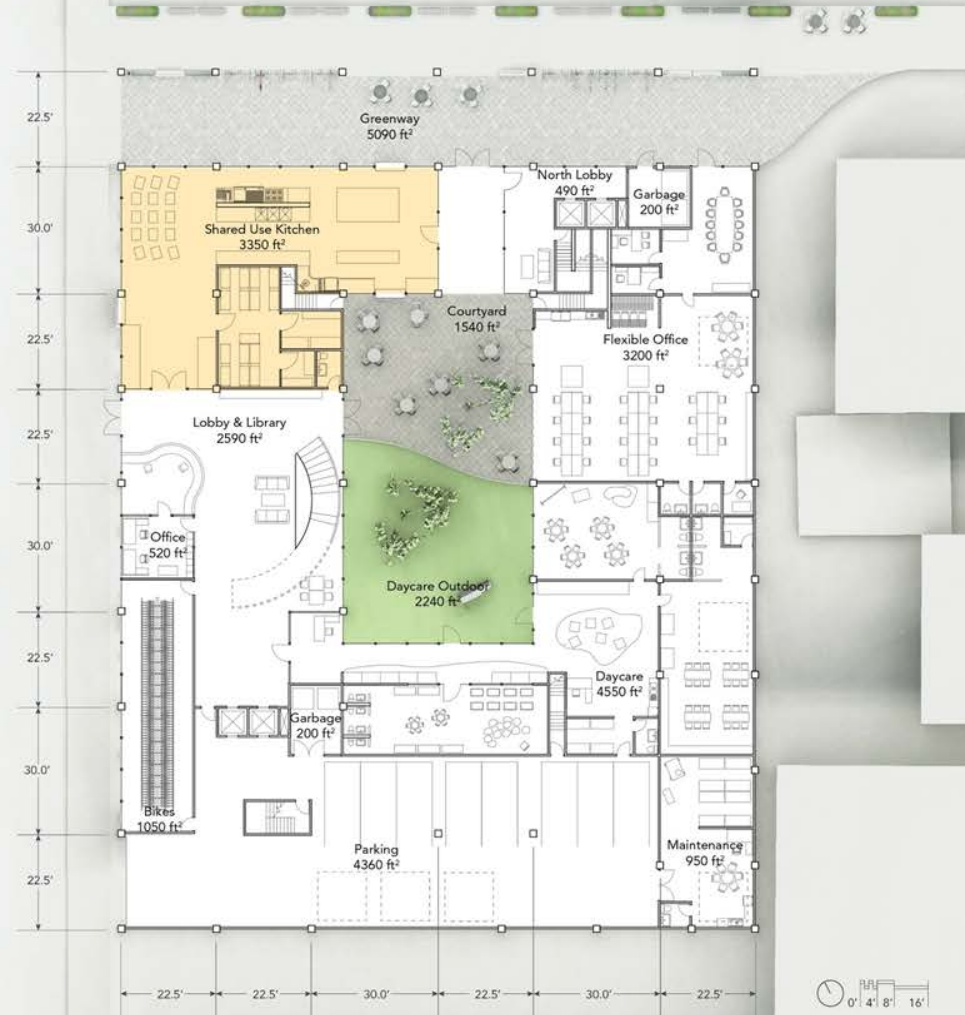


the
ebell



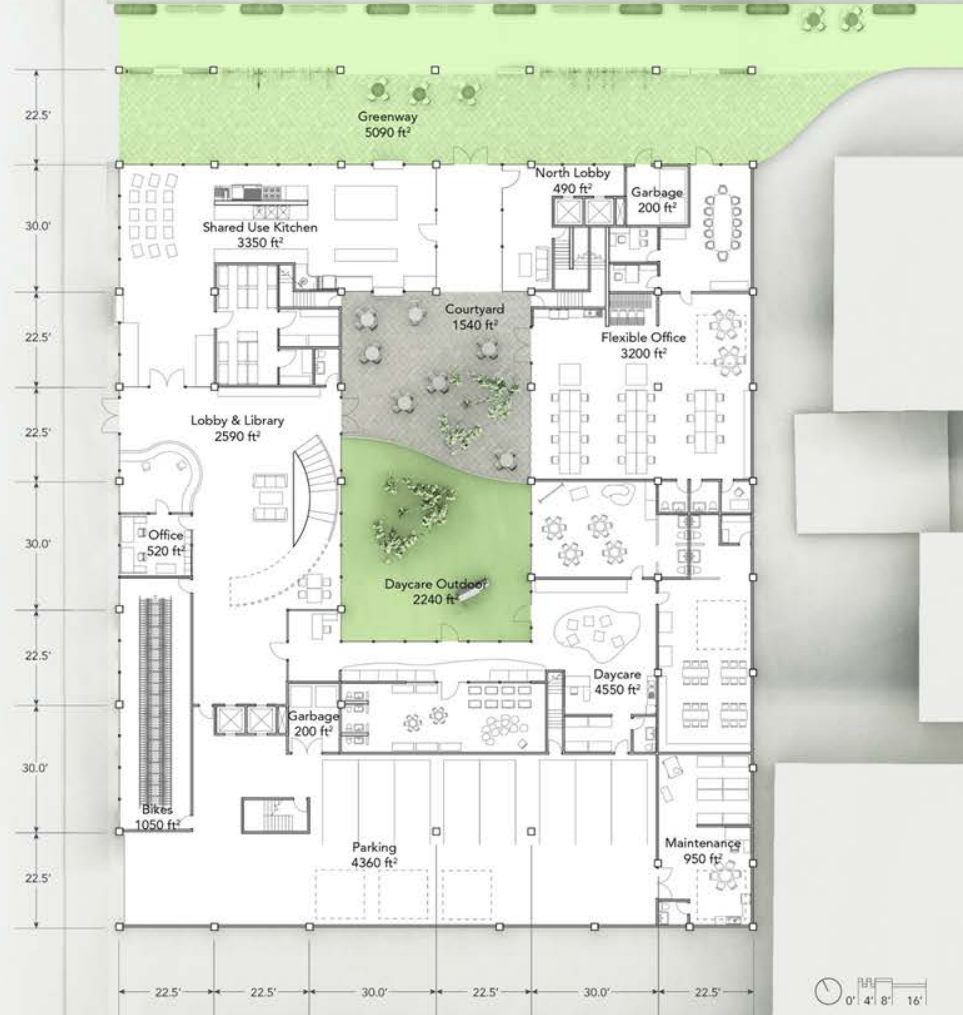
kitchen incubator

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



greenway

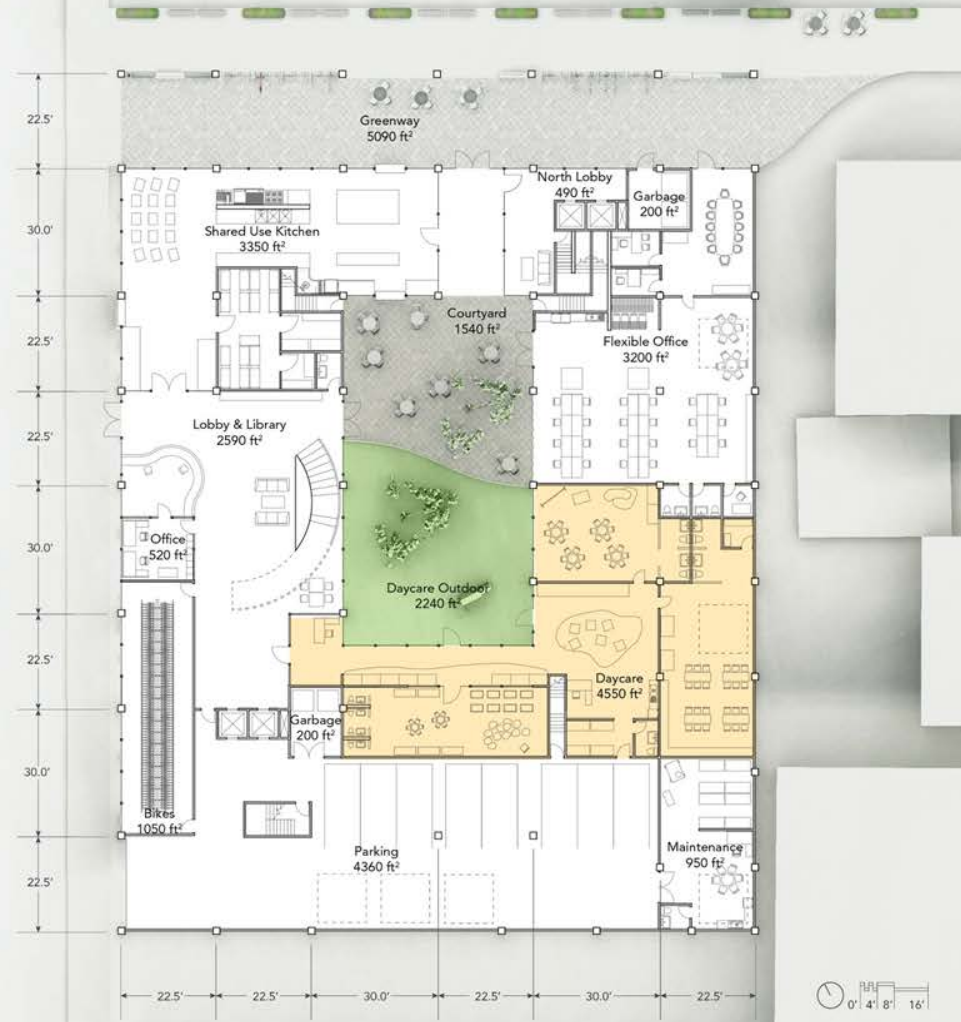
- Connection to Alice Street
- Light retail, seating, conviviality
- Fast & slow track





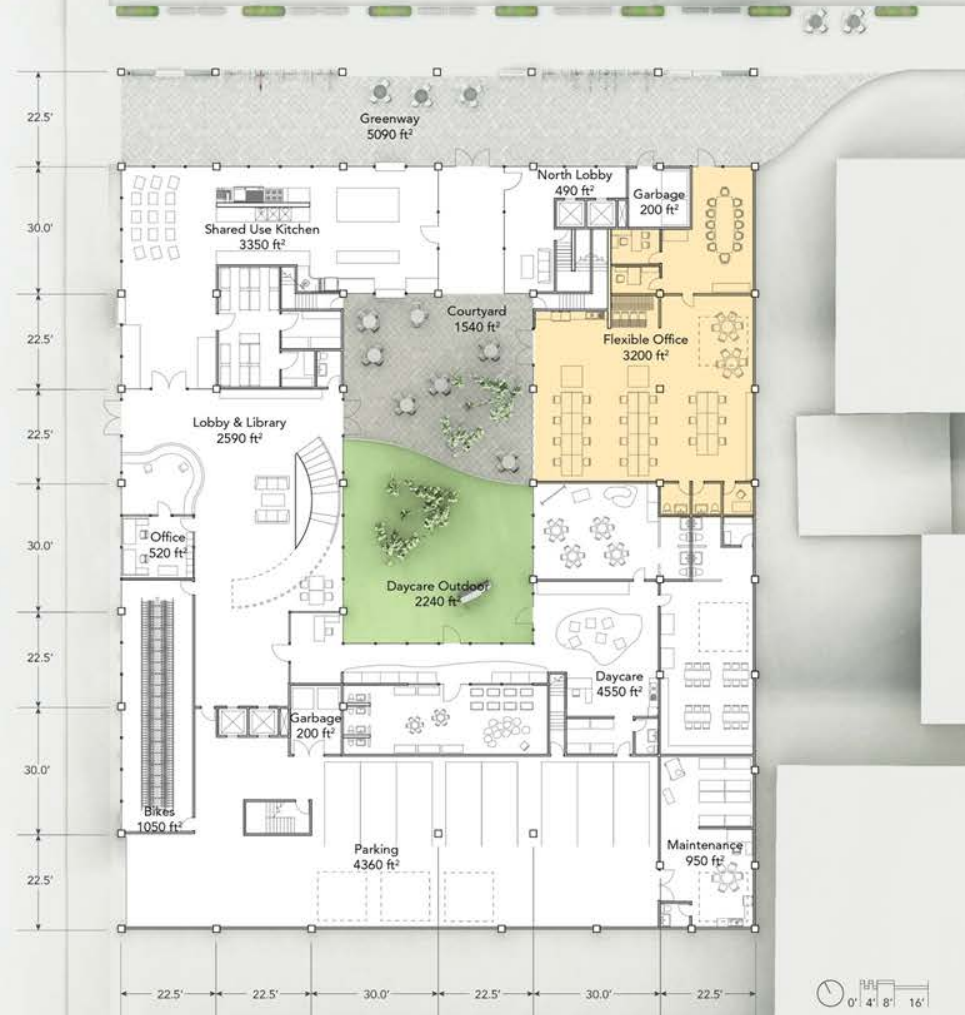
early learning

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



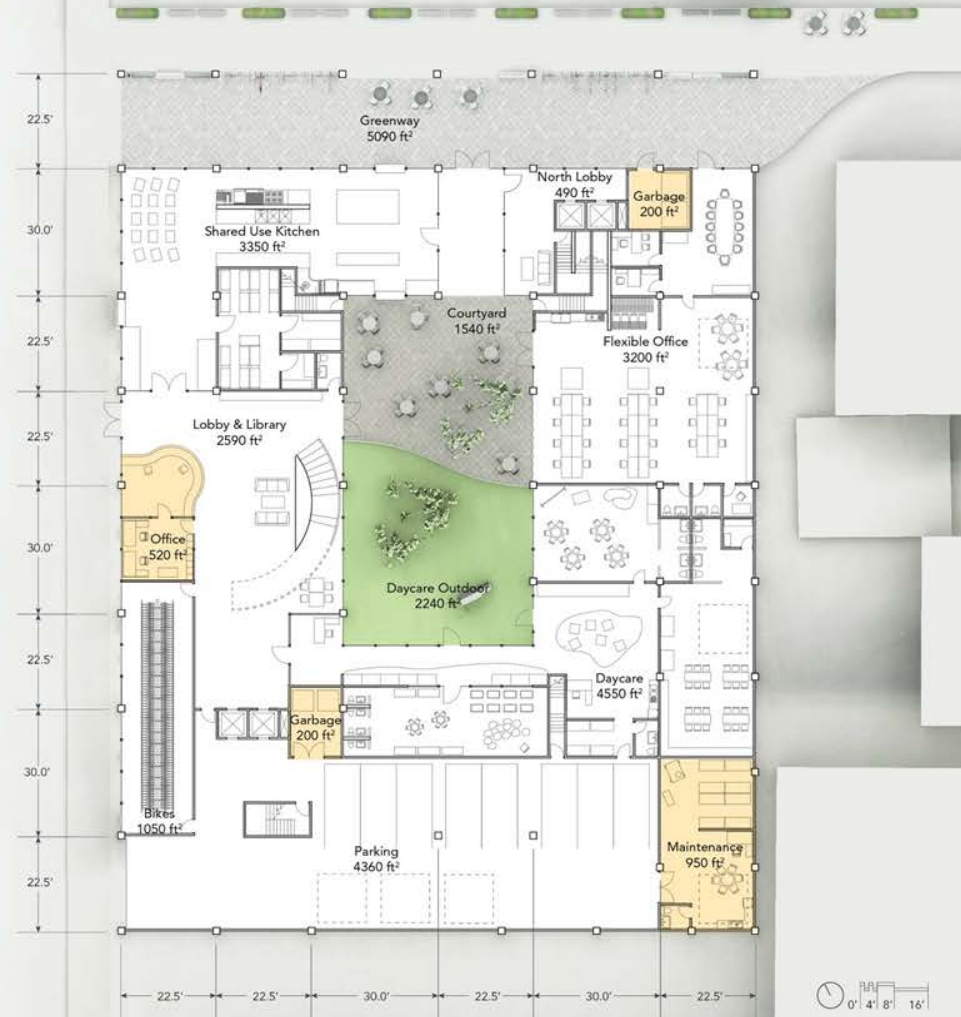
entrepreneurship lab

- 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



**EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION**
Building Healthy and Vibrant Neighborhoods

gathering

- Second floor gathering space
- United by common library stair
- Flexible function rooms
- Computer lab
- Resident community kitchen







play

- 6th floor playground
- Group cooking area
- Intergenerational space







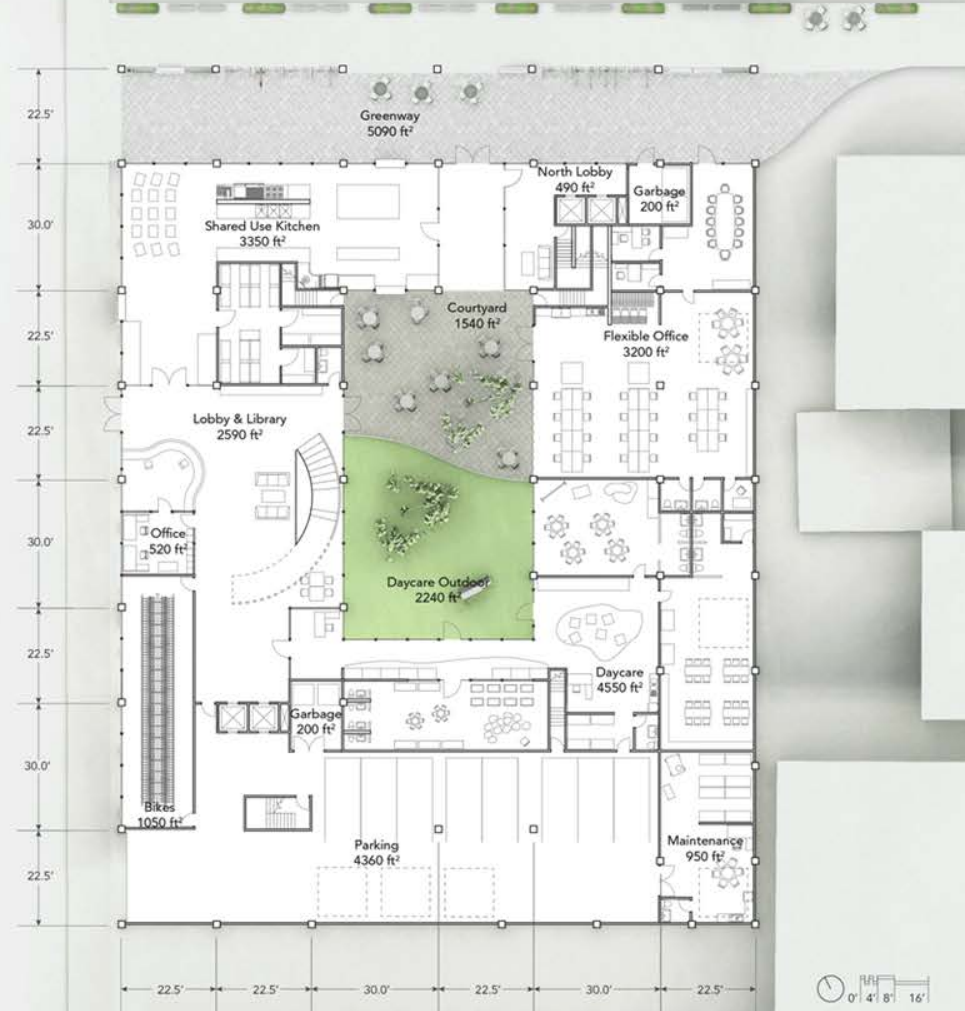
green

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

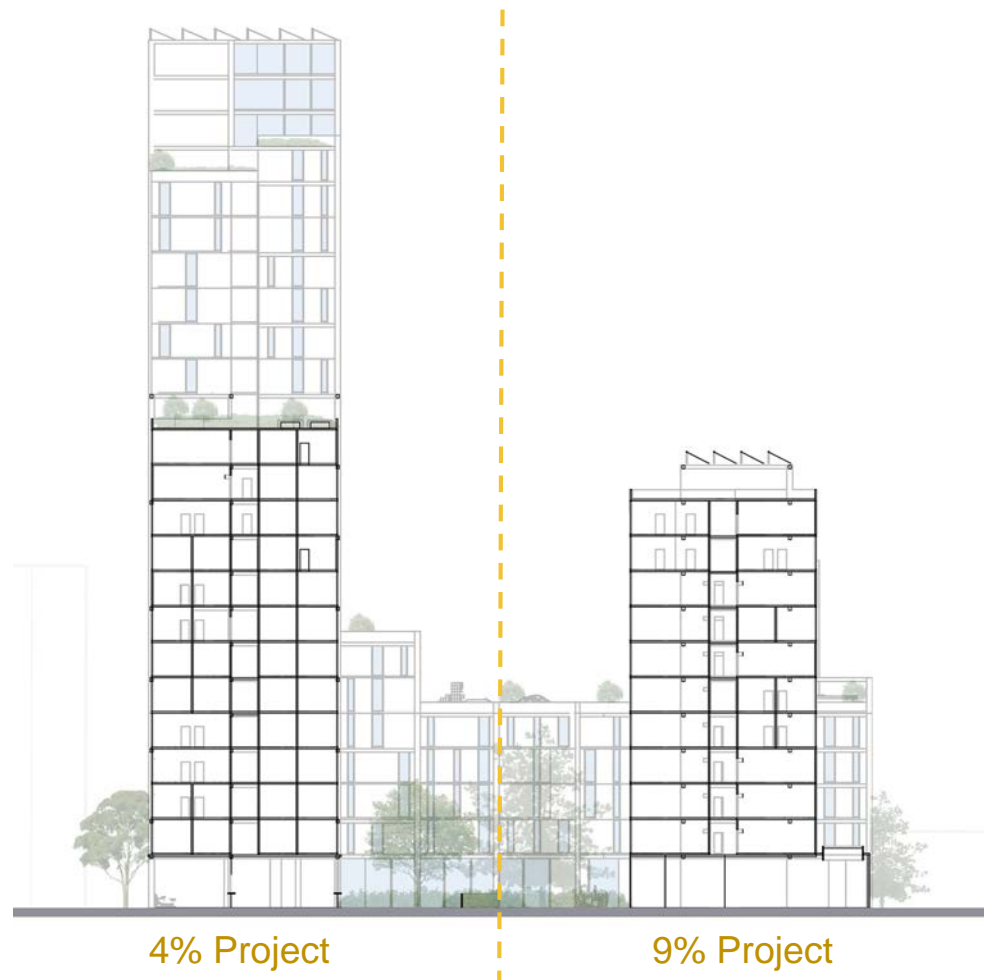
- Maximize number of units

90 Section 8 Project-Based Vouchers

- Allows deeper affordability levels

60 Moderate Income Units

- 80% to 120% of AMI



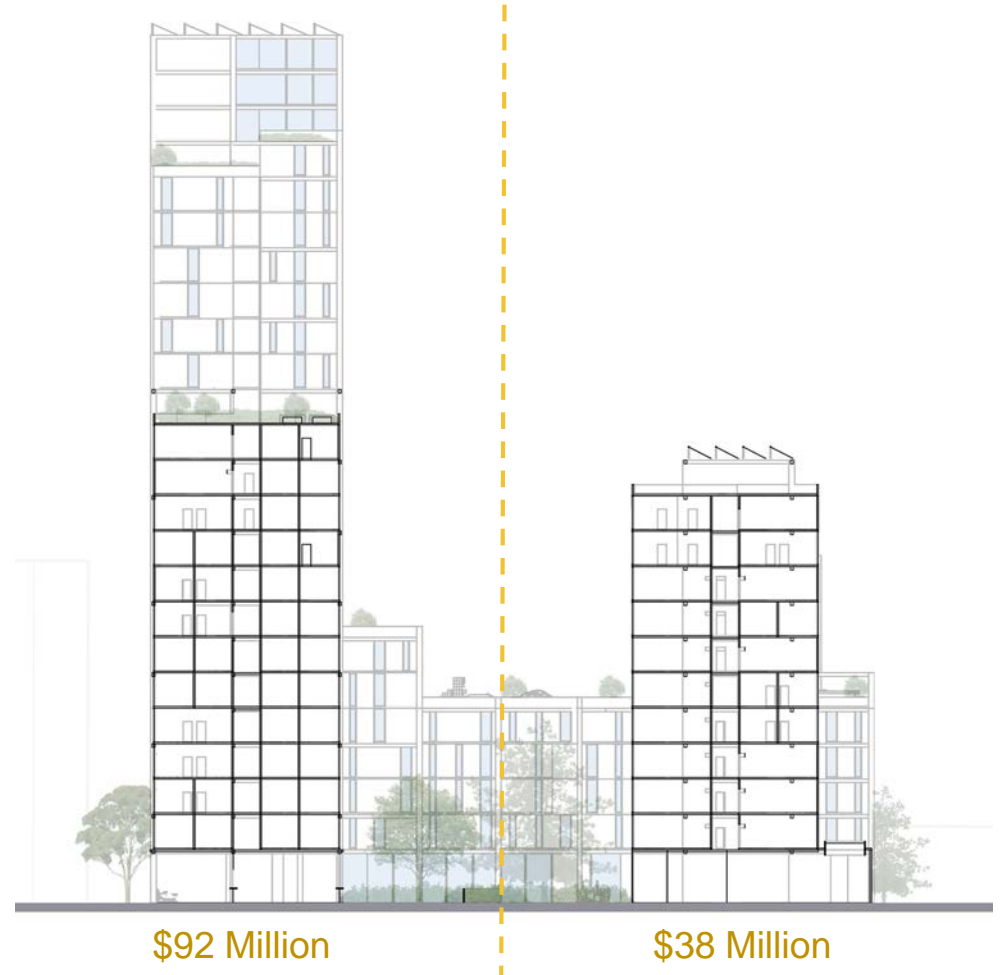
financing

\$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](https://www.medium.com)
Photo: CRC Media Corps*

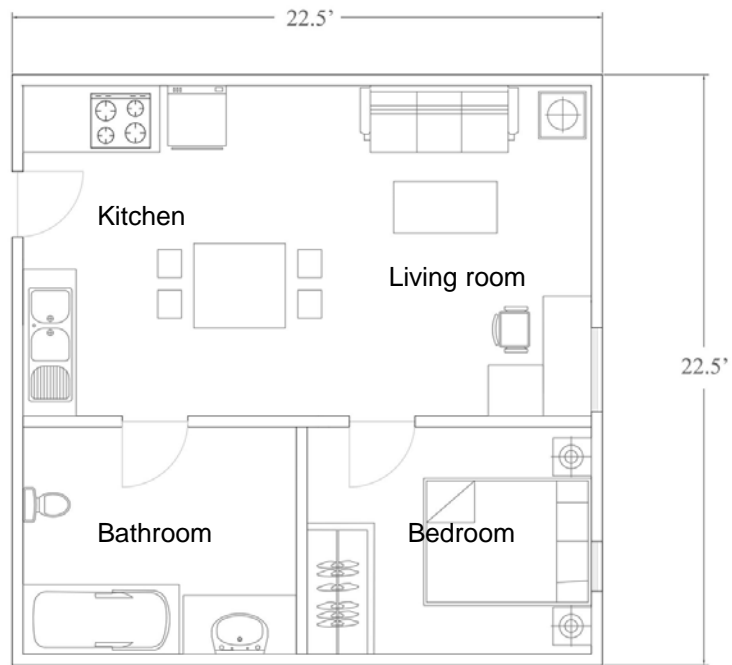


questions?

The Ebell, 1500 Harrison St, Oakland

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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



operations details

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

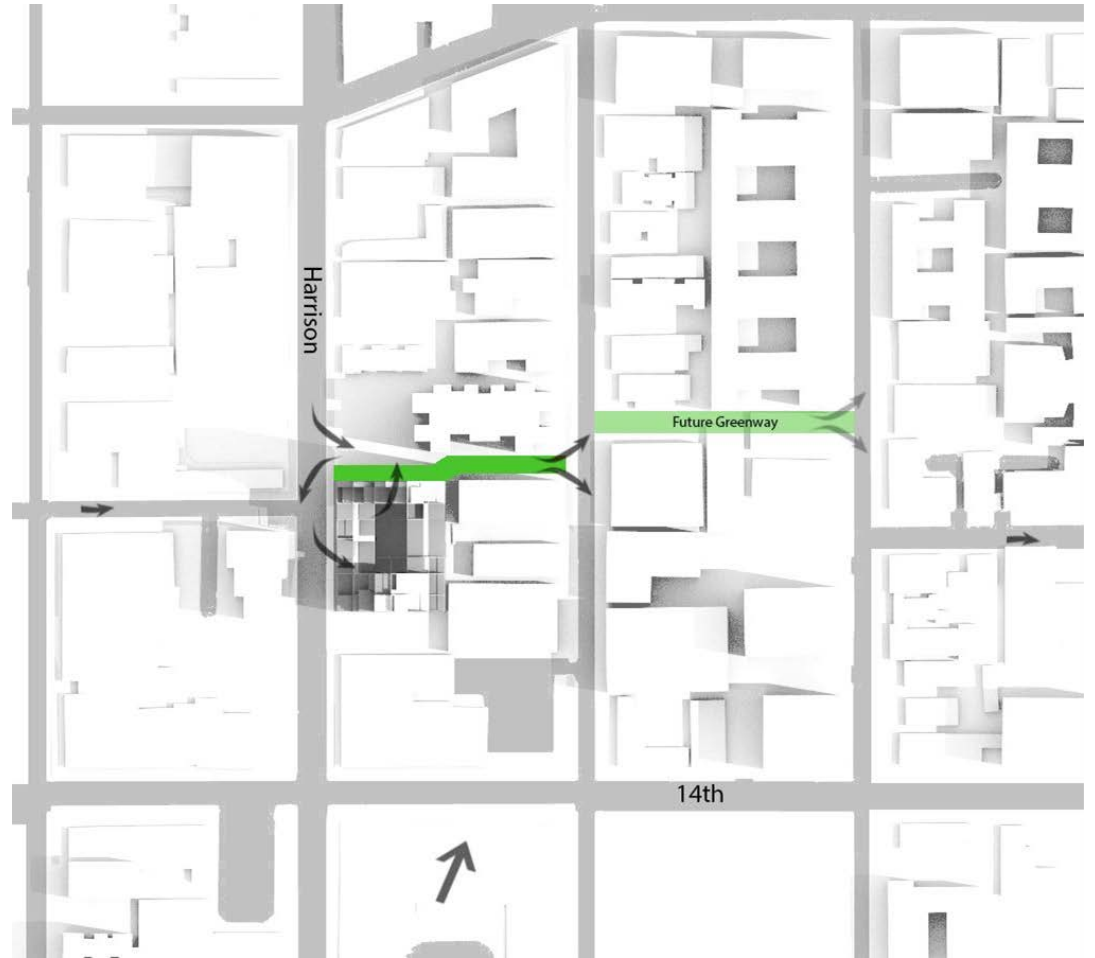
Total Annual Budget -
\$2.2 Million



greenway detail

Community Services

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



parking

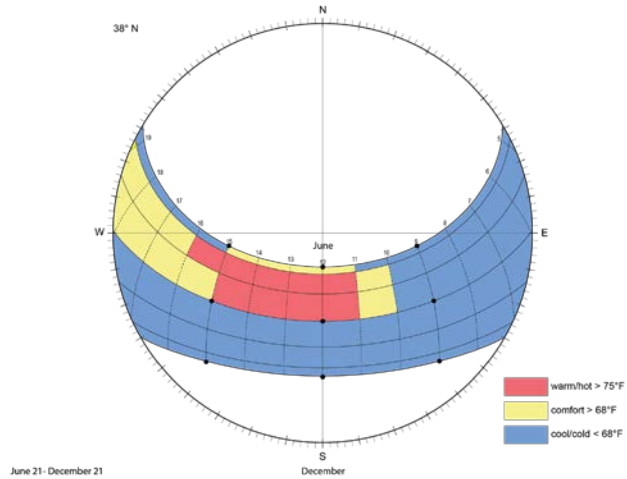
- 275 indoor bike stalls
- 8 parking stalls for building staff
- 20 outdoor bike stalls for office



shading study

Shading Study

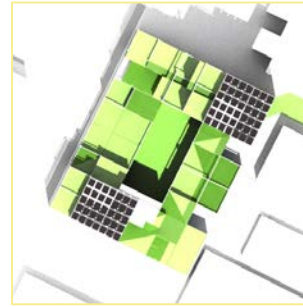
- Shading needs on hot days
- Locating solar panels



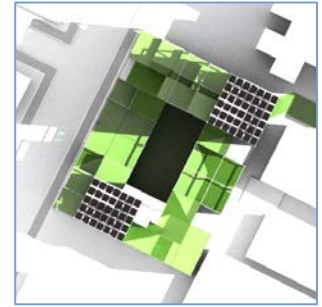
Jun 21



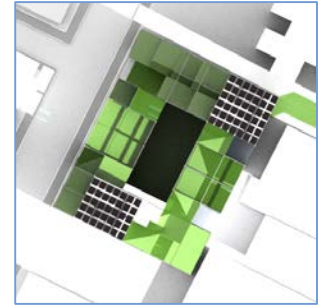
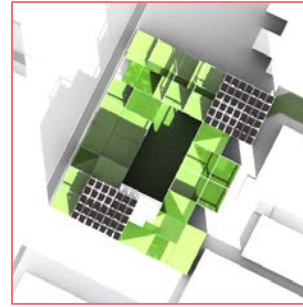
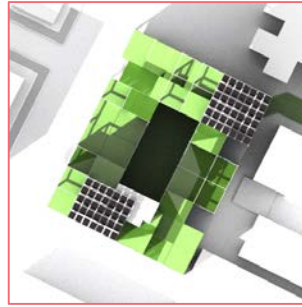
12pm



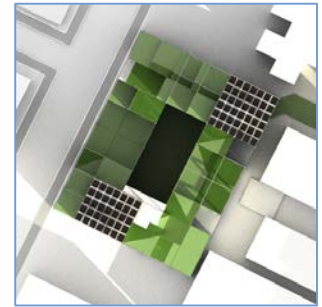
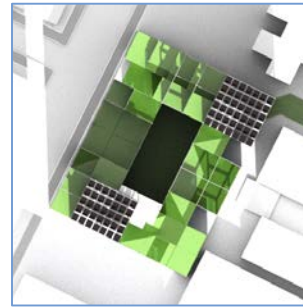
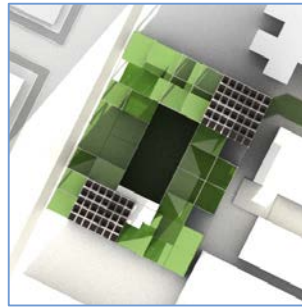
9am



Sep 21



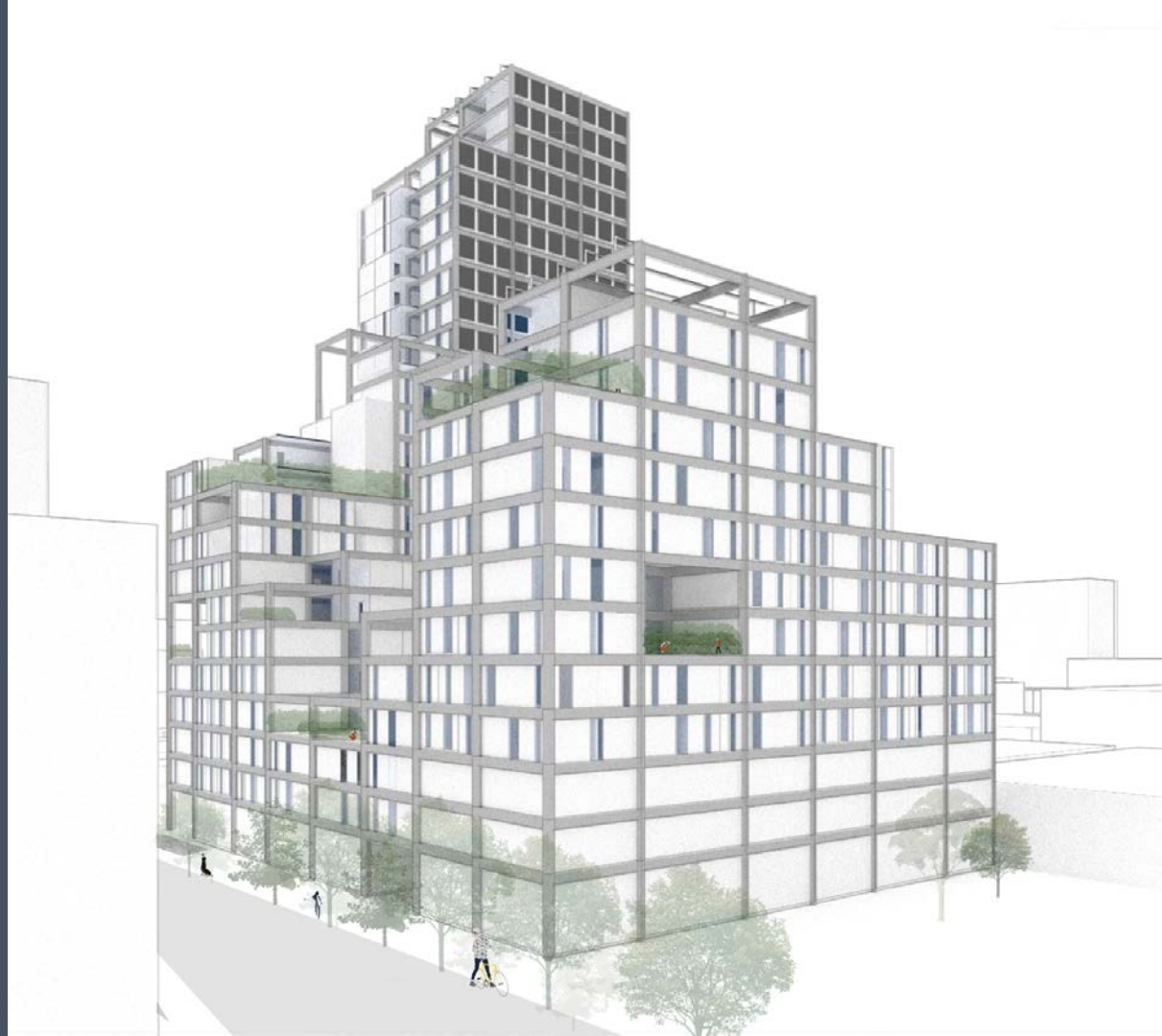
Dec 21



timeline

Opportunities

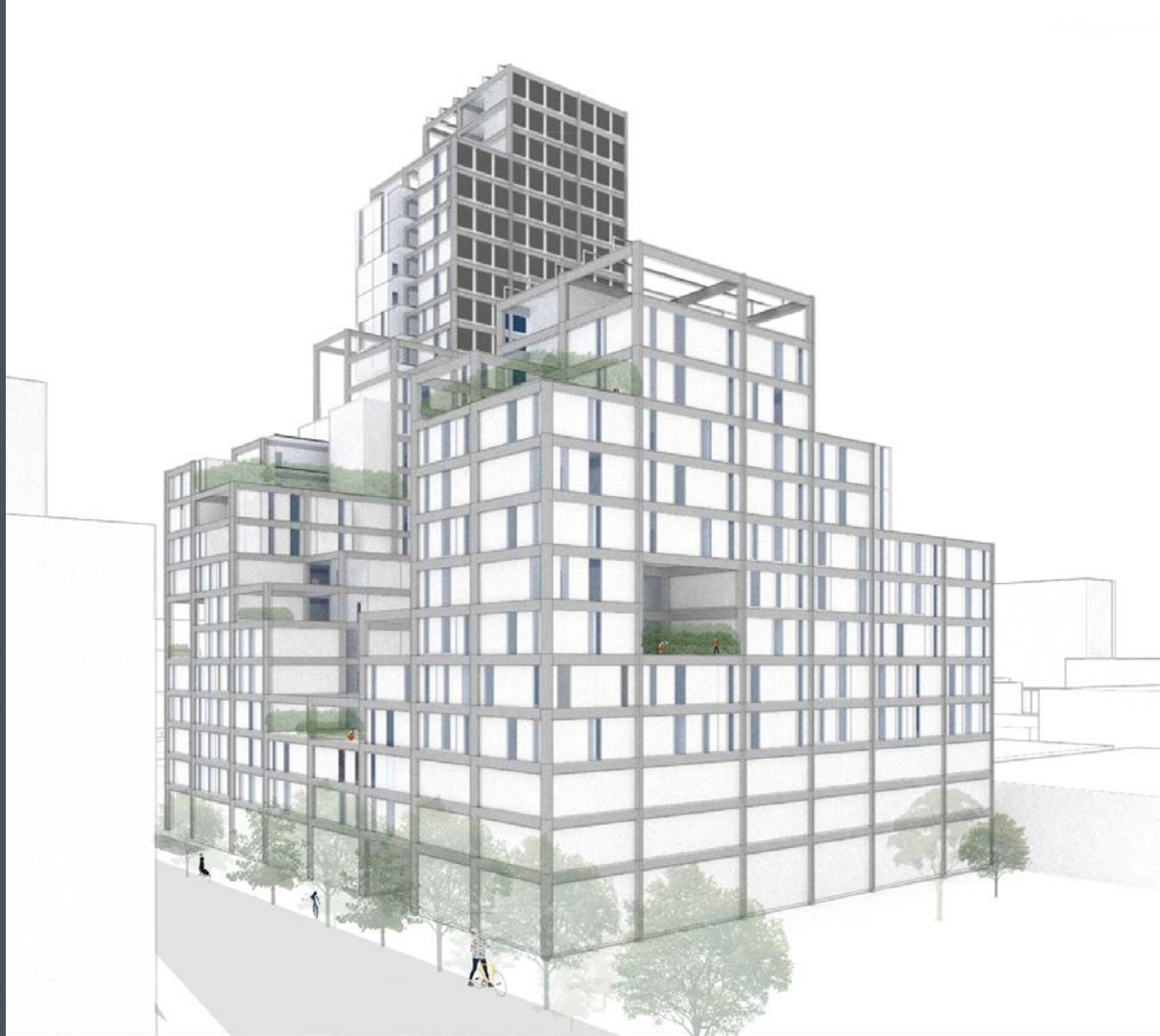
- Aligning housing policy with county and city early childhood investments
- Priority population with high political feasibility
- Interest of local foundations in early childhood
- Phasing of development
- Use of Silicon Valley Enterprise Fund
- Leveraging health care funding streams
 - Community benefit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



timeline

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 EQTDO 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

