



the beacon

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COMMUNITY SUPPORT

- Discussion around public land use in Oakland
- “The People’s Proposal”
 - Community housing proposal for E12th Street public parcel
 - Requested 100% affordable housing
 - Partnership with SAHA



OBJECTIVES



Cherished Housing:

- Stable and affordable rentals and condos



Equitable Wellbeing:

- Access to amenities, services, and a healthful living environment



Economic Security:

- Support through childcare and trainings

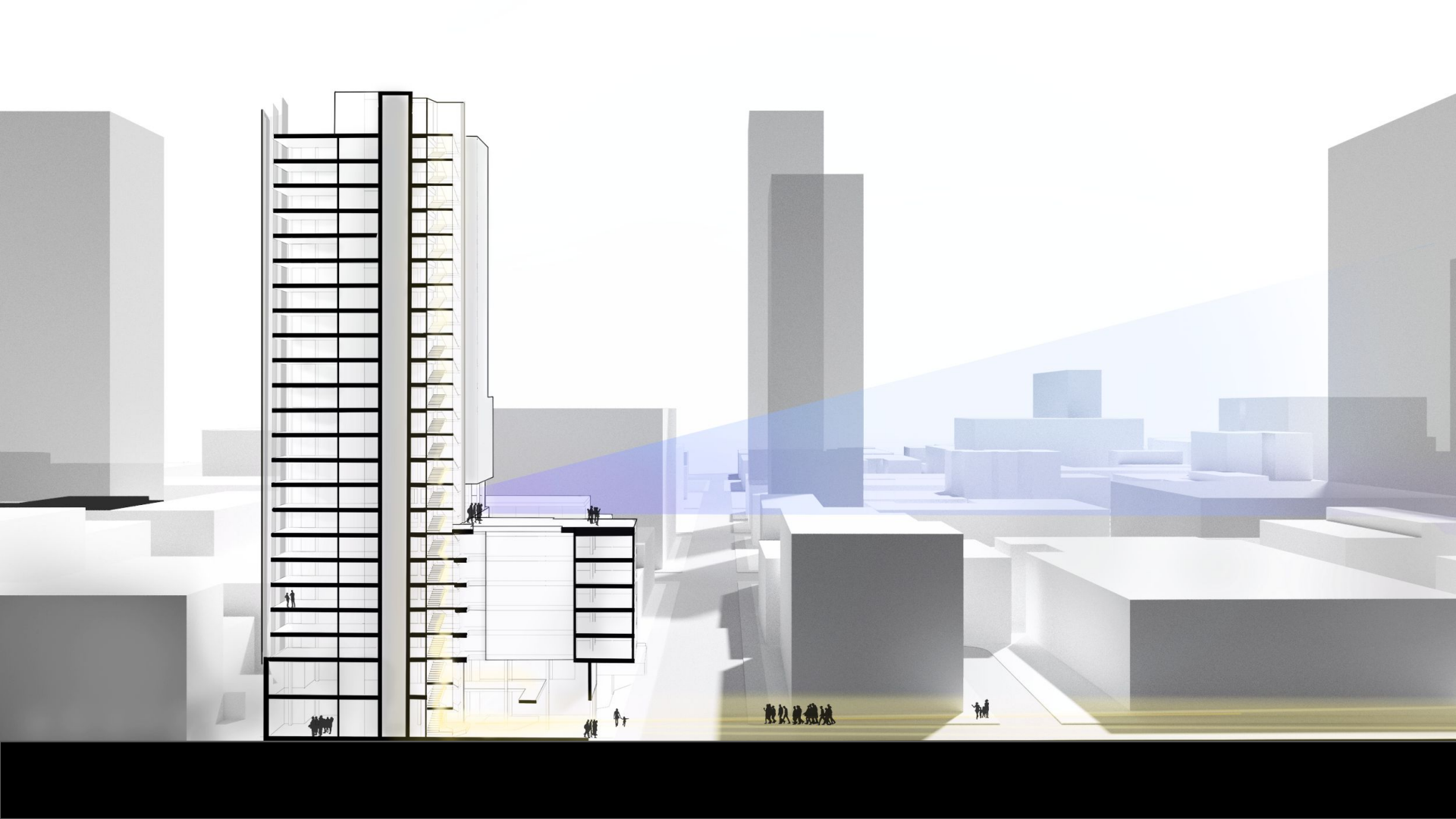


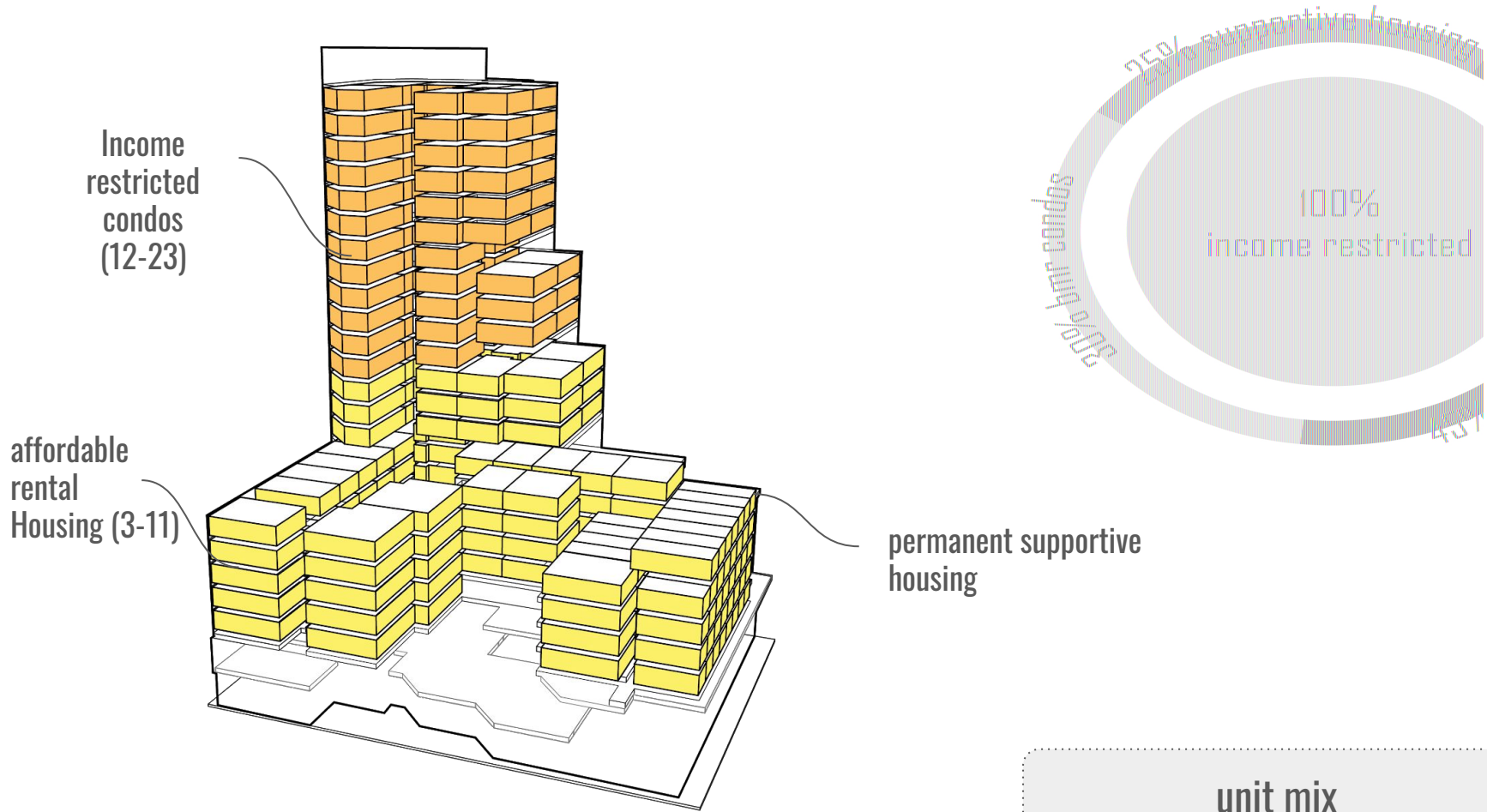
PROJECT KEY FACTS

- Built area: 280,000 sq ft
- Building Height: 240 ft
- Number of Stories: 23
- FAR: 9.3
- 240 units
- Development cost: \$119,609,534

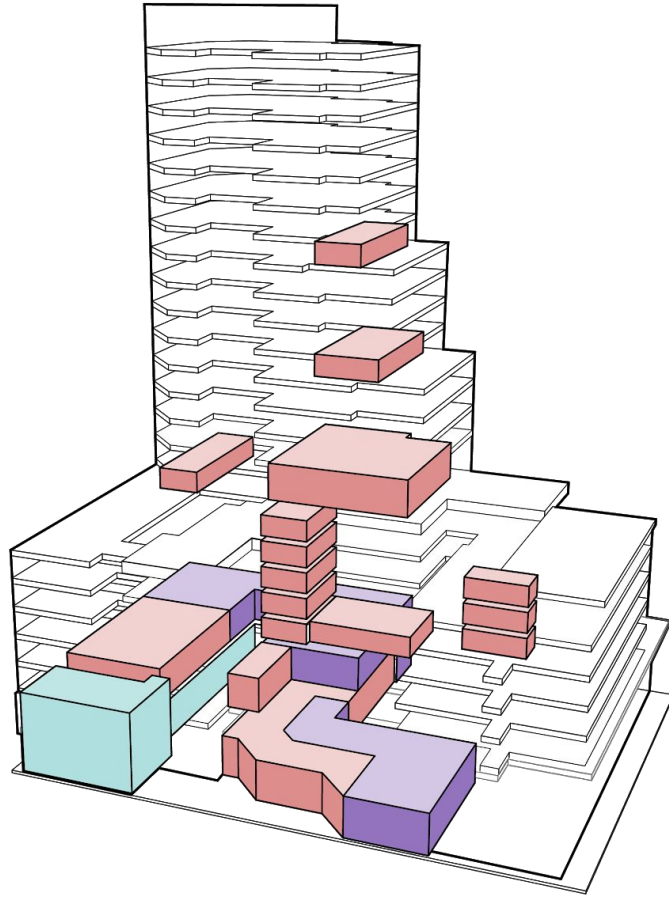
design





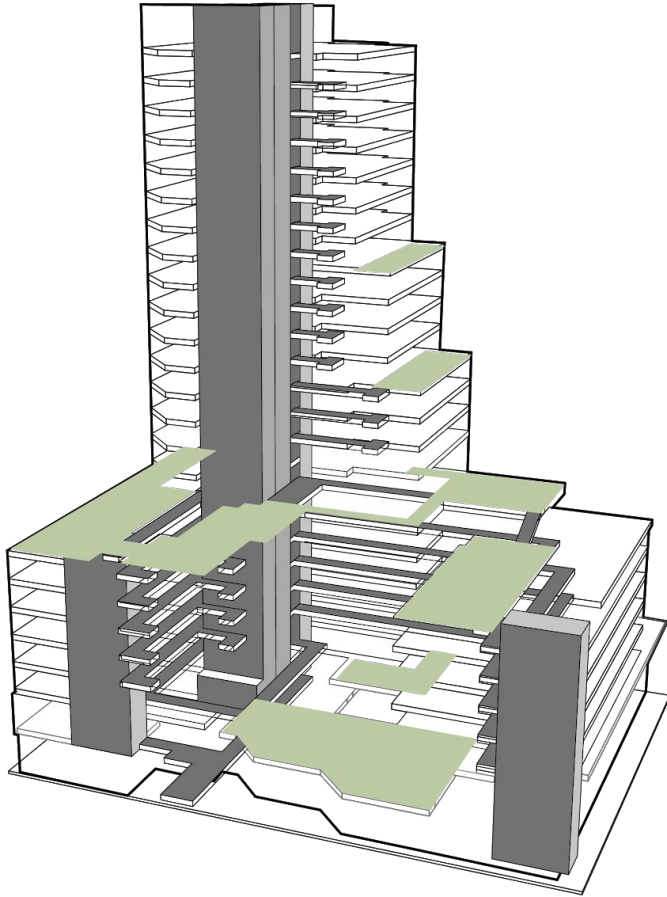


unit mix

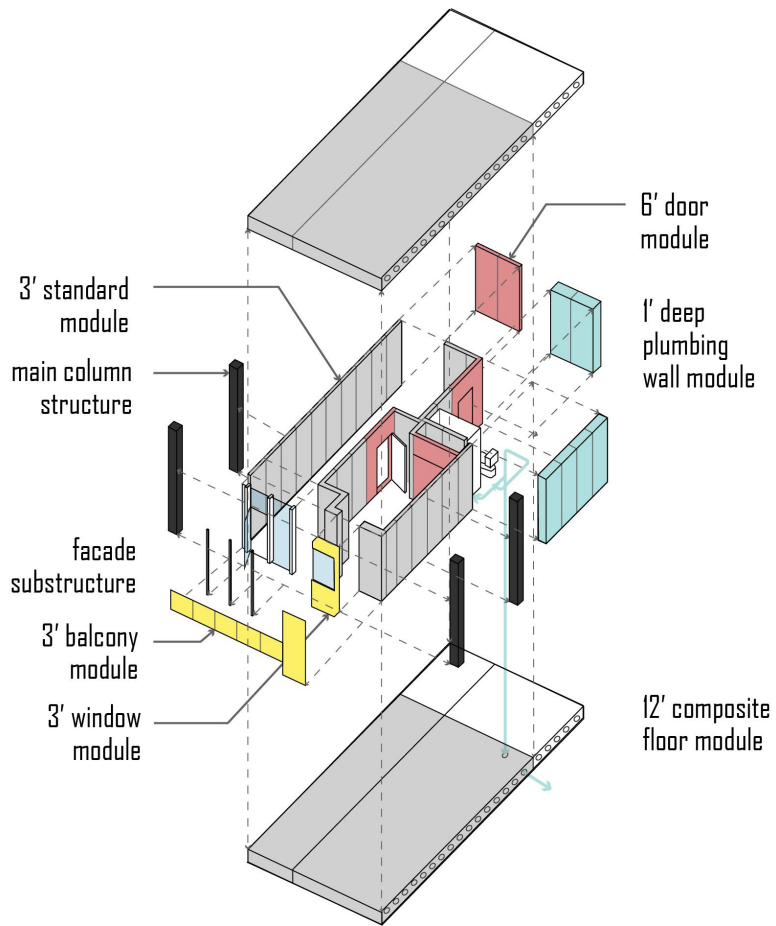
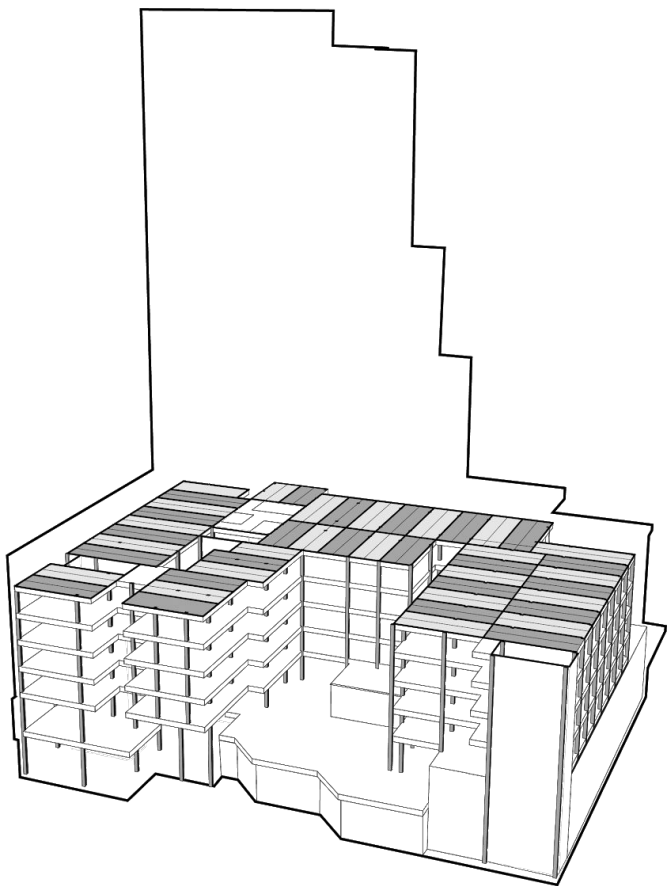


- Services
- Amenities
- Commercial

common spaces



terraced common spaces





Vertical and Horizontal Shading
selected to maximize visual comfort and preserve view



Terraced Green Roofs
virtually eliminate storm water runoff



Facade - Integrated Photovoltaic Panels
dual use as sun shading device

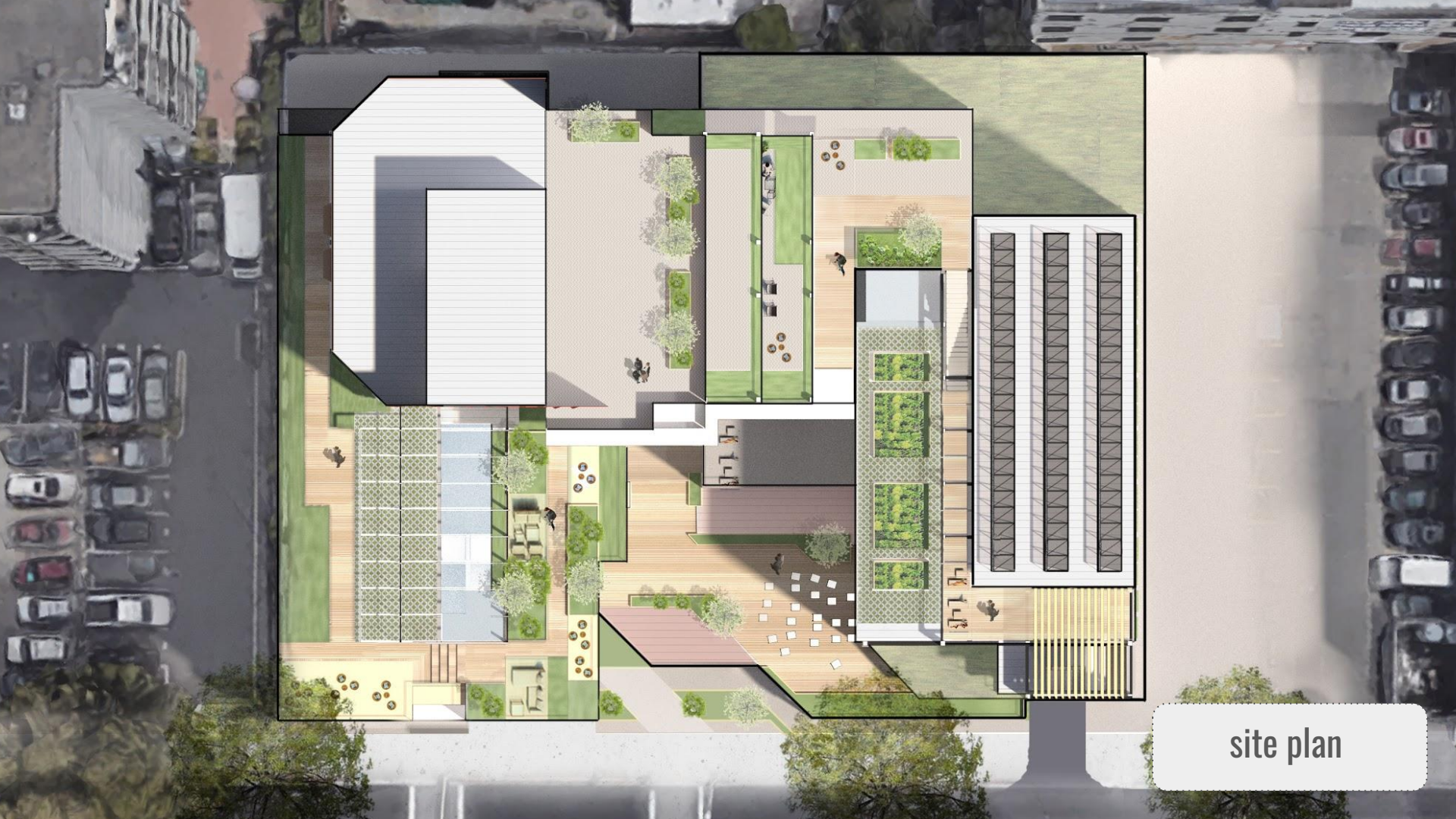


Solar Hot Water Collectors
to reduce heating load
for domestic hot water

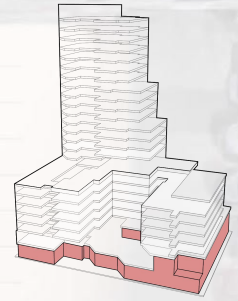
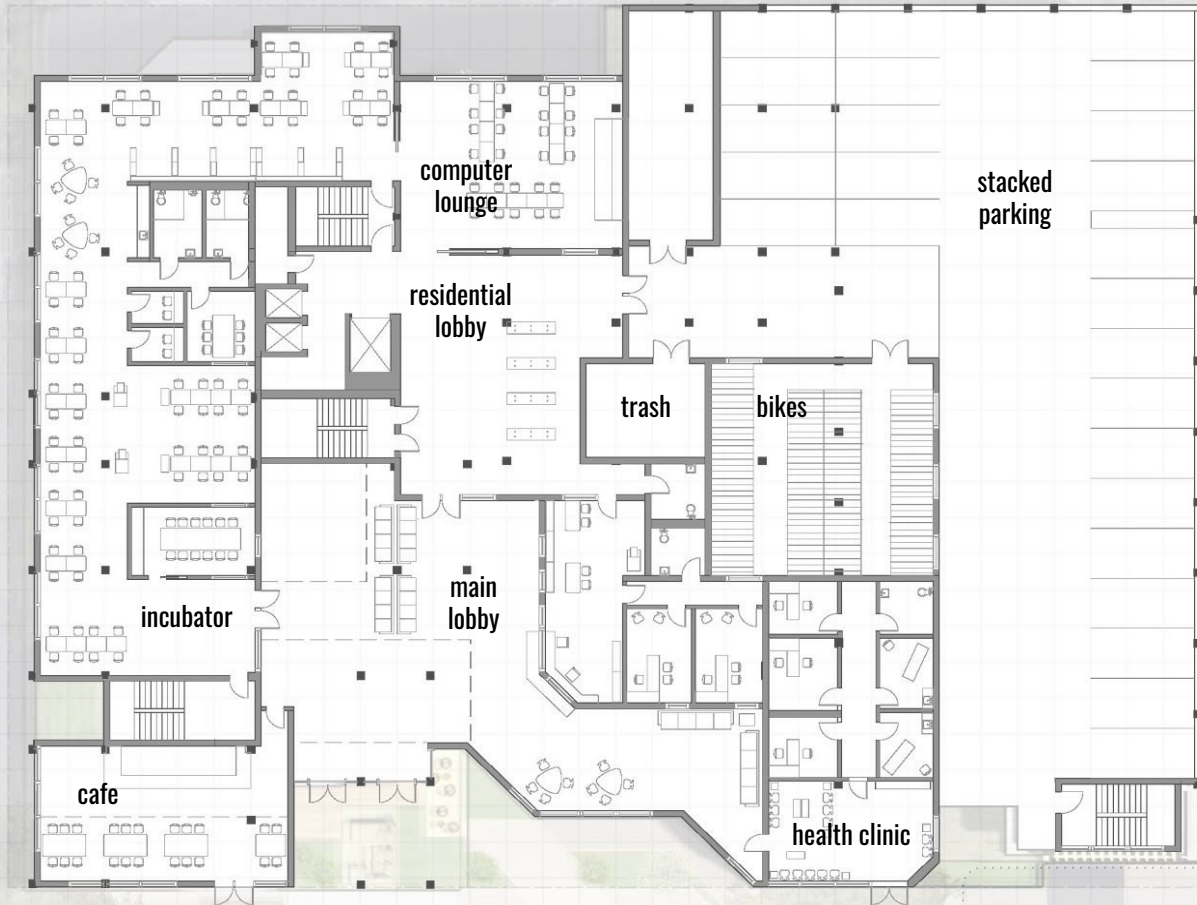
BEACON

**life in
the beacon**





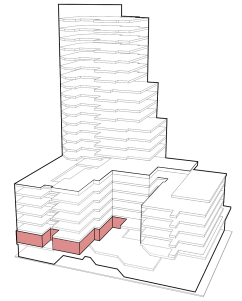
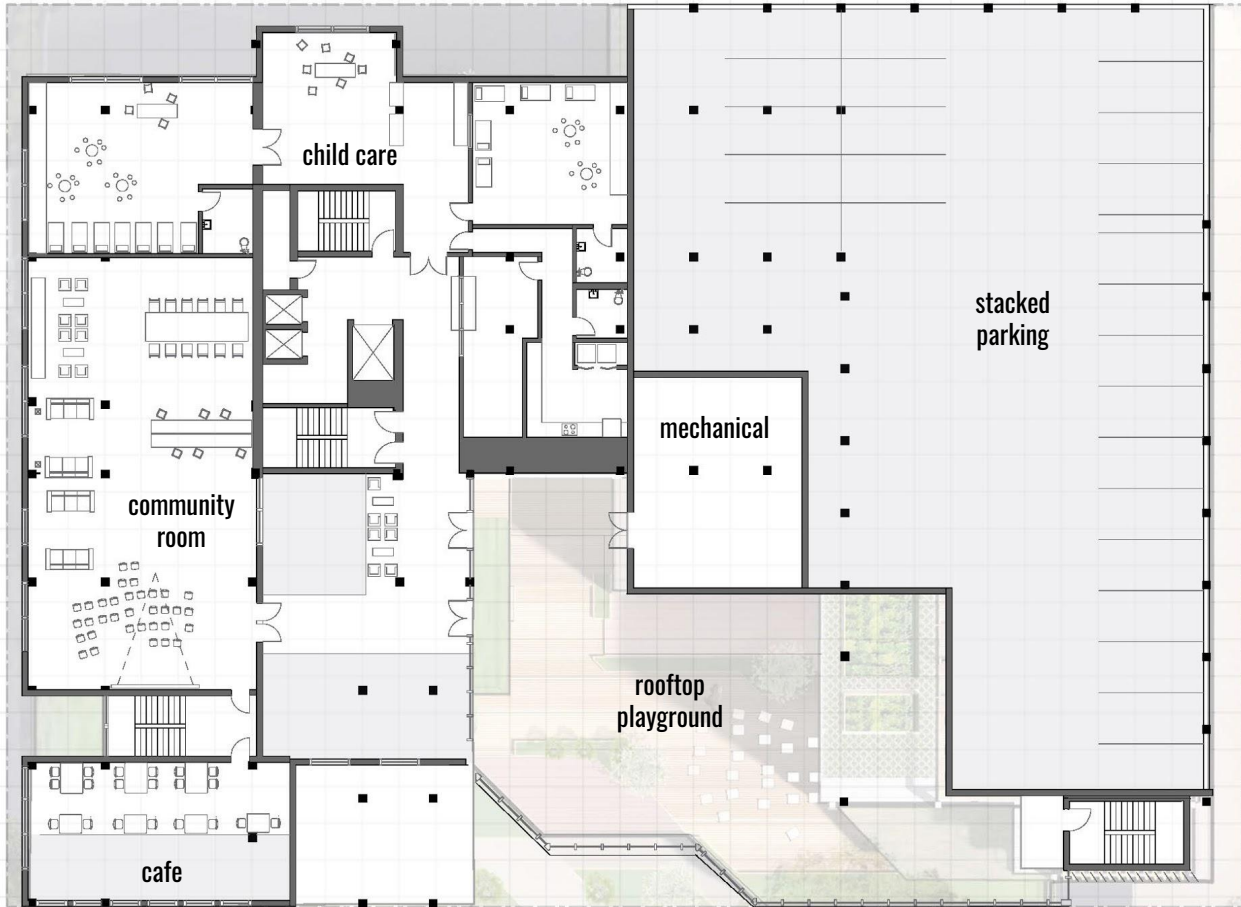
site plan



1st floor

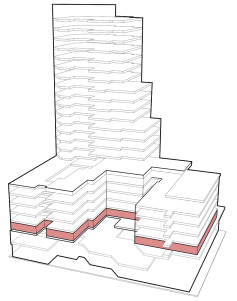
BUILD
FOUNDATION





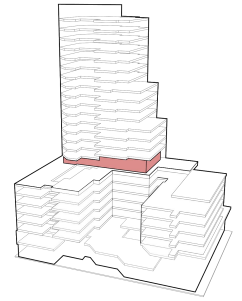
2nd floor





3rd floor



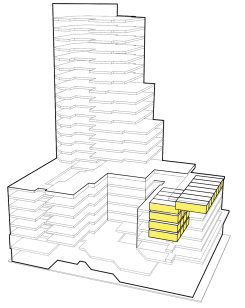
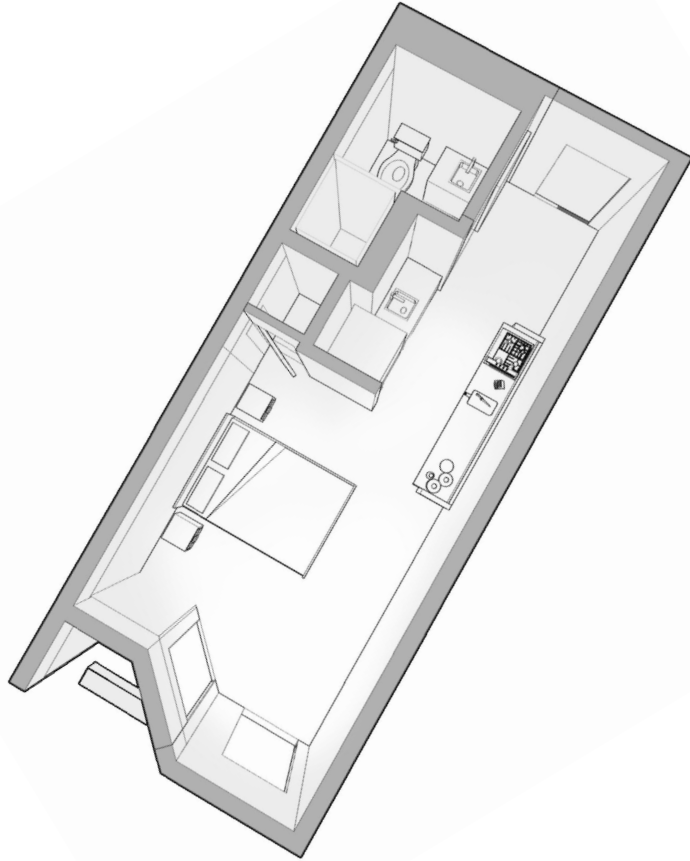


8th floor



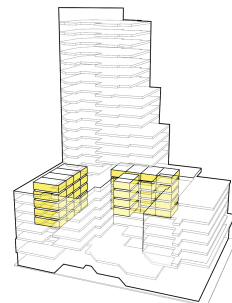
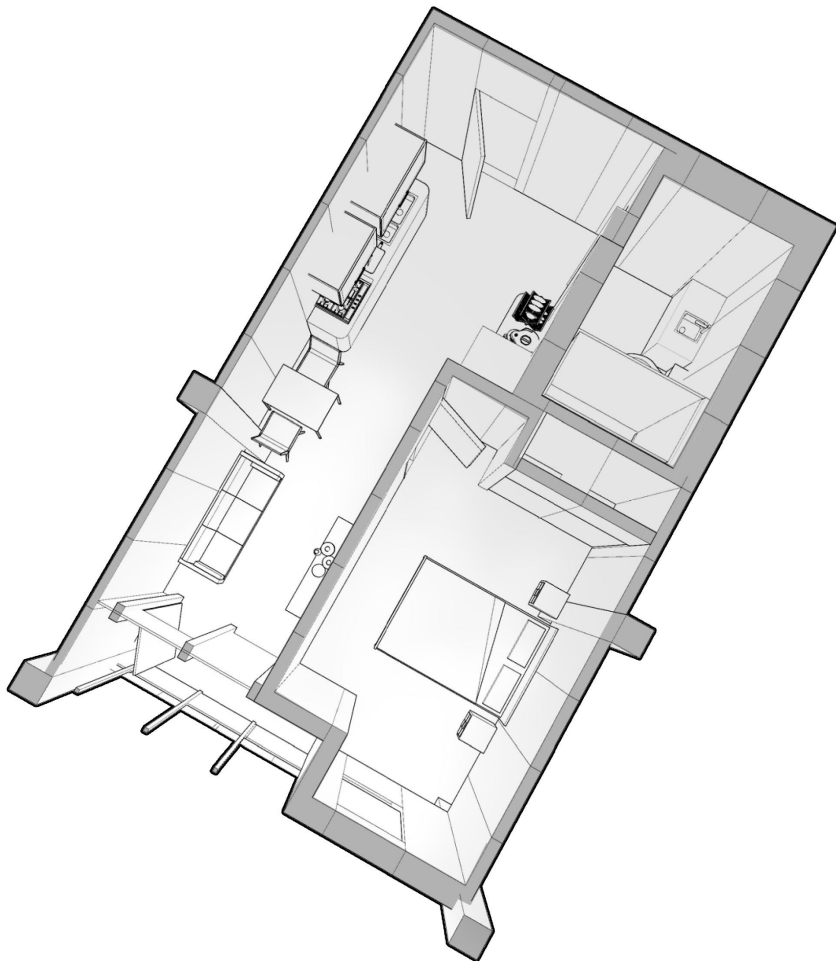
PLACES TO LIVE





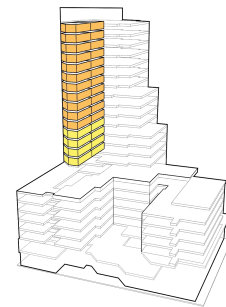
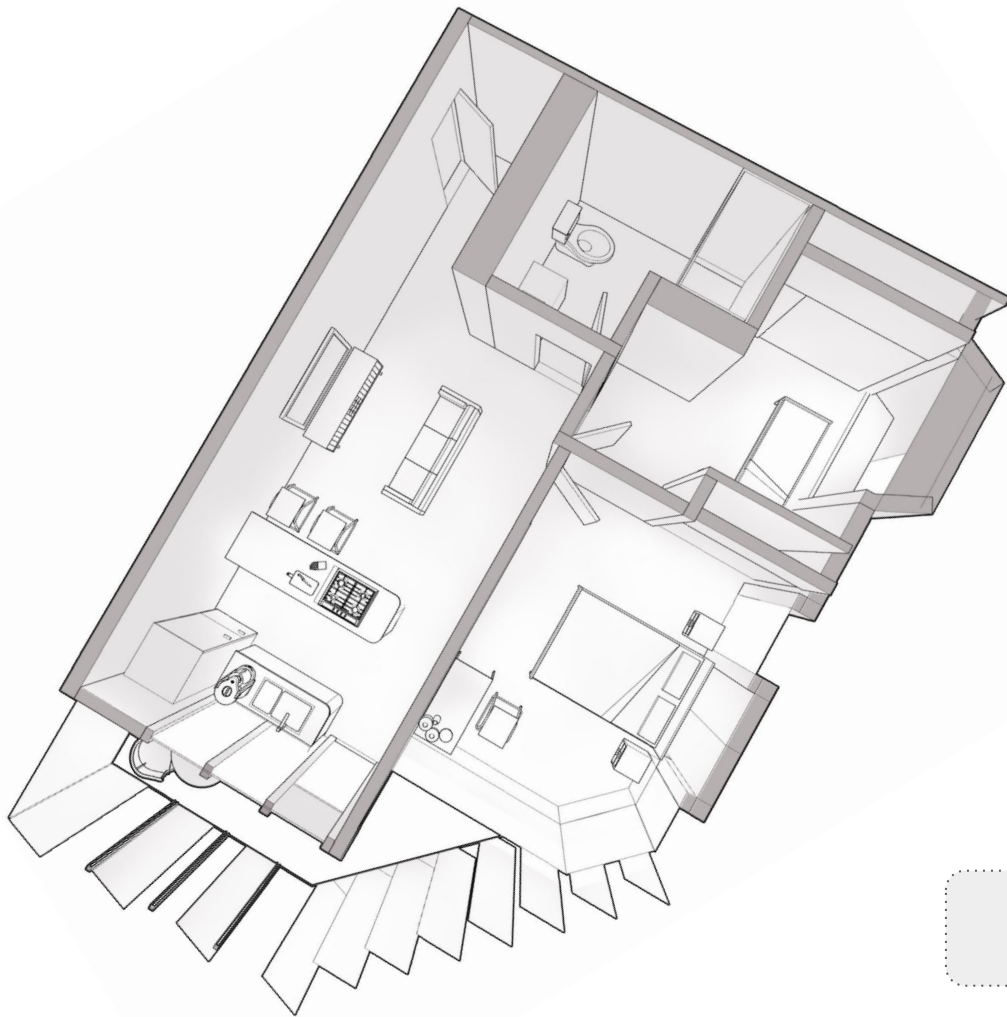
studio





1 bedroom



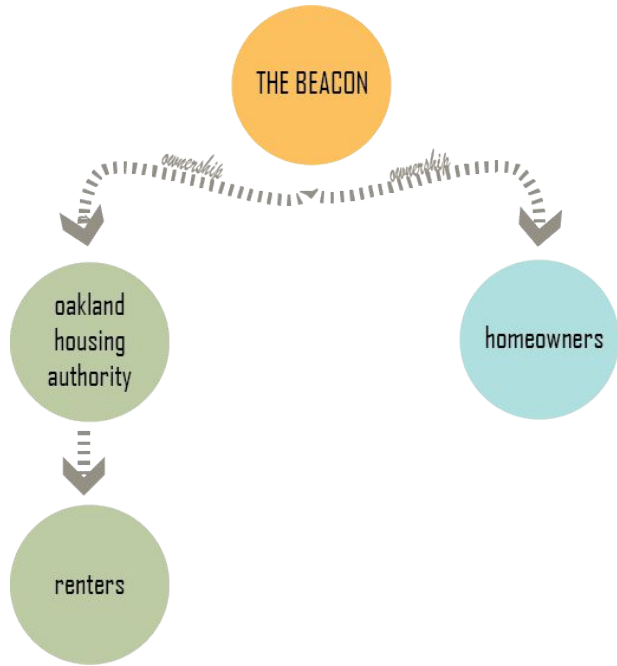


2 bedroom



financial structure



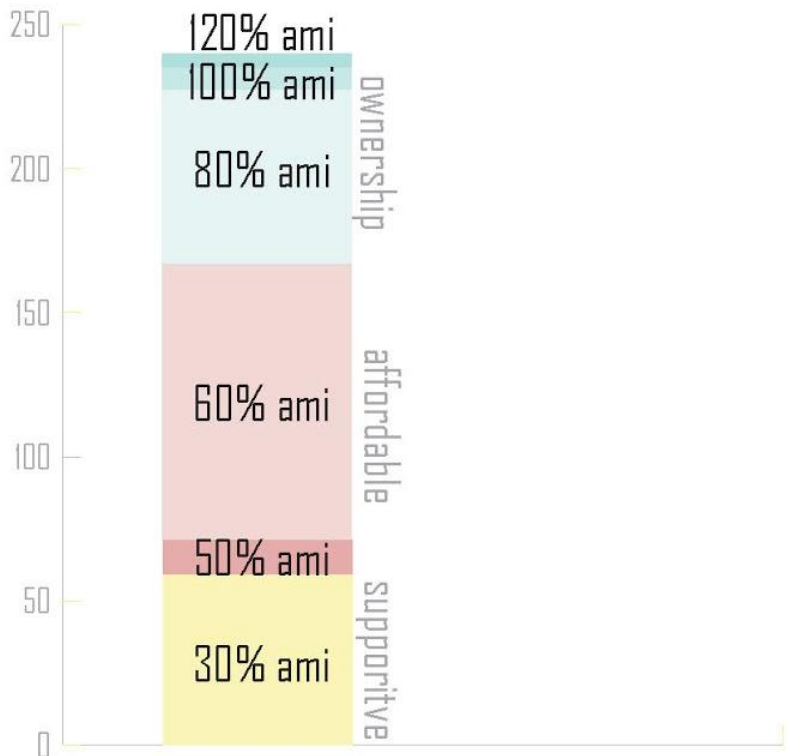


OWNERSHIP STRUCTURE

Condominiumize the building, allowing for separate financing and ownership structures

Co-own the rental portion of the building with the Oakland Housing Authority, who is providing the land

Long-term affordability restrictions on both the rental and ownership units



AMI Levels

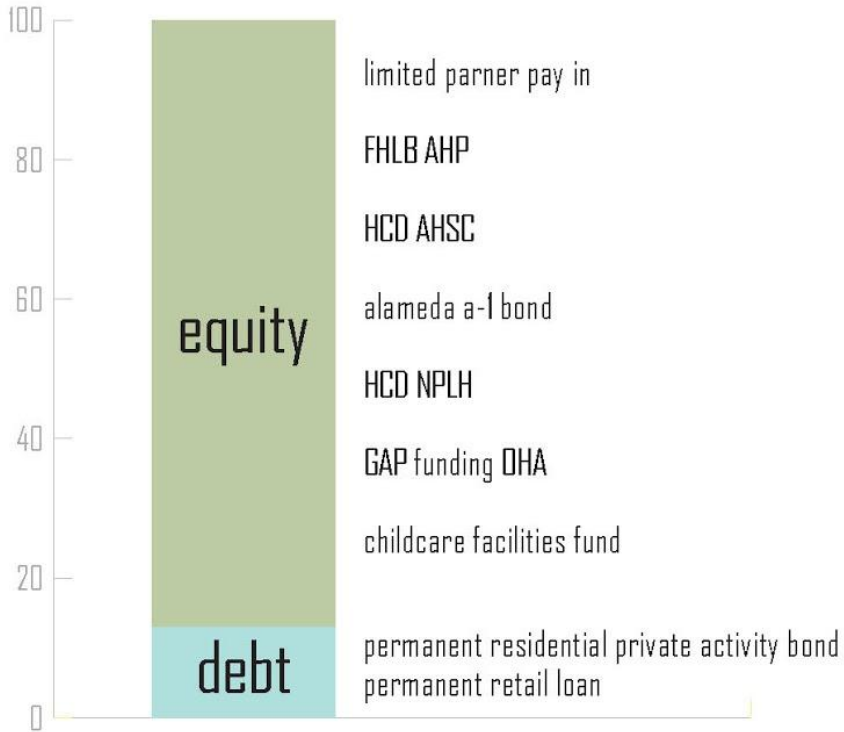
167 rental units, 73 condos

Rental units for formerly homeless individuals at **30% AMI**

Multifamily rentals at **50-60% AMI**

80% of condos are available to households making **80% AMI**

Some 100% and 120% AMI condos



Key Funding: Rentals

Total cost: \$78,818,522

Private Activity Bonds, 4% LIHTC

Alameda A-1 Bond

No Place Like Home

Section 8 vouchers to bolster cash flows

Commercial spaces help to service debt payments



SUMMARY

- Leverage public land to increase affordable housing stock and foster socioeconomic mobility
 - 100% income restricted housing
 - Ownership Opportunities
 - Community oriented commercial and retail space
- Healthful Design
 - Access to natural light and green space

thank you!

