



Ohlone Gardens

6495 Portola Drive

El Cerrito, CA

Completion Date: June, 2015



PROJECT SUMMARY

Ohlone Gardens is a new multi-family development that will create 57 units of affordable housing within a 4-story mixed-use development in a smart growth location in the City of El Cerrito. It will revitalize an underused 0.94-acre site that is surrounded by large scale commercial and residential development. The ground floor space provides 3,189 square feet of commercial space for a retail or community-serving tenant. The residential component will house a mix of 18 one-bedroom units, 21 two-bedroom units, and 18 three-bedroom units. Ten units are reserved for special needs residents, including households living with HIV/AIDS and mental health consumers. Low-income households with incomes from 30 to 50 percent of AMI (\$27,600 to \$46,000 for a family of four) will occupy the remaining 46 affordable units.

All of the units are designed to be adapted to the needs of residents with disabilities, including three that will be built as fully accessible units. Project amenities include a community room with kitchen, a services office, a computer lab and meeting space, a fitness and teen room, a central laundry room, and secure car and bicycle parking.

RCD will provide an on-site Resident Services Coordinator to work with residents to obtain access to local social services, organize community meetings and events, and provide classes on financial literacy and other topics. Services will also include adult education classes for the general population and direct case management and services provided by Contra Costa County for the special needs units.

The building's design features thoughtful elements intended to promote quality of life. All of the units surround a large, landscaped interior courtyard that features a playground area for children and outdoor seating. The community and laundry rooms open to the courtyard, connecting the inside spaces with the outdoor amenities. Substantial acoustic measures will dampen noise from the adjacent BART tracks, including a hallway that buffers the eastern exterior of the building, mechanical ventilation, and increased sound insulation. The building has a controlled, central entrance with a key fob entry system, security cameras, and centrally located offices and community spaces near the main entry. The design and construction incorporate sustainable green features and renewable technologies, including solar-assisted hot water, energy efficient windows and appliances, low-VOC paints and adhesives, and environmentally preferable materials for interior finishes. It is expected to achieve a GreenPoint Rating of 125 points or more*.

* GreenPoint Rated is a new home green rating system that rewards building professionals who create green homes. It is a program of Build It Green, a non-profit organization dedicated to promoting green building in California.

UNIT COUNT AND RENT RANGES

Type	Rent Ranges**	Area Median Income	Area Median Income 4-Person Household	Number of Units	Average Square Footage
1 BR	\$ 234-836	30% - 50%	\$27,600 – 46,000	18	621
2 BR	\$ 601-1,003	30% - 50%	\$27,600 – 46,000	21	867
3 BR	\$ 696-1,160	30% - 50%	\$27,600 – 46,000	18	1,053

**Subject to change based on annually published HUD rents for Alameda County

GREEN BUILDING FEATURES

- Exceeds Title 24 energy efficiency standards by over 15%
- Solar photovoltaic systems for hot water pre-heating
- ENERGY STAR appliances in all units
- Double-paned and double glazed low E windows
- Recycled content carpet and flooring
- Low VOC paints and adhesives
- Formaldehyde-free cabinet boxes, counter top substrates, and building insulation
- Construction waste recycling plan that diverts 75% of construction waste from landfills
- Drought tolerant landscaping, bio swale drainage and filtration, water permeable pavement

PROJECT AMENITIES

- Community room with kitchen, multimedia equipment, and space for meetings and events
- Computer learning center
- Fitness and teen meeting room
- On site resident support services such as educational workshops and youth activities
- Lushly landscaped courtyard with outdoor seating and a children’s playground
- Secured on-site parking for cars and bicycles
- Convenient access to BART, AC Transit bus lines, restaurants, retail, and other services, the Ohlone Greenway, the El Cerrito Swim Center, several playgrounds, and K-12 schools

PRIMARY SOURCES OF FUNDING

City of El Cerrito	\$3,500,000
Contra Costa County Department of Conservation and Development	\$2,190,000
California Department of Housing and Community Development	\$2,860,000
California Housing Finance Agency	\$562,430
Union Bank	\$18,351,000

Total Development Costs: \$27,463,430

(Construction financing by Union Bank)

DEVELOPMENT TEAM

Developer:	Resources for Community Development
Architect:	Van Meter Williams Pollack
General Contractor:	Nibbi Brother General Contractors