



First Church Berkeley UCC

Affordable Housing Development

Capri Roth EVP, Real Estate Development

Liz Probst Director, Real Estate Development

Garry Hill-Thomas Project Manager, Real Estate Development

Ronnie Turner Development Consultant



Overview

Introduction
Project Understanding
Background
Approach
Questions and Discussion



Capri Roth

Executive Vice President,
Real Estate Development



Liz Probst

Director,
Real Estate Development



Garry Hill-Thomas

Project Manager,
Real Estate Development



Ronnie Turner

Project Consultant



Andy Madeira

Chief Executive Officer



Karim Sultan

Chief Operating Officer



Ener Chiu

Executive Vice President,
Community Building



Felicia Scruggs

Executive Vice President,
Property Operations



Elle Fersan

Executive Vice President,
Resources Development and
Communications



Annie Ledbury

Senior Manager, Neighborhood
Collaborations

Team

Our 47-year-old organization has 150 staff members, represented by the diversity of communities we serve.



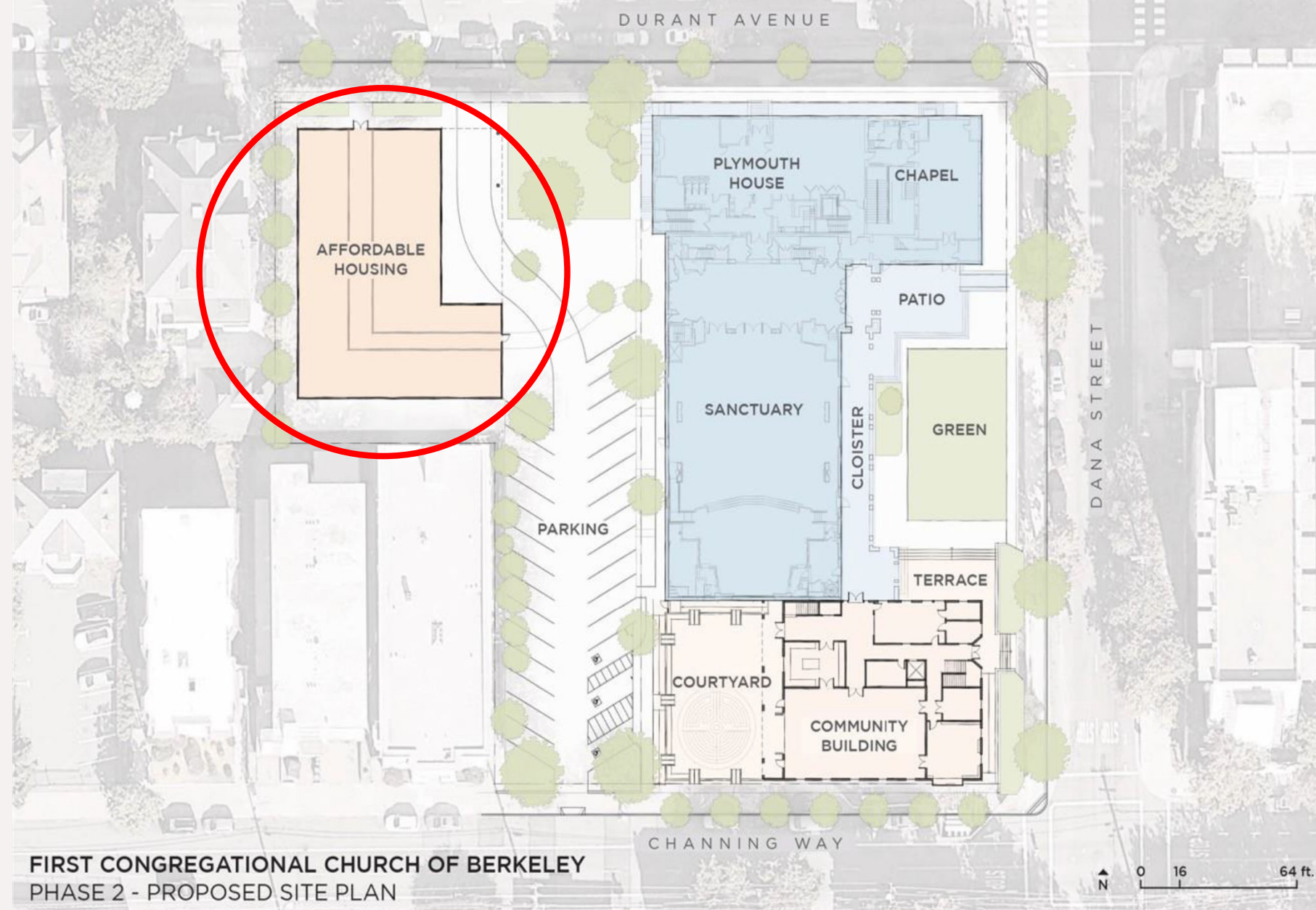
Housing Committee Members

- Scott Sporte
- Alice Clark
- Lorenzo Llanillo
- Dan Leaverton
- Sophia DeWitt
- Reverend Molly

Project Understanding

Church RFQ Goals

1. Provide safe and secure affordable housing for the most vulnerable in our community.
2. Provide for the long-term comfort and well-being of the residents and operate in a high functioning and cost-effective manner.



FIRST CONGREGATIONAL CHURCH OF BERKELEY
PHASE 2 - PROPOSED SITE PLAN

Project Understanding

Church RFQ Goals

3. Serve as a high-quality asset that is a good neighbor and a source of pride in the City of Berkeley.
4. Adhere to high standards for sustainability and green building/green operations.
5. Incorporate innovative design and construction techniques.



Vision

We envision an East Bay where everyone has a place to call home, children can access quality education, residents can obtain good jobs, families can enjoy welcoming public spaces, and neighbors can enjoy culture and creativity.



Experience

We provide nearly 2,500 affordable homes across 35 apartment buildings for households with families, people with disabilities, and formerly unhoused residents.

Social and Financial Services

Annually providing 4,000 residents and community members with social and financial services

VITA

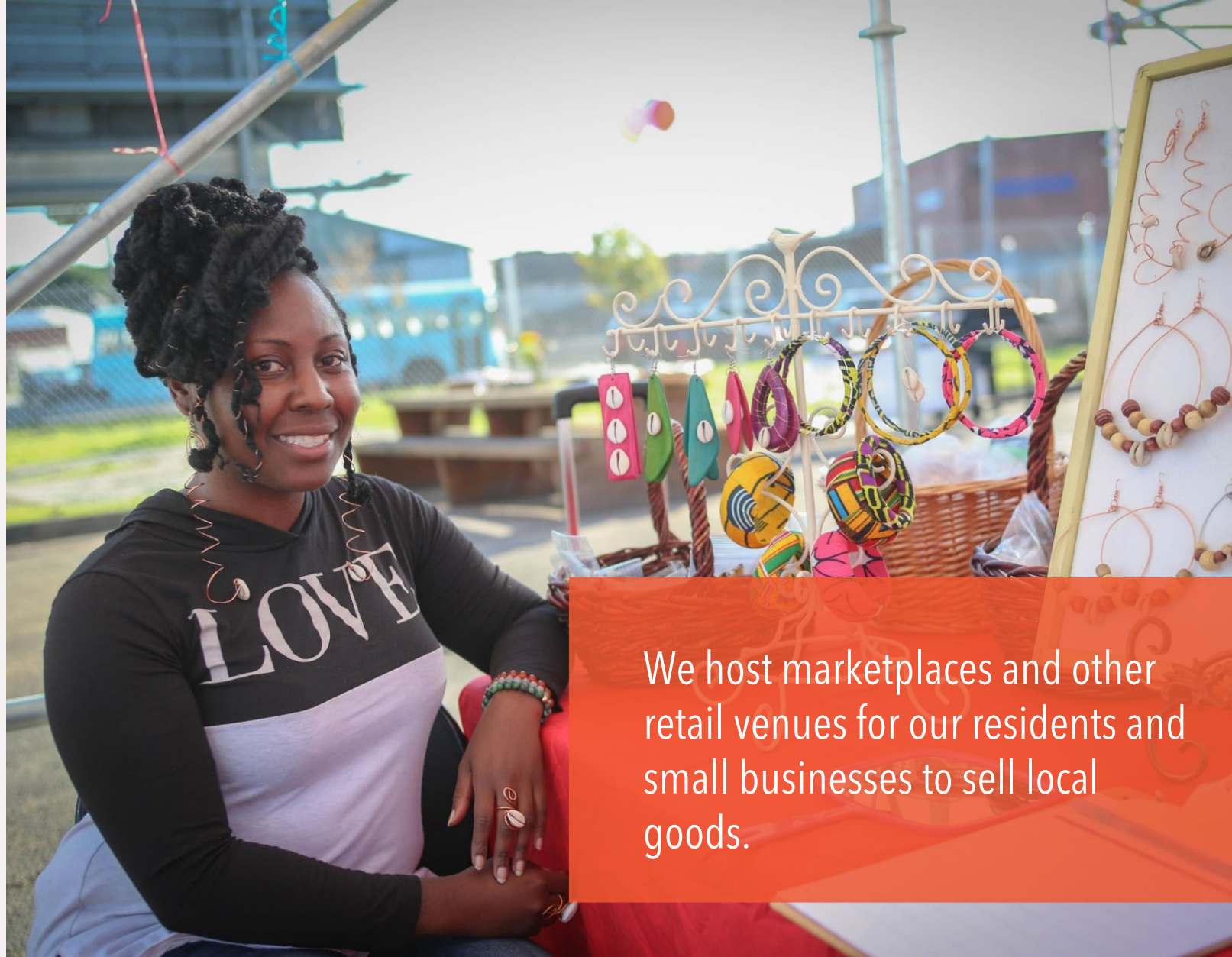
Our Volunteer Income Tax Assistance (VITA) program has distributed over \$25M back to the community since the program started in 2003

Jobs and Opportunities

Our Economic Opportunities team placed 61 clients and youth in jobs or internships during the pandemic

Economic Opportunities

We connect permanent affordable housing with social and economic opportunity.



We host marketplaces and other retail venues for our residents and small businesses to sell local goods.

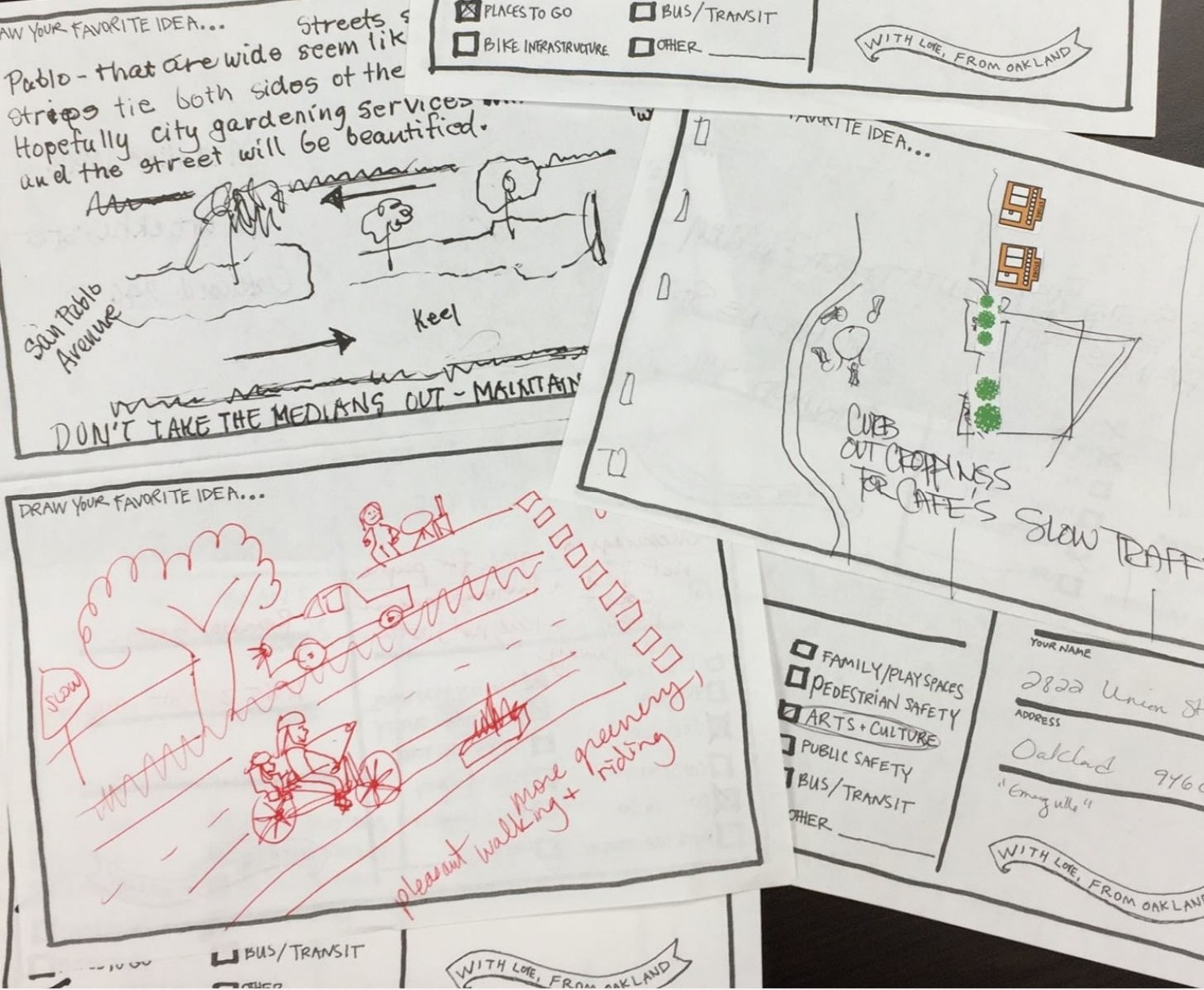
Resident Leadership

We seek opportunities for residents to be leaders in their communities.

Approach

We focus our Healthy Neighborhoods Approach around collaboration and equity.





We have supported 100+ resident-led creative action projects in the East Bay.

Creative Community Development

We use creative resident engagement and placemaking in key roles to our Healthy Neighborhoods approach.



Real Estate Development





West Grand and Brush
West Oakland at San Pablo
59 Affordable Units

50%
PSH



Phoenix
West Oakland BART Station
101 Affordable Units

50%
PSH



285 W. 12th
Downtown / Chinatown
65 Affordable Units

EST.
25%
PSH



34th and San Pablo
West Oakland at San Pablo
60 Affordable Units

EST.
50%
PSH



Lake Merritt BART Phase 1
Chinatown / Lake Merritt BART
97 Affordable Units

EST.
20%
PSH



4th and Broadway, Phase 1-A
80 Affordable Units
Jack London at Broadway

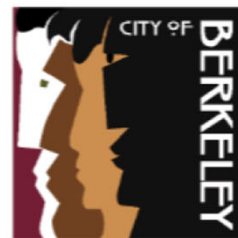
EST.
25%
PSH

Experience

We have a variety of new construction and rehabilitation projects that are sized and programmed to serve the immediate neighborhoods.

ANNOUNCING

North Berkeley BART Partnership



OCTOBER 2021

U.S. HUD Secretary Marcia Fudge and U.S. Congresswoman Barbara Lee hosted a housing roundtable at EBALDC and The Unity Council's Casa Arabella, located at the Fruitvale BART Station. This project has 20% of units set aside for formerly homeless veterans.



AUGUST 2021

Project received ULI Americas Award for Excellence

Partnerships

We have been successful at cultivating programs and partnerships that have served as a guide for other developers.



Context Sensitive Design

We have extensive design experience working with historic assets in the community.



Stakeholder Input

We seek input from community stakeholders to help develop our residential programs.



Youth Participation

We often collaborate with youth and community members on art and construction installations.



Ephesian Church of God in Christ
Located at 1709 Alcatraz
Senior Project 80 units, 100% affordable
\$3.5 MM in funding from City of Berkeley



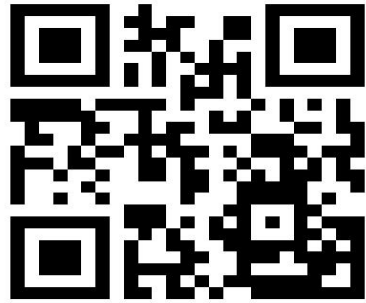
Ronnie Turner
Project Consultant

Turner Development Resource Group is a long-time partner of EBALDC and is working on other Berkeley church projects.

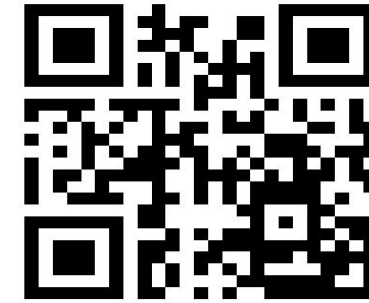
St. Paul A.M.E. Church

Located at Ashby and Adeline
50-unit family building,
100% affordable

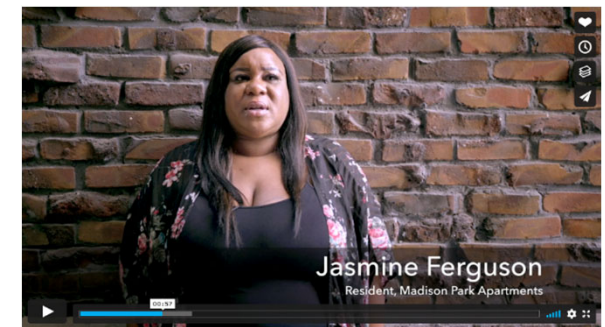




Casa Arabella New Construction Project Commemorative Video



San Pablo Hotel and Madison Park Historic Renovation Project Commemorative Video



Resident Feedback

We engage and listen to our residents and community partners on how we can build Healthy Neighborhoods.



2023 Next Steps

- **Winter** - Kickoff regular meetings with Steering Committee
- **Spring** - Design team selection process