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EAH Housing Overview



Who We Are

- Founded in **1968**
- Presence in **23** counties
- More than **740** employees
- **23** counties in CA & HI

EAH



Future

- **31** communities in pre-development
- More than **\$1.8 Billion** in active development



Real Estate Development

- Developed **107** properties
- Over **8,700** units



Resident Services (StayWell!)

- Onsite resident services and information and referral to outside resources provided
- Partnership with over **300** organizations for resident programs



Real Estate Management

- Managing **235** properties
- Over **13,000** unit leases
- More than **25,000** residents



Who We Serve

- Families
- Farmworkers
- Formerly unhoused
- Seniors
- Special needs
- Transitional Age Youth (TAY)
- Veterans

Real Estate Management Experience



Staff Training
EAH Housing

EAH Housing Property Management Expertise

EAH Housing understands that professional management of the physical asset, neighborhood relationships, local leadership and increasing resident quality of life is the key to a successful development. For us, a roof is just the beginning.

Local Context. EAH Housing has a distinctive property management model that incorporates customization based on location and population, excellence in resident services, ongoing employee training, and a reputation for conscientious site managers. Our management portfolio of 10,000 unit leases ranges from rural, low-density duplexes, to urban and suburban garden-style walk-ups, to a 32-story downtown tower. It includes apartment homes for older adults, large and small working families, veterans, persons with disabilities, students, and people transitioning from homelessness. Across its 50 year history, EAH has experience managing both its own properties and the portfolios of others, adopting them into the family of EAH properties to create local and regional support networks, encourage their impeccable upkeep, and integrate within local communities.

Management Model. The EAH Housing Real Estate Management team provides complete property management and asset management services, combined with a commitment to people. Ongoing training through **"EAH University"** ensures that staff are well-prepared to meet all resident needs.

- Proven expertise in Tax Credit programs & HUD compliance
- EAH core values drive our management style
- Trained teams at all levels of property management
- Budgeting and fiscal oversight
- Green operations & maintenance
- Customized management style
- Social return on investment
- Strengths-based, trauma-informed approaches

Financial Reporting. EAH Housing is highly regarded for the quality of its financial reporting and other regulatory work. EAH provides the financial status of each community on a consistent basis with in-depth, interactive descriptions personalized to each asset and client.

- Quarterly, bi-annual, and annual reports are prepared under the compliance guidelines of the housing program, and at the request of Owners or Boards.
- Monthly reports provided by the on-site management team offer insight into projects, accomplishments, and changes ongoing at each community.

EAH Housing is the recipient of multiple national awards and numerous commendations for exemplary property management from the United States Department of Housing and Urban Development (HUD), and from legislators on the federal, state and local levels. To see a list, please visit our website:

www.eahhousing.org/eah/awards-commendations

Real Estate Management Experience

Fresno, CA



Third-Party Clients. Our clients trust EAH to treat each property and each resident as a cherished member of the EAH family. We enjoy an excellent reputation with our residents through open lines of communication and a responsive management staff.

Commitment. As a mission-driven housing non-profit, we are in it for the long term and work to prevent the loss of as many affordable units as we can. Every year, in addition to ongoing property management and new construction, EAH Housing completes approximately two to four property acquisitions or rehabilitations to prevent displacement of low income households and improve current assets to preserve them for future generations.

Compliance and Regulatory Reporting

With over 50 years of real estate experience in developing, managing and operating affordable housing developments, EAH Housing has developed a robust compliance system to ensure all our properties meet with the myriad of financing requirements that relate to income-eligibility of our residents. Highly skilled professionals coupled with ongoing training, leads to consistent oversight of each EAH affordable housing community.

Expertise of the EAH compliance team extends to:

- Low Income Housing Tax Credit (LIHTC) regulatory environment
- Department of Housing and Urban Development (HUD) programs
 - Section 8 HAP Contracts/Housing Choice Vouchers (HCV)
 - Project-Based Vouchers (PBV)
 - HOME, CDBG, and other programs
- Local, state and federal laws and regulations in affordable multifamily housing development

The EAH Compliance Department provides compliance monitoring and training to all EAH staff, both on and off site, who are responsible for maintaining compliance, income verification and certification functions, monthly HUD payment voucher duties and all monthly and annual reporting for EAH properties. The EAH Compliance Director oversees a compliance team assigned to portfolio properties by region. Members of the compliance team:

- Monitor sites for regulatory and company policy compliance
- Evaluate projects and provide assistance to ensure managers are compliant
- Guide initial certifications upon new construction lease up
- Ensure compliance during property acquisition transitions
- Assist in annual recertifications

Resident Services

StayWell! Program
San Jose, CA



StayWell! Resident Services

StayWell! is the EAH Housing resident services initiative, ensuring enrichment and quality of life for our residents whether youth, adults or seniors. The Resident Services team at EAH Housing focuses on helping residents access helpful and necessary resources to maximize their ability to maintain stable housing.

Healthy Eating



Increase food security and access to healthy meals

Active Living



Engage residents in physical activity at their levels of ability

Community Building



Prevent anxiety and depression with stable housing and social connectedness

Physical & Mental Health



Increase strength and confidence, and promote better health

Education



Provide enrichment programs and learning opportunities

Civic Engagement



Expand engagement into leadership development

Our service philosophy is based on providing compassionate, individualized, voluntary services designed to help residents meet their own goals. Services are offered through a coordinated effort between an onsite resource coordinator, the Resident Services department, real estate management staff, community providers, and the residents themselves. This inclusive approach ensures cohesion, creativity, and overall quality of service delivery.

Health & Wellness. Various programs created by EAH Resource Coordinators promote engagement with the community, camaraderie between residents and support networks among local neighbors. Sample activities include: gardening groups, food pantries, community gatherings, and exercise clubs.

Financial Literacy & Workforce Readiness. EAH considers it a top priority to help residents secure and maintain their housing status. Residents benefit from services like financial counseling, credit counseling, fraud prevention, job skills training and money management workshops, which provide tools for financial well-being, particularly for families and individuals in transition.

Digital Literacy & Technology. Every new EAH development has common area internet access for residents and property-wide WiFi where possible. In the HUD western region, EAH was a pioneer with computer labs in affordable housing properties. Today, it is our goal to continuously bridge the digital divide for residents as technology becomes more vital to the functions of everyday life – from homework assignments and education, to communications, banking, bill paying, benefits and employment.

Estrella Vista | Family/Mixed-Use 87 units

3706 San Pablo Avenue
Emeryville, CA 94608



Development Team

Developer: EAH Housing
Architect: KTG Group
Gen. Contractor: J.H. Fitzmaurice

Construction commenced: 2017
Construction completed: 2020

Estrella Vista is an affordable mixed-use apartment community in Emeryville, CA, providing studios and one- through four-bedroom apartments for families in a 6-story mid-rise building. Located by the "star" intersection of San Pablo Avenue, W. MacArthur Boulevard, and Adeline Street, Estrella Vista provides ground level retail on an infill site and is close to transit, shopping and local job centers.

The community has several indoor and outdoor common spaces for residents and utilizes sustainable sources of energy, including solar thermal generation and a photovoltaic (PV) system. Estrella Vista is LEED Platinum certified.



Total Units	87 rental apartments 1 Commercial 98 parking
Density	77 DU/acre
Financing Participants	<ul style="list-style-type: none"> • City of Emeryville • City of Oakland • County of Alameda • Oakland Housing Authority • Housing Authority of the County of Alameda • Wells Fargo (FHLBSF AHP) • California Community Reinvestment Corporation (CCRC) • California Housing and Community Development • California Municipal Finance Authority • California Municipal Finance Authority • Federal Home Loan Bank • 4% LIHTC and bonds
Total Cost	\$72,941,545
Awards	Leed Platinum



CA Lic. 853495 | HI Lic. RB-16985
www.EAHHousing.org

David Baker Architects Introduction



David Baker Architects (DBA) is a locally oriented, nationally recognized architecture and urban design firm with a focus on sustainable, mixed-use communities.

As a deeply experienced housing designer (we have built more than 8,000 affordable homes!) we create thoughtful places that serve as a “multiplier of good” — that support engagement, connection, and community benefit.

Designing and building urban housing is a cornerstone of our practice, and the act of providing wonderful homes that allow families to thrive is the main reason we dedicated our time and efforts to this field.

We believe that community process makes projects better, and we can point to many successful features in our buildings that have come about through conversations with the community. We commit to sharing our information and expertise, asking good questions, and listening.

We are looking forward to hearing what you have to say about the Christie Avenue project.

ABOUT US

We are collaborators. We value working with diverse design teams and agencies to accomplish creative, effective designs.

We are local. We have offices in San Francisco and Oakland, where we also have a fabrication and prototyping shop.

We are committed to people, communities, and the planet. DBA is one of just 17 architecture firms nationwide to become certified as a B Corp—companies that are working collectively toward an inclusive, equitable, and regenerative economy.

We design beyond the property line. Our buildings feature active edges and reweave the urban fabric, creating connections that support housing and strengthen communities.

We are a leader in climate-responsive housing. Our staff has focused expertise on zero-net-energy design; decarbonization; water efficiency; building performance analysis; and healthy materials.

We win awards! We were recognized as California’s 2020 Firm of the Year by the American Institute of Architects.

David Baker Architects Core Design Principles

Our work is guided by a set of core principles that support people, ecology, neighborhoods, and future successful development.



DESIGN FOR HUMAN EXPERIENCE

Make decisions that expand **opportunity**, prioritize **joy**, and create meaningful **connection, health, and refuge**.



DO MORE WITH LESS

Don't use it if it's not necessary; leverage the beauty of raw materials and use **simple, efficient systems**.



CONNECT TO PLACE

Use the power of site planning and open-space design to **enhance belonging and well-being**, reconnect communities, and repair ecologies.



BET ON THE FUTURE

Embrace change, seize possibility, and make design choices as if **the future we need** is already here.

“No local firm has a better track record than DBA at mending the civic fabric.”

—John King, *The San Francisco Chronicle*



We are located in San Francisco's Mission District where, for 30 years, we have been working with communities to integrate nature into the city.

We design landscapes around the Bay which are a refuge from the fast pace of urban living. We enjoy collaborating in multi-disciplinary teams of designers, engineers and city officials to convert formerly industrial areas to parks and outdoor spaces that people can enjoy. Some favorite projects are the Emeryville Greenway, the Exploratorium, Santana Row Plaza and our projects at UC Berkeley.

Our Values

- Designing places that support health and create community through connection to nature.
- The integration of landscape, architecture and infrastructure.
- Quality materials and detailing in the landscape.
- Horticulture that performs an ecological role.



GLS Landscape | Architecture



Exploratorium at Piers 15 & 17



Emeryville Greenway



Santana Row Plaza

CHRISTIE AVENUE PARK LOCATOR/ INVENTORY MAP

CITY PARKS & RECREATION

- ★ Project Site
- 1 Christie Park (1.21 acre)
- 2 Doyle Hollis Park (1.25 acre)
- 3 61st St. Mini Park (0.14 acre)
- 4 Stanford Ave. Park (2.54 acre)
- 5 Barc on Powell (0.34 acre)

- 6 Emeryville Greenway (1.5 acre)
- 7 South Bayfront Bridge Park
- 8 Temescal Creek Park (0.7 acre)
- 9 Joseph Emery Skate Park (0.65 acre)

WATERFRONT PARKS

- 10 Marina Park (7.56 acre)
- 11 Davenport Mini Park (0.44 acre)
- 12 Shorebird Park (1.97 acre)
- 13 Point Emery (1.37 acre)

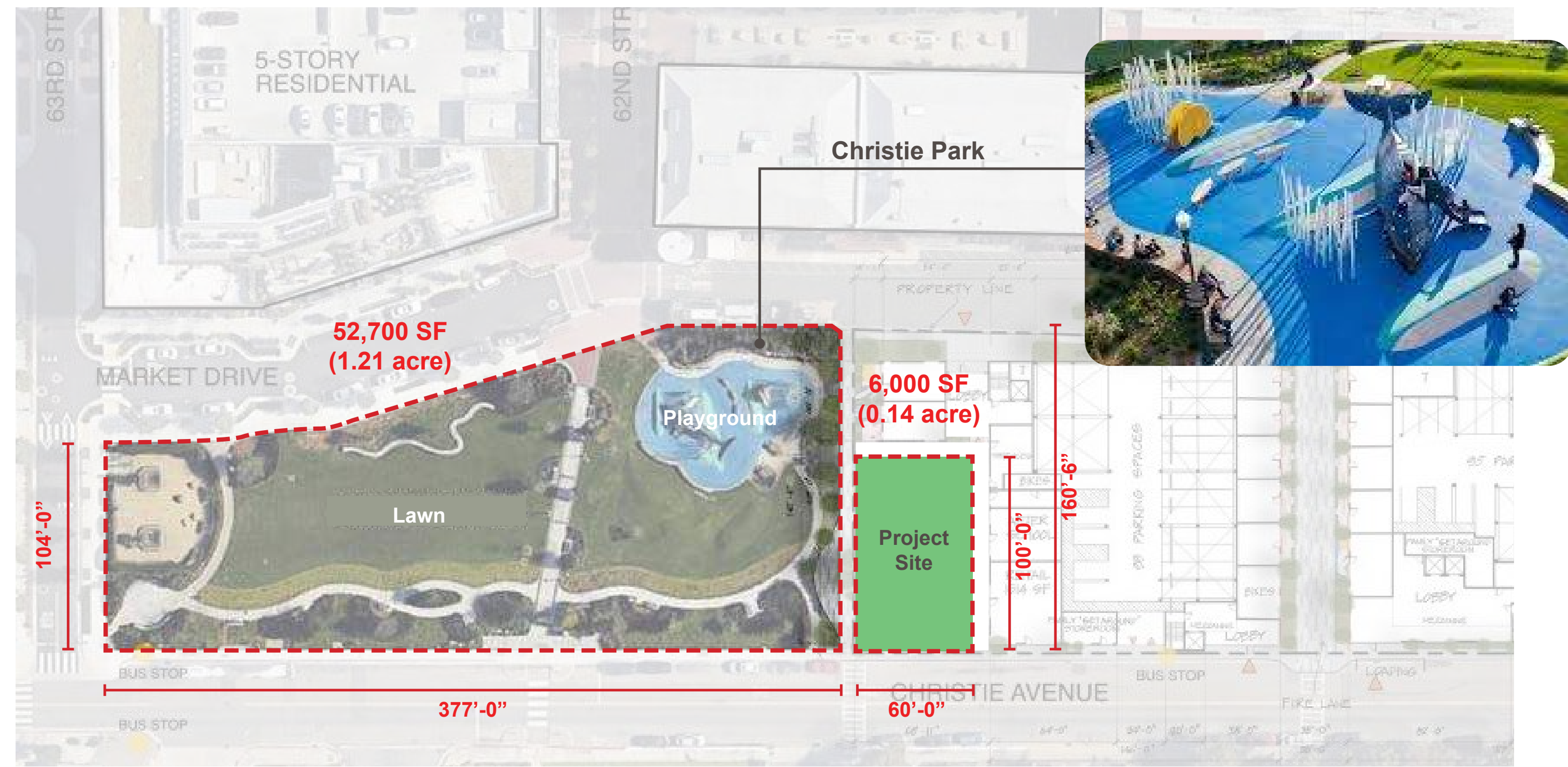


PARK PROGRAM LEGEND			LINEWORK LEGEND		
	Play Area		Rentable Picnic Area		Bicycle Path
	Basketball Court		Skate Boarding		Table Tennis
	Walking Path		BBQ Grill		Tables/Benches
	Dog Park		Bocce Ball Court		Restroom
				Freeway/Train Tracks	
				City Boundary	
				Bay Trail	
				Bike Lane/Bike Boulevard	
				Undercrossing/Overcrossing	

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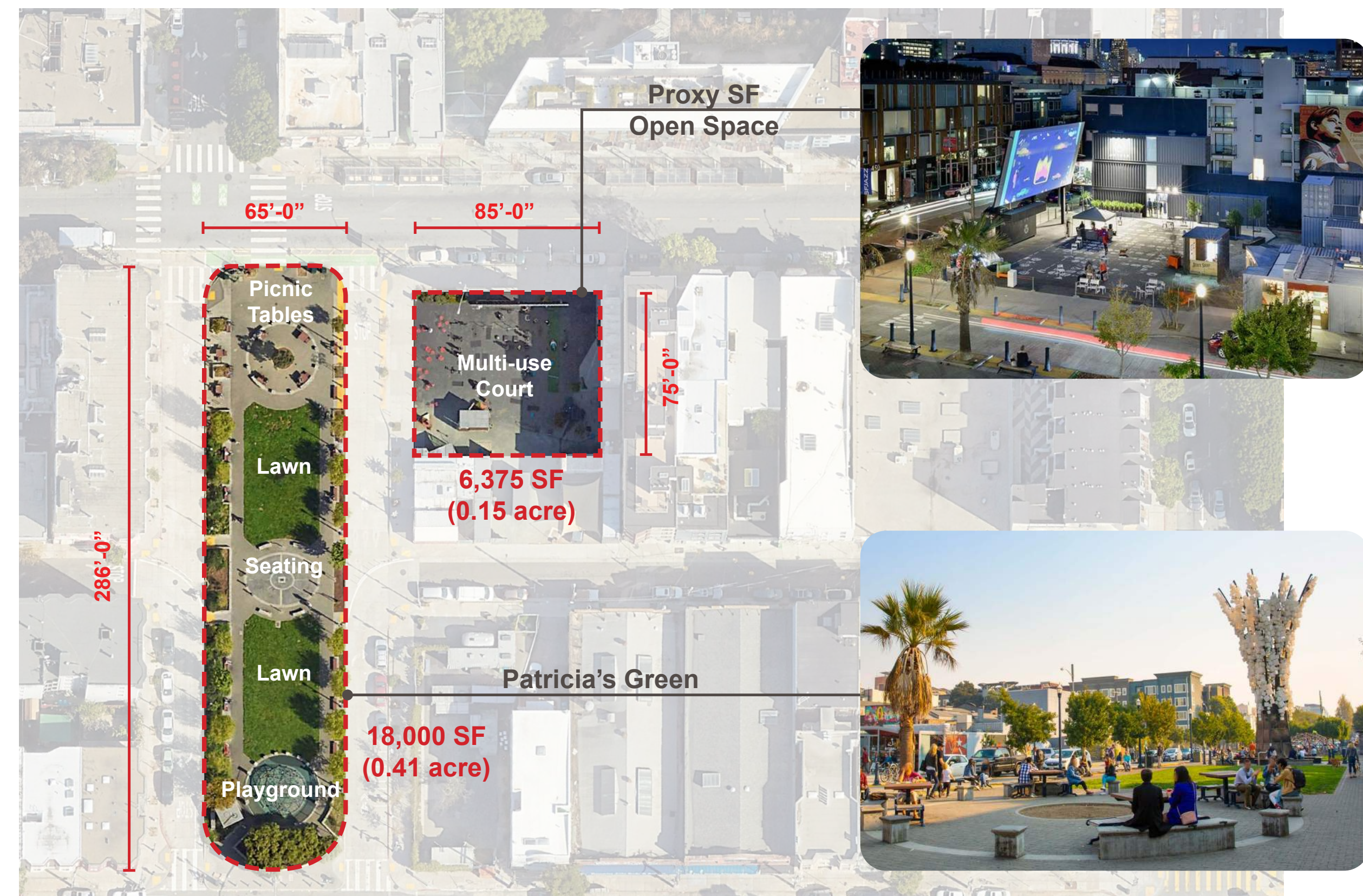
CHRISTIE AVENUE PARK SCALE COMPARISON



Christie Park & Project Site, Emeryville



Doyle Hollis Park & 61st Street Mini Park, Emeryville



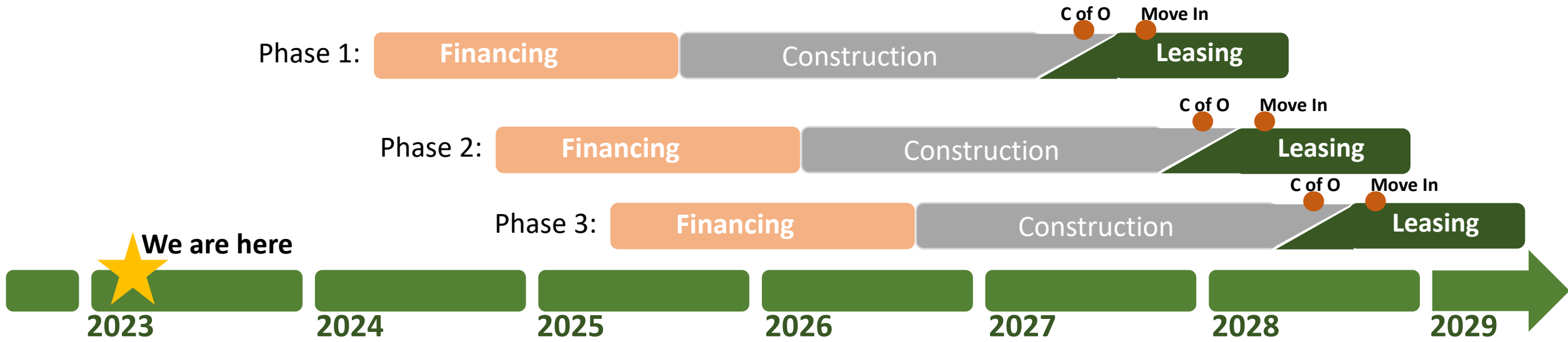
Proxy SF Open Space & Patricia's Green, Hayes Valley, San Francisco



Temescal Creek Park & Community Garden, Emeryville



Christie Avenue Master Plan Development Timeline





Community Input Survey

Christie Avenue Sites: Community Open House, March 25, 2023

Demographics

How far do you live from Christie Park?

- ¼ mile
- ½ mile
- 1 mile
- 2 miles
- I do not live in Emeryville

What is your living situation?

- Own
- Rent
- Other

If other please specify:

Household size:

- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people

Household composition: Check all that apply.

- Children 0 to 18
- Adults 19 to 65
- Seniors 65+
- Persons with Disabilities

Dose your household qualify for affordable housing?

Studio 1 to 2-person household		1-Bedroom 1 to 3-person household		2-Bedroom 2 to 5-person household		3-Bedroom 3 to 7-person household	
Rent	Income	Rent	Income	Rent	Income	Rent	Income
\$2,000	\$72,000	\$2,143	\$77,148	\$2,572	\$92,592	\$2,971	\$106,956
\$1,750	\$63,000	\$1,875	\$67,500	\$2,250	\$81,000	\$2,599	\$93,564
\$1,500	\$54,000	\$1,607	\$57,852	\$1,929	\$69,444	\$2,228	\$80,208
\$1,250	\$45,000	\$1,339	\$48,204	\$1,607	\$57,852	\$1,856	\$66,816
\$1,000	\$36,000	\$1,071	\$38,556	\$1,286	\$46,296	\$1,485	\$53,460
\$705	\$25,380	\$803	\$28,908	\$964	\$34,704	\$1,114	\$58,392

- Yes
- No

Park Expansion

What groups are in need of additional services in the park?

- Children
- Teens
- Adults
- Seniors
- Persons with disabilities

Other on groups:

What would you like to see in the park expansion?

- Active Uses (1- 12)
- Passive Uses (13-19)
- Other

Comments on Park Expansion:



Community Input Survey

Christie Avenue Sites: Community Open House, March 25, 2023

What park uses would you most like to see?

Pick your top 3 choices

ACTIVE USES



1. Multi-use Court



2. Fitness Class



3. Fitness Station



4. Table Tennis



5. Outdoor Theater



6. Pickleball



7. Senior Fitness Court



8. Movable Play



9. Volleyball Court



10. Bocce Ball Court



11. Basketball Court



12. Bike Repair Station

PASSIVE USES



13. Native Garden



14. Large Communal Table



15. Portable Education



16. Outdoor Group Seating



17. Small Group Picnic Table



18. Mobile Library & Games



19. Intimate Garden Seating



20. Others

Active Uses

- 1. Multi-use Court
- 2. Fitness Class
- 3. Fitness Station
- 4. Table Tennis
- 5. Outdoor Theater
- 6. Pickleball
- 7. Senior Fitness Court
- 8. Movable Play
- 9. Volleyball Court
- 10. Bocce Ball Court
- 11. Basketball Court
- 12. Bike Repair Station

Passive Uses

- 13. Native Planting
- 14. Large Communal Table
- 15. Portable Education
- 16. Outdoor Group Seating
- 17. Small Picnic Tables
- 18. Mobile Library & Games
- 19. Intimate Garden Seating

Other: