

Housing – A Critical Component of Smart Growth Policies

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Eden Housing, Inc. - Overview

- California's oldest non-profit developer
- 4,600 affordable units / 61 properties
- Northern California Based - 6 Counties:
 - Alameda, Contra Costa, San Joaquin, San Mateo, Santa Clara & Sonoma Counties
- Development, Management, & Services

Housing – Smart Growth Benefits

- In 27 CA Cities, doubling residential density resulted in reduced automobile ownership and reduced vehicle miles traveled. (California Futures Network)
- Residents in “sprawling” communities drive 3-4 X more than those living in compact, well-planned areas. (Sierra Club)
- Providing different types of housing in more compact configurations creates more housing choices, which often mean more affordable options.

Smart Growth Doesn't Happen by Accident!

- Good Planning Policies
 - Master Plans & Specific Plans
 - Reuse of Underutilized Land
 - Design Guidelines that Promote Innovation
 - Plan to Include Affordable Housing!

Master Planning: Transit-Oriented Development Ohlone-Chynoweth Commons San Jose, CA

- 194 family units
- Transit-based, high density housing
- 27 units/acre

Amenities:

- Community room
- Computer learning lab
- On-site child care center
- 4,400 sq.ft. retail

Ohlone-Chynoweth Commons San Jose, CA



Master Planning: West Rivertown Antioch

- 57 units of family housing affordable to families below 60% of AMI



- Rents: \$165 - \$861 (1BR-4BR)
- Incomes: \$8176 - \$46,592

Specific Planning: Downtown River Apartments Petaluma, CA

- 81 family units
- 35 DU/acre
- Amenities:
 - Community room
 - Computer learning lab
 - 2 play yards & 1 basketball court
 - 5,500 square feet retail



Land Reuse: Victoria Green Hercules, CA

- Site: Former Refinery site developed by Catellus Residential Group
- Project Plan:
 - 600 units of market-rate for sale housing (priced from \$600,000 - \$1,000,000)
 - 132 units of affordable rental housing (\$418 - \$1,400 per month)

Victoria Green Hercules, CA

- 132 units
- Amenities:
 - Community building
 - Computer learning center
 - Two play structures for children
 - Central barbecue/picnic area
 - Private porches or semi-private balconies



Innovative Planning Policies: Adams Avenue Homes Fremont, CA

- 17 units of single family homes,
“Small Lot” development



- Subsidized Sales Prices:
\$143,000 - \$296,000 (60 – 120%
of AMI)
- Incomes: \$33,000 - \$89,000