



**Project Address:** 533 Kirkham Street, Oakland, CA

**Project Sponsor:** Tidewater Capital

**Date of HAC Review:** 5/17/2023

**Grading Scale**

★ = The project meets the high standard set by local jurisdiction and/or HAC

★★ = The project exceeds HAC standards

★★★ = The project far exceeds HAC's standards and exhibits creativity in its proposed solutions

**Criteria for HAC Endorsement**

1. The development must have been presented to the HAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

| <i>Guideline</i>                                | <i>Comments</i>   | <i>Score</i> |
|---|---|--------------|
| <b>Summary</b>                                  | Overall, the Housing Action Coalition is happy to endorse the proposed project at 533 Kirkham, which will 289 create needed new homes near a regional transit hub at West Oakland BART station. The HAC team also recognizes that the project team is facing very difficult economic conditions for home building, which make the project's feasibility difficult to ensure.  | ★★           |
| <b>Land Use</b>                                 | 533 is an excellent use of land, replacing a parking lot with 289 new homes near a transit hub. This type of true transit-oriented home building will help increase ridership for BART, as well as reduce the need for vehicles, a key to helping solve our climate crisis.   | ★★★          |
| <b>Density</b>                                  | The Housing Action Coalition supports the use of the State Density Bonus on this project to achieve more density. While the Committee would like to see even more height and density in the proposed project, we recognize the financial realities of additional height. Given other proposed projects in the area, the proposal of 8 stories with a mix of unit types is appropriate.  | ★★           |
| <b>Affordability</b>                            | The project will meet the city's standard by providing 13 subsidized affordable homes onsite for those earning less than 50% of Area Median Income.   | ★            |
| <b>Parking &amp; Alternative Transportation</b> | Given the location near a transit hub, the Committee would prefer to see 0 vehicle parking in the proposed project instead of the proposed 40 spaces, but we recognize the financial realities of building housing. The project does meet the code requirements for TDM measures, including providing transit passes for residents equivalent to equal to 50% of an Adult 31-day AC Transit Local Pass. This, along with the provision of 97 bike parking spaces, will encourage transit ridership, which can access the entire region. | ★            |
| <b>Preservation</b>                             |   | n/a          |

|                                      |  |            |
|--------------------------------------|--|------------|
| <p><b>Urban Design</b></p>           | <p>This project will turn an underutilized parking lot into new homes that serve the need for new housing, as well as the need for transit-oriented development. Given the context of surrounding project proposals, including Mandela Station, Golden West, and the completed 532 Union project, this project is contextual with the neighborhood that is being built around the BART station.</p>  | <p>★★</p>  |
| <p><b>Environmental Features</b></p> | <p>The proposal has a high standard for environmental features. The most important element is its transit-oriented location, which will save on Vehicle Miles Traveled for residents of the building. The project is also targeting LEED Gold and Title 24 features within the envelope. It will also meet an all-electric standard.</p>   | <p>★★★</p> |
| <p><b>Community Benefits</b></p>     | <p>The project will meet City of Oakland standards for streetscape improvements. The project team has also committed to executing a Teaming Agreement with the Cypress Mandela Training Center, Construction Resource Center, and the National Association of Minority Contractors across their entire portfolio in an effort to maximize local and minority contractor participation on their projects.</p>   | <p>★★</p>  |
| <p><b>Community Input</b></p>        | <p>While it is early in the public outreach process, the project team has engaged in good faith with neighboring businesses, the neighboring project teams, and individuals living near the project site. They have also worked with the city to implement design changes like raising the ground floor porches along Kirkham to 18 feet. We encourage the project team to continue their outreach and seek to implement changes raised in the process to create a better project.</p> | <p>★</p>   |