

**1034-40 47th Street
Project Description
May 4, 2020**

Overview

The project team is pleased to present this development application for an infill housing development project at 1034-42 47th Street. The residential project will replace four dwelling units in disrepair with six dwelling units divided into three structures. The project complies with, and is subject to, Government Code Section 65589.5 (State of California Housing Accountability Act).



The proposed project is designed within the architectural scale of the existing neighborhood, maintains the multi-family use of the property, and complies with all zoning standards, while adding much needed housing to the City of Emeryville. This applicant statement includes a project overview including existing parcel conditions, project description, development standard compliance, CEQA determination, and findings necessary to issue a major conditional use permit.

Decision to Demolish and Rebuild New Housing

The proposed project is located in a neighborhood with a high number of long-term tenants and owners as well some newer residents. The housing stock in the neighborhood is generally older, including the four structures proposed to be demolished and replaced with three new structures on the project site. This is the case with the properties in question, which have been owned by the Forbes family for decades. In fact, the recent demise of the longtime owner, who specifically owned and managed this property, hastened the understanding of how bad the disrepair had become. As others in the family have stepped in to manage these homes and those on the adjacent 48th Street parcels, the need to replace these four homes with six new, environmentally-efficient homes was made.

But structures such as these are not permanent, and Emeryville needs to produce housing at all affordability levels, wherever it can. The 47th Street Homes project is especially important because the new homes are large enough for families to live in and there will be two more family-sized units provided than are on the property now. The construction estimates demonstrate the very high cost of improving and renovating the existing homes. Even after doing so, those homes would not be as environmentally efficient as new homes will be.

The useful life of the four existing structures, and their ability to provide safe and environmentally efficient living space is at its term. The attached estimates (see Appendix), prepared by a licensed East Bay contractor, demonstrate that the cost to upgrade these structures outweigh the costs and benefits of replacing them with new structures.

This decision is not made lightly. It means that the four units must be vacated to allow the new project to proceed. The Forbes family has worked very hard to comply with both the letter and the spirit of Emeryville's Residential Landlord and Tenant Relations Ordinance over the course of this project application. The Forbes family has been working with the property residents and City of Emeryville staff for over a year on the disposition of the two remaining households. One of the households had a longstanding dispute with the Forbes family, which was recently settled. Some of the household residents have already moved and the remaining members of the household will move before August 1, 2020.

The last household has been more difficult. The head of household is a senior citizen who is raising her high school age granddaughter. Her strong request, which has been provided for, is that she be able to remain in the home through the end of the academic year so as not to displace her grandchildren during the school year. She will also receive a cash settlement when she moves, in accordance with the Residential Landlord and Tenant Relations Ordinance. It is not anticipated that relocation will be necessary for some months yet to come. In addition, the Forbes family has offered that if one of the eight 48th Street units becomes available before she leaves, then she can move into that home, allowing her to remain in the neighborhood. All eight units will remain on the 48th Street side of the properties. These units are rented well below market rents for Emeryville.

Proposed Project

The proposed housing development project replaces four detached dwelling units with six new dwelling units for a net addition of two dwelling units on the site. A lot line adjustment, submitted as a separate application request, would relocate/clean-up the property line that currently runs through existing buildings to create conforming lots. A third parcel that spans the Oakland/Emeryville boundary would not change. No redevelopment is proposed for these two other parcels. The three duplex structures along 47th Street match the current building footprint locations and maintain the spacing rhythm of single-family and multi-family housing along 47th Street. The ground floor of each structure would consist of parking area and an 830-sf 2-bedroom unit on the frontage facing 47th Street. The second floor would consist of a 2-bedroom/ 2-bathroom unit, with an additional bonus room, totaling 1,150 sf.

A porch on each ground-floor unit provides 96 sf of private open space while balconies attached to second-floor units provide 99 sf of private open space where 40 sf is required for each unit. Approximately 400 sf of common open space is provided in the front yards along 47th street and between each of the duplexes meeting the minimum common open space requirement of 20 sf per unit. All structures are accessible via pedestrian paths from 47th street and via the garage at the rear. A single-lane driveway is proposed on the western edge of the site to reduce curb cuts along 47th street from four to one. The reduction in curb cuts creates a streamlined vehicle circulation path and maximizes the length of uninterrupted pedestrian paths along 47th street for better pedestrian safety in and around the site.

Architectural Form

The three duplexes are designed to fit within the existing neighborhood scale of the surrounding properties. Three structures, all 2 stories/27'-1" in height, are within the development guidelines and follow the existing buildings footprint to result in minimal changes visible from the curb. A front porch and balcony create a bungalow aesthetic and contribute to the single-family and moderate-density multi-family character on 47th Street. The ground floor façade would be alternated patterns of stained wood siding and smooth white stucco. A gable roof caps each structure and follows the roof style and pitch found elsewhere along 47th Street and within the surrounding neighborhood. The structures have been carefully designed to meet future tenants' needs while maintaining compatibility with the neighborhood through refined massing and material selection.

The architectural form includes sound urban design components including pedestrian-scaled façade design, improved circulation with reduced curb cuts, common open space facing 47th street, and transparency and eyes-on-the street. Living rooms and bedrooms are situated in the front of each unit that collectively orient activity towards 47th Street, while garages and car activity is reserved to the rear of each unit.

The proposed project would include improvements to the City's sidewalk and public right-of-way to the street center line. Improvements would comply with City of Emeryville's streetscape standards and would preserve the two trees currently located in the public right-of-way (two new street trees would also be planted).

Family Friendly Housing

The project is not required to meet the City's Family Friendly Design Guidelines since it does not exceed 10 units. However, the project has been designed to meet all of the relevant Family Friendly Design Guidelines, as detailed in the table below.

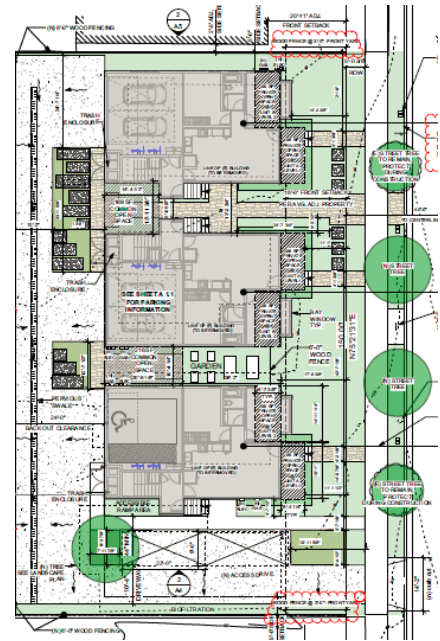


Table 1: Family-Friendly Design Guidelines Compliance

| Design Guideline | Project Complies? | Compliance Details and Plan Sheet Reference |
|---|-------------------|--|
| SITE & BUILDING DESIGN | | |
| J-41 Provide units with two, three or more bedrooms. | Yes | All units are at least two-bedrooms: Unit A type is 2 bedrooms and Unit B is 2+ bedrooms. Sheet A 2.1 |
| J-42 In high density housing, include a variety of unit types. Multi-story units can be included in a larger building with single-story units for greater diversity. | N/A | N/A. Project is medium-density housing, not high density. |
| J-43 Place and configure units to relate well to quiet and noisy streets, on-site open space and each other, as shown in the Unit Adjacency Diagram. | Yes | Lower units are buffered from street with porches and private garden. Upper unit bedrooms are at rear of unit, away from street. Sheet A1.1, A1.4, A 2.1, L1 |
| J-44 Situate as many family-oriented units as possible adjacent to open spaces designed and landscaped to create active play areas and opportunities for gathering and quiet respite. | Yes | 2 out of 3 buildings face each other to create gathering area. Garden space between units allows quiet space at bedrooms and a place for tenants to grow their own food. Sheet A1.1, L1 |
| J-45 Provide ample exterior play areas that are safe and visible from major spaces in homes, with a variety of age-appropriate equipment. | Yes | Each first floor unit features a front yard for play. Sand box area provided for small children adjacent to community garden. Sheet A1.1, L1 |
| J-46 Design visible places where pre-teens and teens will want to gather. | Yes | Seating areas at shared entry path of eastern buildings for social space. Sheet A1.1, L1 |
| J-47 In larger projects (e.g. over a hundred units), consider dividing the project into smaller communities centered around open space, where residents have exclusive access to their common and circulation areas. | N/A | N/A. Project is small, fewer than 100 units. |
| J-48 Designate parking for family-friendly units near hallways and elevators. If parking lifts are used for family units, they should not require backing one car out to get to another car. | Yes | All parking located near entry vestibule or stairway to units. Sheet A1.2, 2.1 |
| J-49 Provide more bicycle parking than the code requires, with space for longer family bicycles and trailers. | Yes | Three surplus short-term bike parking spaces available at 47 th St. Two surplus long-term bike storage spaces (including one trailer bike space) provided in each garage. Sheet A1.2 |
| J-50 Provide ample in-unit or common laundry areas. Common laundry areas should have convenient access, and be located on each floor, or near common gathering space. In-unit laundry facilities are preferred in units with three or more bedrooms. | Yes | Private laundry facilities included within each unit. Sheet A1.2 |
| UNIT DESIGN | | |
| J-51 Front doors should not enter directly into a room, but rather should enter into a transitional space, which could be an enclosed foyer. | Yes | Entry vestibule provided for both unit types to create transition into living space. Sheet A1.2. |

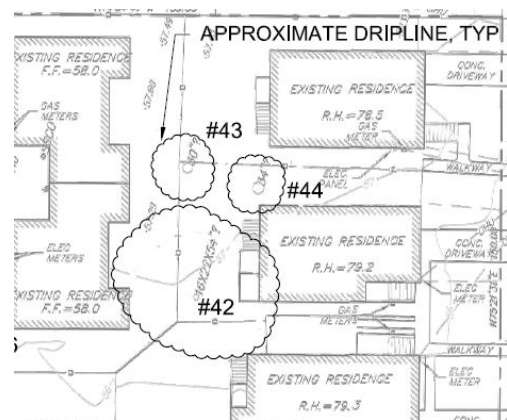
| <i>Design Guideline</i> | <i>Project Complies?</i> | <i>Compliance Details and Plan Sheet Reference</i> |
|--|--------------------------|--|
| J-52 Provide indoor space near the entry for tricycles, strollers, outdoor toys, etc., where parked items will not obstruct circulation. | Yes | Closets provided near entry for toys storage. Space available in garage for larger items. Sheet A1.2. |
| J-53 Provide only one master suite. Other bedrooms should have access to a common bathroom. In three-bedroom units provide at least two full bathrooms. | Yes | Unit A has shared bath due to size. Unit B has one master with suite bath. Second bath is shared. Sheet A1.2. |
| J-54 Separate sleeping areas from living areas. In two-level units, place bedrooms on a separate floor from living areas, except where a den or study on the living area floor could also function as a bedroom. | Yes | Sleeping areas separate from living areas in both unit types. Sheet A1.2. |
| J-55 Provide each bedroom with access to a full bathroom without going through the living room, dining room or kitchen. Provide a bathtub in the unit. In multi-level units, provide at least a half bath on the floor with the living room, dining room and kitchen. | Yes | All baths adjacent to bedrooms. All baths contain bathtubs. Sheet A1.2. |
| J-56 The dining area should have enough room for a family-sized dining table with all household members seated around it, plus circulation. The living area should also have enough room for eating for all household members plus other furniture and circulation. | Yes | Both upper and lower unit types have allotted space for all household members at a 6-person dining table, plus space for all occupants to use living area furniture for eating, and circulation. First floor ADA unit shows a 4-person table for increased circulation space. Sheet A1.2. |
| J-57 In units near play areas, provide windows that allow for supervision of children outdoors. | Yes | Windows at first floor living room adjacent to play area at first floor lower unit and common teen social space. Common sandbox for young children area to be supervised directly. Sheet A1.1, L1 |
| J-58 Hallways in units should be well lighted and wide enough for children to play in. | Yes | Unit A has limited hallway to maximize bedroom spaces. Unit B has ample hallway space for maneuvering and playing. Sheet A1.2. |
| J-59 Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering. | Yes | Lower Units - bedroom space can be for play/homework. Private garden for outdoor play, gathering. Upper Units – bonus room for playroom, homework, activities. Sheet A2.1, 1.1, L1 |
| J-60 For units with other units below, provide soundproofing between ceilings and floors with an Impact Insulation Classification that is above the Building Code requirement, except under kitchens and bathrooms. | Yes | Modular construction provides sound isolation between floors that exceeds required IIC 50 and STC 50, due to double floor ceiling framing between units. Sheet A2.1 shows modular diagrams |
| J-61 Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows). | Yes | Stairs separated from unit to prevent hazard. Limiters can be installed on windows to prevent falls. Child safety lock to be installed at balcony door. Sheet A1.2. |

Existing Parcel Conditions

1034-42 47th Street is located in a residential neighborhood centrally located in Emeryville, and close to Oakland and Berkeley activities. 47th Street is bounded by two commercial corridors with bicycle, transit, and vehicle connections to an array of retail, office, and job centers. The site sits in the southeast quadrant of Emeryville in the Medium Density Residential (RM) zone and is situated on the north side of 47th Street mid-way between Salem Street and Adeline Street. It is surrounded by medium density residential homes including 2-3 story duplexes and small apartment buildings also within the RM zone.

Temescal Creek Park abuts the northeast corner of the lot and stretches east and west as a natural border between the City of Emeryville and the City of Oakland to the east. The primary lot frontage is along 47th Street and continues through to 48th Street on the north site boundary where a shared driveway accesses the site's rear units and dwelling units north of the project site. Fourteen (14) single-family residential units currently occupy the site in four rows; one row of four units abuts and is accessible from 47th Street, three units in the central row are accessible from 48th Street, and a row of two and five units are located at the rear and are accessible from 48th Street. The proposed project would address the southernmost portion of the site and the first row of units facing 47th Street, leaving site and building conditions untouched on the remainder of the site.

Five trees are located on the property with three in the construction zone of the proposed project including two semi-mature Lombardy poplars and one mature silver maple. An arborist report conducted in 2017 determined that all three trees have poor retention value or would have poor to moderate tolerance to site disturbance. As a result, the project would replace these three trees with six trees to maintain canopy coverage and enhance landscaping on the site. Additionally, the arborist report evaluates the two remaining street trees along 47th Street which would be protected during construction and retained for operation of the project.



Existing/Proposed Circulation and Parking

The site has two existing vehicle access points, one from the rear via 48th Street, and the other from 47th street where four curb cuts and driveways lead to the existing residential structures along 47th Street. The proposed project will consolidate the four curb cuts on 47th street to one 14'-2" curb cut and driveway leading to all residences and guest parking spaces for the six proposed units. The driveway design also leaves spaces for cars to back out of each garage and drive towards 47th street rather than backing out onto the street which is currently the case.

The design and curb cut consolidation both improve pedestrian safety along the site's frontage and the urban form. The project proposes six unbundled parking spaces, including one accessible space, and one guest parking space. Parking and access, including for guests, would remain as existing for the central and rear rows of dwelling units that would remain.



Permits Requested

- **9-7.503 Minor Conditional Use Permit** – To construct multi-unit residential buildings in the Medium Density Residential (RM) Zone.
- **Major Conditional Use Permit** – To demolish four existing residential units and build six new residential units
- **Lot Line Adjustment** (see separate application)

Compliance with Development Standards

The proposed project meets the development standards for the RM District as outlined in the table below.

Table 2: Development Standards Compliance

| Standard (EMC Section 9-4.300) | | Existing | Proposed | Permitted/Required |
|----------------------------------|---------|-------------------------|-------------------------|--|
| Lot Area (sq. ft.) – Lot 2 | | 11,516 | 13,245 | 5,000 min |
| Gross Floor Area (sq. ft.) | | 3,450 | 6,681 | N/A |
| Residential Density (du/acre) | | 15 | 20 | 20 |
| FAR | | .26 | .5 | 0.5 |
| Dwelling Units | | 4 (Lot 2) 12 (Total) | 6 (Lot 2) 14 (Total) | 6 (Lot 2) 18 (Total) |
| Parking (Area to be Redeveloped) | Vehicle | 4 | 7 | Demand: Residential parking for multi-unit: 1 space/dwelling unit and 0.2 guest parking/unit = 6 parking and 1.2 guest. Minimum: 5 res. and 1 guest, maximum 7 res. and 2 guest. |

| Standard (EMC Section 9-4.300) | | Existing | Proposed | Permitted/Required |
|--------------------------------|---------------|-------------------------------|---|---|
| | Bicycle | 0 | Long Term: 12 (in garages) Short Term: 4 (on 47 th St.) | Long Term: 1 covered per dwelling unit (6 total) Short Term: 1 per every 4 visitor auto spaces (1 total) |
| Usable Open Space (sq. ft.) | | N/A | Private: 2,118 sf Common: 480 sf Total: 2,598 sf | 60 sf/DU (40 private and 20 common) = 240 sf of private and 120 sf of common |
| Building Height | Average (ft.) | 25' | 27'-1" | 30 feet max. |
| | Stories | 2 | 2 | N/A |
| Yards (ft.) | Front | 19'-4" | 17' for main structure 11'-1 ½" for balconies/porches 10' for stairs 14'-4 1/4" for bay window | 2 adjacent lots are developed: Average of front setbacks on the adjacent lots. West: 5'-0" East: 28'-9 ½" = 17' |
| | Side | West (0') East (approx 7') | West (26'- 10") East (5') | 3 feet min. |
| | Rear | 0' | 24' | 15 feet min. |

Per EMC 9-4.204(b)1, the City requires onsite affordable housing for projects proposing 10 or more new units. This project only proposes six housing units; therefore, this requirement does not apply. However, the project will be required to pay affordable housing impact fees (currently \$29,185 per unit; therefore, \$175,110 total).

Housing Accountability Act

The project is protected under the Housing Accountability Act since it consists of at least two-thirds residential uses, and because it complies with the City's objective standards. As a result, the City is only permitted to reject the project if it can make findings based on a preponderance of evidence that the project would have a significant, unavoidable, and quantifiable impact on "objective, identified written public health or safety standards, policies, or conditions." Gov. Code §65589.5(j). In addition, the Housing Accountability Act prohibits the city from reducing its requested density or imposing any conditions that have the same effect or impact on the ability of the project to provide housing. Gov. Code § 65589.5(i), (j).

Community Outreach

The project team held a community meeting on September 5, 2019 at the Emeryville Center of Community Life to present the project and solicit feedback. The team sent invitations to 280 contacts on the City's notification list for the project (owners and tenants within 300 feet of the subject property). Approximately 20 community members attended, along with two representatives from the Emeryville Planning Department. Community members' feedback is summarized by topic below:

- Meeting and Notification: Requested wider distribution of project notices; expressed concerns about not receiving notices; and requested Spanish-speaking translators
- Displacement of Current Residents: Expressed concerns about displacement of existing tenants and desire to place residents back into units once the project is complete
- Existing Property: Lamented the current condition of the units, which are in disrepair; and recommended repairing existing units rather than building new units
- Proposed Project: Would like to see affordable units; consideration to include Section 8 tenants; more parking; assurances that building materials won't change during construction; and desire to know the future rents
- Other Questions: Questions about future proposals for other parts of the property; about the potential for hazardous materials; desire for access to building materials during demolition; timeline and process; and more explanation of lot line adjustment

Following this meeting, and based on feedback from community members, the property owner has continued to communicate with existing tenants of the proposed redevelopment about the project and their options for housing. The project team has followed up with staff and community meeting attendees (who provided valid email addresses or mailing addresses) to update the notification list. Our team has also created a project website and continue to update recipients on this email list about the project status and upcoming meetings. The property owner has been in communication with the existing tenants in the units proposed for redevelopment about these plans over the course of the project design and submittal to the City.

CEQA Determination

This project is expected to be exempt from CEQA pursuant to 15303.(b) which applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

9-7.505 Findings – Major Conditional Use Permit

To approve a conditional use permit application, all of the following findings must be made, in addition to any special findings that may be required by the applicable provisions of these planning regulations for the particular conditional use permit:

- (a) The proposed use is consistent with the General Plan.
 - Response: The proposed project is designated Medium Density Residential in the General Plan. The Medium Density Residential designation in the General Plan calls for FARs less than 0.8 with single detached and attached housing and multi-family units conditionally permitted. The proposed project would replace four dwelling units with six dwelling units in three structures echoing the size and shape of the neighboring single-family dwellings along 47th street. The project's design and FAR are consistent with the General Plan vision for the Medium Density Residential land use designation.

Additionally, the proposed project meets the following Citywide Land Use Goals and Policies:

- LU-G-4 A mix of housing types—A diversity of housing types to accommodate a variety of household sizes and incomes.
 - LU-G-5 Preservation of residential neighborhoods—Residential use, structures, low-rise scale, and character of the Triangle, Doyle Street, and Watergate neighborhoods preserved, and the scale of other areas of stability maintained.
- (b) The location, size, coverage, density, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect, the surrounding area, including neighborhood character, street design and capacity, safety, noise, and lighting.
- Response: The proposed project meets all other applicable development standards for the RM district and is compatible with the uses, density, and character of single and multi-family residential properties in the neighborhood. The proposed structures allow for adequate air and light to enter each unit as well as between each unit through a generous passage way allowing for common and garden space. The proposed project would generate a net increase of two units on the property and therefore would not generate a noticeable increase in noise. The project would improve the existing structures, add modest amount of interior and exterior lighting, and avoid further vacancies that may contribute to safety concerns. As a result, the project would not adversely affect the surrounding area, including neighborhood character, street design and capacity, safety, noise, and lighting.
- (c) The proposed use is consistent with the capability of the water supply, wastewater disposal, fire, and police systems to operate adequately and cost effectively.
- Response: The proposed project would result in a net increase in residential units, but only an incremental change in demand on existing infrastructure. The newly constructed duplex units will include upgraded fixtures and energy efficient electrical systems that would likely reduce demand on existing infrastructure when compared to the existing four units that have older less efficient heating, cooling, and plumbing systems, and in particular compared to the three out of four units, which are in disrepair. Moreover, the proposed project would not place a burden on existing infrastructure as the project's density, height, FAR, and residential use are consistent with the General Plan and RM Zoning District and therefore the amount of development and infrastructure demand assumed in the General Plan and General Plan EIR.
- (d) The proposed use at its proposed location will provide a service or facility that will contribute to the general well-being of the surrounding neighborhood or community.
- Response: The proposed project provides six newly constructed, family-friendly, residential units in a medium density residential neighborhood. The project contributes to the supply of housing in Emeryville and represents reinvestment in existing properties through new construction. The project's size and design further echoes the character of the neighborhood with respect to height, massing, color palette and reduce curb cuts, it complies with all development standards, and would contribute to the general well-being of the surrounding community.

- (e) The proposed use complies with all applicable standards and requirements of these planning regulations.

- Response: The proposed use is duplex residential and conforms to zoning ordinance development standards and other planning regulations.

Section 9- 5.1206(b)(2) Findings - Demolition of Residential Units

The demolition of residential units requires City Council approval, upon recommendation of the Planning Commission (Sections 9-5.1203(b) and 9- 5.1205). In order to approve demolition, the following findings must be made (Section 9- 5.1206(b)(2)):

- a. The applicant will provide at least the same number of dwelling units as the demolished structure, either on-site or elsewhere within the City of Emeryville;
 - Response: The project would result in a net gain of two residential units on-site, within the City of Emeryville.
- b. The replacement structure would feature design quality that is as high as or higher than the structure to be demolished and that it is compatible with the character of the neighborhood; and
 - Response: The six proposed units are a higher quality design than the existing structures. They are consciously designed in three structures with high-quality materials, such as wood siding, and will be compatible with the character of the neighborhood in terms of scale, massing, and architectural features.
- c. The elimination of the residential structure would not be materially detrimental to the housing needs or the public interest of the affected neighborhood or the City:
 1. Net Gain in Housing: The project would provide much-needed medium-density housing supply in Emeryville and the greater East Bay. The City's 2019 Annual Progress Report toward meeting the Regional Housing Needs Assessment, as reviewed by the Planning Commission on February 27, 2020, indicates that the City is only 39% of the way toward meeting the RHNA, though the City is 56% of the way through the planning period. Not only is the project not detrimental, as noted in the Annual Progress Report, this project would contribute two units toward achievement of these housing targets. Amidst the current housing crisis, made more severe by the recent public health and economic crisis, even two units can help to alleviate housing pressure and enhance affordability.
 2. "Missing Middle" Housing in a Mixed Income Neighborhood: Although new construction always requires higher rents to support the cost of construction, these 850- to 1,150 duplex units represent "missing middle" income housing. These medium-sized duplex units share walls, play areas, and garages, and therefore are more affordable by their design than a single-family home. They represent the type of transitional density and

development expressed by the General Plan and Zoning Ordinance for this neighborhood.

3. Affordable Rents and Stability for 8 Remaining Units: The existing eight units behind the proposed project would remain unchanged. Although they are not subsidized, the rents on these eight units are currently far below market rates. With rents ranging from \$1,050 to \$1,650 for small two- and three-bedroom units, the project effectively accommodates eight Low and Very-Low Income households. The average tenancy for these units proposed to remain is over 19 years.
4. Displacement: The project sponsor has continued to work with the two sitting tenants that would be displaced by the redevelopment project to satisfy their housing needs. In particular, the one tenant who plans to stay in the unit until the time of demolition has a standing offer for first right of refusal to rent one of the units to the rear of the subject units should one become available.
5. Careful Demolition: The embedded energy of the units proposed for demolition would be mostly preserved in that the houses would be disassembled and materials recycled and reused to the extent feasible. Neighbors have expressed interest in reusing some of these demolition materials, which the project sponsor has agreed to, to the extent safe and practical.
6. Existing Disrepair: The four units proposed for demolition have not been upgraded to meet current building code requirements and are deficient in several areas based on evaluation by a reputable contractor. One of the units has been improved over time, including new shear walls, and kitchen and bathroom upgrades. Two of the units are in fair condition, although the plumbing, electrical, and mechanical systems are old, difficult to maintain, and not resource efficient. The fourth unit, which is vacant, has extensive disrepair and was never built to last as long as it has; there are no shear walls and the plumbing in the kitchen and bathroom no longer allow for acceptable living conditions.

The contractor's estimate identifies a per unit cost for complete rehabilitation at approximately \$478,500 (see Appendix). (The cost would be more for higher end finishes and lower for lower end finishes.) These costs include stripping all interior walls, repairing the foundation, installing new plumbing, electrical, and mechanical systems, and redoing the kitchens and baths. The current rent levels for the units proposed for demolition are below-market and do not support the cost of rehabilitation, so would need to be raised following construction to support the cost of construction and to recognize the higher value of the units.

7. Financial Feasibility: The cost to rehabilitate the existing structures far outweighs the cost of demolition and new construction on a per unit basis. Based on a typical construction cost of \$325 per square foot, the proposed project would cost approximately \$445,000 per unit in hard costs—less than the rehabilitation cost and

with less potential for unknown added costs during the demolition and construction process, and additional costs to maintain older construction in the long-term.

8. Neighborhood Stability: The existing neighborhood is fairly unique in the City of Emeryville, which has seen a tremendous amount of redevelopment over the past 25 years. It has low and medium density homes, an older housing stock, and a diverse group of residents, including renters and owners. The project proposes to redevelop 4 of the 12 housing units, keeping the 8 affordable housing units as they are with their long-time tenants in place. This will further contribute to the neighborhood's stability, improve the quality and appearance of units that are in disrepair, and further add to the mixed income character and economics over time. As a result, the project is not materially detrimental to the neighborhood and this finding can be made.

Appendix: Per Unit Average Cost of Rehabilitation



Summary of Construction Costs

1034 47th Street

Emeryville, CA

3/19/2020

Summary of Costs

| | | | |
|--------------|---------------------------------------|-----------|-------------------|
| 007000 | Gen Conditions to the Contract | \$ | 5,472.41 |
| 007200 | Overhead and Fee | \$ | 46,304.98 |
| 007316 | Insurance | \$ | 5,682.88 |
| 011000 | General Requirements | \$ | 17,725.00 |
| 013200 | Site Supervision | \$ | 9,500.00 |
| 015400 | Scaffolding | \$ | 7,350.00 |
| 017419 | Trash and Recycling | \$ | 3,450.00 |
| 024100 | Demolition | \$ | 6,500.00 |
| 024300 | Structure Raising | \$ | 13,025.00 |
| 033400 | Storm Drains | \$ | 1,650.00 |
| 050500 | Structural Hardware | \$ | 2,250.00 |
| 060600 | Lumber and Framing Materials | \$ | 15,233.44 |
| 061000 | Rough Carpentry | \$ | 23,500.00 |
| 062023 | Finish Carpentry | \$ | 7,563.00 |
| 072100 | Insulation | \$ | 3,904.00 |
| 073000 | Roofing & Gutters | \$ | 8,587.00 |
| 074600 | Exterior Siding and Carpentry | \$ | 36,800.00 |
| 081000 | Doors and Frames | \$ | 8,480.00 |
| 083613 | Sectional Doors | \$ | 2,625.00 |
| 085000 | Exterior Windows and Doors | \$ | 25,026.93 |
| 092000 | Drywall | \$ | 19,900.00 |
| 092400 | Stucco | | NIC |
| 093000 | Tile | \$ | 11,045.00 |
| 096519 | Resilient Tile Flooring | \$ | 7,960.00 |
| 099100 | Painting | \$ | 24,600.00 |
| 102800 | Toilet , Bath and Laundry Accessories | \$ | 2,050.00 |
| 113013 | Appliances | \$ | 3,990.00 |
| 123000 | Casework | \$ | 16,540.00 |
| 123600 | Countertops | | Included |
| 153000 | Fire Supression | | NIC |
| 220000 | Plumbing | \$ | 35,000.00 |
| 223000 | Plumbing Fixtures | \$ | 1,950.00 |
| 229300 | Landscape | \$ | 3,900.00 |
| 230000 | HVAC | \$ | 18,000.00 |
| 260000 | Electrical | \$ | 32,500.00 |
| 262000 | Low Voltage Communications | \$ | 1,100.00 |
| 265000 | Light Fixtures | \$ | 1,250.00 |
| 310000 | Foundation | \$ | 39,000.00 |
| 312300 | Excavation and Fill | | NIC |
| 313300 | Tree Removal | | NIC |
| 321600 | Flatwork | \$ | 7,500.00 |
| 323100 | Fences and Gates | | NIC |
| 328400 | Irrigation | \$ | 1,500.00 |
| Total | | \$ | 478,414.64 |