

# Fact Sheet

## Erna P Harris Court

1330 University Avenue  
Berkeley, CA



### Project Summary

Erna P. Harris Court in the City of Berkeley was first conceived of as an affordable housing development in 1994. At the time the project was proposed it did not have the support from neighbors, who had fears of extremely low income and formerly homeless people becoming part of their community. In the end RCD was able to garner local community support and develop the property into affordable, supportive housing for homeless and disabled adults. Since then, Erna P has been an important part of the transformation of the University Avenue neighborhood.

In 2011, RCD substantially renovated Erna P. Harris Court to reposition the property for the next thirty years. The renovation tackled parts of the original project that RCD was not able to fund when the property was originally purchased and developed. The development challenge with Erna P. is that it is an old property in which major renovation issues emerged over time, such as poor drainage. RCD implemented an integrated strategy, usually applied to new construction, for rehabilitation that not only addressed the major renovation needs, but that also brought Erna P. up to the green standards RCD currently adopts on all of its projects.

The expansion incorporated an analysis of energy upgrades, indoor air quality improvements, sustainable material and system choices and long term durability. As a result, the overall scope of work for the rehab included significant improvements in all these areas. New landscaping will feature drought tolerant and native plant selections. A variety of new filtration options will soon allow Erna P. Harris Court to treat 100% of its storm water before it starts its path towards the San Francisco Bay.

RCD secured technical assistance through Bay Area Local Initiatives Corporation to expand its standard Property Needs Assessment (PNA) into an enhanced Green PNA. Erna P Harris Court was also one of two RCD properties selected to participate in the *Built-It-Green Pilot Program for Multi-Family Green Building Guidelines, Green Point Rated System for Rehabilitation Projects* (The Arbors in Richmond is the other). Additionally, Enterprise Community Partners provided a grant for a pre-rehabilitation building audit in order to document changes in utility costs and consumption resulting from energy upgrades. Other financial support came from the City of Berkeley, Alameda County, California Housing and Community Development, California Tax Credit Allocation Committee and Stopwaste.org.

### Unit Count and Range of Rents

Type	Area Median Income	Area Median Income for 1-Person household	Number of Units	Average Square Footage
SRO	30%	\$19,000	25	400sf
1 BR	50%	\$31,650	10	600sf

## GREEN RE-HAB UPGRADES & BUILDING FEATURES

- New energy efficient windows
- New insulation in walls and attic
- Upgraded heating system from inefficient electric baseboards to a hydronic, radiant system
- Energy star appliances
- Solar hot water pre-heat
- Comprehensive drainage and waterproofing to improvement of indoor air quality
- Addition of bathroom fans with humidistats and fans in living rooms
- Low- or no-off-gassing finish materials
- Carpeting replaced with linoleum tiles in all living areas
- Use of more sustainable and durable finish product for the property
- Light fixtures replaced with fluorescent and energy star fixtures
- Plumbing fixtures replaced with water conserving options
- Drought tolerant and native plant selections introduced in landscaping
- 100% of Erna P storm water treated prior to San Francisco via civil plan filtration options
- Pre-rehabilitation building audit documenting changes in utility costs and consumption as a result of energy upgrades

## PROJECT AMENITIES

- New community room
- Computer lab
- Free wireless internet access for all resident
- Bicycle racks and storage
- On-site supportive resident services provided by Lifelong Medical Care, Toolworks and Bonita House (licensed Social Worker, medical & intensive case management, employment counseling, health information and community building)
- Multiple bus lines and North Berkeley BART ¼ mile from site.
- Favorable location (within ½ mile of site) to retail, restaurants, grocery stores, banks, public library, Berkeley Adult School, and service agencies

## PRIMARY SOURCES OF FUNDING

City of Berkeley	\$400,000
County of Alameda	\$500,000
MHP/ARRA	\$3,164,004
TCAC	\$1,795,850
Federal Home Loan Bank AHP funds	\$350,000
Bay Area LISC	\$318,769
Stopwaste.org	\$15,000
Enterprise Community Partners	\$6,000

Total Development Costs: \$6,549,623

## DEVELOPMENT TEAM

Developer: Resources for Community Development  
Architect: Anne Phillips Architecture  
General Contractor: D&H Construction  
Landscape Architect: Martina Landscape  
Solar and Radiant Heating Contractor: Leftco, Inc.