



## EPA Region 9 Brownfields Program Success Stories

### Tassafaronga Apartments · Oakland, CA



# Revitalized Neighborhood Brings Affordable Housing

## Project Description

<b>Property Address:</b>	930 84th Avenue Oakland, CA 94621
<b>Property Size:</b>	7.5 acres
<b>Former Use:</b>	Public housing, pasta factory, truck repair, and salvage yard
<b>Contaminants Found:</b>	Lead, Petroleum Hydrocarbons, Dieldrin, Arsenic, polycyclic aromatic hydrocarbons (PAHs)
<b>Current Use:</b>	Affordable rental housing complex
<b>Current Owner:</b>	Tassafaronga Partners, L.P. and Tassafaronga Partners II, L.P.

## Project Partners

- Oakland Housing Authority
- David Baker + Partners Architects
- Cahill Contractors, Inc.
- Fugro West, Inc.
- Equity Community Builders
- Goldfarb and Lipman Law Firm
- CSG Advisors, Inc.
- U.S. EPA

## Property History

The 7.5-acre site was initially two different properties. The southern property was originally an 87-unit public housing development built by the government in 1945 and the northern property was a two-story, 18,000-square foot Alita Brand Macaroni Facility, a pasta factory built in 1947. The housing development was the Tassafaronga Temporary War Housing for war workers who worked at the shipyards along the Oakland Inner Harbor Channel. In 1955, the Oakland Housing Authority (OHA) acquired the housing parcels and continued to operate the war worker housing until 1964 when the original structures were demolished. Furthermore, in 1949 the northern half



*The Tassafaronga Apartments - Village Square*

## Highlights

- Provides a diverse range of housing from very low-income to moderate-income to working households by creatively leveraging funding from public-agency resources
- This strategic land acquisition and its urban design repaired the deteriorated street grid and improved neighborhood access
- The first Leadership in Energy & Environmental Design (LEED) for Neighborhood Development (ND) Gold Certified Plan in California, and on-track for LEED for Homes Platinum certification

of the pasta factory parcel was leased to an auto repair business. In 1975 the northern portion of the lot operated as an auto repair shop and trucking service with a gasoline station, and the previous owner removed the tanks prior to the sale of the property. Environmental assessments performed during the mid-2000s funded by the California Environmental Protection Agency's Department of Toxic Substances Control (DTSC) determined that there was some residual soil contamination from the tank removal and pesticide contamination within the soil near the housing complex, spawning the OHA to apply for an EPA Brownfields Cleanup grant.

## **Drivers for Redevelopment**

The site is located within the Coliseum Redevelopment Area in Oakland, California—it covers a wide area in East Oakland and includes residential, retail, sports/entertainment, and industrial land as well as an airport facility. The former Tassafaronga war worker public housing complex was the last large severely distressed development in OHA's inventory. With new infrastructure growing in the surrounding area, OHA decided to redevelop the site into a new mixed income, family-oriented housing project with affordable rental and for-sale units. With nearby new schools and a public library, this offered the opportunity to stabilize the neighborhood and increase its livability and sense of community. The creation of more affordable housing units than existed previously also is a benefit to the community; it is contributing to and sustaining a neighborhood revitalization already underway.

## **Project Results**

Site cleanup, performed in conjunction with the DTSC Voluntary Cleanup Program, was completed in October 2008 with the removal of the petroleum and pesticide contaminated soils with funds from the EPA Brownfields Cleanup grant. Construction of the Tassafaronga Village began shortly thereafter and was completed in May 2010. The new housing complex is a green neighborhood of 157 units, designed to bring a diversity of affordable housing to an under-served area of Oakland; currently over 500 residents live there. The complex includes affordable family rental apartments and affordable rental townhouses with an onsite medical clinic. For-sale family townhomes are going up in cooperation with Habitat for Humanity East Bay. Many of the original tenants have been welcomed back to the new development, which opened in mid-2010. The revitalization project created a residential environment that is attractive, pedestrian-friendly, environmentally healthy, and safe. This sustainable project achieved the first LEED ND Gold Certified Plan in California.

## **Funding Information**

<b>\$200,000</b>	U.S. EPA Brownfields Cleanup grant
<b>\$30,000,000</b>	National Equity Fund, Inc. Equity
<b>\$9,490,000</b>	Citibank Loan
<b>\$500,000</b>	Housing Opportunities for Persons with AIDS Loan
<b>\$12,725,055</b>	State of California Multifamily Housing Program Loan
<b>\$6,119,552</b>	State of California Infill Infrastructure Grant
<b>\$1,500,000</b>	CalHFA HELP Loan
<b>\$12,765,577</b>	Oakland Housing Authority
<b>\$3,000,000</b>	City of Oakland Redevelopment Agency
<b>\$388,241</b>	Tax Credit Assistance Program
<b>\$200,000</b>	Federal Home Loan Bank AHP Subsidy

## **Project Timeline**

<b>2005</b>	Predevelopment planning begins and OHA purchases the pasta factory parcel
<b>2006</b>	Awarded EPA Brownfield Cleanup grant
<b>2007</b>	Obtain approval to demolish public housing
<b>1/2008</b>	Begin to relocate existing residents
<b>6/2008</b>	Demolish existing buildings
<b>9/2008</b>	Remediate hazardous soils
<b>10/2008</b>	Start construction of new housing project
<b>2010</b>	Construction complete and new affordable rental housing 100% occupied

For additional information, please contact:

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