



Orinda Civic News

Public Meetings

City Council

Tuesday, July 17, 7:00 pm
Auditorium, Orinda Library,
26 Orinda Way

Planning Commission

Tuesday, August 14, at 7:00 pm
Tuesday, July 24 cancelled
Auditorium, Orinda Library,
26 Orinda Way

Finance Advisory Committee

Wednesday, July, 25 at 6:00 pm
Sarge Littlehale Community Room,
City Hall, 22 Orinda Way

Check online for agendas, meeting notes and announcements

City of Orinda:

www.cityoforinda.org
Phone (925) 253-4200

Chamber of Commerce:

www.orindachamber.org

The Orinda Association:

www.orindaassociation.org



Police Report

Check, please! 6/21/12 Someone tried to cash a check for \$1,700 at Orinda Bank of America, and the bank declined. It's not that they weren't good for the money; it was simply that the person attempting to cash the check had stolen it! When confronted with the bank's denial, the forger ran away.

Read me my rights... 6/21/12 A 20-year-old male with a warrant out for his arrest was located near the Orinda library. Police 'checked out' the man, 'read' him his rights, and 'booked' him on the spot. He was taken to Martinez Detention Facility, where, presumably, he'll have a little time to catch up on his summer reading list.

A midnight, mid-week bender, 6/20/12 A 25-year-old male staggering near Orinda Way and Camino Sobrante just before midnight showed objective signs of being under the influence. Police administered an alcohol screening test and found his blood alcohol content was .199. He was arrested and booked into the county jail.

Cross while crossing, 6/17/12 A 50-year-old male was yelling obscenities and making obscene gestures while attempting to cross Moraga Way late in the morning. Police determined he was drunk in public, a danger to himself (as well as to those with sensitivities to crass language and gestures), and arrested him. He was taken to Martinez Detention Facility.

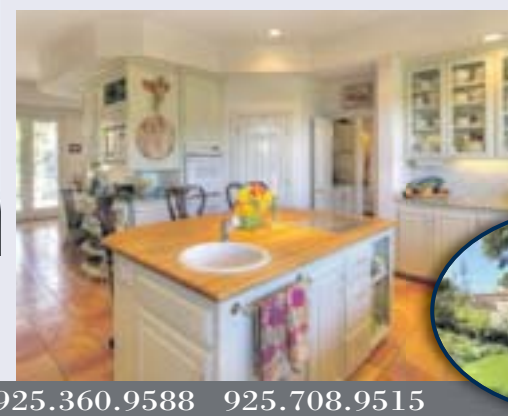
Hit(ting) and run(ning Away), 6/14/12 Police received a report that a 19-year-old male was hit in the face, which showed bruising and redness. They were unable to locate a suspect, but when they do, the charge will likely be Battery Misdemeanor.



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Eden Clears Last Significant Funding Hurdle

Orinda is one step closer to new, affordable senior housing

By Laurie Snyder

Eden Housing, Inc. received a big boost for its efforts to bring affordable senior housing to the City of Orinda with an award by the California Tax Credit Allocation Committee (TCAC) of \$2,972,684 in State Low-Income Housing Tax Credits. TCAC, which is chaired by State Treasurer Bill Lockyer, met July 11 to consider applications for the credits from Eden and other affordable housing developers. The Orinda initiative is also expected to receive roughly \$750,000 of federal funding annually for a period of 10 years.

"The Orinda Senior Apartments will provide 67 much-needed housing units for an expanding senior population, many of whom often lack the financial resources to meet basic needs," said Joe De-Anda, Press Secretary for Lockyer. "Located near public transportation, a grocery store, a pharmacy, a park, and a public library, this project will allow residents to lead meaningful, active lifestyles and provide them with safe, secure and affordable housing in the community."

The State is willing to forego tax revenue in this and similar cases, explained De-Anda, since programs such as Eden's provide a public benefit to the community that might not otherwise be created. Once awarded these types of tax credits, developers will generally then sell the credits through a secondary market to organizations needing to offset their own tax liabilities. The revenues generated by those sales are subsequently utilized by the developers to finance housing programs.

In Orinda's case, the new affordable apartments will be built on the site of the former library at 2 Irwin Way.

"We are simply thrilled to secure tax credits on the first try for this development. The credit program is very competitive," said Eden's Executive Director

Linda Mandolini. Citing the City of Orinda's "vision to designate this parcel for affordable housing," she also thanked Contra Costa County officials who "were able to commit federal funds to the project that allow us to make the apartments more affordable."

According to TCAC's July 11 Project Staff Report, 45 of the 67 units are projected to be rented to seniors at 50 percent of adjusted median income (AMI). Another 14 would be offered to those with AMIs of 40 percent with the remaining seven occupied by seniors at 30 percent AMI. Monthly rents at this early planning phase are currently projected at \$876, \$701 and \$526, respectively. A manager's unit will be housed in the only two-bedroom unit planned for the facility.

Woody Karp, Senior Project Developer at Eden Housing, said the nonprofit organization will submit its final construction drawings to the City and County for approval by the end of this month. The review process is expected to take six weeks. Eden will make changes as determined by reviewers and, after final approval, will then send the project out

to bid. Construction at the Orinda site will likely begin in December. Eden's other Lamorinda-based senior housing program – planned for the City of Lafayette – is also moving forward with construction currently slated to begin in August.

After learning of this latest milestone, Orinda City Council Member Victoria Smith said, "I am really pleased that the state financing has been approved, which will allow the Eden project to move forward to provide safe housing for seniors next to transportation, the park, recreation classes, shopping and medical care. I am excited that Orinda will have a second independent living project for seniors that will really provide a high quality of life for residents. In addition to the staff at Eden, and the City, we would like to thank our community partners, the Orinda Community Church, the Orinda Senior Village and the many interested residents who worked on this project and provided assistance and thoughtful commentary over the last six years, all of whom have helped create what will be a welcoming home for seniors in Orinda."

Orinda Senior Housing Project Financing

Construction Financing:		Permanent Financing:	
Union Bank of California	\$12,442,811	Union Bank-Tranche A	\$1,705,000
Contra Costa County-HOME	2,040,000	Union Bank-Tranche B	2,791,000
Contra Costa County-CGBG	2,050,000	Contra Costa County-HOME	2,040,000
City of Orinda	2,050,000	Contra Costa County-CGBG	2,050,000
City of Orinda Land Donation	250,000	City of Orinda	2,050,000
City of Orinda Fee Waivers	414,462	City of Orinda Land Donation	250,000
Tax Credit Equity	985,445	City of Orinda Fee Waiver	414,462
		AHP Loan	660,000
		Deferred Developer Fee	200,100
		Tax Credit Equity	9,746,450
		Estimated Total Project Cost:	\$21,907,012

* Source: California Tax Credit Allocation Committee: Project Staff Report, 2012 First Round (Orinda Senior Housing, Project Number: CA-12-017, July 11, 2012).

Paul Park – The Sequel: Readers Respond

By Laurie Snyder



Courtesy of Department of Transportation

"It may live forever, however, somewhere in cyberspace." So ended the *Lamorinda Weekly* article July 4 about the mysterious strip of land near the Highway 24 Orinda off ramp, which had been wrongly designated as "Paul Park" on Google Maps.

This writer thought the case file was closed, but the saga continues thanks to the input of several diligent readers and history fans, including members of the Orinda Garden Club.

Jane Zuercher, a long-time Club member, dug through her files to unearth the history of OGC's improvement of the area next to the Highway 24 off ramp where "Paul Park" was alleged to have been located. "I hated the weedy look of the off ramp ... and worked with Cal Trans, the city and EBMUD for nearly a year before we even started clearing.... Janet Pease joined me on the beautification committee soon after, but Midge Zischke was also on the committee with me even before then when we spearheaded the project." ... continued on next page

- 1 = Glorietta Elementary School
- 2 = Donald Dr., Mulholland Ridge
- 3 = Rheem Blvd.
- 4 = Glorietta Blvd.

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