



Orinda Civic News

Public Meetings

City Council

Special Meeting
Tuesday, November 29, 7:00 pm
Regular Meeting:
Tuesday, December 6, 7:00 pm
Auditorium, Orinda Library,
26 Orinda Way

Planning Commission

Tuesday, December 13, at 7:00 pm
Regular Meeting Library Auditorium
Tuesday, December 13, at 6:00 pm
Workshop Garden Room, Library,
26 Orinda Way

School Board Meeting

Orinda Union School District
Monday, December 12, 6:00 pm
OUSD Office
8 Altarinda Road, Orinda
www.orindaschools.org
See also AUHSD meeting page A2

Check online for agendas, meeting notes and announcements

City of Orinda:

www.cityoforinda.org

Chamber of Commerce:

www.orindachamber.org

The Orinda Association:

www.orindaassociation.org



Police Report

What's the Dope on These Two? 11/14/11

Guys, listen up: ya gotta drive *carefully* if you're doing something illegal, 'cause the cops will find out when they pull you over. A perfect example: two male suspects stopped for driving with expired plates were found to be in the company of methadone smoking devises, scales, meth and 100 small baggies of marijuana. They were transported to Martinez Detention Facility, where they were booked on a variety of charges.

Good Intentions, Bad Idea, 11/14/11

A brown Jeep parked off Camino Pablo was found with its engine running and lights on. The driver, a 52-year old male, was found asleep at the wheel. Apparently, he was trying to sleep one off after admittedly "having a beer...earlier this morning." The problem was that this man was already on probation. Even though he only blew .047, he was arrested for violating parole and taken to Martinez Detention Facility.

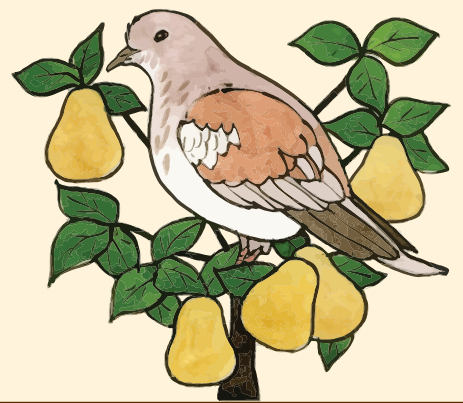


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City Council May Re-Poll Residents Regarding Roads

Special Meeting scheduled for November 29, 2011

By Laurie Snyder

Orinda City Council, as a follow-up to its October 18th Roads Workshop and Roads Subcommittee meetings, will gather together in a special session November 29th to continue the conversation regarding Orinda's roads and drainage systems. The meeting will begin at 7:00 p.m. in the auditorium of the Orinda Library.

As part of their discussions,

Council members will consider giving staff the go ahead to identify and contract with an independent public opinion polling company to gauge the mood of Orinda residents as they did prior to previous, unsuccessful road improvement-related ballot initiatives.

The Council commissioned a poll in 2009, when FM3 (Fairbank, Maslin, Maullin, Metz & Associates) was paid \$16,220 to prepare the poll,

conduct the field work, and prepare final reports for the City Council. The culminating report, which was delivered to the City in February 2010, is available on the City of Lafayette's web site: <http://lafayette.waterware.com/docushare/dsweb/Get/Document-3832/Orinda%202010%20Survey.pdf>.

According to the agenda for the November 29th meeting, if the Council authorizes a new poll, its Roads

Subcommittee members will then work with City staff and the polling firm to draft wording for the questions to be asked of Orindans. That wording would include questions regarding the Council's proposed funding strategies for repairing and maintaining Orinda's roads and drainage systems moving forward, as well as an assessment of residents' opinions of the general level of service provided by the City.

City Council to Consider Extending Eden Housing Agreement

By Laurie Snyder

Eden Housing, Inc., the non-profit organization selected by the Orinda City Council to create an affordable senior housing development on the site of Orinda's old library, returns to the Council's agenda on November 29. Council members will vote on approving Eden's request for a one-year extension of its Exclusive Right to Negotiate (ERN) Agreement with the City.

The original agreement, approved on a 4-1 vote a year ago (with Steve Glazer opposing), is set to expire on December 14, 2011. Council members and Orinda residents learned at the November 1st Council meeting that Eden Housing is unable to complete the Disposition, Development, and Loan Agreement (DDLA) associated with the project because it is currently working to secure additional financing.

Upon the Council's approval of the one-year ERN extension, Eden would receive a guarantee from the City that it will not discuss or negotiate development of the old library site with anyone other than Eden during that time. The City would receive a commitment from Eden to diligently

pursue the project.

City staff anticipates that there will be no fiscal impact to the City with the granting of the ERN Agreement extension.

In preparation for the Council's consideration of the issue the Council's Senior Housing Subcommittee, composed of Mayor Victoria Smith and Council Member Amy Worth, met with City staff and Eden representatives last week to discuss the proposed extension. Woody Karp, Senior Project Developer, and Joyce Glass, Karp's counsel on the project, represented Eden Housing, Inc.

Participants at the Subcommittee meeting also discussed the City's plan to contact an appraiser to determine if the former library property at 2 Irwin Way, which is slated to be used as the senior housing site, needs to be reappraised. Concerns have been raised by Orinda residents that the property's value may have changed with recent real estate market fluctuations and have asked for a review. Staff members concurred with Subcommittee members Smith and Worth that a reappraisal would be prudent.

Karp agreed and advised the group

that, in order for Eden to continue to meet the target dates associated with the applications he will be making for funding and tax credits, any updated appraisal would need to be completed prior to the Christmas holidays.

Karp also briefed Council members and staff on the latest difficulties being faced by Eden and other senior housing developers in light of the federal government's recent 39 percent and 12 percent cuts to its HOME Investments Partnerships Program (HOME) and Community Development Block Grants (CDBG) initiatives, respectively. Karp will be requesting a combined \$2.5 million from both of these funding sources in support of the Orinda senior housing project, and said that he has been working hard to build a strong case with the Affordable Housing Program Manager in the County's Department of Conservation and Development, who helps to develop recommendations for the Board of Supervisors concerning the allocation of CDBG and HOME funds.

Because Contra Costa County has only been awarded an allocation of \$4 million in affordable housing development funds by the federal

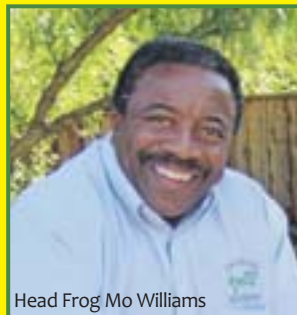
government on average each year, the County's allocation review process has traditionally been a competitive one. It has become even more challenging with the struggling economy, making Eden's planning with the County more complex and contributing to its need to adjust its timelines for the Exclusive Right to Negotiate (ERN) Agreement and the DDLA.

In closing, Smith and Worth reflected on the project's history and observed that, with the myriad details over the years regarding design and funding, it is important for all concerned to remember the true focus of the project – the seniors who will ultimately benefit from having affordable senior housing that offers services which enable them to continue to live full lives.

All in attendance agreed, as Karp stated, "Our goal is that the people in place age gracefully."

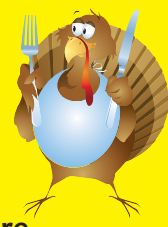
Orinda residents wanting to view the Exclusive Right to Negotiate (ERN) Agreement will find a copy attached to Item G-8 of the materials which will be reviewed by the City Council during its November 29th meeting on the City's web site: www.ci.orinda.ca.us.

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