

US EPA ARCHIVE DOCUMENT



## EPA Region 9 Brownfields Program Success Stories Edes Avenue Development · Oakland, CA



# Former Greenhouses Bloom into Affordable Green Housing

### Project Description

<b>Property Address:</b>	10900 (Phase A) and 10800 (Phase B) Edes Avenue Oakland, CA 94603
<b>Property Size:</b>	3.7 acres
<b>Former Uses:</b>	Phase A: Gardening and nursery center and truck salvage yard; Phase B: Greenhouse and demolition recycling
<b>Contaminants Found:</b>	Phase A: Pesticides, PCBs, Arsenic, Lead, Cadmium, PAHs; Phase B: Arsenic, Lead, and PAHs
<b>Current Use:</b>	Affordable homeownership development
<b>Current Owner:</b>	54 first-time homeowners



*Finished homes with installed green features such as solar panels*

### Highlights

- Habitat East Bay earned Gold and Platinum Leadership in Energy and Environmental Design (LEED) certifications (the highest levels) for integrating green building products and principles into development
- The Edes Avenue community is the largest, greenest Habitat for Humanity development in California – Habitat East Bay worked closely with EPA, the Center for Creative Land Recycling (CCLR), and DTSC to clean up the 3.7-acre brownfield and bring it to the highest residential standards
- Habitat East Bay's 250<sup>th</sup> partner family purchased its home in the final phase of Edes

### Property History

There are two phases to the Edes Avenue development: Edes – Phase A and Phase B. Habitat for Humanity East Bay bought the Edes Phase A (10900 Edes Ave) property with the hope of acquiring the adjacent Edes Phase B (10800 Edes Ave) property at a later date. The opportunity to purchase Phase B arose shortly before Habitat began construction on Phase A, and allowed Habitat East Bay to configure Edes Phases A and B into a single cohesive property, providing more affordable living spaces and reducing blight in the area.

Edes Phase A was used as a gardening and nursery outlet from 1926 until 1952. In 1952 the site was sold and Decker Truck Parts operated onsite until 1983, at which time it became a truck dismantling and salvage yard until 1997. Phase I and II assessments were conducted in 2001. The site was sold to Habitat in 2002 and cleanup was completed in 2004. Phase A was remediated with a loan from the State of

California and a Brownfields Cleanup grant from EPA. Approximately 2,957 tons of soil were removed from the site and disposed of at offsite landfills. In 2005, the California Department of Toxic Substances Control (DTSC) issued a closure letter stating cleanup goals had been met. Construction started in May 2006 and was completed in December 2008.

Edes Phase B housed numerous greenhouses from 1940 until 1956. The property sat idle until 1981 when it was used to stockpile and separate construction debris, predominantly for the cleaning

and recycling of bricks. Habitat received a Brownfields Cleanup grant from EPA for Phase B. Phase I and II assessments were conducted in 2005 and Habitat purchased this site in 2006. In November of 2008, DTSC issued a certificate of completion. Construction started in January 2009 and was completed in September 2010.

**Drivers for Redevelopment**

East Oakland is plagued by high crime and is known for its violence and drug activity. There has been very little investment of public money in the area where the site is located. This coupled with private developers not investing in the neighborhoods resulted in minimal positive impacts from the economic boom of the early 2000s seen in other parts of the Bay Area. Often these properties were abandoned, contaminated and unused with evidence of transient populations using the property.

The Habitat project was developed when housing prices were increasing at a rate disproportional to growth in annual income, and lower-income Oakland residents found themselves priced out of the housing market. Edes provided an opportunity for affordable homeownership in an area with lower than average ownership rates. The Edes Avenue development transformed two blighted East Oakland commercial lots into a thriving, healthy community for first-time homebuyer families.

**Project Results**

Habitat’s Edes Avenue development includes 54 single-family homes, new streets, sidewalks, storm drainage systems, and a landscaped play area. Habitat designed homes to front onto Edes Avenue in order to create a safer street, while landscaping along Edes enhances the street and pedestrian environment.

Habitat East Bay adheres to a green building philosophy, which it sees as a whole system approach to design and construction. Habitat East Bay built the Edes homes to GreenPoint Rated standards, and earned Gold and Platinum LEED certifications. The homes benefit the environment, Habitat homeowners, and volunteers with their environmentally preferable materials, emphasis on energy efficiency, indoor air quality, and water conservation. These practices save homeowners money on electrical bills, water bills, and medical bills. As part of green building efforts, these houses have low volatile organic compounds (VOC) paint, cellulose insulation, tankless water



Edes Phase A Property before cleanup

**Project Timeline**

*Phase A*

- 1926-1952** Gardening and Nursery Outlet
- 1952-1983** Decker Truck Parks
- 1983-1997** Truck Salvage Yard
- July 2002** Site Acquisition
- Sept 2004** Soil Remediation
- May 2006** Construction Start Date
- Dec 2008** Completion

*Phase B*

- 1940 -1956** Greenhouse
- 1981-2005** Construction Debris Recycling
- Aug 2006** Site Acquisition
- Nov 2008** Soil Remediation
- Jan 2009** Construction Start Date
- Sept 2010** Completion

**Project Partners**

- U.S. Environmental Protection Agency (EPA)
- City of Oakland Redevelopment Agency
- California Department of Housing & Community Development
- California Department of Toxic Substances Control
- Federal Home Loan Bank of San Francisco
- Corporation for National and Community Service - AmeriCorps Program
- Center for Creative Land Recycling
- Pacific Gas and Electric Company
- KB Home
- Pulte Homes
- Thrivent Financial for Lutherans
- Bank of America
- Cisco
- Wells Fargo
- Simpson Strong-Tie

heaters, 30 percent fly ash in the foundation, fluorescent lighting, and PV (solar) panels.

The Edes Avenue homes were sold to very low- and low-income families earning up to 80 percent of the Area Median Income. Homeowners were selected based on need for housing, income levels, and willingness to partner with Habitat. Habitat’s partner families received a zero interest mortgage to purchase their homes, and contributed up to 500 hours of ‘sweat equity’ in lieu of a cash down payment. The partnership and the commitment of ‘sweat equity’ is the heart of the Habitat homeownership program; it is an opportunity for future homeowners to learn new skills and meet new people as they help build their home and the homes of future neighbors. In addition to working on the construction site, partner families participated in various training programs to prepare them for the challenges and responsibilities of homeownership. The resale of homes is restricted in perpetuity to maintain affordability. As a result, Edes Avenue will provide lower income families with healthy housing and the stability of homeownership for generations to come.



Volunteers working to build homes

**Funding Information\***

Source	Edes A	Edes B	TOTAL
EPA Grant	\$200,000	\$200,000	\$400,000
Habitat for Humanity East Bay Fundraising	\$3,873,000	\$4,075,000	\$7,948,000
City of Oakland Grant	\$2,517,000	\$3,601,000	\$6,118,000
CalHome Development Loan	\$500,000	\$1,320,000	\$1,820,000
CalHome Self-Help TA Grant	\$300,000	\$300,000	\$600,000
California DTSC Cleanup Loan	\$152,000		\$152,000
Federal Home Loan Bank AHP	\$300,000	\$330,000	\$630,000
<b>TOTAL</b>	<b>\$7,842,000</b>	<b>\$9,826,000</b>	<b>\$17,668,000</b>

\*Values are approximate

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