

[Equity Community Builders](#) and [Emerald Fund](#) are the sponsors of the proposed development project for reuse of the Oakland campus of the California College of the Arts. The sponsors have identified the following project objectives:

- Transform an institutional site in a transit-oriented, urban infill location into a multi-family residential development focused around group usable open space that is open to the public and that respects the prior institutional use through the adaptive reuse and preservation of Landmarked structures and landscape features.
- Promote smart growth by locating residential uses on a large, underutilized site situated approximately 1/2 mile from BART and adjacent to multiple bus lines that provide access to employment centers. Locate dense residential development adjacent to existing community and neighborhood commercial uses to reduce dependency on motorized transportation.
- Build a substantial number of residential units to help alleviate the current housing shortage in the City of Oakland and the greater Bay Area, and to contribute to the General Plan's Housing Element goals and the Association of Bay Area Governments' Regional Housing Needs Allocation for the City of Oakland.
- Promote the construction of affordable housing units in Oakland by providing on-site inclusionary housing units or funding the construction or acquisition of affordable housing through payment of an affordable housing fee or dedication of property for affordable housing.
- Generate tax revenues for the City of Oakland and employment opportunities for the City of Oakland community.
- Produce a high-quality architectural and landscape design that promotes sustainability through environmentally sensitive design features that meet or exceed the requirements of the City of Oakland's Green Ordinance.
- Provide off-street parking that is adequate for the occupancy proposed.
- Design a project that varies building massing to create a vibrant multi-family residential development with a mixture of dwelling sizes and types to accommodate a range of potential residents.
- Construct a high-quality project that includes a sufficient number of residential units and non-residential space to make economically feasible the redevelopment of the site, produce a reasonable return on investment for the project that is sufficient to attract investment capital and construction financing and generate sufficient revenue to provide publicly accessible group usable open space, preservation and rehabilitation of Landmark structures, and on-site inclusionary housing units.