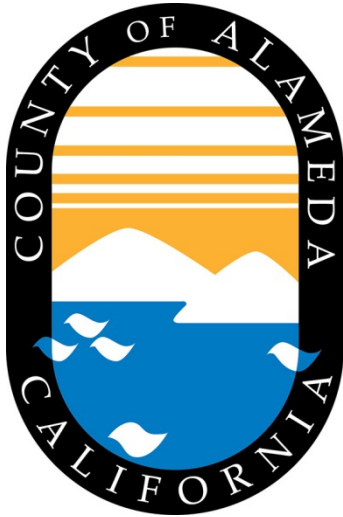


**CITY COUNCIL MEETING
TUESDAY, April 5, 2016**

PRESENTATIONS



Community Choice Energy for Alameda County

Status Update

City of Hayward
Tuesday, April 5, 2016

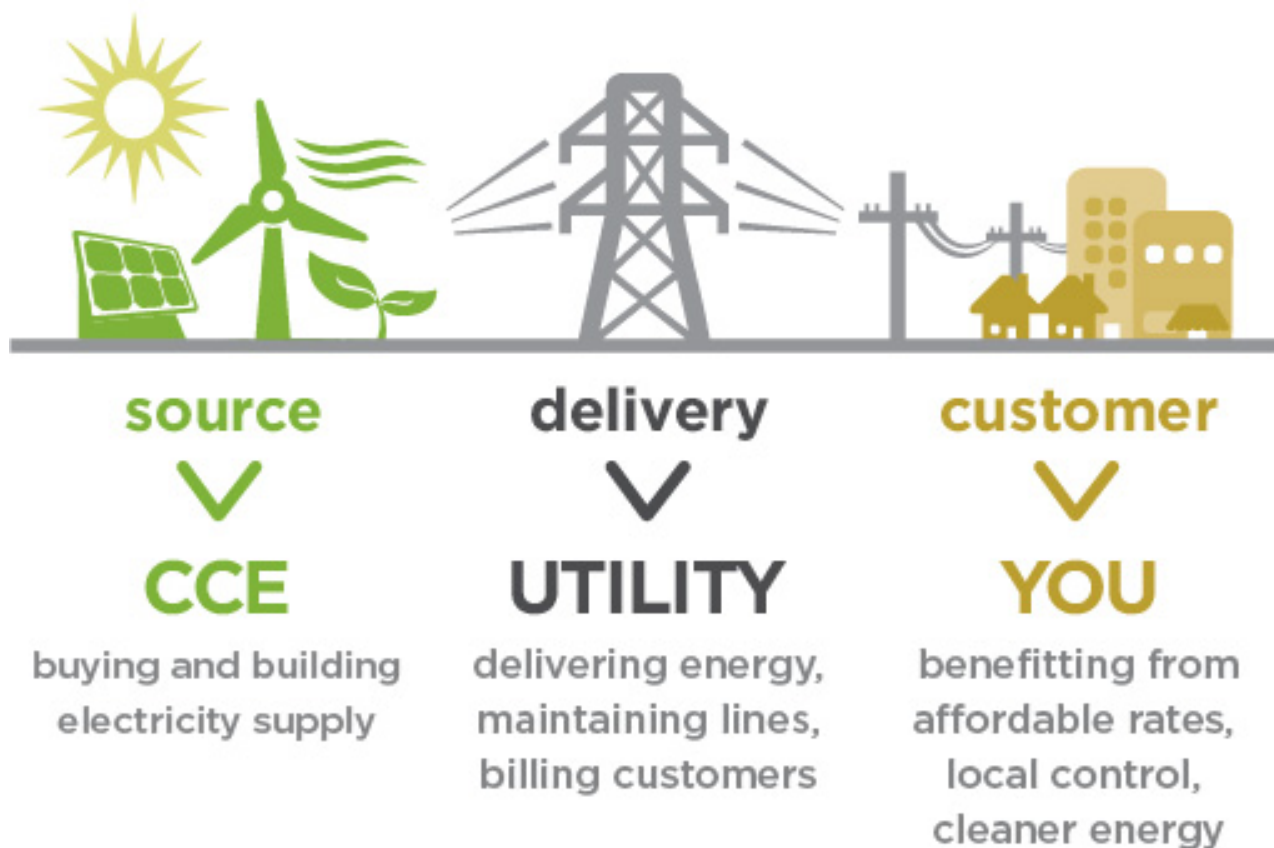


What is Community Choice Energy?



CCE enables local governments to procure and/or develop power on behalf of their public facilities, residents and businesses. It has proven to increase renewable energy and lower greenhouse gases while providing competitive electricity rates.

How Community Choice Energy Works



Potential CCE Advantages



- CCE is responsive to local environmental and economic goals
- Offers consumers a choice where none currently exists
- Revenue supported, not taxpayer subsidized
- Stable, often cheaper, electricity rates
- Allows for rapid switch to cleaner power supply and significant GHG reductions; achievement of local CAP goals
- Provides a funding source for energy efficiency and other energy programs like energy storage and EV charging stations

CCE is Growing in California



Status in Bay Area Counties



All Nine Counties Engaged ...

- Operational: Marin, Sonoma Counties
City of San Francisco
- Joined Marin: County of Napa
Cities of Richmond,
San Pablo, El Cerrito, Benicia
- Launching Soon: San Mateo County
- Under Development: Alameda, Santa Clara
Counties
- Early Investigations: Contra Costa County
- Next/Follow Up: Solano County



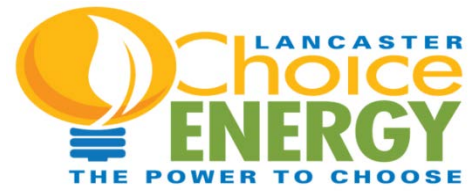
The Context in Alameda



- In June 2014, the Board of Supervisors allocated \$1.32 million to assess CCE in Alameda. Up to \$3.25 million may be spent if the first phase looks positive.
- First phase includes establishing the Steering Committee, doing city and stakeholder outreach, and conducting the technical study.
- All eligible cities authorized load data collection
- MRW & Associates in Oakland was selected as the tech. study consultant and has started work.



3 CCE Programs in California... so far



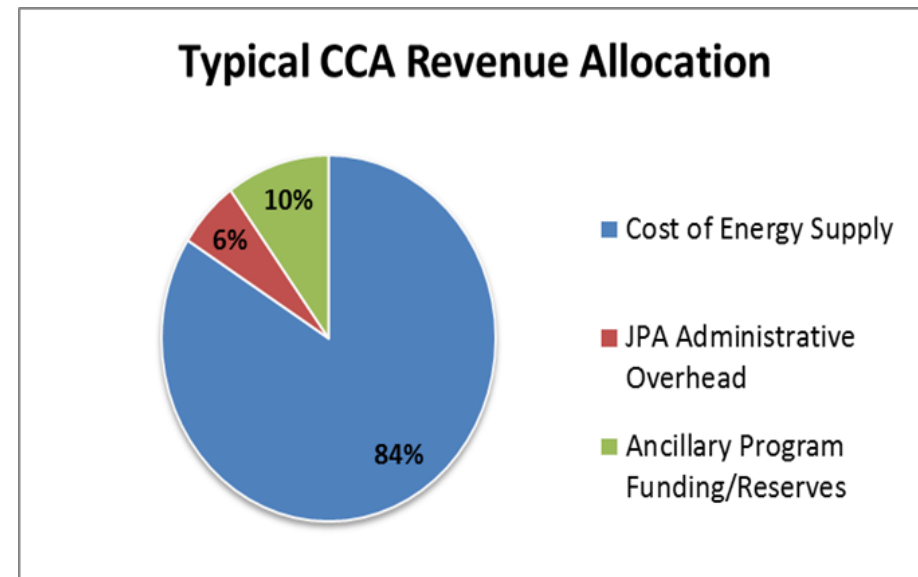
Launch Year	2015 Avg. Customer Rate Savings	Power Options (current)
2010	2-5% below PG&E	56% Renewable 100% Renewable 100% Local Solar
2014	6-14% below PG&E	36% Renewable 100% Renewable
2015	3-4% below SCE	35% Renewable 100% Renewable

CCE Financial Performance



MCE and SCP are fiscally sound

	MCE (FY15-16)	SCP (FY15-16)
Total Projected Revenue	\$145,933,000	\$165,495,000
Expenses	\$141,433,000	\$148,588,000
Cost of Energy	\$129,522,000	\$130,100,000
Cost of Administration	7%	4.5%
Projected Net Increase in Reserves	\$4,500,000	\$16,907,000



Basic Program Mechanics




1. Form or join a Joint Powers Agency: Local governments participate by passing an ordinance and entering into a JPA Agreement. JPA structure protects city general funds.
2. Utility (PG&E) continues to provide consolidated billing, customer service, grid and line maintenance.
3. PG&E programs for low income/CARE customers remain the same
4. CCE electric generation charges (including exit fee) appear as new line items on the customer bill; all other charges remain the same.
5. CPUC certifies CCE Plan; oversees utility/CCE service agreement and other requirements.
6. Under State law, CCE is an “opt-out” program.



Sample Energy Bill – MCE





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1234567890-1
 Statement Date: 10/01/2013
 Due Date: 10/22/2013

Service For:

MARY SMITH
 1234 STREET AVENUE
 SAN RAFAEL, CA
 94804

Your Account Summary

Amount Due on Previous Statement	82.85
Payments Received Since Last Statement	82.85
Previous Unpaid Balance	\$0.00
Current PG&E Electric Delivery Charges	\$39.32
MCE Electric Generation Charges	\$42.81
Current Gas Charges	\$27.20
Total Amount Due	\$109.33

Total Amount Due **\$109.33**

Questions about your bill?

24 hours per day, 7 days per week
 Phone: 1-866-743-0335
www.pge.com/MyEnergy

Local Office Address


750 LINDARO STREET, STE 160
 SAN RAFAEL, CA 94901

Page 1

Important Messages

Your charges on this page are separated into delivery other than PG&E. These two charges are for different

Electric power line safety PG&E cares about your safety. Please keep antennas at least 10 feet away from overhead power lines. For more information, call 9-1-1 and then PG&E at 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1234567890-1
 Statement Date: 10/01/2013
 Due Date: 10/22/2013

Details of MCE Electric Generation Charges

10/01/2013 – 11/01/2013 (31 billing days)
 SERVICE FOR: 1234 STREET AVENUE
 Service Agreement ID: 0123456789 ESP Customer Number: 0123456789

10/01/2013 – 11/01/2013

Rate Schedule:		RES-1
DEEP GREEN - TOTAL	508.000000 kWh @ \$0.0100	\$5.08
GENERATION - TOTAL	508.000000 kWh @ \$0.07400	\$37.59
	Net charges \$42.67	

Service Information

Total Usage 508.000000 kWh

For questions regarding charges on this page, please contact:
 MCE
 781 LINCOLN AVE STE 320
 SAN RAFAEL CA 94901
 1-888-632-3674
www.mceCleanEnergy.com

Additional Messages

For questions regarding your charges on this page, please contact your Third Party Energy Service Provider.

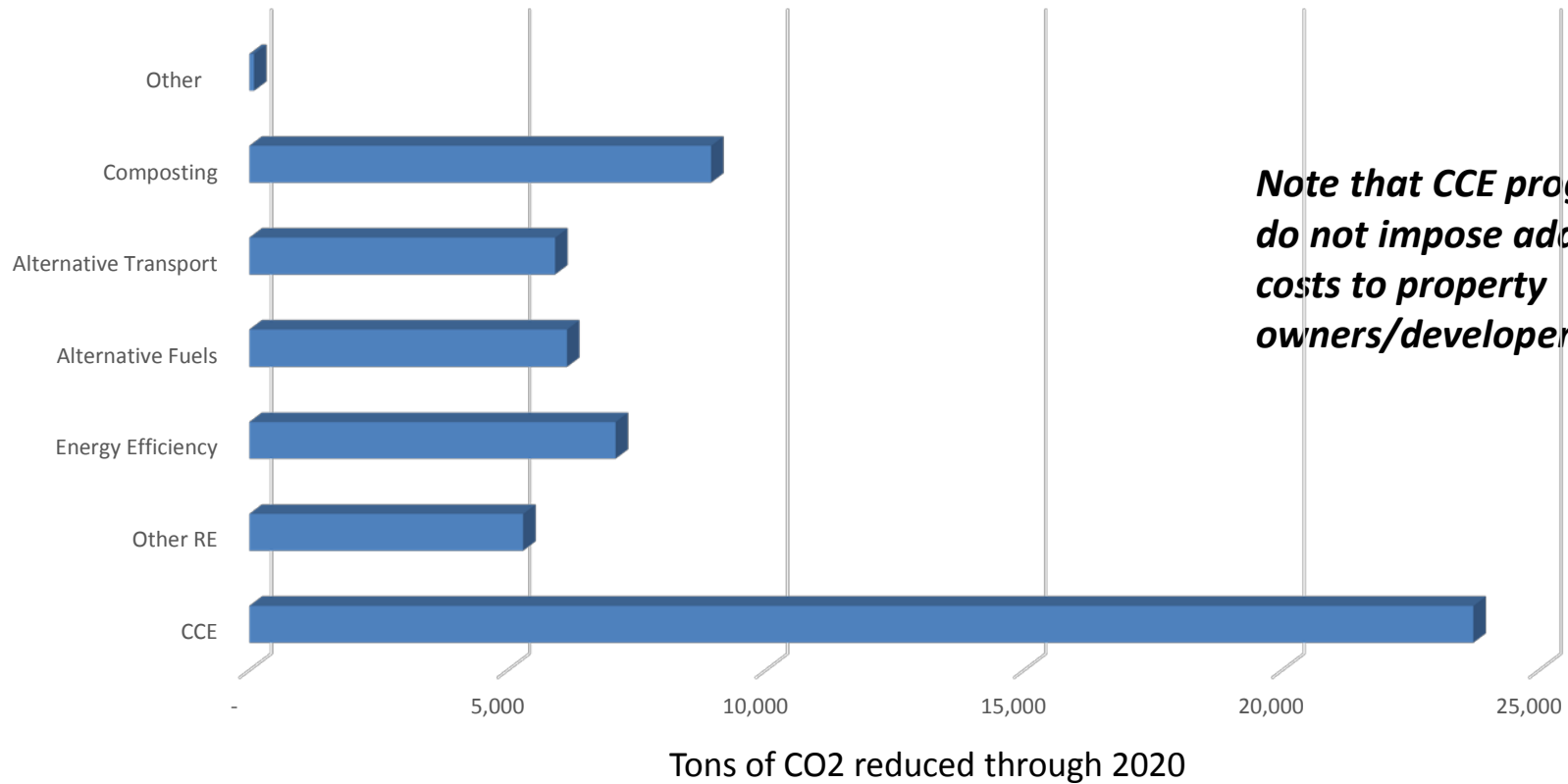
Energy Surcharge	\$0.14
Total MCE Electric Generation Charges	\$42.81

CCE & Local Climate Action Plans

Excerpt from City of San Mateo Climate Action Plan



CAP Program Options



Note that CCE programs do not impose additional costs to property owners/developers



What are the Risks...

And how are they mitigated?



Rate Competition/Market Fluctuation: Rates will vary with market conditions. Power market expertise and well crafted power RFPs are essential; Diversified supply portfolio and “value add” programs.



Customer Opt-Out: Competitive rates are a must; Articulate additional consumer and community benefits.



Political: Align CCA to local policy objectives; Appeal to both progressive and conservative minds by making the environmental AND business case.



Regulatory/Legislative: PUC decisions may adversely affect CCA; also example of AB 2145; Participate in the regulatory and legislative process.

Next Steps: Tech Study



- Purpose is to determine MWH need, peak demand requirements, ability to be competitive with PG&E and procure enough renewables
- Alameda's tech study is unique for two reasons:
- *Economic Development: Seeking to quantify more precisely the job creation benefits of local renewables development*
- *Energy Efficiency: Assessing the potential for energy efficiency programs as an integral part of the CCE program*
- Draft of tech study expected to be completed by late-May.



Tech Study Results from San Mateo



Key Considerations	Scenario 1	Scenario 2	Scenario 3
General Environmental Benefits	35% Renewable 35% GHG-Free	50% Renewable 63% GHG-Free	100% Renewable 100% GHG-Free
Rate Competitiveness (on average, relative to PG&E rate projections)	6% <u>savings</u>	4% <u>savings</u>	2% <u>increase</u>
Projected Residential Customer Cost Impacts (On average, relative to PG&E rate projections. Average monthly usage for residential customers ≈ 450 kWh)	\$5.40 monthly cost <u>savings</u>	\$4.05 monthly cost <u>savings</u>	\$1.80 monthly cost <u>increase</u>
Assumed Customer Participation	85% across all customer groups	85% across all customer groups	75% for residential and small commercial 50% for all other groups
Comparative GHG Emissions Impacts (approx. savings in metric tons of CO ₂ equivalent)	211,000 MTCO ₂ of <u>additional</u> GHG emissions in Year 1	75,000 MTCO ₂ of GHG emissions <u>reduction</u> in Year 1	204,000 MTCO ₂ of GHG emissions <u>reduction</u> in Year 1

CCE Steering Committee (SC)



- Representatives from all cities included
- Outside stakeholders including environmental groups, labor, social justice and other organizations
- The SC meets every month to discuss CCE issues and advise Board of Supervisors (for example, the Committee advised on the scope of the technical study).
- Also a forum for discussion and education (including presentations on broader energy markets, CCE policy updates, etc.)



Project Timeline



- Goal is to launch EBCE by April 2017
- To meet this goal, we are working on parallel paths
- The County is starting the JPA process now and has reached out to all the city managers and attorneys. The tentative deadline to join the JPA is October 31, 2016
- As an initial step, County is briefing all the cities on progress to date and plans going forward.

Project Timeline



Phase 1a: Initial

- ✓ BOS funds allocated
- ✓ Load data request into PG&E
- ✓ Steering Committee (SC) formed
- ✓ Webpage and Stakeholder database developed

Phase 1b: Tech Study

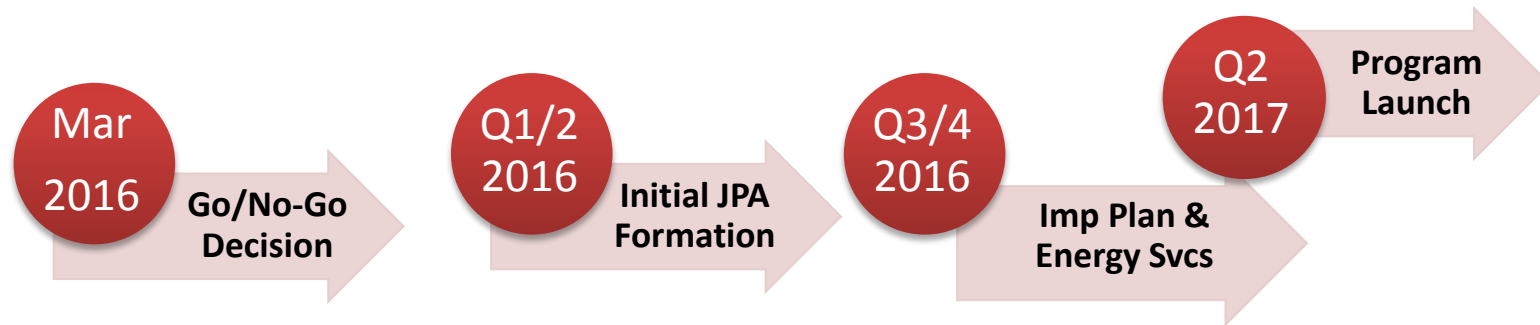
- ✓ Final scope reviewed by SC
- RFP issued and Study completed
- Targeted stakeholder mtgs; plan for Phase 2 community outreach
- Expand website
- Go/No-Go decision

Phase 2: Program Dev't

- Enabling Ordinances (CCE/JPA)
- Expanded outreach
- Energy Svcs RFP/ Negotiations
- Implementation Plan to CPUC
- Utility Service Agrmt
- Bridge financing to revenue

Phase 3: CCE Launch

- JPA Org. Devt (e.g. working cap, staffing)
- Data Mgmt and other Svc. Contracts
- Marketing campaign
- Call Center; opt-out notifications
- Conservation & Renewables programming



What We're Asking from the Cities



- Your city manager has already authorized collection of your city's load data for the technical study.
- Right now, we're only updating you and re-introducing the concept to city councils.
- If the study seems positive and if the BOS approves funding for Phase 2, we will do another round of presentations to the cities on the study's results. Most likely in early-summer.
- At that point, we will ask cities to decide whether or not they will join EBCE. A copy of the negotiated JPA agreement and CCE ordinance will be provided.
- The **tentative** deadline for cities to determine their participation is October 31.
- The County stands ready to assist the cities in whatever it needs to make this decision (community workshops, study sessions, preparation of staff reports, etc.). No expenditure of city general funds will be required

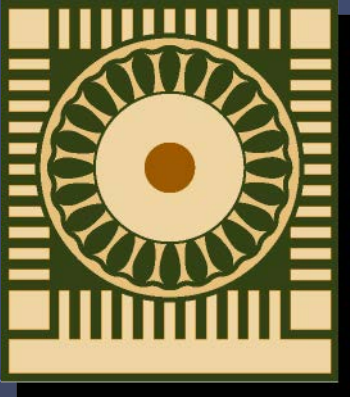


Thank you!

For further information, please contact:
Bruce Jensen
Alameda County Planning Department
(510) 670-5400
Bruce.Jensen@acgov.org



April 5, 2016



CITY OF
HAYWARD
HEART OF THE BAY

**FY 2017 Community Agency Funding
Recommendations Including Community Development
Block Grant (CDBG); Social Services; and Arts & Music**

Department of Library & Community Services
Presented on behalf of the Community Services Commission

Sean Reinhart
Director of Library & Community Services

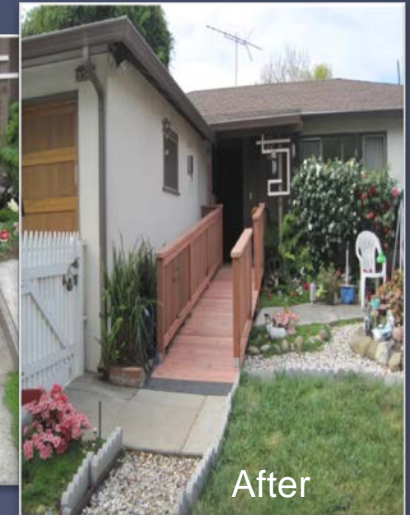
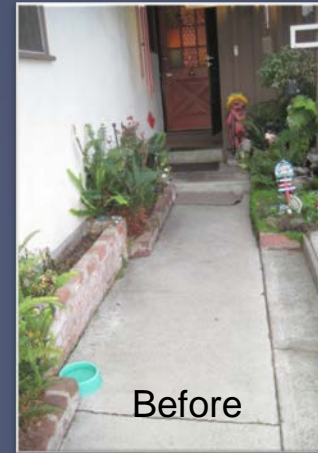
Dawn Jaeger
Community Services Manager



Community Agency Funding Process



Family Education Program



Housing Rehabilitation Program



ECHO Housing



Community Agency Funding Process



Abode Services



*Community Child
Care Council*



Downtown Streets Team



Hayward Day Labor Center



Eden Area YMCA



Community Agency Funding Process



Rising Sun Energy Center



Hayward Area Recreation District



Int'l Institute of the East Bay



St. Rose Hospital



FACES for the Future



Community Agency Funding Process



*Building Opportunities
for Self Sufficiency (ACCFB)*

Bridge of Faith (ACCFB)



CALICO



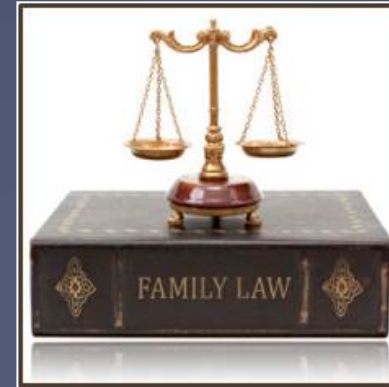
Centro Legal de la Raza



Community Agency Funding Process



FESCO



*Family Violence Law
Center*



Eden I&R



East Bay Agency for Children



Community Agency Funding Process



Horizon Services



Magnolia Women (ACCFB)



Ruby's Place



Legal Assistance for Seniors



Community Agency Funding Process



Salvation Army (ACCFB)

*South Hayward
Parish (ACCFB)*



SAVE / COPS



Spectrum Community Services



United Smith (ACCFB)



Community Agency Funding Process



Pacific Chamber Symphony



*Hayward Arts
Council & Band and
Orchestra Festival*



Hayward Municipal Band



*Sun Gallery:
Hayward Forum of the Arts*



Youth Orchestra of Southern Alameda County



Community Services Commission

Application Review and Deliberations Process

- ✓ *Online application submittals*
- ✓ *Application Review Committee (ARC) interviews*
- ✓ *Deliberations and consensus engagement*
- ✓ *Community Services Commission (CSC) initial review*
- ✓ *Deliberations and consensus engagement*
- ✓ *Public comment period (30 days)*
- ✓ *CSC final review*
- ✓ *Deliberations and consensus engagement*
- ✓ *CSC approval*



FY 2017 Summary Recommendations

CATEGORY	AMOUNT
Infrastructure and Economic Development Grants	253,500
General Fund - Social Services grants to community agencies	450,000
General Fund - Arts & Music grants to community agencies	81,955
Total Grants to Community Agencies	\$785,455
CDBG – City-operated services	492,360
CDBG – HUD required fair housing activities	51,000
Total City-Operated Services and HUD-Required Fair Housing	543,360
GRAND TOTAL FY 2016 Recommended Funding (All Sources)	\$1,328,815



Community Development Block Grant (CDBG)

- ✓ *Hayward is an “Entitlement” formula grantee*
- ✓ *Funding subject to HUD approval of City Council’s CDBG allocations and Annual CDBG Action Plan*
- ✓ *Subject to HUD eligibility requirements, CDBG Compliance Policy Manual, City of Hayward Minimum Contracting Standards*
- ✓ *Citizen Participation: Community Services Commission, NOFA, etc.*
- ✓ *CDBG Funds subject to a 15% cap on Public Services*



CDBG – Infrastructure & Econ. Development

Agency	Program Description	FY17 Recommendation
Community Child Care Council (4-Cs)	Childcare Provider Training	\$ 27,625
Downtown Streets, Inc.	Hayward Downtown Streets Team	\$ 90,000
Rising Sun Energy Center	Green Energy Training Services	\$ 45,000
Eden Area YMCA	Eden Area YMCA	\$ 15,000
Family Emergency Shelter Coalition (FESCO)	Shelter Services	\$ 20,875
Hayward Area Recreation and Park District	ADA Restroom Memorial Park	\$ 15,000
St. Rose Hospital Foundation	Emergency Department ADA Compliance Project	\$ 40,000
	TOTAL	\$ 253,500
	Estimated available	\$ 253,500



Social Services Grant Program (General Fund)

- ✓ *General Fund grants to community agencies that serve lower income Hayward residents*
- ✓ *Subject to City of Hayward Minimum Contracting Standards*
- ✓ *Citizen Participation: Community Services Commission, NOFA, etc.*
- ✓ *FY 2017 estimated: \$450,000*
- ✓ *Funding subject to final approval of the FY 2017 General Fund budget by Council.*



Social Services

* Approved by the CSC on 3/16/2016

Agency	Program Description	FY17 Recommendation
Abode Services	AC Impact	\$ 30,000
* BOSS: Building Opps. For Self-Sufficiency (via ACCF)	Alameda County Community Food Bank - line of credit	\$ 11,247
* Bridge of Faith (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 5,688
CALICO	Hayward Child Abuse Intervention	\$ 20,000
Centro Legal de la Raza	Legal Services for Tenants, Refugee Children, Migrant Families	\$ 26,000
Community Initiatives - Day Labor Center	Job Referral and Education	\$ 27,000
EBAC: East Bay Agency for Children	Child Assault Prevention Program (CAP)	\$ 18,500
Eden I&R, Inc.	2-1-1 Communication System	\$ 40,000
Family Violence Law Center	Family Violence and Homelessness Prevention Project	\$ 40,000
FESCO: Family Emergency Shelter Coalition	Les Marquis House - Shelter Services	\$ 40,000
Horizon Services, Inc.	Lambda Project	\$ 30,000
International Institute of the Bay Area	Legal Services for Immigrants	\$ 10,000
Legal Assistance for Seniors	Legal Services & Education to Hayward Seniors	\$ 20,000
* Magnolia's Women's Recovery (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,577
Ruby's Place	Shelter Services	\$ 40,000
* Salvation Army-Hayward (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,108
SAVE/ COPS	SAVE/COPS	\$ 15,000
South Hayward Parish	South Hayward Parish Food Pantry	\$ 15,000
* South Hayward Parish (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 18,763
Spectrum Community Services	Meal Program for Seniors	\$ 21,000
St. Rose Hospital Foundation	FACES for the Future	\$ 17,500
* United Smith (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,617
	TOTAL	\$ 450,000
* = application is through a fiscal sponsor		Estimated Available \$ 450,000



Arts & Music Grant Program (General Fund)

- ✓ *General Fund grants to support an array of arts and music programs*
- ✓ *Subject to City of Hayward Minimum Contracting Standards*
- ✓ *Citizen Participation: Community Services Commission, NOFA, etc.*
- ✓ *Grants can include up to 10% Administration fee for the Fiscal Sponsor*
- ✓ *Funding subject to final approval of the FY 2017 General Fund budget by Council.*



Arts & Music

Agency	Program Description	FY17 Recommendation
*Hayward Arts Council (via HAHS)	Art education and gallery operations	\$ 18,134
*Hayward Band & Orchestra Festival (via HAHS)	Student concerts	\$ 8,140
*Hayward Municipal Band (via HAHS)	Summer concerts	\$ 16,165
*Pacific Chamber Symphony (via HAHS)	Orchestral music school assemblies	\$ 5,693
*Sun Gallery (via HAHS)	Art education and workshops	\$ 30,195
*Youth Orchestra of Southern Alameda County (via HAHS)	Orchestra workshops and concerts	\$ 3,628
	TOTAL	\$ 81,955
<i>* = application is through a fiscal sponsor</i>	Estimated available	\$ 81,955

*Total includes 10% administrative fees for the fiscal sponsor



**NEXT STEPS:
Public Hearing
April 19, 2016**

- ✓ *Council authorization of the FY 2017 CDBG Allocations, Citizen Participation Plan, and CDBG Annual Action Plan.*
- ✓ *Council establishment of preliminary funding decisions in the FY 2017 Social Services and Arts & Music categories.*





Harvest Park

31 West Jackson Street

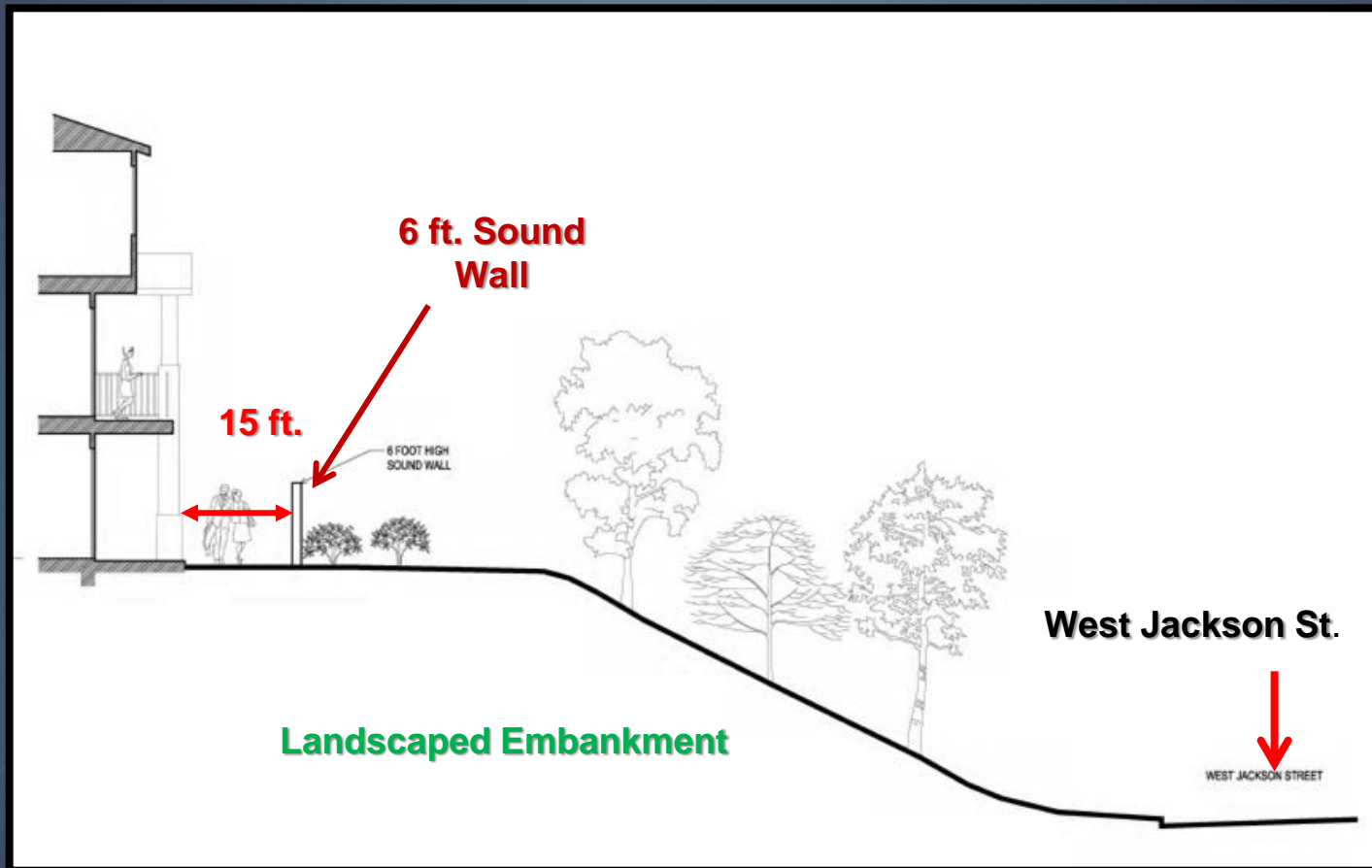
Location



Site Plan



Cross Section-Variance



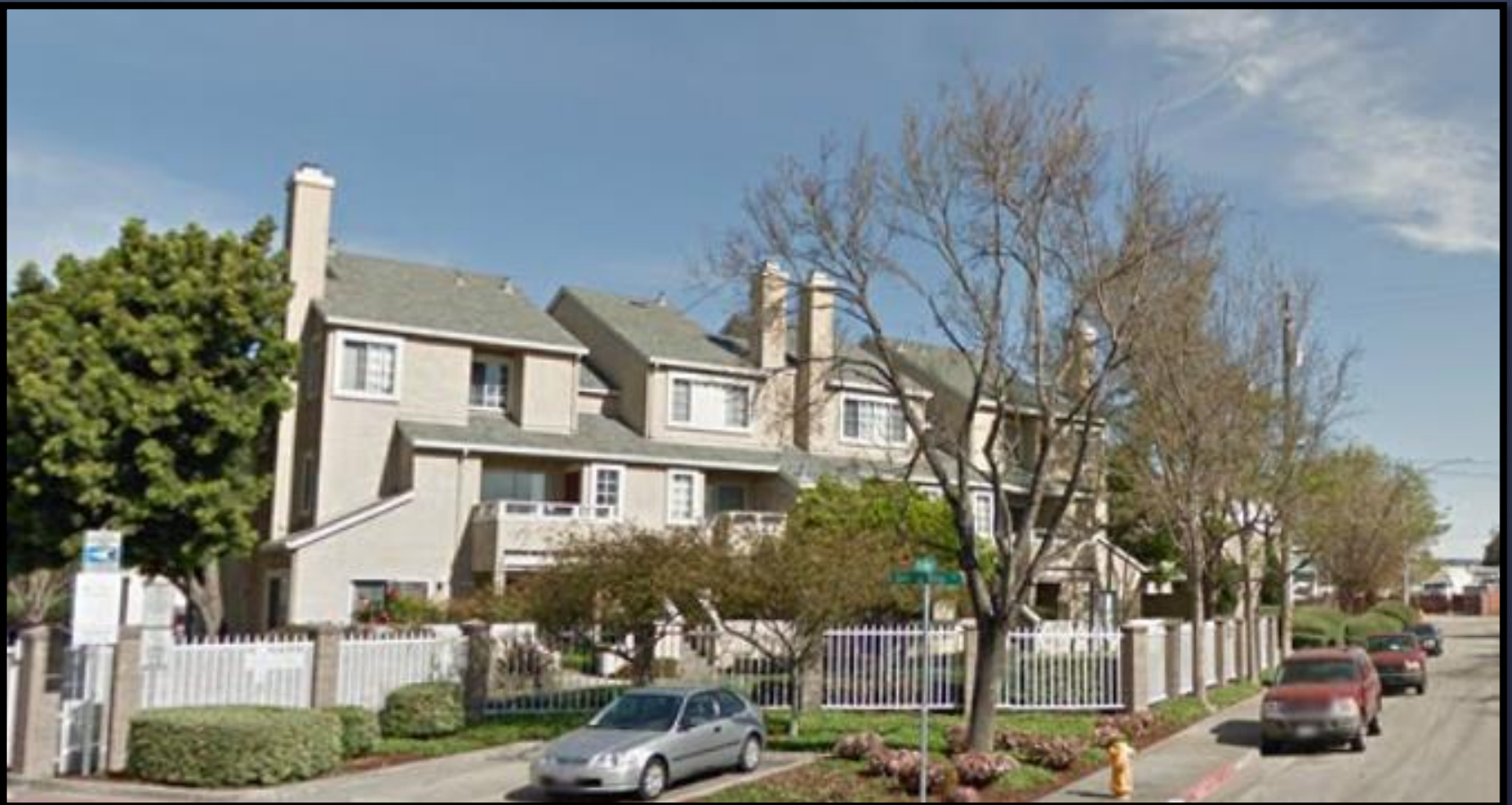
Variance- 15-foot Front Yard Setback



Neighborhood Development



Diamond Crossing
Condominiums facing West Jackson Street



Proposed Elevation



Building A



UNIT 1

UNIT 2

UNIT 1

UNIT 1R

UNIT 2R

UNIT 3R

Revised Condition No. 56



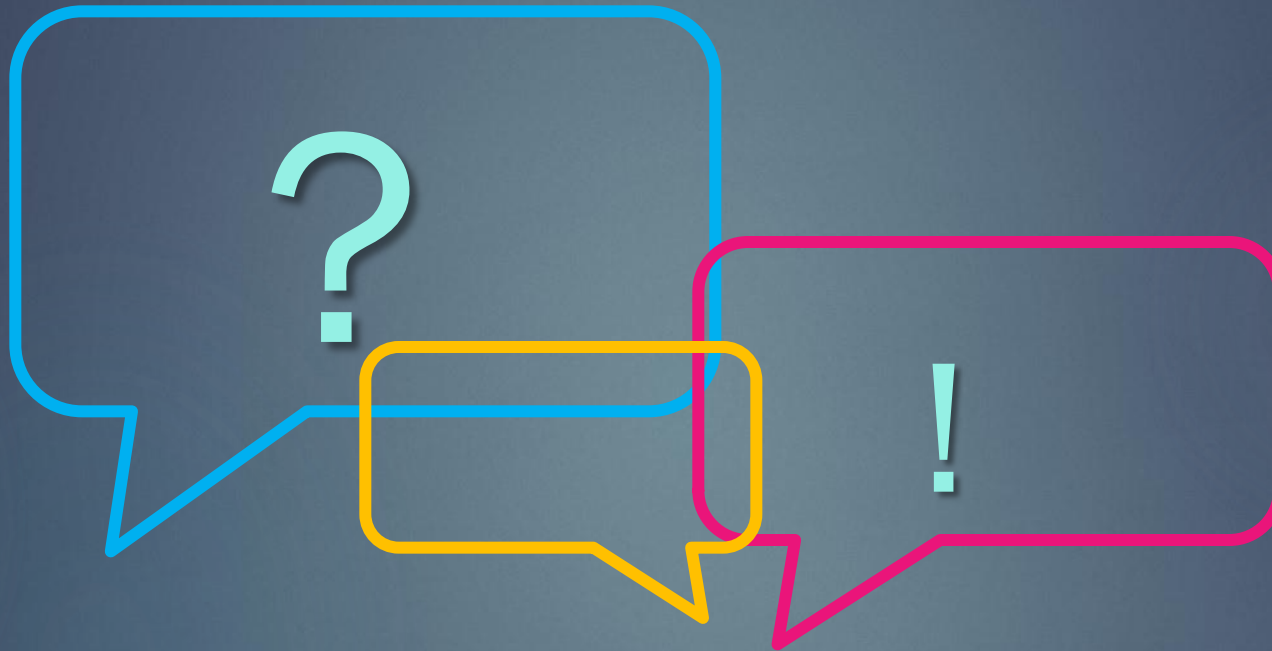
Each townhome shall have an individual domestic water meter. The Facilities Fee will be based on the water meter size required to meet the indoor water demand (excluding fire service demand) and outdoor demand of the residence as determined by the City. Currently, the Facilities Fee for a 5/8" meter is \$6,484, and for a 3/4" meter is \$9,730. In addition to the Facilities Fee, each water connection will require an installation fee of \$3,500 for the actual field installation of the service line and the water meter if the work is performed by City personal, and a fee of \$200 for radio-read equipped water meters. If the actual field installation is performed by the developer as part of installing new water mains within the development, then the City charges for providing and installing the water meters will be \$310 per meter, instead of \$3,500, plus the \$200 radio-read fee.

Staff Recommendation



- Adopt the Resolution Finding the project categorically exempt from the California Environmental Quality Act
- Approve the Variance for a 15-foot Front Yard Setback and Vesting Tentative Tract Map 8240 , subject to the Findings and recommended Conditions of Approval.
- Introduce the Ordinance approving the Zone Change to High Density Residential and designating an 11,326-square-foot vacated portion of West Jackson Street right-of-way as High Density Residential (RH).

Questions & Discussion





Harvest Park

31 West Jackson Street

West Jackson Street View 5-7 Years





HARVEST PARK

HAYWARD, CA



FELSON COMPANIES

Inviting you home.



SDG Architects, Inc.

PROJECT SITE



- SITE – 2.6 ACRES AFTER PURCHASE OF ROADWAY
- GENERAL PLAN – HDR (17.4 – 34.8 DU/AC)
- ADJACENT USES –
 - WEST JACKSON ST / HWY92
 - RAILROAD
 - MULTI-FAMILY (DIAMOND CROSSING – 177 condos)
- ZONING – RH & PD (PD WAS LEFT OVER FROM PREVIOUS PROJECT)
- DENSITY – 50 UNITS / 2.6 ACRES = 19.2 DU/AC (NEAR BOTTOM END)

SITE PLAN



SITE CONSTRAINTS

- ODD SHAPED LOT
- ALLEY AGAINST (E) NEIGHBORHOOD FOR MAX. BUFFER
- FIXED ENTRY POINT
- FRONTS FACING WEST JACKSON
- ENDS AT RAILROAD TRACKS FOR NOISE
- LARGER BUFFER AT NEIGHBORHOOD TO NORTHWEST



OPEN SPACE



- LARGE BUFFER AND OPEN SPACE BETWEEN PROJECT AND WEST JACKSON (RE-LANDSCAPED WITH PROJECT)
- CENTRAL OPEN SPACE (BUILDINGS PINCH DOWN TO PROTECT AREA FROM RAILROAD NOISE)
- REAR OPEN SPACE MORE PRIVATE (SAFE SPACE FOR SMALL KIDS TO PLAY)
- WALKING PATH THROUGH / AROUND SITE
- FRONT ELEVATIONS AND PORCHES OPEN OPEN SPACE

SITE CONCERNS



- **GATED COMMUNITY**
 - FOR SAFETY DUE TO THE PROXIMITY OF HWY 92 AND THE RAILROAD TRACK (A LOT OF NON HAYWARD RESIDENT TRAFFIC)
 - ADJACENT PROJECT IS GATED
- **PRIVATE COMMON OPEN SPACE**
 - THIS SPACE IS ESSENTIALLY THE RESIDENTS' YARDS
 - 4 PUBLIC PARKS WITHIN A MILE
- **NO TOT LOT**
 - VERY SMALL NUMBER OF RESIDENTS WILL USE THIS (+/-5%)
 - LARGE COST TO ALL HOMEOWNERS TO INSTALL / MAINTAIN / INSURE



NEW HOME RATING SYSTEM, VERSION 6.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, ES 2, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

New Home Multifamily Version 6.0.2

Total Points Targeted: 104

Certification Level: Silver



■ Minimum Points
■ Targeted Points

Harvest Park		Points Achieved	Possible Points					Notes	
Measures			Community	Energy	IAQ/Health	Resources	Water		
CALGreen		Yes	CALGreen Res (REQUIRED)					4	
A. SITE		No	A1. Construction Footprint					0	
		Yes	A2. Job Site Construction Waste Diversion					2	
		No	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)					2	
		No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					0	
		Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1	
		No	A3. Recycled Content Base Material					0	
		No	A4. Heat Island Effect Reduction (Non-Roof)					0	1
		No	A5. Construction Environmental Quality Management Plan Including Flush-Out					0	1
		No	A6. Stormwater Control: Prescriptive Path					0	
		Yes	A6.1 Permeable Paving Material					1	1
		Yes	A6.2 Filtration and/or Bio-Retention Features					1	1
		Yes	A6.3 Non-Leaching Roofing Materials					1	1
		Yes	A6.4 Smart Stormwater Street Design					0	1
		No	A7. Stormwater Control: Performance Path					0	3
B. FOUNDATION		Yes	B1. Fly Ash and/or Slag in Concrete					1	1
		No	B2. Radon-Resistant Construction					0	
		No	B3. Foundation Drainage System					0	2
		No	B4. Moisture Controlled Crawlspace					0	1
		No	B5. Structural Pest Controls					0	
		Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					0	1
		No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					0	1
C. LANDSCAPE		Enter the landscape area percentage							
		Yes	C1. Plants Grouped by Water Needs (Hydrozoning)					1	1
		Yes	C2. Three Inches of Mulch in Planting Beds					1	1
		Yes	C3. Resource Efficient Landscapes					1	1
		Yes	C3.1 No Invasive Species Listed by Cal-IPC					1	1
		Yes	C3.2 Plants Chosen and Located to Grow to Natural Size					0	
		Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species					0	3
		Yes	C4. Minimal Turf in Landscape					0	
		Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide					0	2
		Yes	C4.2 Turf on a Small Percentage of Landscaped Area					0	2
		Yes	C5. Trees to Moderate Building Temperature					0	1 1
		Yes	C6. High-Efficiency Irrigation System					0	2
		Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil					0	2
		No	C8. Rainwater Harvesting System					0	3
		Yes	C9. Recycled Wastewater Irrigation System					0	1
		Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation					0	2
		<0.65 ETo	C11. Landscape Meets Water Budget					0	2
		No	C12. Environmentally Preferable Materials for Site					0	
		No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					0	1
		TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					0	1
		Yes	C13. Reduced Light Pollution					1	1
		No	C14. Large Stature Trees					0	1
		No	C15. Third Party Landscape Program Certification					0	1
		Yes	C16. Maintenance Contract with Certified Professional					1	1
		No	C17. Community Garden					0	2
D. STRUCTURAL FRAME AND BUILDING ENVELOPE		D1. Optimal Value Engineering							
		No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center					0	1 2
		Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1	1
		No	D1.3 Advanced Framing Measures					0	2
		No	D2. Construction Material Efficiencies					0	1
		No	D3. Engineered Lumber					0	
		Yes	D3.1 Engineered Beams and Headers					1	1
		Yes	D3.2 Wood I-Joists or Web Trusses for Floors					1	1
		No	D3.3 Engineered Lumber for Roof Rafters					0	1
		No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					0	1
		Yes	D3.5 OSB for Subfloor					0.5	0.5
		Yes	D3.6 OSB for Wall and Roof Sheathing					0.5	0.5
		No	D4. Insulated Headers					0	1
		No	D5. FSC-Certified Wood					0	
		No	D5.1 Dimensional Lumber, Studs, and Timber					0	6
		No	D5.2 Panel Products					0	3
		No	D6. Solid Wall Systems					0	
		No	D6.1 At Least 90% of Floors					0	1 1
		No	D6.2 At Least 90% of Exterior Walls					0	1 1
		No	D6.3 At Least 90% of Roofs					0	1 1
		No	D7. Energy Heels on Roof Trusses					0	1 1
		No	D8. Overhangs and Gutters					0	1 1
		No	D9. Reduced Pollution Entering the Home from the Garage					0	
		No	D9.1 Detached Garage					0	2
		No	D9.2 Mitigation Strategies for Attached Garage					0	1

Category	Measure	Points	Targeted	Minimum	
A. SITE	A1. Construction Footprint	0	0	0	
	A2. Job Site Construction Waste Diversion	2	2	2	
	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2	2	2	
	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0	0	0	
	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1	1	1	
	A3. Recycled Content Base Material	0	0	0	
	A4. Heat Island Effect Reduction (Non-Roof)	0	1	0	
	A5. Construction Environmental Quality Management Plan Including Flush-Out	0	1	0	
	A6. Stormwater Control: Prescriptive Path	0	0	0	
	A6.1 Permeable Paving Material	1	1	1	
B. FOUNDATION	B1. Fly Ash and/or Slag in Concrete	1	1	1	
	B2. Radon-Resistant Construction	0	0	0	
	B3. Foundation Drainage System	0	2	0	
	B4. Moisture Controlled Crawlspace	0	1	0	
	B5. Structural Pest Controls	0	0	0	
	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0	1	0	
	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0	1	0	
	Summary				
	Total Points Achieved: 104				

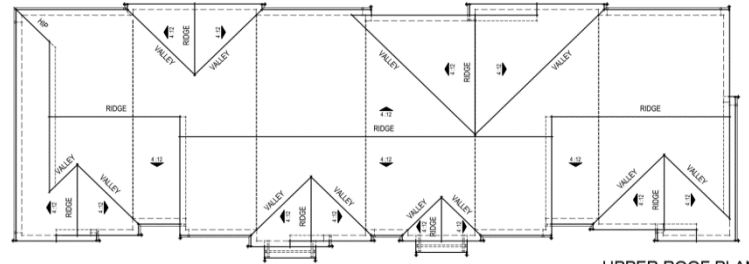
Category	Measure	Points	Targeted	Minimum	
A. SITE	A1. Construction Footprint	0	0	0	
	A2. Job Site Construction Waste Diversion	2	2	2	
	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2	2	2	
	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0	0	0	
	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1	1	1	
	A3. Recycled Content Base Material	0	0	0	
	A4. Heat Island Effect Reduction (Non-Roof)	0	1	0	
	A5. Construction Environmental Quality Management Plan Including Flush-Out	0	1	0	
	A6. Stormwater Control: Prescriptive Path	0	0	0	
	A6.1 Permeable Paving Material	1	1	1	
B. FOUNDATION	B1. Fly Ash and/or Slag in Concrete	1	1	1	
	B2. Radon-Resistant Construction	0	0	0	
	B3. Foundation Drainage System	0	2	0	
	B4. Moisture Controlled Crawlspace	0	1	0	
	B5. Structural Pest Controls	0	0	0	
	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0	1	0	
	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0	1	0	
	Summary				
	Total Points Achieved: 104				

- PROJECT WILL BE GREEN POINT RATED (50 POINTS)
- PROJECT WILL ACHIEVE OVER 100 POINTS
- SOLAR ZONES PROVIDED
 - SOLAR IS NOT INSTALLED SINCE IT WILL INCREASE COSTS AND MAKE PROJECT LESS AFFORDABLE
 - INDIVIDUALS OR ASSOCIATION MAY INSTALL LATER
- EV CHARGER AT 1 GUEST PARKING SPACE
- EV CHARGER PRE-WIRE EVERY GARAGE
 - CHARGERS VARY BY VEHICLE SO THEY CANNOT BE INSTALLED

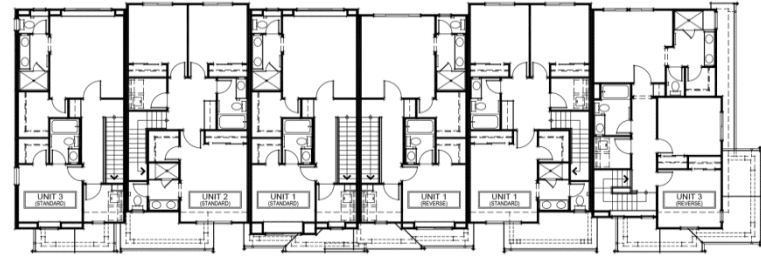
BUILDING C / 6 UNIT FLOOR PLAN



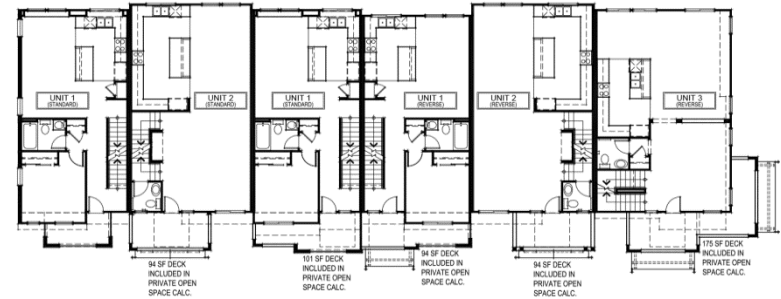
- 3-STORY UNITS
- VARIATION IN UNIT WIDTHS
- LARGE FRONT PORCHES AND DECKS
- WRAP AROUND PORCHES AT VISABLE ENDS
- 20% OF UNITS HAVE FULL BATH DOWN



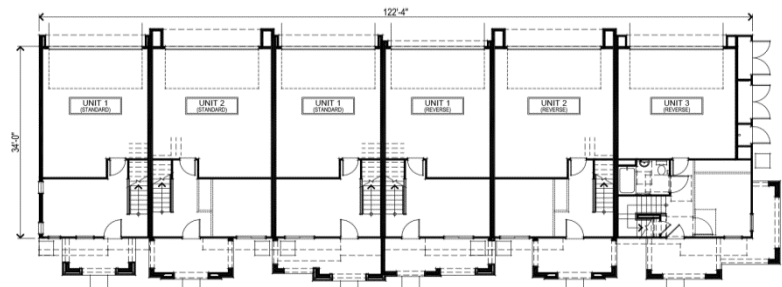
UPPER ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1
3 BEDROOM
1550 SF

PLAN 2
3 BEDROOM
1800 SF

PLAN 3
4 BEDROOM
1950 SF

BUILDING C / 6 UNIT ELEVATIONS



LEFT ELEVATION



UNIT 1 UNIT 2 UNIT 1 UNIT 1R UNIT 2R UNIT 3R

FRONT ELEVATION



RIGHT ELEVATION



UNIT 3R UNIT 2R UNIT 1R UNIT 1 UNIT 2 UNIT 1

REAR ELEVATION

- MIX OF BUILDING MATERIALS (STUCCO, SIDING, STONE VENEER)
- ARTICULATION OF BUILDING PLANES (FRONT & BACK)
- BREAKDOWN OF BUILDING MASSING (PORCHES / DECK / POP-OUTS)
- BREAKDOWN OF ROOF PLANES (NEED SOLAR ZONES)
- COLOR BLOCKING TO FURTHER DEFINE UNITS



BUILDING E

BUILDING D

THANK YOU



Inviting you home.



SDG Architects, Inc.