



Fox Courts Apartments

AFFORDABLE FAMILY HOUSING



Fox Courts is the result of community-based affordable housing advocacy in response to Mayor Brown’s “10K Units in Downtown Oakland” Program. This redevelopment plan was initially proposed without inclusionary requirements for affordable housing. Due to overwhelming community activism, a 0.9-acre parcel directly behind the historic Fox Theatre was reserved for subsidized, low-income housing and mixed-use development. Pyatok Architects teamed with Resources for Community Development and J.H. Fitzmaurice to respond to a competition sponsored by the Oakland Redevelopment Agency.

The design brings together families and singles in eighty apartments with supportive services including childcare and a special emphasis on the arts. These mixed-use functions are located along 19th Street facing the newly created park and open onto a new pedestrian mews with a gallery/retail space. The remainder of the mews and the 18th Street elevations are developed with two-story townhouse units, each with a separate raised-entry stoop and living room windows opening onto the public space to enrich sidewalk life and provide eyes on the street.

Fox Courts also provides high indoor air quality, solar-supported electrical systems and hot-water sourced radiant heating and uses a substantial percentage of recycled and recyclable building materials.

- 2010 Acterra Award for Sustainable Development**
- 2010 Green Communities Award**

PROJECT DATA

Client:	Resources for Community Development
Location:	Oakland, CA
Completion:	2009
Units:	80 Affordable Rental
Amenities:	Child Care, Courtyards, Recreation Room, Laundry, Lounges, Computer Center
Site Area:	0.88 Acres
Project Area:	134,424 sf
Parking Ratio:	0.8 Spaces/unit
Cost:	\$19,000,000
Development Assistance:	Oakland Redevelopment Agency, CA Multi-Family Housing Program
Contractor:	J.H. Fitzmaurice

