

# Hismen Hin-Nu Terrace

## AFFORDABLE FAMILY HOUSING

The housing is designed for households with incomes ranging from 35% to 55% of the area median. All family dwellings are designed as townhomes, located in the more protected rear courtyards, with no more than 20 families per court. Smaller units for people without children, such as seniors and singles, are arranged as flats along corridors in a 4-story elevator-served building facing the main boulevard, East 14th Street. The first floor along East 14th Street contains a 2,000 sf childcare center, a community hall and front office, in addition to the market hall and store front retail. The main residential entry is located at the center courtyard, for easy monitoring from the office, although the rear courts are also served by locked side entries. The entries to the community hall and childcare are accessible from the street to allow potential use by the larger community.

1997 Rudy Bruner Silver Medal

1995 Gold Nugget Grand Prize

1994 Progressive Architecture Magazine Award

### PROJECT DATA

<b>Client:</b>	San Antonio Community Development Corp. & East Bay Asian Local Development Corp.
<b>Location:</b>	Oakland, CA
<b>Completion:</b>	1995
<b>Units:</b>	92 units (1BR-4BR)
<b>Amenities:</b>	Retail market hall, childcare, community center
<b>Site Area:</b>	1.5 acres
<b>Project Area:</b>	140,000 sf
<b>Parking Ratio:</b>	0.85 spaces/unit
<b>Cost:</b>	\$10.5 million
<b>Contractor:</b>	Roberts Obayashi

