



Hismen Hin-Nu Terrace

AFFORDABLE FAMILY HOUSING / MIXED-USE

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.

Awards

Silver Medal, Rudy Bruner Urban Design Award 1997
 Grand Prize, Best Affordable Housing 1995, Gold Nugget Awards, Pacific Coast Builders Conference
 Citation Award 1994, *Progressive Architecture Magazine*

Associated Architects

The Ratcliff Architects - Executive Architect
 James E. Vann, AIA - Project Architect

PROJECT DATA

Owner/Client	San Antonio Community Development Corp./EBALDC
Project Location:	Oakland, CA
Rental/For Sale:	Tax Credit Rental
Number & Type of Units:	92 Residential Rental Units (1-4 BR's)
On-site Amenities:	Retail, Market Hall, Childcare & Community Center
Date of Completion:	1995
Site Area/Density:	1.46 Acres/55 D.U.A.
Total Project Area:	139,820 s.f.
Parking Ratio:	.85 Spaces/Dwelling Unit, and 30 Retail Spaces
Construction Cost:	\$10,500,000
Contractor:	Roberts Obayashi