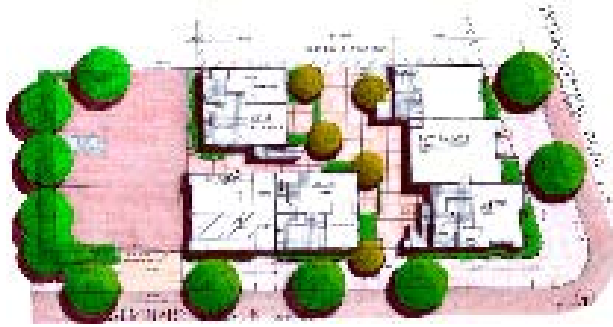




Deborah Muse Manor: 7 units

A corner building includes townhomes above a non-profit organization's office. The building massing surrounds a secure courtyard for children. Family townhomes are above a parking garage along the side street.



CHAVEZ COMMONS



International Boulevard Revitalization

AFFORDABLE HOUSING

Two non-profit corporations, working with the community, revitalized a heavily trafficked boulevard by introducing 54 units of affordable family housing with community facilities on three infill corner sites. The projects present prominent, uplifting images conveying that the neighborhood is renewing itself.

Curtis Jones Commons: 23 units

The housing wraps the site as a continuous street-wall building with family townhomes above artists' flats creating a quiet, secured courtyard with parking in the rear.



Chavez Commons: 24 units

A street wall building faces the busy boulevard, with townhomes over artist's flats and community facilities. Along the side street, townhomes above flats step down to townhomes to integrate with existing adjacent residences.



PROJECT DATA

Owner/Client:	Resources for Community Development; East Oakland Community Development Corporation
Project Location:	Oakland, CA
Rental/For Sale:	Rental
Number & Type of Units:	54 units total on three sites 1BR, 2BR townhouse, 3BR flat and townhouse
On-site Amenities:	Community Center, Laundry, Computer Room
Date of Completion:	January 2003
Site Area/Density:	1.31 acre; 41 units/acre
Total Project Area:	55,343 SF
Parking Ratio:	One per dwelling unit
Approx. Construction Cost:	\$9.7 million