

# Fox Courts

Oakland, Calif.



**Developer** Resources for Community Development (RCD)

**Units** 80

**Description** Fox Courts is a transit-oriented, arts-enriched, family focused, affordable housing development in the Uptown District of central Oakland. It is one part of a redevelopment that also includes 700 market-rate homes, the historic Fox Theater, the Oakland School for the Arts, restaurants and retail opportunities. Fox Courts' .88-acre site used to be a parking lot. Community activists banded together to negotiate a community benefits agreement for the redevelopment, and Fox Courts is the resulting affordable housing component.

The five-story building is designed in two parts, each centered around an internal courtyard with apartments surrounding them. There are 18 studio, nine one-bedroom, 13 two-bedroom, 35 three-bedroom and five four-bedroom apartments. One of the courtyards includes a playground and child care center.

The development, which was completed in November 2008, ties the neighborhood together with a large public pedestrian walkway between 18th and 19th Streets.

Six of the building's homes are reserved for people living with HIV/AIDS, and four are reserved for residents diagnosed with mental illness.

**A Green Advantage** Grants from Green Communities helped RCD solidify the vision and planning of Fox Courts, as well as conduct a solar shadow study to inform the placement of photovoltaic panels, design a system to power common areas, reduce stormwater runoff with bioswales and pervious pavers.

Green features at Fox Courts include:

- Energy performance exceeding California Building Standards Codes by more than 15 percent
- Floor plans that maximize natural light and ventilation
- Energy Star refrigerators, dishwashers and light fixtures
- Double glazed, low-E windows
- Recycled content carpet, ground concrete and linoleum flooring
- Formaldehyde-free cabinet boxes, countertop substrates and building insulation
- No- and low-VOC paints
- Drought tolerant landscaping
- Solar thermal panels for hot water and hydronic radiant space heating



Photo by Irene Johnson Photography

## Project Financing

City of Oakland Redevelopment	\$7,400,000
County of Alameda	\$700,000
California State HCD MHP	\$5,800,000
Tax Credit Investor – Alliant	\$15,100,000
General Partner Equity	\$1,500,000
Grants (Including Enterprise Green Communities)	\$285,000
Union Bank Permanent Loan	\$3,200,000
AHP /Silicon Valley Bank	\$395,000
<b>Total</b>	<b>\$34,500,000</b>

[www.greencommunitiesonline.org](http://www.greencommunitiesonline.org)

A partnership between Enterprise and the Natural Resources Defense Council

**Rents** In this Low-Income Housing Tax Credit development, the majority of households are earning between 31-50 percent of area median income (AMI). All homes are rented to households earning less than 60 percent AMI, and residents pay no more than 30 percent of their income for rent and utilities. In 2009, AMI in the Oakland-Fremont area is \$89,300 for a family of four.

**Amenities** Fox Courts has much to offer its residents in addition to an affordable place to live, including a childcare center, community room, computer lab, two laundry rooms, a lounge/exercise room and two internal courtyards. Just a block away are a rail station served by three lines and a stop for 13 bus lines. Another major Bay Area transit hub is less than half a mile away. Two drug stores and a department store are within two blocks, and two grocery stores are within a half-mile. Next door is the newly renovated Fox Theater, a national historic landmark, and the Oakland School for the Arts.

**Social Services** Fox Court's Resident Services Program is a community driven, service-enriched model that is voluntary and free of charge to all residents, including those with special needs. Services include on-site office hours and case management, and information and referrals that link residents to a comprehensive, integrated network of local resources. There are community meetings and educational workshops; computer classes and a free computer lab; employment and jobs skill training seminars; and an after school youth program on-site. Programming is focused on building a sense of community among residents and providing the necessary support services that individual households might require.

**Developer** Resources for Community Development creates and preserves affordable housing for those with the fewest options, to build community and enrich lives. Since 1984, RCD has created over 1,600 homes for low-income residents of Alameda, Contra Costa and Solano counties in California. RCD is the largest provider of housing for people living with HIV/AIDS in Alameda County and provides on-site supportive services and referral assistance at 28 of its properties.

**Architect** Pyatok Architects, Inc. Oakland, Calif.



**Enterprise** is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit [www.enterprisecommunity.org](http://www.enterprisecommunity.org) and [www.enterprisecommunity.com](http://www.enterprisecommunity.com) to learn more about Enterprise's efforts to build communities and opportunity.

Through Green Communities, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.