

Madison @ 14th Apartments

Oakland, California



Developer Affordable Housing Associates

Total Units 79

Description Madison @14th Apartments, winner of the 2008 East Bay AIA Best Residential Design Award, is a mixed-use, transit-oriented, in-fill development with 79 permanently affordable rental housing and 2,659 square feet of retail space. It includes 16 studio apartments, 36 one-bedrooms, 21 two-bedrooms and six three-bedrooms. The building consists of an eight-story reinforced concrete structure with 2,941 square feet for community activities and social services, 5,688 square feet of open space and a 53-space parking garage. It is centrally located in downtown Oakland on a .33 acre parcel currently being underutilized as a surface parking lot. The development is within the Central District Redevelopment Area and is part of the Mayor's "10K Plan," both of which encourage the revitalization of this area through the development of high-density, mixed-use housing.

A Green Advantage The project incorporates many green building innovations and materials, such as:

- Photo-voltaic solar panels provide the energy needed to light and heat the common areas and community and social service space.
- Designed with sustainable building methods
- Energy Star appliances in all apartments
- Natural and recycled content flooring throughout
- Hard wiring for high speed internet in each apartment
- Construction used central core seismic structural system making the building earthquake-proof
- Parking lifts minimize garage floor area and maximize commercial floor area: supports 51 parking spaces on 7,775 square feet, a ration of 147 square feet per space.
- Industrial finishes and modern form create efficiencies by lending themselves to less costly materials and a double-loaded corridor floor plan

Rent Rents are \$350 to \$1,200 per month. Eighteen apartments are for residents earning less than 30 percent of the area median income (AMI), 26 are for residents earning 31 percent to 50 percent AMI and 34 are for residents earning 51 percent to 80 percent AMI. Twenty apartments are reserved for supportive housing for young people who have aged out of foster care.

Amenities Madison @14th Apartments is within walking distance of several parks including Lincoln Square, Madison Square and Peralta Park as well as Lake Merritt which offers a boathouse, nature center, bike path and amusement park. The complex is also convenient to employment centers and job opportunities, mass transit, medical services and pharmacies, schools and a community college. Residents also have easy access to shopping, cultural resources and restaurants.

Social Services First Place for Youth provides services for young people who have "aged-out" of foster care. Services include case workers, job training and a comprehensive two-year service program which includes an economic literacy component. Services available for all residents include transition support groups, life skills training, community building events and a housing assistance subsidy. Toolworks, a human service agency dedicated to providing the tools and resources that promote independence, equality and personal satisfaction, provide services that increase economic and social opportunities for people with disabilities. It also creates client-driven programs, encourages personal growth and educates the community to value the strengths and abilities of each individual.

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The second floor of the facility contains eight residential unit as well as office space for property management and social service staff, three counseling rooms, two classroom/conference rooms, a community kitchen, and a multi-purpose room. This floor will function as a community and social service center, providing cultural, educational and counseling services to the residents of the building and the surrounding community.

Developers AHA (Affordable Housing Associates) was founded in 1993 with a clear directive to rewrite the rules of affordable housing. The organization is determined to increase the supply of low-income housing by upgrading existing homes and building new ones. All AHA developments use high-quality materials and, wherever possible, rely on local workers and businesses.

Architects Leddy Maytum Stacy of San Francisco

General Contractor Nibbi Brothers of San Francisco



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 pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

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