

Oxford Plaza

Berkeley, California



Developer/Sponsor Resources for Community Development

Units 96

Description Oxford Plaza is part of a new mixed-use development with green affordable housing and retail and commercial space in downtown Berkeley, Calif. Designed as a transit-oriented community targeting low-income families and individuals, Oxford Plaza features 96 apartments that meet Enterprise’s Green Communities Criteria for environmental sustainability and healthy living. The Oxford Plaza community is located within walking distance of public transportation, educational and cultural facilities, shopping and restaurants, and a growing arts district. It is also adjacent to the state-of-the-art David Brower Center, which houses the operations of several nonprofits and other civic-minded organizations.

Oxford Plaza was created help empower Berkeley’s low-income families and contribute to an economically and culturally thriving downtown. The apartments are a mix of studios and one-, two- and three-bedroom units. Every apartment at Oxford Plaza is adaptable to accommodate the varying needs of residents. Nine units provide housing to low-income individuals with HIV/AIDS, and four apartments are fully accessible.

A Green Advantage Oxford Plaza is a model for transit-oriented, sustainable development. In addition to its ideal location, near transportation, jobs and services, Oxford Plaza was built with many green features, including:

- Recycled content and low-toxicity materials
- Water-conserving design and irrigation
- Energy Star lighting fixtures and appliances
- “Green” label carpet
- Landscaping with native plants

Rents Approximately one-third of the apartments target households earning up to 30 percent of the area median income (AMI), and two-thirds target households earning up to 60 percent AMI.



Project Financing

LIHTC Equity through Enterprise	\$16,500,000
Enterprise Green Communities Grant	\$50,000
City of Berkeley Housing Trust	\$4,300,000
City of Berkeley Redevelopment Agency	\$1,900,000
Alameda County	\$900,000
California Dept. of Housing and Community Development MHP	\$6,600,000
General Partner Equity	\$1,300,000
Foundation Grants	\$570,000
Wells Fargo	\$6,200,000
Far East National Bank AHP	\$582,000

Total Development Costs \$38,902,000

Amenities Oxford Plaza features an open-air courtyard, playground and roof deck with views of the San Francisco Bay, as well as a large community room with computer access, laundry rooms and two elevators. Nearby services and facilities include the University of California, Berkeley; public schools and a library; a YMCA; restaurants; a farmers market; and other retail stores.

Social Services Oxford Plaza residents have access to extensive services right in their community. The focus of these services is to increase self-sufficiency among residents, ensure a high level of housing retention, and provide voluntary service interventions and referrals based on the identified needs of the population. Service programs include an after-school homework club, adult education workshops, computer classes, a community garden and a tenant's council. Staff will ensure that special needs residents receive the services they require and staff will collaborate with outside service agencies to ensure all needed services are in place.

Developer Resources for Community Development (RCD) creates and preserves affordable housing for those with the fewest options, to build community and enrich lives. As a nonprofit affordable housing developer and services provider, RCD has created award-winning homes with supportive services for 25 years. RCD has provided more than 1600 homes for low-income residents of Alameda, Contra Costa and Solano counties in California, with 277 more units in predevelopment or construction.

Architect Solomon ETC

General Contractor Cahill Contractors, Inc.



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 and 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.

For more information, please visit www.greencommunitiesonline.org.

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