

The Ambassador

69 units of affordable, green, multi-family housing in Emeryville

The Ambassador offers 68 affordable homes in the heart of the Emeryville regional job center, with its diverse employment opportunities in retail, services, technology, and multimedia. It helps meet the high demand for affordable housing for families in the Bay Area. The new property consists of three buildings that provide four studios, 17 one-bedroom, 23 two-bedroom, and 24 three-bedroom units, and one property manager's unit.



GreenPoint Rated
Completed: 2013

The design of The Ambassador engages the neighborhood through enhanced streetscapes that respond to the site's urban context on each side. This includes a main entry plaza which features a sculpture by Rob Ley of Urbana Studio, landscaped planters and beds, and sidewalks that incorporate bricks from the site's prior use as The Ambassador Laundry. The main building is six stories and steps down to three stories on the property's north side, where it borders a single family home. In between this "step" is an interior courtyard that offers residents a peaceful environment for relaxation and community activities. This stepped design serves multiple purposes: the tall building on the southern edge blocks freeway noise from traveling to the center of the development; the shorter building on the northern edge speaks to the nearby single family homes and also allows views from the courtyard to the East Bay hills in the distance. Two smaller buildings offer detached townhomes scaled to the neighboring residences.

The Ambassador achieved a GreenPoint rating from Build It Green of 130 through environmentally sustainable features that will improve financial operations over the life of the property, help reduce resident utility bills, and promote resident health through reduced pollution and a healthy indoor environment. The sustainability goals also minimized the impact of construction activities on the environment through vigilant recycling and diversion of construction waste materials from landfills.

Residents' household income ranges from 30% to 50% of the Area Median Income. The property has a multi-purpose community room with a kitchen, a computer learning center, and a children's playground with adjacent community room for youth programs. All residents have access to on-site support services such as educational workshops, youth activities, and community gatherings at no cost. With a sizeable number of young children, teenagers, adults, and seniors, the services team offers a range of activities to fit the interests of all age levels.

"We definitely need more low-income housing here in the Bay Area because it is very hard to find, and places that are available are not always so great. I'm lucky to be here where you get a nice building, a great community, and managers that really care."

Ambassador resident

Unit Type and Rent Range

Size/Type	Rent Range at Completion in 2013	% of Area Median Income*	Number of Units	Average Square Footage
Studio	\$483 - \$647	30-40%	4	445sf
1BR	\$517 - \$866	30-50%	17	550sf
2BR	\$621 - \$1,038	30-50%	23	790sf
3BR	\$720 - \$1,169	30-50%	24	1,115sf

* Based on Area Median Income in 2014 of \$93,500 for a four-person household, a qualifying household of four could have income up to \$46,750.

Project Amenities

- Community room with kitchen, multimedia equipment, and space for meetings and events
- Computer learning center
- On-site resident support services such as educational workshops and youth activities
- Lushly landscaped courtyard, a children's garden and playground, raised planters for residents
- Youth activity room adjacent to the playground
- Secured on-site parking
- Short walk to cafes, restaurants, services, and major retail outlets
- Frequent bus services by AC Transit and Bus Rapid Transit (BRT); Emery Go-Round transportation to BART, and the Emeryville Amtrak Station
- Close to Big Daddy's Park, Fitzgerald Street Park and community garden, and Poplar Recreation Center

Green Building Features

- Exceeds Title 24 energy efficiency standards by at least 15%
- Solar photovoltaic systems offset common area electrical demand
- ENERGY STAR appliances in all units
- Double-paned and double glazed, Low-E windows
- Recycled content carpet and ground concrete flooring
- No-VOC paints
- Formaldehyde-free cabinet boxes, counter top substrates, and building insulation
- Construction waste recycling plan to divert 75% of construction waste from landfills
- Recycling and compost chutes on every floor
- Drought-tolerant landscaping, bioswale drainage and filtration, water permeable pavement

Sources of Funding

City of Emeryville	\$12,500,000
Alameda County Housing & Community Development	\$1,555,000
Wells Fargo Affordable Housing Community Development Corp	\$11,309,000
Well Fargo (permanent loan)	\$2,207,000
Wells Fargo / Federal Home Loan Bank (AHP)	\$680,000
Total Sources of Funding.....	\$28.25m
Construction financing provided by Wells Fargo	

Development Team

Developer:	Resources for Community Development
Architect:	Kava Massih Architects
General Contractor:	Segue Construction