

1701 MLK is five-stories of affordable, supportive housing for 25 households. Located in a neighborhood that links the Uptown district to Old Oakland and the City Center business districts, the site is surrounded by an eclectic mix of architectural styles. 1701 MLK's design makes a contemporary statement that heralds the revitalization of the neighborhood.

The development has a mix of five studios, 20 one-bedroom units, and one two-bedroom manager's unit. The units include seven reserved for individuals who are chronically homeless and 18 for individuals who are homeless or at-risk of homelessness. Of those, 12 units will be available to individuals with HIV/AIDS. Deeply affordable, the income limits for these households will range from 30% to 50% of the Area Median Income. All units are subsidized by the Oakland Housing Authority, which means residents will pay 30% of their household income towards rent.



GreenPoint Rated, US Environmental Protection Agency Indoor Air Quality Program (planned)
Completed: 2015

1701 MLK encourages residents to maintain their self-sufficiency in a safe, thriving residential community, in close proximity to jobs, transportation, retail, recreation, healthcare, and other commercial amenities. A community room and roof terrace offer comfortable spaces for residents to gather and relax. The community room includes a "mobile" computer lab with laptops that are available to the residents. The ground floor provides a property manager's office, social services' office, and five parking spaces plus seven secure bike parking spots on the street level.

Comprehensive supportive services offers residents onsite programming that helps them live independently. Programming focuses on support they need to retain housing, improve their health, and maximize their ability to live and work in the community. The resident services draw on the expertise of specialized service providers, led by LifeLong Medical Care (LMC). LMC will provide direct services to residents (including mental health and primary care services) and coordinate services with other local providers. In addition to on-site services, residents will have access to LMC's nearby medical clinic.

The project incorporates many green design features, including a solar hot water system, solar photovoltaic panels, dual-paned windows, and Bay Friendly landscaping. It received a GreenPoint Rating from Build It Green of 171 points.

Unit Type and Rent Range

Size/Type	Rent Range	% of Area Median Income*	Number of Units	Average Square Footage
STUDIO	30% of household income	up to 50%	5	365 sf
1 BR	30% of household income	up to 50%	20	515 sf

* Based on Area Median Income in 2015 of \$65,100 for a one-person household, a qualifying household of one could have income up to \$32,550.

Project Amenities

- Community room with kitchen, multimedia equipment, and space for meetings and events
- Computer learning center
- On-site resident supportive services including case management, mental health care services, employment preparation and training, and community building activities
- Landscaped rooftop garden
- Secured on-site parking
- Short walk to cafes, restaurants, services, and retail
- Near local services include libraries, parks, and government offices
- Convenient to BART and multiple bus lines

Green Building Features

- Construction waste recycling plan to divert 75% of construction waste from landfills
- Exceeds Title 24 energy efficiency standards by at least 15%
- Solar hot water system
- Solar PV panels
- ENERGY STAR appliances in all units
- Double-paned and double glazed, Low E windows
- Low-VOC paints
- Formaldehyde-free cabinet boxes, countertop substrates, and building insulation
- Recycling chutes on every floor
- Drought-tolerant, Bay Friendly landscaping

Sources of Funding

City of Oakland	\$1,960,000
Alameda County Housing and Community Development	\$1,800,000
Northern California Community Loan Fund	\$50,000
Bank of America	\$10,585,000
Total Sources of Funding.....	\$14.4m
Construction financing provided by Bank of America Merrill Lynch	

Development Team

Developer:	Resources for Community Development
Architect:	PYATOK architecture + urban design
General Contractor:	J.H. Fitzmaurice, Inc.