



East 12th Street is a 91-unit affordable housing development located near Lake Merritt in Oakland, CA. The project will serve residents between 20% and 60% of the Area Median Income (AMI), with 23 units set aside as permanent supportive housing (PSH) for formerly homeless households. The project is supported by a Rental Assistance Subsidy through the Oakland Housing Authority, and EBALDC will provide on-site services to all residents, with additional funding for PSH households from the Alameda County Health Care Services Agency.

Project Team

Developers/Sponsors: East Bay Asian Local Development Corporation
The Unity Council
Jordan Real Estate Investments

Services Provider: East Bay Asian Local Development Corporation

Property Manager: East Bay Asian Local Development Corporation

General Contractor: J.H. Fitzmaurice, Inc.

Architect: PYATOK Architecture

Developers

East Bay Asian Local Development Corporation (EBALDC) is a non-profit community development corporation located in the San Pablo Avenue corridor of Oakland, CA with over 49 years of bringing people and resources together to build healthy, vibrant and safe neighborhoods. EBALDC has developed and preserved over 2,300 affordable homes and more than 300,000 square feet of commercial space for non-profit organizations and community-serving businesses. As one of the region's leading affordable developers, EBALDC owns and manages over 35 residential and commercial properties, ensuring continued quality and long-term affordability. Through its Community Building programs, EBALDC provides a range of services to nearly 6,000 residents and community members, including financial coaching, youth programming, and service navigation

For more information visit www.ebaldc.org. Find us on Facebook and Instagram: @EBALDC.



The Unity Council is a non-profit Social Equity Development Corporation celebrating 60 years of community-centric work. Founded in Oakland’s Fruitvale District, our mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive.

Our programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These holistic programs and services reach more than 8,000 individuals and families annually in five languages. Over time, The Unity Council has invested over 100 million dollars in community assets, including affordable housing and community benefit developments like the Fruitvale Transit Village—a nationally recognized transit-oriented development project.

For more information visit www.unitycouncil.org. Find us on Instagram: @the_unity_council.

Jordan Real Estate Investments focuses on the acquisition, entitlement, development, and ownership of multi-family residential and commercial properties. JREI’s primary goal with these activities extends beyond financial success. We aim to build communities that are unique, livable and vibrant.

Founded in 1998 by industry veteran Wayne Jordan, JREI is a family-owned, Oakland-based real estate investment firm with experience in all major asset classes. JREI focuses on multi-family residential and commercial properties in major U.S. markets, primarily on the West Coast.

For more information visit www.jordanrei.com.

Site Location

East 12th Street is located at the intersection of E. 12th Street and 2nd Avenue at 121 E. 12th Street in Oakland’s Eastlake/Merritt neighborhood. Most recently, the site was used as a temporary housing site for some of Oakland’s most vulnerable residents. Neighborhood amenities include Lake Merritt, the Oakland Museum of California, the Oakland Public Library, and Peralta Park. The site is in close proximity to Downtown Oakland, Oakland Chinatown, and the Lakeshore Avenue and Grand Avenue commercial corridors. Several AC Transit lines serve the vicinity and the site is a 10-minute walk from the Lake Merritt BART station.

Design and Construction

The project is a six-story, Type IIIA over Type I construction type with light gauge framing. The visual character is designed to complement the surrounding neighborhood by providing visual interest through use of texture, color and quality materials.

Residential building amenities include: a common laundry room, a community room, a ground-floor courtyard, an outdoor, landscaped courtyard on the second floor, and a bike room. Property management and resident services staff offices are located near the ground-floor entrance to build rapport with residents and monitor building operations. Through a partnership with the City of Oakland, the development will also include a bikeshare station.

Financing and Transit Partners

Alameda-Contra Costa Transit District (AC Transit)
Alameda County Health Care Services Agency
Bay Area Rapid Transit (BART)
California Debt Limit Allocation Committee
California Municipal Finance Authority
California Tax Credit Allocation Committee
Century Housing
Citibank

City of Oakland HCD, EWD, and DOT Departments
Enterprise Community Investment, Inc.
LISC Bay Area
NeighborWorks Capital
Oakland Housing Authority
San Francisco Foundation
State HCD Infill Infrastructure Grant (IIG)
Strategic Growth Council and State HCD Affordable
Housing & Sustainable Communities Grant (AHSC)