



LINCOLN OAKS APARTMENTS

40852 Lincoln Street, Fremont, CA

Project Data

Project Type: New Construction, Special Needs
Affordable Rental @ ≤50% AMI, 35% AMI, 25% AMI

Units & Type: (11) Total: (8) 1-Bedrooms, (2) 2-Bedrooms, (1) Manager's Unit

On-Site Amenities: Computer Lab & Community Room, Central Laundry, Manager's Office

Construction Dates: Sept. 2005– Sept. 2006

Site Area/ Density: 22 units/ acre

Total Site Area: 21,392 sf (.49 acres)

Total Building Area: 11,514 sf

Parking: 9 Total: 2 H.C, 4 Std, 3 compact

Total Development Cost: \$4.3 million

Funding Sources: HUD 811, CalHFA, HOME, MHP-SH, AHP, City of Fremont RDA & CDBG.

Architect: Mikiten Architects

General Contractor: Roberts - Obiyashi Corp.

Development Partner: Satellite Housing, Inc.

Owner: HCEB

Property Manager: HCEB

Staff: Darin Lounds, Executive Director; Nesreen Kawar, Project Manager; Jessie Radford, Program Manager- Properties

Primary Agency Contact:

Bill Cooper, Housing Development Mgr.

City of Fremont

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Lincoln Oaks Apartments (LOA) is an affordable, accessible apartment building for 11 households in Fremont. Residents are low-income adults with developmental disabilities living in one- and two-bedroom apartments, and one unit for an on-site property manager.

LOA is clean, bright and airy. The apartments open to a large, dramatically-lit lobby featuring artwork by persons with developmental disabilities from Creative Growth Art Center in Oakland. For many of LOA's residents, this is their first opportunity to live independently. Many attend day programs nearby and others have jobs.

Residents share a large community room that has become the heart and living room of the building. Social activities, tenant meetings, celebrations, and movie-nights are a frequent occurrence. There is also a 4-station computer lab, laundry facilities, and two beautiful seating areas in the main lobby for residents to enjoy.

Creating inclusive communities

