



MAGNOLIA TERRACE

4001 Adeline Street, Emeryville, CA

Project Data

Project Type: Substantial Rehab., Special Needs
 Affordable Rental @ $\leq 20\%$ AMI
 Units & Type: (5) Total: (3) Studios, (2) 1-Bedrooms
 On-Site Amenities: Central Laundry
 Anticipated Constr. Period: May, 2010-April 2011
 Site Area/ Density: 70 Units/ Acre
 Total Site Area: Approx. 3,030 sf
 Total Building Area: Approx. 2,800 sf
 Parking: 0
 Total Development Cost: Approx. \$2.37 million
 Funding Sources: CA PDLP, Emeryville RDA, Alameda Co. HOME/ CDBG, NEA, Green Communities, stopwaste.org, Project-Based Section 8 Vouchers

Architect: Gonzales Architects
 General Contractor: D&H Construction
 Owner: HCEB
 Property Manager: HCEB

Primary Jurisdiction Contact:
 Helen Bean, Director
 City of Emeryville
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Magnolia Terrace is a proposed development offering five long-term, affordable apartment units for independent individuals with developmental disabilities and whose income is $\leq 20\%$ AMI. The first floor will consist of two wheelchair accessible apartments, a foyer and a laundry room, and three adaptable apartments are on the second floor.

The property is located in the heart of Emeryville, amidst a wide array of residential and commercial buildings. On the site is an existing building, an early 20th century residential structure in the "classic box" style that was moved to the site during the re-development of the block; the historical character of the existing building will be preserved. The site also features its namesake magnolia tree.

HCEB is proud of the collaboration on this project with the City of Emeryville. The City has demonstrated a strong commitment to Magnolia Terrace and its future residents, and contributed greatly to the early successes of the proposed development.