

# VISTA ESTERO

## HIGH-DENSITY SENIOR HOUSING

Oakland, CA



Brooklyn Basin will be a new mixed-use, mixed-income district along Oakland's waterfront, featuring over 3,000 new homes, creative retail, parks, and open spaces along 64 acres, and includes **Vista Estero**, which will provide 110 deeply affordable rental apartments for seniors. The result of an innovative and highly collaborative public/private partnership, what was once an underutilized and mostly industrial site, is being transformed into a highly livable, walkable, and beautifully-designed community to benefit generations to come. In 2015, the City of Oakland and Brooklyn Basin's master developer, Signature Development Group, selected MidPen Housing to be the district's affordable housing partner.



Vista Estero demonstrates the vision and commitment of one of California's largest and most diverse cities to

build more affordable housing for its residents. Vista Estero began construction in December 2018 and completed in December 2020. The community has employed several green building features, and received LEED Silver certification.

Vista Estero's design supports the goal of healthy living, allowing seniors to age in place and continue to live active and enriched lives. Through a network of service providers, MidPen Services coordinates onsite programs for its senior residents.

<b>Developer</b>	MidPen Housing Corp.			
<b>Property Management</b>	MidPen Property Management Corp.			
<b>Development Type</b>	New construction			
<b>Construction Type</b>	4-story wood frame over 2-story podium base			
<b>Site Area:</b>	.74 acres			
<b>Density:</b>	148 units / acre			
<b>Parking Ratio:</b>	.75 : 1 – 83 spaces			
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>	<b>Rent Range</b>
	1 BR	106	596	\$605 - \$1,259
	2 BR	4	819	\$726 - \$1,511
	<b>TOTAL</b>	<b>110</b>		
<b>Amenities</b>	Community room; computer lab; balance studio; courtyard; secured bicycle storage; arts and crafts room			
<b>Services Offered</b>	<b>Health &amp; Wellness Programming:</b>			
	<ul style="list-style-type: none"> <li>• Care coordination and case management</li> <li>• Functional independence assessments</li> <li>• Movement classes</li> <li>• Health fairs/health screens</li> <li>• "Brown Bag" food assistance programs</li> <li>• Independent living classes</li> <li>• Safety education</li> </ul>			
	<b>Quality of Life Social Programming:</b>			
	<ul style="list-style-type: none"> <li>• Holiday celebrations</li> <li>• Field trips</li> <li>• Other social events</li> </ul>			
<b>Connection to Community Resources</b>				
<b>Resident Profile</b>	Seniors earning up to 60% of the Area Median Income			
<b>Funders</b>	<ul style="list-style-type: none"> <li>• City of Oakland</li> <li>• Oakland Housing Authority</li> <li>• California Tax Credit Allocation Committee</li> <li>• California Municipal Finance Agency</li> <li>• Federal Home Loan Bank of San Francisco</li> <li>• Freddie Mac</li> <li>• Wells Fargo</li> </ul>			
<b>Architect</b>	HKIT Architects			
<b>Contractor</b>	Nibbi Brothers General Contractors			

**Vista Estero** | 285 8th Avenue, Oakland, CA 94606

**For more information contact: MidPen Housing**

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: [info@midpen-housing.org](mailto:info@midpen-housing.org)

