

VISTA ESTERO

HIGH-DENSITY SENIOR HOUSING

Oakland, CA



Brooklyn Basin is 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 provides 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, accessible and beautifully-designed district to benefit generations to come. The City of Oakland and Signature Development Group, Brooklyn Basin’s master developer, selected MidPen to be the district’s affordable housing partner in 2015.



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 residents.

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

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