



This mixed-income apartment building will offer **1, 2, and 3-bedroom apartments** for families earning **20 to 60%** Area Median Income (AMI).

# CASA ARABELLA

Fruitvale Transit Village Phase II-A  
3611 E. 12th Street, Oakland

## Who is developing this project?

This project is a public-private venture between the Spanish Speaking Unity Council (TUC), the East Bay Asian Local Development Corporation (EBALDC), and the City of Oakland.

Our nonprofit organizations have a combined 90-year track record of addressing social and racial injustice in the heart of Oakland, as demonstrated by our robust social and educational programs and combined portfolio of over 35 affordable housing buildings.

TUC provides holistic, Oakland-based support services to over 8,000 individuals and families annually, including early childhood education, school mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, and art & cultural events.

## What is being built on the site?

The final project will be a four-story apartment building designed for families and veterans. It will offer 1, 2, and 3-bedroom apartments for families earning 20 to 60%

**94** Affordable Apartment Homes for Families and Veterans

Area Median Income (AMI), which translates to homes for approximately 400 Oakland residents.

## How will the neighborhood benefit?

- Increased housing opportunities for low-income families at 20 to 60% AMI levels in the heart of the Fruitvale neighborhood.
- Replacement of the existing parking lot will reduce traffic to the site and ensure active uses by resident families.
- Investment in street and sidewalk improvements, railroad crossing safety enhancements at 37th Avenue, and improved pedestrian crosswalks at adjoining intersections, paid by the project team.
- Additional social support services provided to residents by two Oakland-based nonprofit organizations.

## When will the project be completed?

The project will take 21 months, with resident move-in to occur in the fall of 2019.

## Who is the building named after?

Established at the height of the US Civil Rights Movement, The Spanish Speaking Unity Council of Alameda County —known today as The Unity Council— was a commitment by local community leaders who wanted to advance a substantive representation of Latinos in political and policy decisions in Oakland and the surrounding communities.

Led by founding Executive Director Arabella Martinez, the project's namesake, TUC grew to address the most challenging needs of the Fruitvale and East Oakland community: access to high-quality education, jobs, and services that tackled the chronic poverty and unemployment in the neighborhood.

## Who do I contact if I want to learn more about living here?

Prospective applicants can visit the website, [www.ebaldc.org](http://www.ebaldc.org) or e-mail [arabella@ebaldc.org](mailto:arabella@ebaldc.org) to learn about the lease-up process. This process will not begin until 2019.



[www.unitycouncil.org](http://www.unitycouncil.org)



**EAST BAY ASIAN LOCAL  
DEVELOPMENT CORPORATION**

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

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## What activities will take place during construction?

### February through April 2018

Demolition, Grading, and Underground Utilities. The first couple of months of construction will involve large equipment for the demolition, grading and underground utilities. We have estimated 20 days of earth work to occur although this is weather permitting.

During the installation of utilities (sewer, storm fire line system), the community may experience minimal delay on E.12th and 37th Avenue due to lane closure. Lane signage and traffic control for large equipment and personnel will temporarily redirect pedestrian/vehicle traffic. Signage and construction staff will assist pedestrians in awareness of hazards if any.

### Late April through August 2018

Foundation and Concrete Trades. During this portion of construction the community will experience of gravel and concrete trucks entering on 37th Avenue and leaving site from E. 12th Street.

### June through December 2018

Framing. During this stage, some deliveries will occur from E. 12th St. and 37th Avenue. Neighboring property will more than likely not be affected because work is all within the construction zone. Restaurants and local services will experience an increase in foot traffic due to the increase of construction workers on site, especially during the lunch hours and 3:00 P.M.

### January through June 2019

Weatherize building.

### April through September 2019

Building the interiors/exterior finishes will take place, all entering and exiting from 37th Avenue.

### June 2019 – September 2019

During the end of the project, public sidewalks and project parking will be installed. Signage and construction staff will assist while driveways are being replaced.