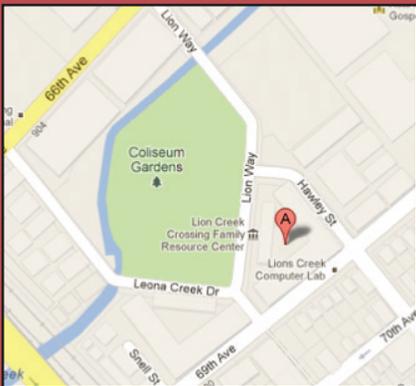




## FACT SHEET

### OHA MISSION STATEMENT

To assure the availability of quality housing for low income persons and to promote the civic involvement and economic self-sufficiency of residents and to further the expansion of affordable housing within Oakland.



Lion Creek Crossings is a five-phase master planned redevelopment project undertaken by the Oakland Housing Authority (OHA) in partnership with the City of Oakland, the Bay Area Rapid Transit District (BART), and the East Bay Asian Local Development Corporation (EBALDC) and The Related Companies of California as the master developers. The 22-acre site was previously a 178-unit public housing development known as Coliseum Gardens and 18 nearby residential and industrial properties owned by various public and private owners.

### Master Plan Concept

The former Coliseum Gardens was located in the City of Oakland's Coliseum Redevelopment Area and was established in 1995. Plagued with extremely high levels of crime, poverty and disinvestment, the OHA, City of Oakland and BART as well as numerous residents and community organizations initiated a comprehensive neighborhood planning effort to reclaim and stabilize this East Oakland neighborhood. The plan to redevelop Coliseum Gardens sought to provide high-quality affordable housing, create a more family-friendly environment, reconstruct neighborhood infrastructure, and stimulate the creation of jobs, private development, and neighborhood services.

The planning for this new community included the assemblage of numerous private and public properties, environmental remediation of industrial properties, revitalization of a dilapidated six acre public park, new streets, and the natural restoration of a previously channeled creek as well as planning for future phases of market rate housing and commercial development.

The master plan for Lion Creek was developed by Michael Pyatok, founding Principal of Pyatok Architects. The subsequent phases were each designed by separate and notable architectural and engineering teams to promote a diverse and more vibrant urban design palette.

### Redevelopment of Coliseum Gardens

Lion Creek Crossings is a five-phase mixed-income affordable housing development that will eventually include 567 rental homes for seniors and families with maximum incomes up to 60% of the area median income. The project will include youth, adult and senior supportive social services, job readiness and training, state-of-the-art computer learning facilities, child care, gardens, and on site recreational facilities. The first phase, 115 units of 100% affordable family housing, broke ground in June 2004 and was completed in 2006.

continued on reverse



Coliseum Gardens - Before



Lion Creek Crossings – After

### Other Infrastructural Improvements

The former Coliseum Gardens Park was reconfigured in a central location with all of the housing and community services fronting the park to improve the safety and security of park users. Today, the new six acre park provides active and passive recreational areas such as a regulation size soccer field, two half-court basketball courts, climbing structures and play equipment for children, picnic and barbecue areas, and exercise trails. A new open network of streets provides improved circulation with streets abutting most of the central park making it easier to patrol. Finally, a portion of the previously channeled Lion Creek was rerouted to permit it to flow into a natural creek bed.

- Site Address:** 881 69th Avenue
- Master Land Owner:** Oakland Housing Authority
- Master Developers:** The Related Companies of California  
East Bay Asian Local Development Corporation
- Site Phone Number:** (510) 569-0239
- Total # of Units:** 1567 studio, one-, two-, three-, four-, and five-bedroom homes including 5 managers' units
- Target Clientele:** Households and seniors with maximum incomes up to 60% of AMI
- Total Master Development Cost:** Approximately \$225 Million
- Development Dates:** Phase I Construction Start: Summer 2004  
Phase 5 Projected Construction Start: Summer 2013
- Awards:**
  - NAHRO National Award of Excellence
  - NAHRO National Award of Excellence
  - California Redevelopment Association – Award of Excellence
  - Pacific Coast Builders Conference – Gold Nugget Award of Merit
  - Pacific Coast Builders Conference – Award of Merit



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