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## 401 Fairmount

401 Fairmount Avenue, Oakland | [Map](#) <sup>[1]</sup>

Waitlist Currently Closed

401 Fairmount Apartments involved the transformation of a seismically unsafe building owned by an absentee landlord into attractive, green affordable family housing. The original building was 35 units and well located in a lovely residential neighborhood just a half mile from Lake Merritt and 2 miles from downtown Oakland. The completed building provides 31 permanently affordable apartments (including a manager's unit) consisting of 26 one-bedroom units and 5 two-bedroom units as well as a 3,700 square foot spacious landscaped garden and patio. The new community room, located at the courtyard level, is approximately 500 square feet. There is also a laundry room, kitchen area and TV lounge as well as a computer lab. The courtyard level also includes a services office and the on-site property manager's office.

The scope of work for the renovation focused on remodeling and renovating apartments as necessary, seismic upgrade of the soft story condition, wheelchair accessibility, exterior facade upgrades, repair and replacement of select building components, replacement of fixtures and heating systems, addition of solar panels, replacement of the deteriorated stairway and walkway, roofing and landscaping. The project was recognized for its green building features by the Pacific Coast Builders Association, Enterprise Green Grant Program, and received a Build It Green Score of 116 in the Existing Multifamily Home Pilot Program.

Would you like more information about 401 Fairmount? Please call the Property Manager at (510) 271-1826.

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Completed

April, 2011

Income Level

20-50% AMI

Resident Population

- People with Special Needs
- Families

Architect

Asian Neighborhood Design

Contractor

JH Fitzmaurice

Financing Partners

- City of Oakland RDA
- Wells Fargo
- City of Oakland Housing Authority
- CTAC
- CHFA MHSA
- FHLB AHP (Mechanics Bank)
- Enterprise Foundation Green Communities
- Alameda County StopWaste.org
- Low Income Investment Fund
- Northern California Community Loan Fund
- Enterprise

Property Manager

SAHA PM

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#### Links

[1] [http://maps.google.com/maps?q=401 Fairmount Avenue, Oakland, CA](http://maps.google.com/maps?q=401+Fairmount+Avenue,+Oakland,+CA)

[2] <https://www.sahahomes.org/%3Finline%3Dtrue%26scrollbars%3Dno%23node-images-lightbox>

[3] <https://www.sahahomes.org/printpdf/15>