



Mandela Gateway

FACT SHEET

Information provided is current as of
January 12, 2013

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.



The Oakland Housing Authority's Westwood Gardens was originally constructed in the mid-1960's but by the 1990's, the complex had become deteriorated and plagued with crime and illegal drug activity. After the 1989 Loma Prieta earthquake destroyed the elevated portion of the Cypress Freeway that fronted Westwood Gardens, there was a concerted effort to re-envision this historic West Oakland neighborhood. The OHA collaborated with neighborhood stakeholders, the City of Oakland and the State of California to formulate plans to revitalize this site and the surrounding West Oakland neighborhood.

Today, Mandela Gateway is a vibrant complex of new affordable rental apartments, town-homes and condominiums with over 20,000 square feet of retail space, an outdoor play area for children, as well as community spaces for residents, a landscaped town square, and a wide range of resident services including youth and adult educational classes, job readiness, computer learning, and after-school programs. Mandela Gateway is located across from the West Oakland BART Station and has reestablished Seventh Street as a retail corridor.

- Site Address:** 1350 7th Street
- Land Owner:** Oakland Housing Authority
- Project Partner(s):** BRIDGE Housing Corporation
- Property Manager:** The John Stewart Company
- Site Phone Number:** (510) 768-7872
- Architect(s):** MWA Architects
- Units:** 168 one-, two-, and three- and four- bedroom apartments, including two managers' unit
- Target Clientele:** Households with maximum incomes up to 60% of AMI
- Development Cost:** Approximately \$51.8 Million
- Sources of Funding:**
 - City of Oakland
 - Oakland Housing Authority
 - US Department of Housing and Urban Development – HOPE V
 - Federal Home Loan Bank of San Francisco AHP grant
 - Wells Fargo Bank
 - Centerline Capital Group
 - California Housing Finance Agency
- Green Building:** LEED; Energy Star
- Completion Date:** 2005



Town Square at Mandela Gateway



Original Westwood Gardens

Awards:

- Affordable Housing Finance Magazine's 2005 Readers Choice Award for Best Urban Project
- National Association of Housing and Redevelopment Officials Award of Excellence, 2006
- San Francisco Business Times' Real Estate Deal of the Year for Affordable Residential Development, 2005
- Three (3) Pacific Coast Builders Conference Gold Nugget Awards



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