

**Project Name:** Hismen Hin-nu (Sun Gate) Terrace  
**Location:** 2555 International Boulevard Oakland, CA 94606

**1. Describe briefly the project's design and implementation.**

- **Site Organization.** Sun Gate Terrace is a 4 story mixed-use development. The 92 townhouses and apartments are divided into three courtyards. The central courtyard is on the ground floor with 4 bedroom townhouses, a community room, and Head Start facility. The other two courtyards are one level up on opposite sides of the central court, above the parking garages. Townhouses are arranged into intimate neighborhood groupings. The smaller 1 and 2 bedroom flats are in a four story building on the north side of the two courtyards. Located on the ground floor along the boulevard are 12 indoor and 5 outdoor sidewalk vendors serving neighborhood needs. EBALDC's Economic Development Division works with new businesses to help them in these stores.
- **Design Process & Implementation.** The Design Architect organized 4 workshops bringing together 30 community members to gather and incorporate their inputs and comments in the design process. Neighbors, potential residents, and local artists used modeling kits to design their favorite site layout and to explain why. This approach also helped them to understand the implications of density.

**2. What local urban issues did this project address? What were its goals? Were there issues that, in your judgment, might have been addressed but were not?**

- **Neighborhood & Safety.** How to create dense, quality, affordable, and safe housing. The goal was to encourage a strong sense of neighborhood and maximum security for the residents. Building the project above the street level, makes uninvited entry into the facility difficult. Access into the complex and each of the three courtyards is limited to separate card key systems. At the same time, the courtyards are designed to create a sense of intimacy for the residents.
- **Revitalization & Reinvestment.** Reinvestment into the commercial retail of the area was encouraged by creating a market hall with indoor retailer space and outdoor vendors niches. The outdoor vendors help to activate the street with people contributing to a livelier and safer environment. The community room and Head Start Program add the quality of life for the community.

Provision of an additional recreational facility for the other children of the complex and the neighborhood, is an issue that could have benefited from further discussion. The lack of parks in the area leave few options for kids outside of the development.

**3. Describe the financing of the project. Do you think it could be replicated?**

There were a dozen different financing sources. The housing and retail uses was separated into 2 separate properties. This allowed for 2 separate loans, with each loan secured by a first deed of trust. The commercial space was financed with program related investment(PRI) loans from the Ford and James Irvine Foundations. In addition, there was a Community Development Block Grant of \$650,000.

The housing portion was built in an air rights parcel that extends over and behind the commercial parcel. The housing portion was funded by low income housing tax credits, which was secured against the tax credits rather than the property, city, state, and private loans. Private loans included loans from the California Community Reinvestment Corporation, Bank of the West, and Wells Fargo Bank. The National Endowment for the Arts (NEA) contributed funds for the public art. The combined portion of the development was funded from a private bank loan.

Similar financing is currently being replicated by EBALDC in Downtown Oakland.

**4. Why does the project merit the Ruby Bruner Award for Excellence in the Urban Environment?**

45 - 97

- Hismen Hin-nu Terrace is a unique example of attractive mixed use development with quality housing over shops. The site was an abandoned supermarket whose parking lot was a haven for drug dealers. Hismen Hin-nu has become the local landmark, helping to create a sense of place and community to the once derelict neighborhood. The project offers the type of living arrangement that many families would otherwise not be able to afford. The creation of business opportunities in the area and a Head Start Program improve the quality of life for the residents and neighborhood.
- In addition, traditionally, public housing is built without participation from the community nor the residents they aim to serve. Hismen Hin-nu was a community effort. The project made a great effort to incorporate the ideas and maintain and represent the ethnic diversity of the neighborhood in residents and in the artwork. The site was identified by the design architect as abandoned and underutilized. He supervised a graduate design studio at UC Berkeley's architecture school to study development scenarios for housing on the site. The project is a model for racial and ethnic cooperation in diverse neighborhoods and neighborhood revitalization in inner-city communities.
- Furthermore, there was a great effort to incorporate public art to visually enhance the complex and to make the project a symbol of multi-cultural unity. To this end, the Design Architect applied pro bono to the NEA and was awarded \$50,000 for public art. Artistic contributions from various ethnic groups and artists were incorporated into the public art. The project was named by Native-American elders of the local Ohlone tribe, when they saw the front gate's metallic sun-burst, designed by a Latino artist. Hismen Hin-nu, or Sun Gate implies that it is a home for people from all nations under the sun.

**FINANCING SUMMARY FOR HISMEN HIN-NU TERRACE & SAN ANTONIO MARKETPLACE (Commercial Parcel on Ground Floor)**

Residential Sources	Total	20 months Construction Period Funding	1995-2000 Permanent & Bridge Funding	1995-2000 Bridge Loan Payment & Reduction of City & State Loans
Wells Fargo Bank N.A.	\$8,190,000	\$8,190,000	Paid	
Calif. Community Reinvestment Corp.	\$1,210,000		\$1,210,000	
State RHCP	\$3,657,662	\$3,657,662	----->	Reduced
City of Oakland	\$1,517,000	\$1,517,000	----->	Reduced
<b>Loan against Tax Credits</b>				
Bank of the West/Bank of Calif.*	\$6,080,940		\$6,080,940	Paid
National Endowment for the Arts Grant	\$50,000	\$50,000		
General Partner	\$126,524	\$126,524		
<b>Limited Partners (Tax Credits)</b>				
Fannie Mae & Merritt Community Capital	\$12,525,917	\$100,000	\$1,589,741	\$10,836,176
		<b>\$13,641,186</b>	<b>\$14,331,867</b>	

**Commercial Sources**

City of Oakland	\$650,000
Ford Foundation	\$537,346
Irvine Foundation	\$500,000
EBALDC Investment**	\$107,900
	<b>\$1,795,246</b>

**East Bay Asian Local Development Corporation**

**Profile**

**Project Name:** Hismen Hin-nu (Sun Gate) Terrace

**Location:** 2555 International Boulevard (formerly East 14<sup>th</sup> Street)  
Oakland, CA 94606

**Owner:** East 14<sup>th</sup> Street Housing Associates, LP  
310-8<sup>th</sup> Street, Suite 309 Oakland, CA 94607

**Project Use(s):** A mixed-use project

**Project Size:** 92 units of low-income affordable townhouses and apartments.  
14,000 square foot of ground floor indoor and outdoor retail space,  
community room, and Head Start Program and Play Center.

**Total Development Cost:** \$16.5 Million Dollars

**Annual Operating Budget:** \$328,000

**Date Initiated:** 1989

**Completion Date:** March 1995

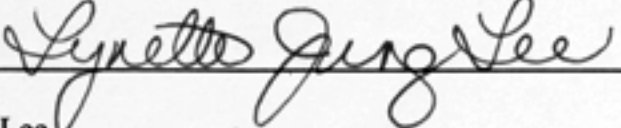
**Application submitted by:** Lynette Jung Lee, Executive Director *x 596*  
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**Key Participants**

Organization	Contact	Telephone
• Public Agency: The Oakland Redevelopment Agency	Janet Howley	(510) 238-3502
• Developer(s): East Bay Asian Local Development Corp.	Joshua Simon	(510) 287-5353
San Antonio Community Development Corp.	Don Davenport	(510) 536-1715
• Professional Consultant: Architect Pyatok Associates/The Ratcliff Architects	Michael Pyatok	(510) 465-7010
• Community Group(s): EBALDC	Lynette Jung Lee	(510) 287-5353
San Antonio Community Development Corp.	Don Davenport	(510) 536-1715
• Sponsor: East Bay Asian Local Development Corp.	Lynette Jung Lee	(510) 287-5353
San Antonio Community Development Corp.	Don Davenport	(510) 536-1715

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Lynette Jung Lee