Project Summary

**Project Name:** Victoria Green  
**Project Type:** Affordable Family Rentals  
**Location:** 163 Paradise Drive, Hercules, CA  
**Number of Units:** 132  
**Year Completed:** 2004  
**Total Development Cost:** $27,460,000

*Victoria Green* is a 132-unit affordable rental housing development for families located in Hercules, CA. The development is a part of the Victoria by the Bay Master Planned Community. The apartments consist of a mix of one, two and three-bedroom flats contained in 16 two-story buildings. All downstairs units have private porches and all upstairs units have semi-private balconies. Units are affordable to families with incomes at the 30% to 80% of the area median income levels. The development includes a 4,000 square foot Community Building, which houses a computer learning center, management offices, a full kitchen and large meeting room. Other site features include three laundry facilities, two play structures for children and a central barbeque / picnic area. The site also has a panoramic view of the San Pablo Bay.

**Developer:** Eden Housing, Inc.  
**Architect:** BAR Architects  
**General Contractor:** Oliver & Company, Inc.