

# Giant Road Apartments

Giant Road Apartments is an 86-unit affordable housing complex in San Pablo, developed by EBALDC to provide permanent rental homes for extremely low and very low-income families and individuals. The property sits on a 2.62-acre site and features a mix of one-, two-, and three-bedroom units, along with amenities like on-site laundry, resident services offices, a community room, and a YMCA childcare center.

The comprehensive renovation included:

- **Exterior upgrades:** Replacement of stucco, extensive structural dry rot repair, all windows, roofing, new building lighting, painting, and façade refresh
- **Site enhancements:** New exterior and pole lighting, speed bumps, landscaping repair, accessible pathways, increased accessible parking, and parking lot sealing & striping
- **Interior renovations:** New fixtures, floor finishes, appliances, updated ADA-compliant units, and unit equipment like water heaters
- **Housing compliance & equity goals:** 12 units reserved as supportive housing for households with at least one disabled member and one minor, along with deeper affordability targeting (30%–60% AMI) in financing structure

Balancing extensive upgrades with maintaining affordability and resident stability presented significant challenges. The re-syndication of a tax-credit property required careful compliance with funding and regulatory constraints, while coordinating phased construction without displacing households. Upgrading building systems and envelopes—such as roofing, windows, plumbing, and site infrastructure—demanded sequencing and staging in a fully occupied community.

Innovations included integrating supportive housing units within a broader affordable housing redevelopment, and incorporating site improvements and accessibility enhancements that uplifted both usability and community equity. The design also emphasizes durable materials and energy-efficient upgrades to lower operating costs and support long-term viability.

Renovation of an 86-unit affordable housing complex in San Pablo with site, exterior, and interior upgrades to preserve affordability, accessibility, and quality of life for residents.

San Pablo

Client/Owner

**EBALDC**

Architect

**WA Associates**

Square Feet/Size

**86 units**

Duration

**8 Months**

Completion

**May 2025**

Project Cost

**\$17,500,000**

Project Manager

**Mohamed Mahgoub, D+H Construction**

Construction Manager

**ALH Construction Consulting**

Project Types

› **Occupied Rehab**

Giant Road Apartments (San Pablo) | Photo Gallery

