

# Ashby Lofts

Berkeley, California



**Developer/Sponsor** Affordable Housing Associates (AHA)

**Units** 54

**Description** Ashby Lofts is a new, mixed-income rental community for people with special needs earning between 30 and 50 percent of area median income. The three-bedroom apartments are two stories tall, and living rooms have double height windows, creating a stylish touch. Many apartments have lovely views of the San Francisco Bay, the Golden Gate Bridge and the Berkeley Hills.

Ashby Lofts has 54 apartments, with 18 one-bedroom, 24 two-bedroom, and 12 three-bedroom units. The five-story, 51,365-square-foot building is on a one-half acre site that was once used for asphalt production. The wood-framed apartments occupy the upper four floors and are served by two elevators. The ground floor is concrete, and includes a 32-space parking garage, a community space and 2,500 square feet dedicated to three retail/commercial spaces. AHA sold part of the Ashby Lofts parcel to a popular local grocer that will open its doors in 2009.

**A Green Advantage** Ashby Lofts has many green features including:

- A durable roof and siding
- Engineered lumber
- A rooftop photovoltaic array sized to cover about 40 percent of the common area electric load
- High-efficiency fixtures and appliances
- Individual electric meter for each apartment
- Hydronic space heating
- Climate-appropriate landscaping, and highly-efficient irrigation supplemented with captured rainwater
- Low-VOC paints, sealants and adhesives
- True linoleum in living rooms, and recycled content carpeting in bedrooms
- Timer-controlled ventilation in kitchens and bathrooms

**Rents** Forty apartments at Ashby Lofts are reserved for households earning up to 35 percent of the area median income (AMI), and the remaining 13 are reserved for households earning up to 50 percent of AMI. Those households earning 30 percent of AMI pay between \$455 and \$626 per month, depending on the number of bedrooms. Those households earning up to 50 percent of AMI pay between \$769 and \$1002 per month. AMI in 2009 for the Oakland-Fremont area, which encompasses Berkeley, is \$89,300. At 35 percent of AMI, a single person makes \$21,875, and household of three earns \$28,140.



## Project Financing

Enterprise Green Communities Grant	\$50,000
Limited Partner Capital	\$8,825,337
General Partner Capital	\$864,603
Deferred Developer Fee	\$420,000
City of Berkeley Housing Trust Fund	\$3,023,964
Deferred/Accrued Interest	\$172,129
Citibank	\$3,433,446
Affordable Housing Program	\$297,000
CA Housing and Community Development Department's Multifamily Housing Program	\$4,111,603
<b>Total Development Costs</b>	<b>\$21,148,082</b>

[www.greencommunitiesonline.org](http://www.greencommunitiesonline.org)

A partnership between Enterprise and the Natural Resources Defense Council

**Amenities** Community space includes an outdoor terrace with a fenced-in play area, a community room, computer room, a social services office, two elevators, two lobbies and secure parking for 32 cars and six bicycles. Buses run along Ashby Avenue, and BART, the regional rapid transit system, has an Ashby Avenue station located one block from the development. San Pablo Avenue, one block east of the site, is a major commercial corridor. Berkeley is a fairly compact city, with goods, services, medical clinics and hospitals, and schools easily accessible.

A new bike path adjacent to Ashby Lofts is on its way. AHA supported the city of Berkeley in its efforts to acquire a railroad right of way that hadn't been used for about 40 years. The city was able to acquire it while Ashby Lofts was under construction. When complete, the bikeway will connect residents and the community to Berkeley, Oakland, Northville and surrounding destinations.

**Social Services** AHA contracts with Tool Works to provide on-site services to residents. A service coordinator arranges various social activities like coffee hours and movie nights, provides referrals to other agencies, assists residents with enrollment in state and county programs, assists with finding home health aides, and provides limited case management. A job developer is at Ashby Lofts twice per week to help residents with resume writing, employment skills and finding matching employment. AHA also works with the county food bank, and some other AHA properties have food pantries. At Ashby Lofts, qualifying residents can request a food bag every week.

**Developer** Affordable Housing Associates was founded in 1993 with a clear directive: Rewrite the rules of affordable housing. The organization is determined to increase the supply of low-income housing in Berkeley by upgrading existing homes and building new ones. All AHA developments use high-quality materials and, wherever possible, rely on local workers and businesses.

**Architect** Kava Massih Architects



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