



City View at Van Ness: A Public/Private Partnership

February 3, 2017



Discussion Overview

- “Droge” Site History
- City of Fresno Partnership
- Project Timeline
- Design Considerations
- Project Financing
- Impact to Downtown Revitalization
- Questions?

“Droge” Site History

- Built in 1922; developed by Peter Droge, designed by James McCullough
- Headquarters for the California Peach and Fig Growers Association
- Registration site for Japanese internment camps during World War II
- Housed offices for the Works Project Administration in the 1930s that helped put locals to work during the Great Depression
- Deemed ineligible for local/national historic registry due to loss of integrity to its period of significance



City of Fresno Partnership

- The City of Fresno reached out to Fresno Housing in early 2010 to acquire the property
- The City had sued the former owner twice over the conditions of structure; a developer with plans for renovation whose plans were halted when structural issues were identified
- The site was ideally located at an entrance to the Downtown Corridor
- City staff coordinated with Fresno Housing to align the project with an updated development code designed to guide the city's future growth



Project Timeline

- February, 2010 – Approached by City of Fresno
- July, 2010 – Fresno Housing acquired site
- Nov., 2010 thru July, 2011 - Historic Property Survey
- August, 2011 – Architect selected
- April thru Nov., 2012 – Design charette held, final site plan approved for CUP
- March, 2013 – Applied for tax credit funding
- October, 2013 – Finance closing/construction start
- January, 2015 - Construction complete
- February, 2015 - 100% Lease Up

Design Considerations

- The project scope initially had three options proposed:
 - 1) rehabilitation of the existing building;
 - 2) rehabilitation with construction of up to three additional floors to accommodate residential units on the upper floors and commercial/retail on the ground floor; and
 - 3) demolition of both the Droge Building and the one-story commercial building adjacent to it located at 814 Van Ness, should the Droge Building be found structurally unsound.



Design Considerations Continued

- Demolition was the selected option due to structural issues; however, artwork and a historic site marker were incorporated to honor the historic significance of the site
- The final design is a four-story building that includes three stories of workforce housing above 3,000 s.f. ground-floor commercial/retail space
- 45 total units: One manager's unit and six studios, 30 one-bedrooms, and eight two-bedrooms ranging in size from 413 to 955 square feet and renting to 50% and 60% AMI households







Project Financing

Financing Sources	
Tax Exempt Perm Bond	\$1,051,600
City of Fresno HOME Loan	\$1,800,000
4% Tax Credit Equity	\$3,715,825
HRFC Loan (FH Instrumentality)	\$3,810,000
Better Opportunities Builder	\$700,000
Total Sources of Funds	\$11,077,425

- Developer Fee \$1.23M
- Expected annual return:
 - \$39k residential c.f.
 - \$36k commercial rent

Impact to Downtown Revitalization

- Removed old blighted office building constructed in the 1920's
- The property occupies a focal point at Inyo and Van Ness, a major intersection of the downtown area
- Commercial space is now occupied by Fitness 365, providing a new fitness location for those who live and work downtown
- Catalyst for additional downtown investment; BitWise Industries opened offices directly adjacent to the site and has created over 1,000 tech jobs

Questions?

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