



ACTON COURTYARDS

1370 UNIVERSITY AVENUE BERKELEY, CA

Project Description

Acton Courtyards was the first project to be completed pursuant to Berkeley's University Avenue Strategic Plan. This plan was adopted to encourage mixed-use, pedestrian-oriented development as a way to revitalize Berkeley's main east-west street. The project has been credited for greatly reducing crime and nuisances at a formerly problematic intersection.

The Acton Courtyards' site was acquired under a state program that allocated surplus property to affordable housing projects. 28% of the units in Acton Courtyards are reserved for lower income households.

The principals of Hudson McDonald completed the state agreement transferring the property, managed the design and entitlements process, secured project financing through California's affordable housing bond program and managed the construction and initial lease-up of the project while employed by developer Panoramic Interests LLC.



Project Facts

Units	71	Low Income Units	20
Site Area	20,000 square feet	Commercial Uses	Bakery, Offices, Sign Shop
Density	180 Units / Acre	Architect	HDO Architects
Building Area	70,000 square feet	Contractor	Oliver & Co.
Completion Date	August 2003	Lender	Wells Fargo
Value	\$21,000,000		