

The Monarch @ Chinatown

Transform Fresno Presentation

12.14.22



FRESNO VIBRANT
COMMUNITIES
QUALITY HOUSING ENGAGED
RESIDENTS



Sources of Funding

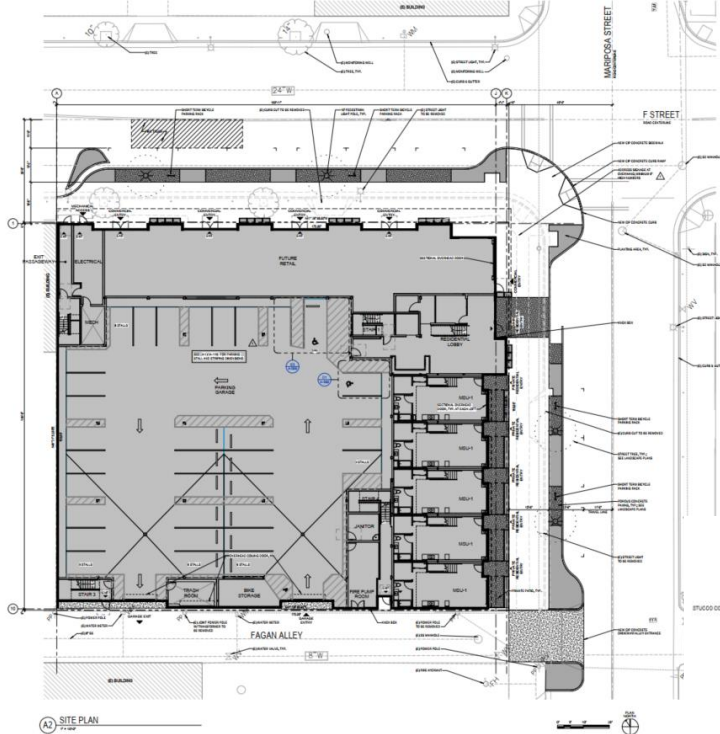
- Investor – US Bank
- Construction Lender – US Bank
- Housing Authority of City of Fresno (HACF)
- Grant funding:
 - State of CA – HCD
 - Transformative Climate Communities (TCC)
 - City of Fresno
 - California Housing Finance Agency (CalHFA)
 - Electric Power Research Institute (EPRI)



The Making of a
Concept...

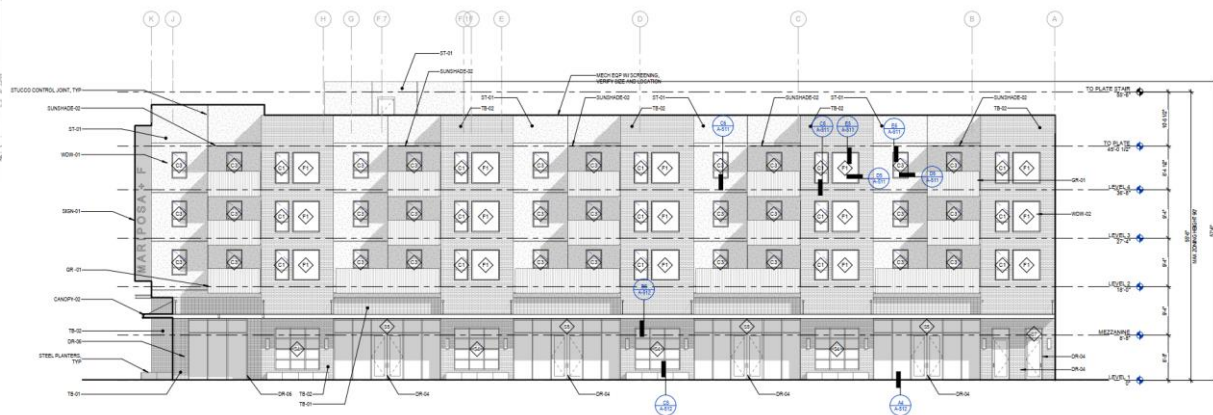


FRESNO HOUSING



A) SITE PLAN

Site Plan + Elevation Plan



A1 NORTH / F STREET ELEVATION
1/8" = 1'-0"

Design Components

- Energy efficiency upgrades
 - net zero; no utility expenses for tenants
- Community room
- 2nd floor courtyard deck (9,108 sf), including amenities
 - BBQ, outdoor seating, lounge area, bocce ball court, planters
- Other on site amenities, including:
 - Laundry facilities on floors 2, 3, and 4
 - Property management (GSF)
 - Secured Parking garage for residents
 - *Bike storage area*
 - Elevator



Revitalizing Chinatown

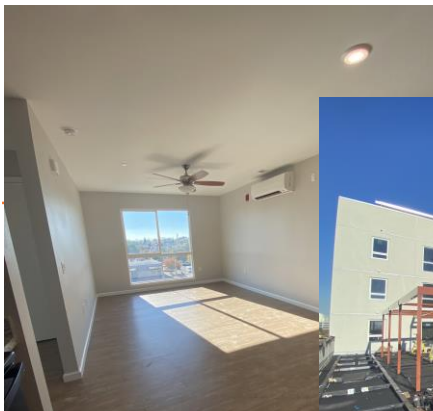
- Development of 26,250 sq ft/ 0.60 acres / 57-unit apartment complex
- 4 stories, consisting of studio lofts, and 1-, 2-, and 3-bedroom units (2nd, 3rd, 4th Floors), including private balconies
 - (15) Studios
 - (5) Lofts
 - (11) 1 Br Units
 - (23) 2 Br Units
 - (3) 3 Br Units
- Providing affordable housing to workforce population
- Opportunity for future first-floor retail space (4,127 sq ft)
- **Recent milestones:**
 - Temporary Certificates of Occupancy issued from City of Fresno 11.30
 - Tenants move-in commenced 12.07

Into a Reality.



FRESNO HOUSING

Into a Reality.



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