

# DURKEE

Berkeley, CA

Completed 1989

Unit Count: 18

## DENSITY RATIOS:

Project SF: 30,000

Acres: 1.0

Units/acre: 36

Parking: 18

HOLLIDAY DEVELOPMENT

1500 Park Ave Suite 200

Emeryville, Ca 94608

P: 510.547.2122

Holidaydevelopment.com



In 1988, to fulfill the City of Berkeley's use permits for the Aquatic Park biotechnology commercial project, Wareham Development agreed to build a Jewish community center, a daycare center, and live/work affordable housing for artists. Hired as a consultant, McKenzie, Rose & Holliday Development was brought into the project mid-construction in order to secure project financing in exchange for a 50 percent ownership stake.

The two-story concrete structure that became Durkee Lofts had been built in 1929 as a factory warehouse for Durkee Foods, making this McKenzie, Rose & Holliday Development's first experience with rehab construction. Thanks to our familiarity with state funding, Durkee Lofts became the first artist housing to take advantage of federal and state tax credits. The tax credits ensured these rental units would remain at well below market rate for at least 30 years to come.

DEVELOPER: Holliday Development

