

Applicant/ Developer Experience Narrative



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1. Team Introduction

A. Developer Entity and Team

Developer Entity:

Eden Housing Inc (Eden) will serve as the Developer entity for Iris Trolley Apartments. Eden will also serve as the administrative general partner of a to-be-formed tax credit limited partnership and property manager once the project is placed into service. Headquartered in Hayward, CA, with a regional office in downtown San Diego, Eden is a 501(c)(3) not-for-profit public benefit corporation. Eden is a vertically integrated company with in-house property management, asset management, compliance, accounting and a resident-services departments.

Team:

Andrea Osgood, Senior Vice President of Real Estate Development

Ms. Osgood oversees Eden's acquisition and new construction activities. She will assist with supervision of development staff, will actively participate in early development activities, and will provide guidance and expertise throughout the development process.

Chris Arthur, Director of Development

Mr. Arthur, based in San Diego, provides in-depth supervision of project management staff and will supervise development staff throughout the development process, as well as participate in strategic decision making.

Tamar Saunders, Project Developer

Ms. Saunders provides guidance and supervision to the assistance staff members throughout the development process, as well as actively engaging in the construction process.

Jessica Seto, Project Administrator I

Ms. Seto helps in obtaining and creating the necessary documents during the application process.

B. Eden Housing Summary & Relevant Projects

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California. Since our inception in 1968, Eden has developed, acquired, or rehabilitated more than 11,400 affordable units and currently provides homes to more than 24,000 lower-income residents.

As a mission-driven non-profit, we serve low and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

Eden's work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high quality assets for the cities we partner with. Under the Eden Housing umbrella, Eden Housing Management, Inc. (EHMI) provides quality onsite management and maintenance of our affordable homes, and Eden Housing Resident Services, Inc. (EHRSI) offers free onsite support services and programs to help ensure our residents succeed. EHMI and EHRSI often receive commendations from our partners who know and see firsthand the work we do – including city staff, neighbors, police departments, and financial investors.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high-quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

Eden Housing has been recognized as one of the Top 50 affordable housing companies in the nation every year for the last 14 years by *Affordable Housing Finance Magazine*, the leading national publication that ranks and reviews affordable housing. A comprehensive list of properties owned and operated by Eden Housing is included in ***Attachment A: Eden Housing Properties***. As well, resumes of key staff are included in ***Attachment B: Eden Housing Resumes***.

The following are summaries of a few highlighted developments similar to the proposed project in size and concept, with additional details on design, land acquisition, and financing.

801 Alma Street

801 Alma Street, Palo Alto | Affordable Family Housing



YEAR COMPLETED:
2013

TOTAL DEVELOPMENT COST:
\$27,900,000

UNITS:
50

LOT SIZE & DENSITY:
0.6 ac; 83 du/ac

TARGETED INCOMES:
30-50% of AMI

DEVELOPER:
Eden Housing, Inc.

CO-DEVELOPER:
Community Working Group, Inc.

ARCHITECT:
Rob Wellington Quigley, FAIA

CONTRACTOR:
Segue Construction, Inc.

Developed in partnership with Community Work Group, Inc., this transit-oriented affordable family housing development provides critically needed housing in downtown Palo Alto. This development includes 50 units in a mix of one-, two-, and three-bedroom units. The development is three blocks from the Palo Alto Caltrain Station and the city's central University Avenue commercial district, providing residents easy access to a number of neighborhood amenities including commercial stores, services, and a major medical clinic. Residents are provided with free on-site supportive services including one-on-one support and access to group programs and trainings including afterschool programs, computer classes, financial literacy, art classes, parenting classes, and wellness and nutrition programs.

Noted similarities with Eden's proposed project for Sunnyvale: 801 Alma is located in a similar urban environment near the City's "main" street and Caltrain Station. Similar to the Charles Street site, 801 Alma is located at the intersection of two important corridors and includes four stories of housing. 801 Alma is also similar in density and size, with 50 family apartments

across a site developed at 83 DU/acre (proposed development is 100 units at 69 DU/acre).

Wexford Way and Carlow Court

6900 Mariposa Circle, Dublin | Affordable Senior and Family Housing



YEAR COMPLETED:
2013

TOTAL DEVELOPMENT COST:
\$54,000,000

UNITS:
180: 130 units of family housing
and 50 units of senior housing

LOT SIZE & DENSITY:
11 ac; 16.3 du/ac

TARGETED INCOMES:
30-55% of AMI

DEVELOPER:
Eden Housing, Inc.

ARCHITECT:
BAR Architects

CONTRACTOR:
Midstate Construction

Winner of the national 2014 Urban Land Institute's Affordable and Workforce Housing award, Emerald Vista is a master-planned community designed to serve a broad cross section of the Dublin community. Emerald Vista reused and transformed the 24-acre Arroyo Vista public housing site into a vibrant, mixed-use, mixed-income, and mixed-tenure community. This new development includes 198 for-sale market rate homes and 180 affordable rental apartments for families and seniors, as well as a community center, childcare center, active open space areas, and access to a regional trail. The project has been developed with the latest green building techniques and materials and includes solar hot water and solar photovoltaics to reduce energy consumption. Through Eden Housing's free resident services program, families benefit from programs such as computer training, financial literacy, green education, wellness education, and neighborhood safety programs. Our senior residents are also provided with health and wellness programs designed to help them live independently and "age in place" in a supportive community environment.

Alta Mira (South Hayward BART Family and Senior Communities)

28901 Mission Boulevard, Hayward | Affordable Family and Senior Housing



YEAR COMPLETED:

2016

TOTAL DEVELOPMENT COST:

\$51,500,000

UNITS:

151 (87 family, 64 senior)

LOT SIZE & DENSITY:

1.44 ac; 105 du/ac

TARGETED INCOMES:

30-50% of AMI

DEVELOPER:

Eden Housing, Inc.

ARCHITECT:

BDE Architecture

CONTRACTOR:

James E. Roberts-Obayashi Corp.

Alta Mira Family & Senior is a 151 unit multi-generational community located in Hayward directly across from the South Hayward BART Station. This development offers low-income families and seniors a quality, well-designed home along with free transit passes in a transit-rich location next to BART and six AC Transit lines.

The project also includes the development of a new, public park adjacent to the Family & Senior development. This park was being built with funds that Eden Housing secured from the State Housing & Community Development Department under the Infill Infrastructure Grant program.

On-site amenities include a two community rooms and computer centers (one for each building), where Eden Housing Resident Services provide programs for children, computer and education classes for families & seniors, and social activities for all residents. The two buildings share a landscaped courtyard that include play areas for children, picnic tables and barbecues, and

raised planter beds for resident gardening. This shared space is designed around the two community rooms and was planned to help foster social interaction between the family and senior buildings -- creating physical space to hold joint events and programs.

D. References

Local Government References

Linda Smith, City Manager
City of Dublin
100 Civic Plaza
Dublin, CA 94568
Phone: (925) 833-6650
linda.smith@dublin.ca.gov

Michelle Starratt, Housing Director
Community Development Agency, Alameda County
224 Winton Avenue, Room 108
Hayward, CA 94544
Phone: (510) 670-5404
michelle.starratt@acgov.org

Jennifer Ott, Assistant City Manager
City of Hayward
777 B Street
Hayward, CA 94541-5007
510-583-4302 (office)
Jennifer.Ott@hayward-ca.gov

Lender & Investor References

Jonathan Klein, Managing Director and Head of Originations
Union Bank, N.A., Community Development Finance
200 Pringle Avenue, Suite 355
Walnut Creek, CA 94596
925-947-2461
Jonathan.Klein@unionbank.com

Jeff Bennett, Senior Vice President
Wells Fargo Community Lending & Investment
45 Fremont Street, 9th Floor
San Francisco, CA 94105
Phone # 415-396-0966
Jeff.A.Bennett@wellsfargo.com

Sebastian Glowacki, Vice President
US Bank Community Development Corporation 824 North 11th Street
St. Louis, MO 63101-1016
303-349-4132
sebastian.glowacki@usbank.com

Experience with Ground Leases

Eden has worked with a number of government entities and organizations across the greater to help realize their community development and housing goals. We have partnered in a number of ways, through Development Disposition Agreements, inclusionary housing agreements and property sales or transfers, but also via long-term ground leases. Examples of ground leases include:

- City of San Jose: Ford Road Plaza & Monterey Villa
- City of Healdsburg: Foss Creek Courts
- Manteca Redevelopment Agency: Almond Court
- Santa Clara Valley Transportation Authority: Ohlone Chynoweth Commons
- Excelsior German Center of Oakland: Altenheim Senior

2. Financial Capacity

A. Eden Housing – Experience with Affordable Housing Finance

Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. In the last two years we have closed 15+ deals with a variety of debt and equity partners.

Eden has extensive experience with institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income housing tax credits. Due to our long-standing relationships and large portfolio, we attract the most competitive financing terms for each project and the highest available limited partner contributions. We have relationships with an array of lenders and investors, including Bank of America, Wells Fargo Bank, JP Morgan Chase, Union Bank, US Bank, California Community Reinvestment Corporation, Silicon Valley Bank, Citibank, Enterprise, Merritt Community Capital, RBC, and the California Equity Fund. We have also participated in multiple federal programs administered by HUD, have utilized the California Housing and Community Development programs for decades, and used a variety of local sources – including both public and private loans and grants. As a testament to our ability to successfully secure debt financing from a variety of sources, which includes over \$1 billion in loans on our portfolio.

Eden Housing has had a strong operating history, meeting or exceeding our budget for the past five years. We ended last year with the strongest cash position we have had since our inception 53 years ago. We anticipate that we will maintain a strong position for the next five years. Due to Eden's significant balance sheet and cash position, we are able to consistently attract top LIHTC pricing and debt terms from investors and lenders. As well, through our own large pipeline of portfolio rehabilitations and new construction projects, we are able to package opportunities to LIHTC investors and leverage better pricing for smaller properties or properties outside of the central Bay Area or coastal Southern California geographies which typically may not attract as many investors and/or similar pricing.

3. Representations

Eden Housing Inc represents that it has had no material defaults, judgments, court orders, pending litigation, contractual disputes, violation notices, or other matters reflecting a violation of applicable regulations related to the operations or projects undertaken by the Developer entity

or any of its individual members or affiliates that exercise direct or indirect control over the development entity, including all key persons on the team identified herein.

Attachment A: Eden Housing Resumes

President Linda Mandolini



Professional Career

Linda Mandolini has served as President of Eden Housing for 16 years, with prior positions as Director of Real Estate Development and Project Developer. Under her strong leadership, Eden Housing has become one of the most productive and successful nonprofit affordable housing developers in California. Linda oversees affordable housing production, resident support services, and property management, and a staff of 382 employees.

Since Linda became President, the organization has received numerous awards including being named as one of the Best Places to Work in the Bay Area in 2012, 2015, 2016 and 2017, and Healthiest Employers in the Bay Area by the San Francisco Business Journal for the past six years in a row (2012-2017).

Linda is a leader in housing policy on the local, state and national level. She serves or has served on the Boards of: The Housing Trust of Silicon Valley, Non-Profit Housing Association of Northern California (NPH), California Housing Consortium (CHC), National Housing Conference (NHC), Make Room, Enterprise Communities' Community Leadership Council, and International Housing Policy Exchange.

Linda held various community development positions in Boston prior to moving to California in 1996.

Linda was inducted into the Alameda County Women's Hall of Fame in 2017 and has been honored with the 2016 SF Business Times Forever Influential Honor Roll, 2015 SF Business Times "Bay Area's Most Influential Women" award, 2014 SF Business Times "Bay Area's Most Influential Women" award, 2011 SF Business Times "Bay Area's Most Influential Women" award, 2011 SF Business Times "Northern California Real Estate Women of Influence" award, 2011 Affordable Housing Management Association (AHMA) Pioneer Award, and 2008 East Bay Business Times "Women of Distinction" award.

Education

Boston University, Boston, MA, Master of Business Administration
Wheaton College, Norton, MA, Bachelor of Arts, Political Science and Urban Studies,
Magna Cum Laude, Phi Beta Kappa

Professional Affiliations

Immediate Past Chair and Board Member– California Housing Consortium
Vice Chair, Board of Governors - National Housing Conference

Member, Enterprise Communities Community Leadership Council

Member, Urban Land Institute Workforce Housing Council and Terwilliger Center for Affordable Housing

Juror (2015/2016) ULI Kemp and Larsen Awards

Former Board Member, and past chair – Housing Trust of Silicon Valley

Former President and Board Member Nonprofit Housing Association of Northern California (NPH)

Former Member - Affordable Housing Advisory Board of the Federal Home Loan Bank of SF

Senior Vice President of Real Estate Development

Andrea Osgood



Professional Career

Andrea was promoted to Senior Vice President of Real Estate Development in July 2021 from her position as Interim Department Manager. She is responsible for Eden's new business and pre-development pipeline, new construction, real estate acquisition, and portfolio renovation efforts. Under her leadership, Eden currently has a pipeline totaling 1.8 billion.

Since joining Eden's development team in 2008, Andrea has overseen the development of over 2,500 new units and the acquisition of over 1,500 existing units in six California counties – from Sonoma to San Diego County. She is currently managing Eden's expansion into new regions in California, with a growing department of 27 development professionals.

Andrea has significant experience in construction management, construction litigation, and public contracting. She worked as a construction management consultant for Capital Projects of UC Berkeley where she was involved in large rehab and new construction projects – from planning and development through funding and construction. Additionally, she was the lead paralegal in the construction group at Hanson Bridgett Marcus Vlahos & Rudy, a San Francisco law firm.

Andrea serves as President of the Housing Leadership Council of San Mateo County (board member since 2013) and is an inaugural board member and Treasurer of SV@Home, a housing advocacy organization in Santa Clara County.

Education

UCLA Graduate School of Public Policy and Social Research
Master of Arts, Urban Planning

Pomona College
Bachelor of Arts with Honors

LISC-Tax Credit & Bond Financing Training Institute
The Bay Area Ross Program in Real Estate – In Association with The USC Lusk Center for Real Estate

Professional Associations & Affiliations

SV@Home, Board Member
Housing Leadership Council of San Mateo County, Board President
Member, East Bay Housing Organizations
Member, Non-profit Housing Association of Northern California



Chris Arthur
Director of Real Estate Development

Mr. Arthur joined Eden Housing in 2019 and currently oversees Eden's Southern California development efforts. Chris has over 15 years of experience in affordable housing and real estate development. He was previously Director of Real Estate at the Landbourn Company and Senior Development Manager for National Community Renaissance (National CORE) and Chelsea Investment Corporation.

Chris manages the development of projects from inception through completion, identifying and underwriting new opportunities, securing both public and private financing, obtaining entitlements and environmental approvals, and overseeing construction and lease-up. By utilizing density bonuses, tax concessions, and subsidies, Chris has successfully financed and developed hundreds of units throughout California that serve seniors, veterans, residents with special needs, students, and working families. Chris holds a B.S. degree in Business Administration from the University of Southern California and a Master of Science in Real Estate from the University of San Diego.

Education

University of Southern California, BS
University of San Diego, MS in Real Estate

Professional Affiliations

Member – San Diego Housing Federation, Policy Committee
Member- Urban Land Institute, Infill Development Council

Tamar Saunders
Project Developer

Professional Career

Tamar joined the Eden Housing Development team as a Project Developer in 2020.

While in graduate school Tamar interned at Lyft in their Sustainability department evaluating their commercial spaces for LEED certification. She also worked on consulting projects for WeWork and Rocky Mountain Institute on projects related to cleantech building solutions and financial feasibility.

Prior to joining Eden, Tamar worked in senior housing appraisal and short-term bridge financing for single-family renovation projects in Southern California. She also has prior experience working as a reporter for a Japanese newspaper covering breaking news and climate related stories.

Education

University of California, Berkeley
Master of Development Practice with Certificate in Engineering and Business for Sustainability

Sophia University (上智大学)
Master of Arts, Global Studies

Princeton University
Bachelor of Arts, Anthropology, minors in East Asian and African-American Studies

Professional Associations & Affiliations

LEED, Green Associate
California Real Estate License

Jessica Seto
Project Administrator I

Professional Career

Jessica joined Eden Housing Development team in July 2021. Prior to joining Eden, Jessica worked for a market rate real estate development company planning and managing residential transportation programs.

Education

University of California, Davis
Bachelor of Science, Sustainable Environmental Design

Attachment B: Eden Housing Properties

Eden Housing Portfolio

Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Rehabbed Homes, Oakland	6	X		Acq/Rehab	Home-Owner	Family		1968
Josephine Lum Lodge, Hayward	150	X	X	New	Rent	Senior		1973
Eden Lodge, San Leandro	143	X	X	New	Rent	Senior		1980
La Solana, Hayward	58	X		New	Home-Owner	Family		1982
La Solanita, Hayward	6	X		New	Home-Owner	Family		1982
Summerwood, Hayward	163	X		New	Rent	Family		1983
10th & D Street, Union City	3	X	X	Acq/Rehab	Rent	Family		1982
Grove Way, Hayward	8	X	X	Acq/Rehab	Rent	Family		1982
Eden Issei Terrace, Hayward	100	X	X	New	Rent	Senior		1984
Sparks Way, Hayward	45	X	X	New	Home-Owner	Family		1984
Sycamore Square, Hayward	26	X	X	New	Rent	Family		1983
Greenhaven, Union City	250	X		New	Rent	Family		1984
Tyrrell Gardens, Hayward	28	X		New	Home-Owner	Family		1985
Olive Tree Plaza, Hayward	26	X	X	New	Rent	Disabled		1986
Heritage Park, Livermore	167	X		New	Rent	Senior		1986
Huntwood Terrace, Hayward	104	X		New	Rent	Family		1988
Cypress Glen, Hayward	54	X	X	New	Rent	Family		1987
Huntwood Commons, Hayward	40	X	X	New	Rent	Family		1988
Mission Wells, Fremont	392	CO-GP		New	Rent	Family		1988
Ridge View, Pleasanton	200	X		New	Rent	Senior		1989
Sequoia Manor, Fremont	81	X	X	New	Rent	Senior		1989
Baywood Apts., Fremont	82	X	X	New	Rent	Family		1990
Redwood Lodge, Fremont	24	X	X	New	Rent	Disabled		1989
Westporte, Hayward	94	X		New	Home-Owner	Family		1990
Fuller Lodge, San Leandro	26	X	X	New	Rent	Disabled		1991
E.C. Magnolia Court, Hayward	21	X	X	New	Rent	Disabled		1992

Not owned/managed by Eden or affiliate

Not owned by Eden or affiliate

Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Stoney Creek, Livermore	70	X	X	New	Rent	Family		1992
Washington Creek, Petaluma	32	X	X	New	Rent	Family		1993
Villa Springs, Hayward	66	X	X	Acq/Rehab	Rent	Family		1993
Glen Eden, Hayward	36	X	X	New	Rent	Family	4,025	1993
Glen Berry, Hayward	50	X	X	New	Rent	Family	1,200	1994
Corona Ranch, Petaluma	74	X	X	New	Rent	Family		1994
Corona Crescent, Petaluma	16	X		New	Home-Owner	Family		1994
The San Pablo, Oakland	144	X		Acq/Rehab	Rent	S&D	8,500	1995
Catalonia, San Jose	50	X	X	New	Rent	Family		1995
Laulima House, Oakland	9	X		Rehab	Rent	Family		1996
Casa de los Amigos, San Jose	24		X	Acq/Rehab		Disabled		1996
Emerson Arms Apt, Martinez	32	X	X	Acq/Rehab	Rent	Family		1996
Kirker Court, Clayton	20		X	Acq/Rehab	Rent	Disabled		1996
Riverhouse, Martinez	75		X	Acq/Rehab	Rent	SRO	2,000	1996
B Street Bungalows, Hayward	4	X		New	Home-Owner	Family		1996
Hillview Glen, San Jose	138	X		New	Rent	F & D		1996
Eden Palms, San Jose	145	X	X	New	Rent	Family	2,006	1997
Pacific Grove, Fremont	20	X	X	New	Rent	Disabled		1997
Arroyo del Valle, Livermore	12		X	New	Rent	Disabled		1998
409 Jackson St., Hayward		X		Acq/Rehab	Commercial	N/A	10,000	1998
Stone Pine Meadow, Tracy	72	X	X	New	Rent	Family		2000
Owls' Landing, Livermore	72	X	X	New	Rent	Family		2000
Community Heritage, N. Richmond	52	Co-Dev		New	Rent	Senior	10,000	2000
Parkside Glen, San Jose	180	Co-GP		New	Rent	Family		2000
Ohlone-Chynoweth, San Jose	194	X	X	New	Rent	Family	6,900	2000
Rosewood Terrace, Union City	45	X	X	New	Rent	Senior		2000

Not owned/managed by Eden or affiliate

Not owned by Eden or affiliate

Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Harris Court, Hayward	24	X	X	Acq/Rehab	Rent	Family		2000
742 Harris, Hayward	4	X	X	Acq/Rehab	Rent	Family		2000
Virginia Lane, Concord	91	X	X	New	Rent	Family		2001
Adams Ave Homes, Fremont	17	X		New	Lease	Family		2002
Union Court , Manteca	68	X	X	Acq/Rehab	Rent	Family		2003
West Rivertown, Antioch	57	X	X	New	Rent	Family		2003
Almond Terrace, Manteca	50	X	X	New	Rent	Senior		2004
Fuller Gardens, San Leandro	16	X	X	New	Rent	Disabled		2004
Victoria Green, Hercules	132	X	X	New	Rent	Family		2004
Wisteria Place, Union City	40	X	X	New	Rent	Senior		2004
Nugent Square, East Palo Alto	32	Co-GP	X	New	Rent	Family		2005
Downtown River, Petaluma	81	X	X	New	Rent	Family	5,500	2005
Chesley Mutual Housing, Richmond (JV w/CHDC)	30	X	X	New	Rent	Family		2005
Vandenburgh Villa, Livermore	40	X	X	New	Rent	Senior		2005
Wicklow Square, Dublin	54	X	X	New	Rent	Senior		2005
Sara Conner Court, Hayward	57	X	X	New	Rent	Family		2006
Samara Terrace, Hercules	52	X	X	New	Rent	Senior		2006
Brentwood Senior Commons, Brentwood	80	X	X	New	Rent	Senior		2007
Edenvale Special Needs, San Jose	15	X	X	New	Rent	Disabled		2007
Rivertown Place, Antioch	40	X	X	New	Rent	Family		2008
Walker Landing, Hayward	78	X	X	New	Rent	Family		2008
Hayward Senior / Eden Office, Hayward	60	X	X	New	Rent	Senior	12,000 s.f.	2008
Almond Court, Manteca	40	X	X	New	Rent	Senior		2009
Ashland Village, Unincorporated Alameda County	142	X	X	Acq/Rehab	Rent	Family		2009
Tennyson Gardens, Hayward	96	X	X	Acq/Rehab	Rent	Family		2009
Estabrook Place, San Leandro	51	X	X	New	Rent	Senior		2010

Not owned/managed by Eden or affiliate

Not owned by Eden or affiliate

Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Foss Creek Court, Healdsburg	64	X	X	New	Rent	Family		2010
The Fireside, Mill Valley	50	Co-Dev	X	New/Rehab	Rent	Senior/Family/Disabled		2010
The Altenheim (Phase I), Oakland	93		X	Acq/Rehab	Rent	Senior		2010
The Altenheim (Phase II), Oakland	81	Co-Dev	X	New	Rent	Senior/Disabled		2010
Arroyo Vista, Mission Viejo	156		X	New	Rent	Family		2010
East Bluff, Pinole	144	X	X	Acq/Rehab	Rent	Family		2010
Light Tree, East Palo Alto	94		X	Acq/Rehab	Rent	Family		2010
Sereno Village, Vallejo	125		X	Acq/Rehab	Rent	Family		2010
Las Palmas, San Leandro	91	X	X	Acq/Rehab	Rent	Family		2011
Windscape, Northridge	45		X	New	Rent	Family		2011
Brookwood Terrace, San Jose	84	Co-Dev		New	Rent	Family		2011
Orvieto Family Housing, San Jose	92	Co-Dev		New	Rent	Family		2012
The Surf, San Leandro	46		X	Acq/Rehab	Rent	Family		2012
Cottonwood Place, Fremont	98	X	X	New	Rent	Senior	9,000 s.f.	2012
Del Nido, Santa Rosa	206		X	Acq/Rehab	Rent	Family		2012
WeXford Way, Dublin	130	X	X	New	Rent	Family	3,969 s.f	2012
Carlow Court, Dublin	50	X	X	New	Rent	Senior		2012
Warner Creek Senior Housing, Novato	61	X	X	New	Rent	Senior		2013
Cambrian Center, San Jose	153		X	Acq/Rehab	Rent	Senior		2013
Woodside Court, Fairfield	129		X	Acq/Rehab	Rent	Family		2013
801 Alma, Palo Alto	50	X	X	New	Rent	Family		2013
Leidig Court, Hayward	16	X	X	Acq/Rehab	Rent	Family		2013
Monterey Villa, San Jose	20	X	X	New	Rent	Special Needs		2013
Belle Terre, Lafayette	46	X	X	New	Rent	Senior		2014
Montgomery Plaza, Hayward	50	X	X	Acq/Rehab	Rent	Senior		2014
Quail Run Apartments, Santa Rosa	200		X	Acq/Rehab	Rent	Family		2014
Ford Road Plaza, San Jose	75	X	X	New	Rent	Family		2014

Not owned/managed by Eden or affiliate

Not owned by Eden or affiliate

Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Monteverde Senior Apartments, Orinda	67	X	X	New	Rent	Senior		2014
University Village, Marina	108		X	Acq/Rehab	Rent	Family		2015
Westside Terrace, Hollister	16		X	Acq/Rehab	Rent	Family		2015
Weinreb Place, Hayward	22	X	X	Acq/Rehab	Rent	Senior		2015
Studio 819 Apartments, Mountain View (J/V with ROEM)	49	Co-Dev	X	New	Rent	Family		2015
Seacliff Highlands, Aptos	39		X	Acq/Rehab	Rent	Family		2015
Corralitos Creek, Freedom	64		X	Acq/Rehab	Rent	Family		2015
Vista Verde, Freedom	76		X	Acq/Rehab	Rent	Family		2015
Connell Apartments, Gilroy	28		X	Acq/Rehab	Rent	Family		2015
Monticelli, Gilroy	52		X	Acq/Rehab	Rent	Family/Senior		2015
Gateway Palms, Hollister	31		X	Acq/Rehab	Rent	Family		2015
Rancho Park, Hollister	54	X	X	Acq/Rehab	Rent	Family		2015
Rustic Gardens, Hollister	19	X	X	Acq/Rehab	Rent	Family		2015
Cypress Gardens, Marina	96		X	Acq/Rehab	Rent	Family		2015
Crest Avenue Apartments, Morgan Hill	50		X	Acq/Rehab	Rent	Family		2015
Depot Commons, Morgan Hill	13		X	Acq/Rehab	Rent	Family	1,299	2015
Jasmine Square, Morgan Hill	72		X	Acq/Rehab	Rent	Family		2015
Royal Court, Morgan Hill	55		X	Acq/Rehab	Rent	Family		2015
Skeels, Morgan Hill	13		X	Acq/Rehab	Rent	Family		2015
Coronado Terrace, San Diego	312		X	Acq/Rehab	Rent	Family		2015
Vista Terrace Hills, San Ysidro	262	X	X	Acq/Rehab	Rent	Family		2015
Nuevo Sol (Barson), Santa Cruz	14			Acq/Rehab	Rent	Family		2015
Riverside MHP, Watsonville	25			Acq/Rehab	Rent	Family		2015
Lincoln Square, Watsonville	19		X	Acq/Rehab	Rent	Family		2015
Pacific Terrace, Watsonville	28		X	Acq/Rehab	Rent	Family		2015
Pajaro Court, Watsonville	10		X	Acq/Rehab	Rent	Family		2015
Tierra Linda, Watsonville	18		X	Acq/Rehab	Rent	Family		2015

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Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Savannah at Southport, West Sacramento	228		X	Acq/Rehab	Rent	Family		2015
Villa Ciolino, Morgan Hill	42		X	Acq/Rehab	Rent	Family		2015
Gilroy Sabrato Studios, Gilroy	26		X	Acq/Rehab	Rent	Special Needs		2016
Monterra Village, Gilroy	34		X	Acq/Rehab	Rent	Family		2016
The Redwoods, Gilroy	24		X	Acq/Rehab	Rent	Family		2016
Wheeler Manor, Gilroy	110		X	Acq/Rehab	Rent	Elderly		2016
Charles Apartments, Marina	105		X	Acq/Rehab	Rent	Family		2016
The Willows, Morgan Hill	20		X	Acq/Rehab	Rent	Family		2016
Jardines De Boronda, Salinas	15		X	Acq/Rehab	Rent	Family		2016
Camphora Family Apartments, Soledad	44	X	X	New	Rent	Farmworker / Family		2016
Aspen Grove, Gilroy	24		X	Acq/Rehab	Rent	Family		2016
Villa Esperanza, Gilroy	21		X	Acq/Rehab	Rent	Dev/Disabled		2016
The Trees, Gilroy	14		X	Acq/Rehab	Rent	Family		2016
Pleasant Acres MHP, Santa Cruz	65			Acq/Rehab	Rent	Family		2016
Vista Verde Childcare, Freedom	N/A			Acq/Rehab	Commercial	N/A		2016
Alta Mira Family, Hayward	87	X	X	New	Rent	Family		2016
Alta Mira Senior, Hayward	64	X	X	New	Rent	Senior		2016
Faith Manor, Hayward	62		X	Acq/Rehab	Rent	Family		2016
Maple Gardens, Gilroy	18		X	Acq/Rehab	Rent	Family		2017
Sobrato Transitional, Gilroy	60		X	Acq/Rehab	Rent	Family/Trans /HSG		2017
Vista Point, Pacific Grove	49		X	Acq/Rehab	Rent	Senior		2017
Nuevo Amanecer, Pajaro	63		X	Acq/Rehab	Rent	Family		2017
Valor Crossing, Dublin	66	X	X	New	Rent	Family		2017
Cranes Landing (fka Tienda Drive Senior Apartments, Lodi)	80	X	X	New	Rent	Senior		2017
Quail Run Apartments (Unincorporated Alameda County)	104		X	Acq/Rehab	Rent	Family		2018
Highlands, Vacaville	11			Acq/Rehab	Rent	Family		2018
Hillside Senior, Vacaville	15			Acq/Rehab	Rent	Senior		2018

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Property Name	# of Units	Developed by EHI	Managed by EHMI	Construction Type	Housing Type	Housing Population	Commercial Square Feet	Year Completed or Acquired
Orchard Maples, Vacaville	168			Acq/Rehab	Rent	Family		2018
Willows, Vacaville	125			Acq/Rehab	Rent	Family		2018
Hana Gardens, El Cerrito	64	X	X	New	Rent	Senior	2,000 s.f	2018
Miraflores Senior, Richmond (JV w/CHDC)	80	Co-Dev	X	New	Rent	Senior		2018
Pauline Weaver Senior, Fremont (formerly known as Mission Court)	90	X	X	New	Rent	Senior		2018
Sycamore Glen, Morgan Hill	20		X	Acq/Rehab	Rent	Senior		
Corsair Flats (Alameda Senior Apartments), Alameda	60	X	X	New	Rent	Senior		2020
Reilly Station, Fremont	61	X	X	New	Rent	Family		2020
Canyon Flats, Fremont	71	X	X	New	Rent	Family		2021

TOTAL UNIT/PROPERTY COUNTS:

Total number of units developed / rehabilitated / owned / managed: 11,781 units / 170 properties

Total number of units/properties currently owned or managed: 10,091 units / 152 properties

Total number of units/properties developed (new construction): 6,357 units / 87 properties

Total number of units/properties acquired/rehabilitated: 5,291 units / 80 properties

Total number of units/properties currently owned: 10,034 units / 150 properties

Total number of units/properties currently managed: 9,261 units / 140 properties

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Developments in Progress

DEVELOPMENTS IN PROGRESS	# of Units	To Be Developed by EHI	To Be Managed by EHMI	Construction Type	Housing Type	Housing Population	Density (DU/A)	Commercial Square Feet	Projected Completion Date
The Starling (Alameda Family), Alameda	70	X	X	New	Rent	Family	70		September 2021
Loro Landing (Parrott Street), San Leandro	62	X	X	New	Rent	Special Needs	100		December 2021
Granite Ridge, Fremont	73	X	X	New	Rent	Family	37		August 2022
The Exchange (Mill District), Healdsburg	40	X	X	New	Rent	Family	47		September 2022
Gallup & Mesa, San Jose	46	X	X	New	Rent	Special Needs	75		November 2022
Light Tree, East Palo Alto	128	X	X	New	Rent	Family			December 2022
Sacramento St, Vallejo	75	X	X	New	Rent	Special Needs	56		September 2022
North 40, Los Gatos	50	X	X	New	Rent	Senior	100		June 2023
Vivalon Healthy Aging Campus (Whistlestop Senior Housing), San Rafael	67	X	X	New	Rent	Senior	150	10,000 s.f.	June 2023
425 Auzerais, San Jose	130	X	X	New	Rent	Special Needs	130		August 2023
Ruby Street, Castro Valley	72	X	X	New	Rent	Family			November 2023
Oak Grove, Vacaville	67	X	X	New	Rent	Family			November 2023
La Avenida, Mountain View	100	X	X	New	Rent	Special Needs	100		February 2024
La Vista Residential, Hayward	150	X	X	New	Rent	Family			TBD
Timber St, Newark	79	X	X	New	Rent	Senior	80		TBD
Downtown Livermore Workforce Apartment (North), Livermore	79	X	X	New	Rent	Family			TBD
Downtown Livermore Workforce Apartments (South), Livermore	51	X	X	New	Rent	Family			TBD
Cherry Street, San Carlos	35	X (co-dev)		New	Rent	Family			TBD
1482 Freedom, Watsonville	53	X	X	New	Rent	Family			TBD
Kerner Supportive, San Rafael	41	X	X	New	Rent	Special Needs			TBD
Point Reyes Station, West Marin	50	X (co-dev)	X	New	Rent	Family			TBD
Regional Street, Dublin	114	X	X	New	Rent	Senior			TBD
Richmond Health Center Family	72	X (co-dev)	X	New	Rent	Family			TBD
Richmond Health Center Supportive	59	X (co-dev)	X	New	Rent	Special Needs			TBS
Donner Field, Sacramento	63	X	X	New	Rent	Senior			TBD
Mitchell Park Apartments, Palo Alto	53	X	X	New	Rent	Special Needs			TBD
DKA Senior, Oakland	65	X	X	New	Rent	Senior			TBD
Elk Grove	70	X	X	New	Rent	Family			TBD

DEVELOPMENTS IN PROGRESS	# of Units	To Be Developed by EHI	To Be Managed by EHMI	Construction Type	Housing Type	Housing Population	Density (DU/A)	Commercial Square Feet	Projected Completion Date
Legacy Court, Richmond	43	X (co-dev)	X	New	Rent	Special Needs			TBD
Bluebird Village, Brentwood	100	X	X	New	Rent	Family			TBD
First Pres Hayward, Castro Valley	150	X	X	New	Rent	Family			TBD
Sequoia Station / Lowe, Redwood City	225	X	X	New	Rent	Family			TBD
Oak Hill (San Quentin), Marin	115	X	X	New	Rent	Family			TBD
Santa Cruz Library	107	X (co-dev)	X	New	Rent	Family			TBD
Developments In Progress / Pipeline: 34 Unit Totals:	2,754								

Portfolio Recapitalization

PORTFOLIO RECAPITALIZATION PROJECTS	# of Units	Housing Type	Housing Population	Commercial Square Feet	Status	Construction Start Date (or Estimate)	Projected Completion Date
Quail Run, Santa Rosa	200	Rent	Family		In Construction	April 2020	September 2021
Light Tree, East Palo Alto	57	Rent	Family		In Construction	June 2020	September 2022
Aspen, Maple and Trees, Gilroy	64	Rent	Family		Predevelopment	June 2021	December 2021
Depot Commons + The Willows, Morgan Hill	43	Rent	Family		Predevelopment	September 2021	October 2022
Nugent Square, East Palo Alto	32	Rent	Family		Predevelopment	TBD	TBD
# of Projects: 5 Unit Totals:	396						