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# Project Portfolio

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**Bay Area Housing Internship Program  
(BAHIP) 2020-2021**

**Host Agency: Eden Housing**

**By: Sophia O'Neal**



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# Title Heading

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## Introduction

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Affordable housing has always been a passion of mine I am a first-generation African American college student who came from a family that was constantly struggling for housing security. My mom is a single mother that struggled financially. This meant that we were constantly moving from family members' homes to different apartments and back. There was never really one place I could call home and as a kid has worried me that we would have to constantly keep moving.

It is important to me that affordable housing is available to everyone because housing is a human right. While it is important to help all people get affordable housing, it is important that we include minority and marginalized populations to get housing as well as they are often excluded. This has been a recent problem, particularly in the bay area due to the influx of upper-middle-class people and families that have moved here. This has made living unaffordable and has caused mass displacement in the bay as well as homelessness.

During my time at BAHIP and Eden Housing has taught me how to put my passion into practicality. I have been grateful to have this opportunity and learn how to help communities get housing and can actually have a hand in helping people get.

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## **BAHIP - WHAT IS IT**

To advance leaders of color in our sector and movement, while removing barriers for a robust pipeline of professional leaders to strengthen our industry — NPH created the Bay Area Affordable Housing Internship Program (BAHIP), one of several NPH initiatives to advance racial equity and inclusion.

This one-year, paid internship program trains low-income college students of color to jumpstart careers in affordable housing development and project management — by pairing each intern with an NPH member host agency, a leading nonprofit affordable housing developer.

Through hands-on experience, mentorship by leaders of color, and monthly cohort trainings, our impassioned interns come away with the hard skills of real estate development and the soft skills of navigating our industry as a person of color, making BAHIP unique among other programs.

### **Eden Housing**

#### **Mission**

Eden Housing creates and sustains high-quality affordable housing communities that advance equity and opportunity for all.

## Light Tree



Light Tree Apartments is a 94-apartment family community in East Palo Alto, originally constructed in 1966. With vacant land becoming increasingly rare in densely populated cities throughout the Peninsula, the redevelopment of Light Tree Apartments is a pioneering project that was conceived in a conscious effort to develop new ways of adding low-income housing units to Eden’s existing affordable housing portfolio. Upon completion, the renovated Light Tree Apartments will nearly double the number of affordable homes that exist on the site today, providing 185 affordable homes to low-income families, people with disabilities, formerly homeless individuals, and former foster youth.

### Task

- **Helped Manage resident meeting**
- **Worked on change orders**
- **Prepares and monitors project budgets and cash flow projections**
- **Attending weekly Owner Architect Contractor meeting on site.**
- **Completed a General Contract for vendor**
- **Designing Resident Meeting Flyers and presentation Prepares and monitors project budgets and cash flow projections**
- **Attending relocation and resident engagement meeting**

## Corsair Flats



Located at the site of the former Naval Air Station, Alameda Point Family (70 units) and Alameda Point Senior (60 units) will be among the first buildings built as part of the larger Alameda Point Site A redevelopment, led by master developer Alameda Point Partners. Through these two buildings, Eden is delivering Site A's low-income and very low-income housing requirement.

## Task

- **Organized documents for Applications**
- **Attending weekly Owner Architect Contractor.**
- **Completed a General Contract for vendors**
- **Assisted in lease up**



## The Starling



Alameda Point Family will have 21 units serving people exiting homelessness. This project will be among the first No Place Like Home (NPLH) projects to begin construction in California. All 21 units will be referred through HomeStretch, Alameda County's Coordinated Entry System. These units will be subsidized through a \$3.8 million Capitalized Operating Subsidy Reserve that is held by HCD and disbursed annually following the result of an independent, bifurcated audit. This reserve is sized to last 20 years. Services for the entire building will be provided by Abode Services, and supportive services for the No Place Like Home units will be funded by Alameda County.

## Task

- Prepares and presents progress reports to supervisor, senior team, board of directors, board committees, and others as requested.
- Attending weekly Owner Architect Contractor.
- Assisted in design choices (ex. Furniture, lighting color)
- Assisted in naming the building `
- Attending on site meetings
- Manages the design process in conjunction with supervisor

## Freedom BLVD.



1482 Freedom is the proposed new construction of 53-unit affordable multifamily housing project; 25 units will target family households with incomes at 0-50 percent of AMI, 6 units will target homeless individuals with a serious mental illness with incomes between 0 and 30 percent of AMI, 6 units will target individuals with a developmental disability with incomes between 0 and 40 percent of AMI, and 15 of the units will be designated for farmworker households with incomes between 0 and 50 percent of AMI. The project site is located at 1482 Freedom Blvd., Watsonville, California 95076, Census tract 0608710200. The project architect is Zimmerman and Associates. The project sponsor is Eden Housing. Financing sources will include 9 percent tax credits, NPLH, Serna, CCCE, and 37 Project Based Vouchers.

### Task

- **Assisted in funding applications (NPHL)**



## Sacramento St.



David Baker Architects has developed a site plan that yields 75 units, including 51 studios, 18 1-bedroom, 5 2-BR units, and an additional 2-BR unit for the on-site Community Manager. The design includes an extensive ground floor common area with a community room, kitchen, computer lab, laundry room, indoor bicycle parking, and a large, private Resident Services suite with multiple offices and meeting spaces. Using the SB35 Housing Streamlining process, the project received its entitlements from the City of Vallejo Planning Department in October 2019.

### Task

- **Completed payment request**
- **Completed contract Amendment**

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- Coordinating closing call