

PROJECT PORTFOLIO

Bay Area Housing Internship Program
(Year 4, 2021-2022)

Host Agency: Eden Housing

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BAY AREA HOUSING INTERNSHIP PROGRAM (BAHIP)

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

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

Overview: Eden Housing is a non-profit corporation with over 50 years of experience in the affordable housing industry. Whose vision is for everyone to have access to safe, decent, affordable housing. We believe that housing is a basic human necessity that is essential to everyday life and future success.

History: In 1968, a small group of community activists in Hayward were concerned about the lack of accessible, affordable housing in Alameda County. Led by Cal State Hayward Professor, Basketball Coach, and founding Eden Housing board member Bill Vandenburg, they came together as advocates for a statewide ballot initiative supporting what we now call 'fair housing.' It didn't pass. Undeterred, Bill's group rolled up their sleeves and decided they'd try building small-scale family housing themselves. Joining the professor in a volunteer capacity were an Associate Dean at UC Berkeley's School of Architecture, a couple of local ministers, and other community leaders. With no professional staff, they met out of makeshift headquarters' such as local coffee shops, bringing in like-minded architects, engineers, and other experts who helped illuminate their path. Former Hayward Mayor Ilene Weinreb, an early champion of their efforts, noted, "Affordable housing isn't something that happens automatically, you have to make it happen." Bill and these early Eden Housing volunteers made it happen. They started by rehabilitating 6 older homes in Oakland for 6 families, but their next project was much larger — development of the Josephine Lum Lodge for seniors in Hayward. Since then, Eden has developed or acquired more than 7,500 affordable homes in 45 cities providing homes for more than 65,000 people. From its tenacious beginnings, Eden has demonstrated that they have the will and know the way to tackle affordable housing from all angles.

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

Eden has worked in partnership with cities and local community partners to develop or acquire more than 10,600 homes in communities throughout California, currently serving a diverse population of 22,000 low-income residents from all cultures and backgrounds. Since our humble beginnings, more than 100,000 people have come home to an Eden community.

We serve very low, low and moderate-income families, seniors, veterans, people living with physical, mental, or developmental disabilities, and the formerly homeless.



ABOUT ME

Being a woman of color and a first-generation student meanwhile also coming from a low-income household, I experienced unaffordability in housing at a very much age.

My parents worked extremely hard to provide for my siblings and I, but unfortunately, we still struggled financially. Our biggest hope was to reach ends meet. Up until this day, I vividly remember the feeling of anxiety and fear I felt as the rent due date approached. At the time, the feeling of housing security was something I strived to experience.

As I grew older, I gained an interest in community development. My interest grew fonder when I began to witness other members of my community also struggling financially to afford housing.

Throughout my undergrad experience, my goal was to invest myself in the useful resources and educational courses that spoke upon housing and financial stability for the communities of color. From my direct involvement and passion for community development I was referred to apply to the Bay Area Housing Internship Program.

My experience within the Bay Area Housing Internship Program has encouraged me to continue dedicating my career to community involvement and providing opportunities to different populations of people who have lived with limited resources and have suffered or are currently suffering from unaffordability in housing. I am a firm believer that housing is a human right. Housing needs to be accessible to all families of any socioeconomic status rather than just being reserved for those of more wealth and a higher social class. Both, BAHIP and my host agency, Eden Housing have taught me how to develop my passion into practicality. I am eternally grateful to have had this opportunity to learn how to continue helping communities in receiving a sense of housing security. Which will then provide these families with better future outcomes in many aspects of life.

BAHIP LEARNING COMPETENCIES



Financial Pro Forma



Development Financing



Understanding Design Project and Project Approval Process



Loan/Fund Closing



Leadership Skill Building

GENERAL OVERVIEW OF PROJECTS

Loro Landing

- Location: San Leandro, CA
- Type: Large Family
- Units: 62

Mitchell Park Place

- Location: Palo Alto, CA
- Type: Special Needs
- Units: 50

La Vista Residential + The Primary School

- Location: Hayward, CA
- Type: Large Family
- Units: 176

Ruby Street Apartments

- Location: Castro Valley, CA
- Type: Large Family
- Units: 72

Aspen Grove, Maple Gardens, and The Trees

- Location: Gilroy, CA
- Type: Farmworker Housing
- Units: 56

Sacramento Street Apartments

- Location: Vallejo, CA
- Type: Permanent Supportive Housing
- Units: 75

LORO LANDING

Overview:

Loro Landing is a five-story building with 62 apartments which include a mix of studios, one-bedrooms units, and two-bedroom units. Approximately half of the units were set aside for homeless and lower-income veterans with the help of HUD-VASH subsidy and the state's Veterans Housing and Homelessness Prevention funding program. This development is in downtown San Leandro, across the street from the San Leandro BART station. It was designed with sustainability in mind, with solar panels on the roof, low-flow water fixtures, Energy Star appliances, and dedicated bike parking, and is Green Point Rated certified. The property also includes amenities such as a computer learning center, community room, laundry facilities, and an outdoor courtyard with planters for growing fruits and vegetables.

Tasks:

- Attended weekly Owner Architect Contractor (OAC) meetings
- Participated in bi-weekly construction site walks
- Located a temporary lease-up office
- Executed consultant agreements
- Assisted in interior design process
- Coordinated on-site security when necessary
- Participated in lease-up coordination calls
- Supported in Handoff Checklist for Property Management



MITCHELL PARK PLACE

Overview:

Located at 525 East Charleston Road near Mitchell Park in Palo Alto, Mitchell Park Place, is a new mixed-use development of 50 rental apartments for lower-income households, including special needs housing for the intellectually and developmentally disabled (IDD) community. The site currently includes a building that serves as office space for the nonprofit, AbilityPath. Mitchell Park Place will replace this building with a single four-story building. The ground floor will include 2,750 square feet of office space to be leased to AbilityPath. The property will have 50 apartments, which include a mix of studio, one-bedroom, and two-bedroom units.

Tasks:

- Participated in coordinating community engagement meetings
- Executed consultant agreements
- Assisted in development design process
- Participated in entitlement process approach
- Assisted in funding applications: City of Palo Alto, LHTE, TCAC
- Created team directory list



LA VISTA RESIDENTIAL + THE PRIMARY SCHOOL

Overview:

Eden Housing partnered with The Pacific Companies' (TPC), to propose a community in which would create 176 new affordable apartment homes as well as an approximately 36,000 square foot school that will serve up to 384 students from preschool through 6th grade. The 176 new homes will be split into two buildings and will consist of a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments. All new homes will be offered to individuals or families whose incomes are at or below 80% of the Area Median Income. The Primary School will create a new 36,000 SF community school and early education facility with 18 elementary classrooms, six preschool classrooms, parent meeting rooms, dedicated health space, and two playgrounds. The school will provide early education, schooling, family supports, and health services as part of a three-part strategy: Start Early, Partner with Parents, and Integrate Services.

Tasks:

- Participated in community engagement meeting(s)
- Attended Planning Commission and Hayward City Council Board meetings
- Assisted in executing consultant contract agreements



RUBY STREET APARTMENTS

Overview:

Ruby Street Apartments is a proposed 72-unit apartment building for low-income families with a mix of studios, 1-BR, 2-BR, and 3-BR units. As the project targets Large Families, 25% of units will be 2-BR and 25% will be 3-BR per MHP and CTCAC requirements. The project site is bound by Ruby Street, Crescent Avenue, A Street, and San Lorenzo Creek and is currently vacant. While the parcels total 6.24 acres in size, the Ruby Street Apartments project will be constructed on a 2.92-acre portion of the site ("Parcel A"). The building will include a private courtyard for residents, ample community space, surface parking, and a connection to the future San Lorenzo Creek Trail. Eden Housing has been working with the Housing Authority of Alameda County (HACA) since 2011 to acquire the surplus land parcel from Caltrans in unincorporated Alameda County (Castro Valley). As a public agency, HACA purchased the land from Caltrans and concurrently transfer it to Eden Housing.



Tasks:

- Helped organize annual Creek Clean-Up for the San Lorenzo Creek
- Assisted in funding applications: No Place Like Home (NPLH), Housing for a Healthy California (HHC), Tax Credit Allocation Committee (TCAC)
- Executed board memo(s) and presented them to the Eden Housing Inc. Board
- Initiated to understand the financial proforma
- Coordinated with multiple consultants to provide site improvements

ASPEN GROVE, MAPLE GARDENS, THE TREES

Overview:

Aspen Grove, Maple Gardens, and The Trees are USDA farmworker housing sites in Gilroy, CA. Aspen Grove is home to 24 families; Maple Gardens to 18; and The Trees to 14. All three properties were transferred from South County Housing to Eden Housing in 2016 and have not undergone significant rehabilitation since construction in the 1980s. The scope of work prioritizes life and safety, code compliance, waterproofing, and energy and water efficiency improvements. Each site was also awarded California Department of Housing and Community Development (HCD) Joseph Serna Farmworker funds. These sites are not tax credit properties and staff are not seeking tax credits for the rehabilitations. Staff has secured sufficient funding to begin rehabilitating the sites.

Tasks:

- Created resident communication letters, translated in English and Spanish
- Engaged with current residents on site
- Applied to a Lowe's Grant Fund application
- Participated in site visits of each rehabilitation property
- Attended weekly closing calls
- Participated in design team meetings



SACRAMENTO STREET APARTMENTS

Overview:

Through a competitive RFQ in July 2018, the City of Vallejo selected Eden Housing to develop a permanent supportive housing project on 1.3 acres of City-owned land. Per City direction and preference, 100% of the project will serve homeless or at-risk individuals, couples, and small families. Sacramento Street Apartments is Eden Housing's first ever modular development, which is partnered with Factory OS (FOS), a modular construction factory. The developed site plan 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

Tasks:

- Attended modular factory visits
- Assisted in construction financial draws
- Logged change order requests for review in excel spreadsheet
- Assisted in interior design process
- Coordinated lease-up team meeting(s)



ADDITIONAL PROJECTS

Financial Proforma Competency

- Attended BAHIP's Financial Training plus other resourceful trainings
- Navigated through a 4% proforma for Ruby Street Apartments
- Utilized financial proforma for various funding applications

Leadership Skills Understanding

- Collaborated in planning annual Ruby Street Apartments Creek Clean-Up
- Presented to the Eden Development, Inc. Board requesting permission to apply for HHC funding application
- Coordinating meetings with multiple attendees
- Shadowed Senior VP of Property Operations and Resident Services, Kasey Archey, in a few developed and fully operating properties

Loan/Fund Closing

- Participated in closing calls with USDA and HCD for Aspen Grove, Maple Gardens and The Trees Rehabilitation

Understanding Project Design and Approval Process

- Participated in entitlement process approach for Mitchell Park Place, researching feasible options
- Assisted in attending project design team meetings for Loro Landing, Mitchell Park Place, Aspen Maple Trees & Sacramento Street Apartments

Development Financing Competency

- Assisted on two 9% Tax Credit Allocation Committee applications, Ruby Street Apartments and Mitchell Park Place
- Assisted in applying for No Place Like Home and Housing for a Healthy California funds
- Applied to Lowe's Grant funds for Aspen Grove, Maple Gardens and The Trees Rehabilitation
- Assisted in applying to PVB application for Mitchell Park

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