

BAHIP PORTFOLIO

ANGEL MACIAS



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2023

BAY AREA HOUSING
INTERNSHIP PROGRAM

FIRST COMMUNITY
HOUSING

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BAHIP

BAY AREA HOUSING INTERNSHIP PROGRAM

BAHIP is an one-year paid internship program run by Non-Profit Association of Northern California (NPH), which intends to advance leaders of color in our sector and movement, while removing barriers for a robust pipeline of professional leaders.

BAHIP 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 training, 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.

COHORT 5

FIRST COMMUNITY HOUSING



ABOUT

FCH is a nonprofit corporation created to develop, construct, and manage affordable housing for San Jose and the greater San Francisco Bay Area. Since its inception in 1986, FCH has developed housing for over 1700 households, with another 1400 units in the pipeline. We serve low-income populations including individuals, families, senior citizens, and those with special needs like chronic, mental health, and developmental disabilities.

MISSION

FCH builds high quality affordable housing that responds to the needs of diverse communities and embraces environmental sustainability.

VISION

That all populations are housed in affordable, healthy, thriving, environmentally sustainable communities.

VALUES

Innovation and Leadership in the advancement of environmental sustainability.
Collaboration, which fosters trust and loyalty among partners, vendors and communities.
Resident centric in all they do.
Creative problem solving and persistence to housing the most vulnerable populations.
Integrity and Care in serving their residents, partners, and one another.

ANGEL MAGIAS

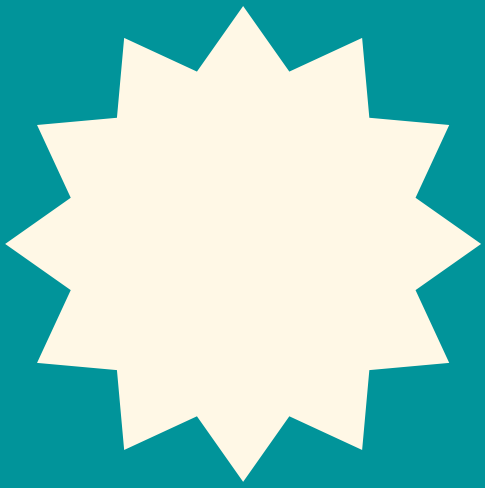


A B O U T M E

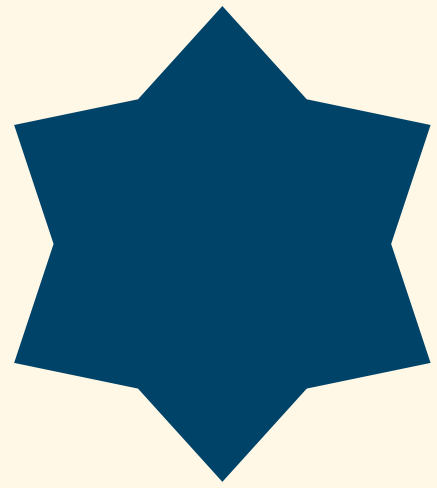
I am a passionate advocate for inclusive and equitable housing solutions. With my bachelor's degree in Ethnic Studies and Political Science from Santa Clara University, I have cultivated a deep understanding of the intersectional issues that impact marginalized communities.

As the son of immigrant entrepreneurs, I have witnessed firsthand the transformative power of a resourceful and resilient community in fostering economic mobility. This early exposure has fueled my commitment to creating a positive impact in my hometown and beyond.

Beyond my professional pursuits, I find joy in exploring new cities, immersing myself in diverse cultures, and connecting with nature.



**FINANCIAL
PRO FORMA**



**DEVELOPMENT FINANCE
APPLICATION**

LEADERSHIP



**DESIGN & PROJECT
APPROVAL**



LOAN CLOSING



**FIVE
BAHIP LEARNING
OBJECTIVES**



**80 UNITS
MULTIFAMILY
HOUSING
SAN JOSE, CA**



LOAN CLOSING

About two weeks into my internship with First Community Housing, I had the opportunity to join construction loan closing calls for Roosevelt Park Apartments. Under the supervision and support of Project Manager Monjia Belizaire, I actively participated in this closing. I personally witnessed Monjia's exemplary leadership skills in gathering all partners to review and process documents. My role involved compiling the emailed documents and preparing them for signatures and notarization. The essential skills required for a project manager in this process are organization, communication, and delegation.

In addition to the loan closing responsibilities, I was assigned tasks such as inputting invoices into our monthly construction draws and attending the owner-architect-contractor meetings.

ROOSEVELT PARK APTS.

FINANCE APPLICATION

In September, I submitted a Notice of Funding Application to the City of Sunnyvale. With the guidance of Project Manager Jose Lujano, I collected and requested all the necessary documents for the application. One challenge we faced was the delayed delivery of our appraisal, so we requested an extension from the Sunnyvale Housing Department. Despite this setback, we maintained clear communication with the city staff. Additionally, we presented our project to the Housing Commission and the City Council, which ultimately approved our request, ranking us as number one.



**123 UNITS
MULTIFAMILY
HOUSING
SUNNYVALE, CA**

8



ORCHARD GARDENS



**135 UNITS SERVING
VETERANS AND FOLKS
WITH DISABILITIES
SAN JOSE, CA**

DEVELOPMENT PLANS & PROJECT APPROVAL PROCESS

During the midpoint of my internship, I gained extensive knowledge about the project approval process through the loan conversion for Jamesi Village. Working alongside Project Manager Vasko Yorgov, I provided support by utilizing a due diligence checklist from our lenders. This comprehensive checklist encompassed the necessary documents that required approval from the city, county, and contractor. Throughout the process, we faced challenges with the City of San Jose and the County of Santa Clara, but effectively resolved them by maintaining open lines of communication. To ensure the success of this project, we fostered collaboration among the entire development team, ultimately pushing it across the finish line.

JAMESI VILLAGE

FINANCIAL PROFORMA

At the beginning of 2023, I was assigned the responsibility of leading meetings with our partners, Barrios Unidos. To facilitate effective collaboration, I established weekly project team meetings and bi-weekly architect-owner meetings. Through these regular meetings, we successfully developed two design plans in collaboration with the team. Subsequently, based on these design proposals, we created two pro forma sheets to assess the financial aspects of the project. This involved calculating the total project cost and identifying potential funding sources. Once the pro formas were completed, we presented them to Barrios Unidos to determine the appropriate course of action for the project.



**BARRIOS UNIDOS PEACE
INSTITUTE**

MONJIA BÉLIZARE

Monjia was the initial staff member who warmly welcomed me and emphasized the importance of caring for the whole person. Under her guidance, I successfully established a healthy work-life balance.

JOSÉ LUJANO

Jose and I have a lot in common, and he consistently encouraged me to give my best at FCH. With his unwavering support, I was able to discover and embrace my personal strengths and potential within the company.

LEADERSHIP
"IT TAKES A COMMUNITY TO
BUILD A LEADER"



SOPHIE RUBIN

Sophie and I had weekly meetings during which she provided check-ins and motivated me to take initiative within the company. Her continuous support enabled me to recognize and appreciate my value in this particular career field.

VASKO YORGOV

Vasko's exceptional interpersonal skills and strong work ethic served as an inspiration for me, encouraging me to perceive work as more than just a series of tasks. His perspective on work played a pivotal role in facilitating my transition from college to a professional career.

JESSE LOPER

Jesse's exceptional conflict resolution skills and resourcefulness played a significant role in my growth as a project assistant. His guidance and mentorship encouraged me to think big and pursue ambitious goals, while also reminding me to stay authentic to myself. I am grateful for his influence in helping me become a better professional.

SANDRA HEREDIA

Sandra's dedication to advocacy and her extensive experience in affordable housing serve as a constant reminder of the importance of my involvement in this field. Her passion and expertise inspire me to also make a meaningful impact in the realm of affordable housing.



COLLEAGUES REMARKS

Participating in BAHIP has provided me with the opportunity to work in a field that aligns with my passion and allows for continuous professional growth. In just one year, I have gained invaluable knowledge and developed into a confident leader in the realm of affordable housing. Throughout this journey, I have felt supported by my dedicated co-workers and have been fortunate to find incredible mentors.

I firmly believe that building a leader requires a supportive community, and I want to express my heartfelt gratitude to everyone at First Community Housing for believing in me and consistently pushing me to strive for excellence. I am also immensely grateful to my family, friends, and mentors who have been by my side at every step of this remarkable journey.

Looking ahead, my commitment to affordable housing remains unwavering, and I am eager to continue advocating for equitable communities.

THANK YOU!