

Non-Profit Housing Association of  
Northern California

2022-2023 BAHIP INTERNSHIP



# Kayla Ruiz

Host Agency: Eden Housing



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# Introduction

about

# ABOUT **BAHIP**

In efforts for community advancement and occupational growth, the Bay Area Housing Internship Program has been able to supplement the affordable housing development industry with diverse emerging talents. The communities served through affordable housing/affordable housing development are represented through this one year program. This internship program exposes emerging individuals of color to the affordable housing industry, financial competencies in development, and professionals in the field.

Interns grow in the job realm in meticulous work with affordable housing development agencies. Five competency skills are emphasized through the year to strengthen interns and the expertise in the field.



about

# Competency **Skills**

1. Understanding the Financial Proforma
2. Development Financing
3. Understanding Design Process and Project Approval Process
4. Loan/Fund Closing
5. Leadership Skill Building

about

# About **Eden**

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

Eden Housing is a 55-year-old nonprofit organization. With extensive experience performing complex developments through design, construction, management, and acquiring funding sources, Eden operates as one of the largest and most successful non-profit developers of affordable housing in the state. Eden owns and manages over 11,000 units in north and southern California. Eden's organization creates long-term support systems and looks out for residents in the community with holistic strategies. Throughout our properties, we deliver communities that are meant to last and serve residents.

about

# About **me**

As woman of color I have seen a lot of financial hardships in the communities around me and the people I resonated with. I have recognized indifferences that create unnecessary hurdles for my community. My family has always made efforts to support and uplift my sibling and I in anyway despite inequalities. Like many others, their hard work to raise and provide for a family were met with barriers at every step.

I always had the interests in the betterment of the communities around me. Throughout this opportunity I was able to be apart of an effort for a larger purpose and deliver meaningful change.

# Projects



# Light Tree

## Overview:

Light Tree is a renovated project completed in May of 2023 in partnership with EPACANDO. The Light Tree Apartments provide safe and comfortable homes for low-income families, former foster youth and individuals with disabilities. The community features a range of amenities, including shared outdoor space, a basketball half-court, a play structure, a community garden and laundry rooms; as well as key offerings to residents such as onsite case management, free SamTrans bus passes and a bike clinic made possible in part by a \$6 million Affordable Housing and Sustainable Communities (AHSC) Round 4 grant.



Target Population: Family, Formerly Homeless

Units: 185

Acreage: 3.39

## Project Responsibilities:

- Updating and reviewing monthly construction draws
  - ensuring sufficient funding per line item
- Attended site walks
  - hands-on experience in design and construction process
- Helped coordinate services for residents and site improvement/events
  - SamTrans bus passes
  - Grand Re-opening event
  - Resident service meeting
  - Welcome Baskets for residents
- Attend weekly team meetings
- Review Construction Risk Dashboard monthly

# Walnut Grove

## Overview:

Walnut Grove Senior Housing 55+ will provide 49 1-bedroom units for seniors earning 30-50% of Area Median Income, and 1 2-bedroom manager's unit. The 50 units will be situated on the 3rd and 4th floors above two stories of a "market hall" with a restaurant and retail spaces.

The Walnut Grove building is the centerpiece of North 40's commercial district called The Junction, which will include additional commercial businesses and services.



Target Population: Senior(55+)

Units: 49

Acreage: 1.77

## Project Responsibilities:

- Attend weekly closing meetings with partners
- Help gather due diligence items for closing
- Help coordinate office furnishing
- Designed signage for project completion
- Coordinated with consultant for Architectural signage
- Submitted payment request forms
- Helped onboard and prepare consultant agreements
- Coordinate logistics for leasing office

# Regional St.

## Overview:

ReLocated near I-540, the five-story tentatively named Regional Street Apartments will provide 112 new homes to seniors 62+ in Dublin, CA. One unit reserved for property management. Units are restricted to seniors/senior households earning 20%-50% of Alameda County Area Median Income or \$20,000-\$50,000. Comprised of 55 studios and 57 one-bedroom units, Regional Street Apartments will be built on 1.3-acre of land donated by the City of Dublin and Bayview Development Group, Inc as a part of a more extensive Community Benefit Agreement. Regional Street residents in a PSH unit will also receive service and support on behalf of the Alameda County Health Care Services Agency for services including access to mental health, substance treatments, and medical services, as well as assists with applying for SSI and other benefits



Target Population: Seniors (62+)

Units: 113

Acreage: 1.3

## Project Responsibilities:

- Attedning weekly OAC meetings
- Onboard and prepare consultant agreements
- Helped review and fill Affordable Housing Assistance Agreement
- Prepare and review construction documents/city comments
- Review proforma changes during predevelopment stage
- Helped in preliminary items for finding funding sources
  - HUD 202
  - Hybrid Tax Credit Model
- Helped update project website
- Assist in marking floor plans for FOB doors
- Gather and update NPLH application attachments as needed
- Discuss with financial consultants for potential fundi routes

# Other/ Misc.

## Overview:

- Placer County RFQ
  - Request for qualification looking to put Project Developers on lists.
- Downtown Sacramento
  - Adaptive reuse site to be turned residential
- Sacramento County
  - Site feasibility
- Donner Field
  - 67 unit senior site financed through local Housing Authority
- Predevelopment Budget Exercise
  - Track how much should be averaged for line items in predevelopment budgets

## Responsibilities:

### Placer County:

- Prepare and submit information on agency and team members for a Request for Qualification (Cover Letter, Qualifications/Experience)
- Request accepted

### Downtown Sacramento

- Analyze current floorplans for residential layouts
- Research 3 parcels in Downtown Sacramento
- Financial Modeling

### Sacramento County

- Research parcels throughout the county
- Find parcels in resource maps
- Create and score amenity lists for sites

### Donner Field

- Attend OAC meetings
- investigate other funding sources to close gaps
  - IIG
  - SuperNofa

### Predevelopment Budget Exercise

- Gather lists of projects recently closed and pull predevelopment budgets
- Analyze and compare line items for different projects
- Investigate how much should be spent for predevelopment budgets

### Misc.

- Attended Housing CA conference and workshops
- Additional Finance, Proforma, Architectural, and Development trainings