

# Project Portfolio

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## BAHIP INTERNSHIP



Eden  
Housing



Arturo Martinez

June 2024 - June 2025

# AGENDA

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- About the Intern & Agency
- Projects
  - Owl's Landing
  - Oak Hill
  - Timber Street
  - The Starling
  - Bay Point
  - Crescent Grove
  - La Avenida
  - Oak Grove
- Takeaways & Closing



# INTERN AND AGENCY

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- I'm Arturo, a proud Tahoeenian and product of affordable housing. I look to create an impact that uplifts more than just myself.



- Eden Housing Creates and Sustains High-quality affordable housing communities that advance equity and opportunity for all

*That me!*



# OWL'S LANDING

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- 72 residential Units in five buildings!
- First Exposure to TCAC application for 4% Rehabilitation
  - Gained understanding that a project is way more than just the physical structure
    - Collected info on amenities, comps, etc.
  - Familiarity with Eden Folder Index
  - First exposure to Affordable Housing Proforma
- Understanding of the time sensitive nature of funding applications and importance of strategy, to position the project more competitively in future funding rounds.



# OAK HILL

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- 115 Eden units and 135 Education Housing Partners (EHP) units for teachers and staff from local school districts
- Broke plenty of Proformas trying to match the projects CFs, starting from inputting sources and uses, unit mix, etc.
  - Exposure to calculating loan amounts and calculating tax credits
- Navigating the challenges of application portals used by different specialized affordable housing financing programs



# TIMBER STREET

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- Total of 79 units for seniors, currently at 50% construction completion
- My first exposure to the construction phase
  - Weekly OAC's (Owner, Architect, Contractor) meetings and realized the complexity of the construction phase and importance of understanding terminology
- First hand exposure to how the funding we receive is allocated to projects
  - Time reviewing excel draw schedules
- Privilege of learning from a Developer that was unafraid to ask questions and learn more in order find a good path and lead the charge
- I was personally fascinated by the way architects, general contractors, and developers collaborate to problem solve what comes up during construction.



# THE STARTLING

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- 70 units in Alameda, up and running
- Learned about the final step in claiming LIHTC's
  - Must deliver a ton of information to lenders about the project and expected income!
  - Everything from Qualified Tenant Certifications, Calculation of credit adjuster and Extended use agreements
- Better understanding of a project's timeline



# BAY POINT

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- 80 Units of senior/veteran housing.
- Exposure to a Project in Predevelopment phase.
  - Shadowed developer through design phase working with architects and consultants to get to a first concepts of the project
- Familiarity with Eden Housing's building standards and the entitlements phase of development.





# LA AVENIDA

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- Grand Opening last week for 84 units in Mountain View
- This project has a unique design and timeline
  - La Avenida had a significant delay in construction leading to a delay in receiving its Temporary Certificate of Occupancy (TCO)
  - This prompted specific project management efforts to address and resolve the situation
- Exposure to how a developer responds to delayed project and pushes through to deliver without ruining the relationships with a team





# CRESCENT GROVE

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- 72 units in a big, four story building in Castro Valley!
- Deeper understanding of the construction process. Specifically sequencing of utility installations and how they are coordinated to follow inspection requirements
  - Plumbing, electrical & mechanical systems
- Key experience in selecting furnishings for the Project through GC mock ups and participating in punch walks
- Implementation of Bike sharing and Car sharing services
  - Key experience in onboarding first time, Eden vendors
- HCD Perm Conversion process has been an important & valuable learning experience



# THE PEOPLE

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It has been incredibly rewarding to work on projects that will have such meaningful impact on local communities. I feel truly fortunate to contribute to this work and look forward to continuing with intention, dedication, and hard work.

More than anything, it's been a privilege to do so alongside an amazing team. Not only at my host agency Eden Housing, where I've learned from inspiring individuals, but also the NPH team. From the program coordinators to the brief but valuable interactions I've had with NPH staff in more of the policy side of our work, every experience has been a source of joy and pride.

It's really encouraging to be part of an industry filled with people who don't just accept the system as it is, but actively strive to improve it.



# Thank you!

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