

BAHIP Portfolio

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Table of Contents

- Introduction
- BAHIP + Learning Competencies
- Projects
 - Greenfield Commons II
 - Nevin Plaza II
 - SVAACC
 - Distel Circle
- Additional Information
- Contact Info

Bay Area Housing Internship Program (BAHIP)

The Bay Area Housing Internship Program was created by the Non-profit Housing Association of Northern California to advance racial equity and inclusion in the field of affordable housing by nurturing individuals from diverse communities.

By pairing each intern with an NPH member host agency, a leading nonprofit affordable housing developer, this one-year, paid internship program trains college students and recent graduates of color to jumpstart their careers in affordable housing development and project management.

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.

BAHIP Learning Competencies

Financial
ProForma

Development
Financing
Competency

Understanding
Design & Approval
Process

Loan/Fund
Closing

Leadership
Skills Building

Projects

Nevin Plaza II

Location: Richmond, CA

Units: 70

Type: Senior, Special Needs

Greenfield Commons II

Location: Greenfield, CA

Units: 110

Type: Family, Farmworker, Veteran

Silicon Valley African American Cultural Center (SVAACC)

Location: San Jose, CA

Units: 135

Type: Family, Supportive Housing

Distel Circle

Location: Los Altos, CA

Units: 90

Type: Family, Supportive Housing

Nevin Plaza II



Overview

Nevin Plaza II is a 70-unit new construction component of a two-phased masterplan to provide affordable rental housing to income-eligible seniors and persons with disability. In addition to providing on-site parking and indoor multi-purpose common area facilities, the project will also feature a large community courtyard space enclosed by the neighboring Nevin I project.

My Tasks

- Participated in weekly Owner Architect Contractor (OAC) meetings
 - Participated in meetings with local jurisdictions (City of Richmond and Richmond Housing Authority)
 - Coordinated SB330/SB35 checklist items for streamlined entitlement approval
 - Performed scoring analysis for potential funding sources
 - Prepared and presented monthly cash flow projections
 - Researched and facilitated process for obtaining Surplus Land Act exemption approval
 - Processed invoices and tracked pre development spending
 - Prepared materials for board authorization spending increase
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Greenfield Commons II

Overview

Located in the heart of the Salinas Valley, Greenfield Commons II is part of a two-phase new construction community that will provide 110 permanently affordable units to veterans and families tied to the local agricultural sector, earning between 30-50% AMI. Featuring modular construction, this project is uniquely designed to offset 100% of its energy consumption with on-site renewable sources.

My Tasks

- Prepared and presented monthly cash flow projections
- Coordinated documents for 4% tax credit application
- Tracked predevelopment spending and processed invoices



Silicon Valley African American Cultural Center (SVAACC)



Overview

The SVAACC is a mixed-use family community located in San Jose, CA. The primary focus of the project is to preserve and celebrate Black culture and its rich history in Silicon Valley. Along with commercial spaces and for-sale homes, the project will contain 135 affordable units for low-income families, people with disabilities and formerly homeless individuals.

My Tasks

- Participated in bi-weekly Owner Architect (OA) and weekly Development partner meetings
 - Reviewed
 - Conducted initial feasibility analysis
 - Assisted with proforma setup
 - Researched available funding sources
 - Conducted local permit/impact fee estimate
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Distel Circle



Overview

Distel Circle is a 90-unit, new construction community targeting families earning between 30-80% AMI. As the first 100% affordable housing development in Los Altos, CA, this project features modular construction, solar photovoltaic (PV) panels and thoughtfully designed exterior and interior community spaces.

My Tasks

- Attended weekly closing calls
 - Created and managed system for tracking comments on closing documents
 - Calculated permit and impact fees
 - Assisted in coordinating closing due diligence items, including Drafted Operating and Maintenance Plan and maintaining correspondence with local jurisdictions and utility providers, attorneys and lenders
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Additional Experience

- Assisted in preparation of materials for multiple 4% tax credits applications
 - Attended NPH Conference (Oct 2024), Rural Housing Conference (Nov 2024), Housing CA Conference (Feb 2025)
 - Cost Certification training series - hosted by SND Partners
 - Attended Change Order meetings (Greenfield Commons I)
 - Participated in on-site Punch Walk (Mission Paradise)
 - Attended Draw Meetings (Mission Paradise)
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BAHIP Trainings

- **The Housing Narrative** - hosted by Nonprofit Housing (NPH)
 - **The Project Development Timeline** - hosted by California Housing Partnership (CHPC)
 - **Roots Race & Place** - hosted by Nonprofit Housing (NPH)
 - **Intro to Excel** - hosted by Community Economics, Inc (CEI)
 - **Intro to Affordable Housing Finance (part I & 2)** - hosted by Community Economics, Inc
 - **Intro to Real Estate Fundamentals** - hosted by Path Ventures, NPH & CEI
 - **Public Sector Housing Finance & Advanced Budgeting**
 - **Legal Documents & Closings in Real Estate** - hosted by Goldfarb & Lipman LLP
 - **Leadership Development** - hosted by LeadsCommGym
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And last but certainly not least, thank you to my fellow BAHIP cohort (and alums) and to CCRH for the memories, laughs and friendships that will last for many many years to come!

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