

BAHIP Portfolio



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Cohort 8

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Introduction

I joined Resources for Community Development in December 2024, shortly after graduating from UC San Diego with a Bachelor of Science in Real Estate Development. Prior to joining RCD, I interned with a general contractor specializing in single-family projects, where I developed a strong foundation in project management but had limited exposure to affordable housing.



Thanks to my RCD colleagues, Nick Cranmer and Alicia Klein, I learned about the valuable opportunity to expand my industry knowledge and build professional connections through BAHIP.

Resources for Community Development



67 communities built since 1984
Developments in **25** cities & **6** counties
3,065 apartments developed and owned by
RCD
6,240 residents
170 apartments in construction
674 apartments in predevelopment



Civic Crossing



Pyatok rendering of Civic Crossing



Overview

- 93-unit family project in Walnut Creek currently under construction
 - Project will include 30 supportive housing units for formerly homeless and serve low-income individuals and families (20-60% AMI)
- My first project starting at RCD and was my first construction loan closing
- Learned about the process of closing an affordable housing project and the many parties involved in a closing

My Tasks

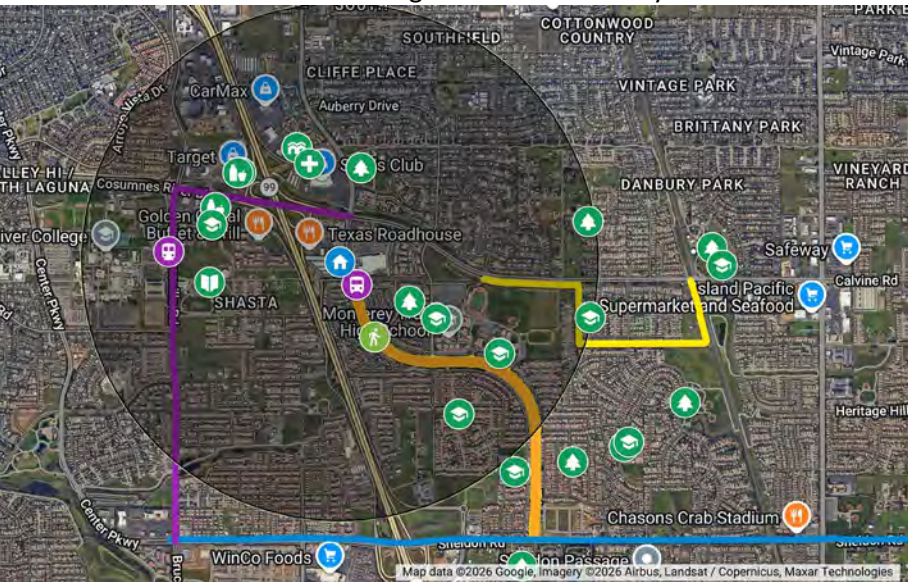
- Attended weekly calls with all lender/investor parties
- Prepared due diligence items for equity investor, lender, HCD, etc.
 - Org docs, environmental studies, plans, etc.
- Coordinated lender insurance certificates and bonds with insurance broker

BAHIP Core competency: Loan Closing

Power Inn Family



LPAS rendering of Power Inn Family



- ## Overview
- 73-unit family project located in the city of Elk Grove in predevelopment
 - Project will provide housing for larger low-income families (30-60% AMI)
 - RCD's first development in Sacramento County
 - Gained an understanding of the predevelopment process and securing funding for construction
 - My first affordable housing sustainable communities application (AHSC)
 - Learned how the developer manages new relationships with agencies and how to handle challenges

- ## My Tasks
- Community outreach by locating local organizations and community groups so that RCD can meet with them
 - AHSC application attachments
 - Project Area Map
 - Climate matrix attachments

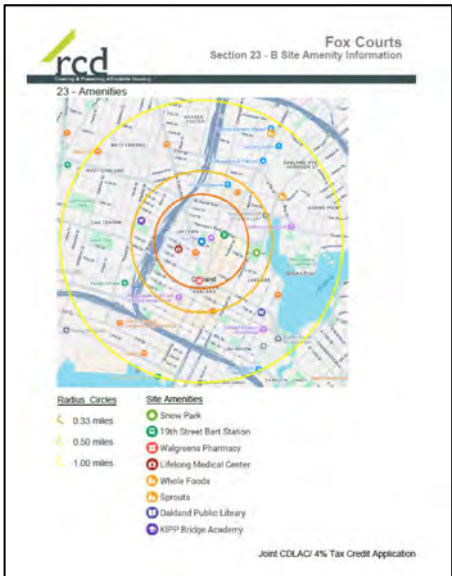
BAHIP Core competency: Development Finance Application

Final Project Area Map

Fox Courts



Aerial photo of Fox Courts



Overview

- 80-unit family project located in Oakland that went through resyndication and will be going through rehabilitation
 - The site has 4 permanent supportive housing units and houses individuals and families of low and extremely low-income (30-60% AMI)
- My first CTCAC/CDLAC application for 4% resyndication
- My first experience leading project management for commercial TI space renovation for Fox courts café
 - Learned how to lead a project and communicate with the architect, contractor, and property management

My Tasks

- Prepared application letter attachments
 - Created transit and amenity attachments
 - Managed renovation through completion
 - Conducted OAC meetings and site walks
- BAHIP Core competency: Leadership Development, Development Finance Application

L: Construction of Fox Café
R: Amenity map

Clara Gardens



VMWP rendering of Clara Gardens

Overview

- 120-unit family project located in Santa Clara prepping for construction
 - Project will house low-income families and individuals (30-50% AMI) and will also include 30 units reserved for formerly homeless households
 - CTCAC/CDLAC application for 4% new construction
- My first exposure to working with workbook and Pro forma

My Tasks

- Prepared workbooks and attachments:
 - Transit and amenity maps
 - GP & Property Management Experience
 - Owner letter and signature documents
- Preparing for construction
 - Utility Shut off
 - Furniture removal and moving
 - Surveys for site

BAHIP Core competency: Leadership Development, Development Finance Application, Financial Pro Forma

L: Utility Shut off R: Furniture removal



Post Occupancy Surveys



Ohlone Gardens



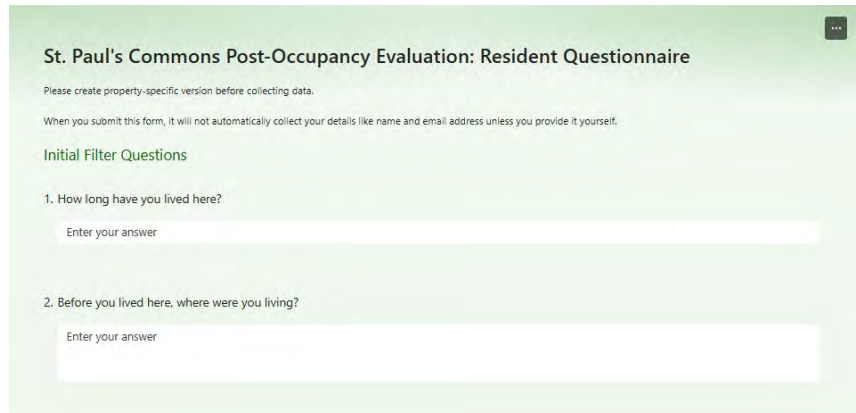
Overview

- Ohlone Gardens is a 57-unit family project in El Cerrito
- St. Paul's Commons is a 45-unit family/senior project in Walnut Creek
- Made connections with our residents and heard their stories and experience in our affordable housing development

My Tasks

- Conducted post occupancy interviews with residents about the building design and how we can improve on future designs based on their experience

BAHIP Core competency: Development plans



The screenshot shows a survey titled "St. Paul's Commons Post-Occupancy Evaluation: Resident Questionnaire". It includes instructions to create a property-specific version and a warning about data collection. The survey contains two "Initial Filter Questions": "1. How long have you lived here?" and "2. Before you lived here, where were you living?". Each question has a corresponding text input field.

L: St. Paul's Commons R: POE Survey

Additional Experience

- BAHIP Trainings
- BAHIP Summer and Winter Retreat
- Attended Housing California Conference 2025
- Attended NPH Conference 2025
- Attended RCD Grand openings of Rick Judd Commons, Maudelle Miller Shirek Community, Bell Street Gardens, Madrone Terrace, Nellie Hannon Gateway
- ELPN: Value Engineering Basics Training
- CHPC: LIHTC 101, Tax Exempt Bonds, Proforma Fundamentals Trainings
- ELPN Building Smarter: Construction Management Basics training
- Rick Judd Commons warranty walk
- Longfellow Corner walking tour

Takeaways



I'm incredibly grateful for being a part of BAHIP. I have learned and experienced so much in the affordable housing space the past year. My most important takeaway was the connections I made with everyone. It was so meaningful to share this experience with people who have the same values and work for the same mission.



Thank you to RCD and my supervisors, Nicole Brown and Nick Cranmer, for their mentorship and support of my growth.

Thank you to all the BAHIP alum and mentors who invested their time to teach all of us. Thank you Cohort 8, Izanie, and Monica!

Thank you!

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