

# 2023-24 Super-NOFA Application for Affordable Housing Funds

Marin County Housing & Federal Grants Division

This application is for affordable housing developers in Marin County, California who would like to apply for multiple state, local, and federal funding sources simultaneously. Please refer to the Notice of Funding Availability (NOFA) released on February 6, 2023 for detailed information about qualifications and application requirements.

The following grant sources and amounts are available through this application:

1. **Marin County Affordable Housing Fund (HTF) and State Permanent Local Housing Allocation (PLHA)** - \$2.3 million
2. **Federal HOME-ARP** - \$2.4 million
3. **Federal CDBG Housing** - \$600 thousand

## Applicant Information

### Organization Name

Eden Housing, Inc.

### Website URL

<https://edenhousing.org/>

### DUNS #

058211947

### Mailing Address

22645 Grand Street  
Hayward, California, 94541

### Project Contact Name

Teddy Newmyer

### Title

Associate Director of Real Estate Development

### Email Address

timgorman732@gmail.com

### Phone Number

(619) 323-5954

### Executive Director Name

Linda Mandolini

### Executive Director Email Address

lmandolini@edenhousing.org

## Is there a co-applicant organization?

No

### **Briefly describe your organization, including mission, programs, staff experience, and number of clients served. Describe the co-applicant organization, if applicable.**

Eden Housing has developed and acquired nearly 12,000 residential units in 170 properties in cities throughout the San Francisco Bay Area, the Central Valley, and Southern California. Eden Housing is not only one of the oldest, but stands out as one of the most productive, successful and fastest growing nonprofit affordable housing developers in California. More than one-half of Eden Housing's portfolio has been produced in the last one-third of our organization's lifetime. We are recognized in the industry for our creative development approach that includes collaborating with local governments and tailoring projects to suit each locale. Eden is also committed to mentoring and supporting smaller, less-experienced community-based organizations in their housing development efforts. However, our work is not simply defined by the housing we build for low-income residents. Housing development is but one aspect of a neighborhood revitalization strategy that also includes professional property management and human support services for residents. Each of these elements involves partnering with communities, investing in neighborhoods and empowering people.

Eden Housing, Inc. revitalizes communities through a variety of housing development, property management and social services activities that meet the needs of lower income people. We build sustainable communities-through the housing we produce, the professional property management we provide, the support services we offer to residents, the partnerships we establish, and the investments we make in neighborhoods throughout California. Eden Housing's mission is to create and sustain high-quality affordable housing communities that advance equity and opportunity for all.

### **Have there been any recent or upcoming leadership transitions?**

In October of 2022 Eden Housing brought on Shola Olatoye as Chief Operating Officer charged with overseeing the property operations, human resources, and business technology departments of the company. Prior to joining Eden Housing, Olatoye served as director of Housing and Community Development for the City of Oakland. As an appointed member of the city's executive team, she led a team of 74 people and oversaw more than \$100M of housing production and preservation capital. Olatoye has spent the last 6 months visiting each of Eden's 170+ properties personally to ensure that she can guide Eden Housing towards the best resident experience possible.

### **Have there been any recent expansions or cutbacks in activities and/or budget? If so, please explain.**

Eden Housing published a new Strategic Plan in 2020 that aims at the creation of 10,000 new homes in the next ten years. The four pillars of this strategic plan are:

1. Significantly increase housing for low-income Californians
2. Support the stability and economic mobility of residents
3. Embed commitment to racial, social and economic justice in all of our work
4. Invest in key infrastructure to increase organizational agility and readiness for scale

As a part of its growth goals Eden plans to expand from a robust Northern California pipeline to a statewide development platform with the capacity to create more homes in high need communities.

### **If applicable, what is the organization's standing with licensing or other accreditation authorities?**

Eden Housing maintains a certificate of good standing with the Secretary of State and maintains its designation as a 501©3.

### **How does your organization verify client income?**

Staff shall obtain verifications in compliance with requirements set forth by the affordable housing programs regulations. No decision to accept or reject an application shall be made until all

verifications necessitated by the application form have been collected and any necessary follow-up interview has been performed.

#### Types of Verifications Required

All information relative to the following items must be verified as described in these procedures:

##### A. Eligibility for admission, such as:

1. Income
2. Assets and asset income
3. Household composition
4. Social security numbers
5. Full time student status

##### B. Allowances, such as:

1. Age, disability, or handicap, of household members
2. Medical costs (Elderly/Handicapped Families only)
3. Handicap expenses
4. Full time student status

Our organization will create a Tenant Selection Plan for this property which will use the below verification criteria.

##### A. Eligibility Information

##### B. Annual Income

##### C. Assets and Asset Income

##### D. Allowance Information

##### E. Social Security Numbers of all Household Members

##### F. Full-Time Student Status

All the above information must be documented and appropriate verification forms or letters placed in the applicant's file.

Only verified income information that is less than 90 days old may be used for certification or recertification.

#### Forms of Verification:

Documentation employed as part of the verification process may include:

- A. Checklists completed as part of the interview process and signed by the applicant;
- B. Verification forms completed and signed by Third Parties or Third-party oral with a record kept in the file;
- C. Documents provided by the household such as:
  1. Benefit checks
  2. Income tax returns
  3. W-2 forms
- D. Documentation of interviews with the household;
- E. Letters;
- F. Notes of telephone conversations with reliable sources;
- G. Photocopies of check stubs (three months consecutive check stubs as required by CTCAC and checking/savings account statements).

If third party verifications are not available, Staff will call the income source and keep written documentation, which will indicate the date of the conversation, source of the information, name and job title of the individual contacted, and a written summary of the information received. Each file will be documented to show that Staff attempted to obtain third party written documentation before relying on some less acceptable form of information.

#### Verifying Annual Income

A. Annual Income shall be based on the best available information, considering the past year's income, current income rate and effective date; and shall include estimates for each income recipient in the household.

B. The income of irregular workers will be estimated on the basis of the best information available, considering earning ability and work history.

C. When an applicant reports zero income, Staff will request a household budget or statement of financial responsibility from the applicant. Investigations will include ordering a credit report on the applicant.

D. Overtime income will be computed in accordance with verification obtained on the Employment Verification form from the employer unless the applicant is able to provide other reliable or accurate information.

## General Project Information

### Project Name

Oak Hill

### Project Address

Sir Francis Drake Boulevard  
Unincorporated, California, 94964

### Assessor's Parcel Number (APN)

018-152-12

## Funding Requests

**Which funding source(s) are you seeking for this project? Please refer to the NOFA for a description of each funding source and eligible project types. Those applying for HOME-ARP funds are highly encouraged to apply for HTF/PLHA funds as well.**

HTF/PLHA

HOME-ARP

### HTF/PLHA Amount Requested

\$1,500,000

### HOME-ARP Amount Requested

\$1,500,000

**CDBG/HOME-ARP applicants only: Is this project located in a Special Flood Hazard Area, and therefore requires flood insurance?**

No

## Project Details

**Scope of Work: Describe the proposed project, including details such as property characteristics, proposed use of funds, and number of housing units involved. Explain how the project will benefit the community.**

Oak Hill Apartments will be comprised of two affordable residential communities of equal size—115 apartments developed by Eden Housing targeted toward lower income families, and 135 apartments to be built by Education Housing Partners (EHP) for income qualifying teachers and staff of local school districts and county employees. This application is for funding for the Eden Housing/Lower Income portion of the Oak Hill Apartments (Oak Hill Eden). Oak Hill Eden will offer studios, one, two and three-bedroom for-rent apartment homes targeting families. Oak Hill Eden will share common infrastructure with the educator housing component, including some amenity areas and a parking structure. The preliminary design concept responds to the environment by gently terracing homes to maximize Bay and hillside views. The community will feature sustainable design, drought-tolerant landscaping, and high-quality finishes. Amenities will include a community room, computer lab, bike parking, as well as outdoor areas for socializing, playing, and reflecting.

The Design

The project will be spread between two buildings. One building will have the 4-story parking garage and

the EHP units above it. The portion of this building used by Oak Hill Eden will be Type I-A construction. All of the units and most of the amenities for Oak Hill Eden will be in a single building with five levels of units in a single phase. This building will be slab on grade Type III-A construction. This E shaped buildings will include office space for management and resident services as well as an array of amenities spaces, including a fitness center, community room, computer lab, and community kitchen. This will include 115 residential units, which is inclusive of 2, 2-bedroom managers units. The exterior will be designed to take advantage of the terrain and views. Outdoor amenities will playgrounds, planters, BBQ & Dining Areas, a dog run, and a rooftop terrace.

#### Services and Community Space

Two of the units will be set aside for live-in management staff so the property is well managed every day and night. The ground level of the building includes two property management offices for the full-time property manager, as well as two offices space for resident and supportive services staff who will provide a myriad of services – such as health and wellness, career, education, and financial literacy programming – to help ensure our residents succeed in their new homes.

The ground level also contains a community room that opens onto a landscaped patio, a computer room, laundry facilities, and secure bicycle parking rooms with a space for every unit. Parking will be provided in an on-site garage with for at least one car per unit. All floors including the parking garage are elevator accessible.

#### Neighborhood

The site is in Unincorporated Marin, in the sphere of influence of the City of Larkspur. It is along Sir Frances Drake Blvd between the housing community of Drakes Cove and the San Quentin State Prison. The site is walking distance to shopping at the Marin Country Mart and many transit centers, including the Larkspur Ferry Terminal.

### **Describe the property's history leading up to this request. Include when the organization acquired/will acquire the property, any previous requests for County funding, attempts to secure other financing, etc.**

The total site is 8.3 acres, with Oak Hill Eden comprising 4.1 acres of the site. The site is currently owned by the State of California and managed by the Department of Corrections and Rehabilitation (CDCR). The site used to be used as the CDCR gun range but is currently unused with the exception of a small portion of the site, which has a sewer treatment facility.

Eden maintain site control through a lease option agreement with the State of California. Eden was awarded the right to develop this site through a Request for Proposal process through the State. This project has received \$600,000 in predevelopment funding through the Marin County Foundation. The project has applied for county funding through the Local Government Matching Grant. It also submitted a placeholder application to the California Debt Limit Allocation Committee in December 2022.

### **Describe any nearby amenities, such as parks, public transportation, grocery stores, health care facilities, schools, childcare, libraries, parks/open space, etc. that residents of the project are/would be able to use.**

The site is less than 0.5 miles from the Larkspur Ferry Terminal, which provides direct service to San Francisco and access to busses throughout Marin and the Bay Area. The development is less than .5 miles from Marin Country Mart, which provides a variety of food and shopping opportunities. A park, a medical clinic, and bike path are all within a mile of the project.

### **Select the known environmental issues of the proposed project site, and/or adjacent properties if relevant.**

Phase I/II site assessment results

Potential hazards

Environmentally sensitive area or species

Sloping

Easements or encroachments

### **Notes or clarifying information on environmental issues:**

The project has published a draft Environmental Impact Report which has studied all potential impacts from the project and found no significant impact in any of the above areas. The potential hazard on the site is lead from its history as a gun range. The state has promised to remediate all potential lead on the site.

**Have you begun any state or federal environmental review procedures for the proposed project?**

Yes

**Who is the staff member that will supervise and manage the proposed project? Describe their past experience with project management.**

Teddy Newmyer is the project manager for this project. He is an Associate Director of Real Estate Development with Een housing and has worked in affordable housing development for over 6 years, including on projects that utilized HOME & CDBG funding. Teddy has worked on Oak Hill Apartments beginning when Eden was going through the RFP process with the State of California. Teddy has experience managing and overseeing several other affordable housing developments through all stages of the development process including acquisition, entitlements, design, financing, construction, and leasing.

Tim Gorman has 1 year of experience managing the development of low-income housing. He has led two rehab projects and has supported Eden Staff on New Constuction Projects at different stages of development from pre-dev to placed-in-service. He has applied for and executed disbursement compliance for CDBG Funding, HOME-ARP funding, LIHTC, and local grant funding through bay area municipalities.

**Will the project involve hiring an external property management company?**

No

*If awarded funding, you will need to draft and submit an Affirmative Marketing Plan for this project. The plan would describe how you will market the project to different groups of people based on protected characteristics such as race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability. Please refer to the Affirmative Marketing tab of the [Federal Grants website](#) for more information.*

**Describe any prior experience with affirmative marketing or similar initiatives.**

All 170+ properties that Eden owns have an affirmative marketing plan in place, whether their funding requires it or not. Affirmatively marketing our projects is an important part of the Eden mission, and we have dedicated staff in-house who create these plans. The plan for Oak Hill will lay out outbound and inbound marketing strategies, demographics to target, and metrics for measuring the success of our plan.

*All projects funded by HUD programs must Affirmatively Further Fair Housing. This is defined as combating housing discrimination and taking meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to housing opportunities based on protected characteristics: race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability.*

**CDBG/HOME-ARP applicants only: How will this project Affirmatively Further Fair Housing?**

Oak Hill Eden will follow an Affirmative Fair Housing Marketing Plan that will outline key steps and metrics for marketing to underrepresented populations. We will specifically target the populations identified as “least likely to apply” for this housing. The property will be marketed to these populations by the Property Manager, Property Supervisor, and Compliance Manager. After we receive applications

for the waiting list we will determine success based on the number of applicants who meet our "least likely" to apply criteria by the time we close the list. If a mix of the "least likely" to apply groups are not applying, We will revise our marketing plan to actively target and outreach to those under-represented groups.

**Describe any past community engagement activities for this project, and future plans for community engagement.**

Eden Housing, Inc. through Town Hall Public Relations has been in contact with many community organizations, public officials, neighbors and governmental bodies through the initial stages of development. We have had conversations with the neighbors on both sides of the project, California Department of Corrections and Rehabilitation to the east, and the Drake’s Cove Home Owner’s Association to the west.

Through the CEQA Process this project has had multiple public meetings to hear and respond to local resident’s concerns and support for this project. The project help a scoping meeting for the Environmental Impact Report (EIR) on April 11, 2022 and a public meeting on the draft EIR on March 16, 2023. The project also hosted two town hall meetings to solicit local input on the project, the first on October 28, 2021 and the second on October November 30, 2022.

Along with these meetings to engage local residents, project staff have met with multiple community organizations to solicit feedback on the project. To date the project staff has met with Marin Environmental Housing Collaborative, Southern Marin Fire Protection District, Marin County Office of Education, Greenbelt Alliance, Marin Organizing Committee, Canal Alliance, Marin Promise, Housing Crisis Action, and the League of Women Voters.

**Demographics and Unit Information**

In the table below, enter the existing or anticipated number of units based on income level and bedroom count. Refer to the [Current Marin County Income Limits](#) to determine income level.

**Anticipated Unit Count by Bedrooms and Income Level**

	Extremely Low	Very Low	Low	Moderate	Market Rate	TOTAL UNITS
Studio	5	17	6			28
1 bed	5	17	4			26
2 bed	4	18	7			29
3 bed	4	18	8			30
4 bed						0
Other						0
<b>TOTAL UNITS</b>	18	70	25	0	0	113

**Notes or clarifying information on the unit count:**

There are two manager’s units.

In the table below, enter the demographics of the people who live (or will live) in the proposed housing project. If unknown, use the demographics of households within similar existing Marin complexes as the proposed project, within the organization’s purview. Specify the number of Hispanic/Latino residents in its stand-alone column. The “Total” column must include the number of Hispanic/Latino residents as part of the sum.

**Are these numbers specific to the proposed project, or to a similar existing Marin complex?**

Similar existing Marin complex

**Demographic Information**

	Total Number of Persons	Persons Identifying as Hispanic/Latino
White	196	37
Black/African American	25	6
Asian	87	20
American Indian/Alaskan Native	3	1
Native Hawaiian/Other Pacific Islander	3	1
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
American Indian/Alaskan Native & Black.African American		
Other Multi-Racial	60	14
Other/Not Disclosed		
<b>TOTAL (Unduplicated)</b>	<b>374</b>	<b>79</b>

Fill in a number for each of the fields below. For new construction, or if you are unsure, please put 0.

**Families**

0

**Female-headed households**

0

**Households that include person(s) with a disability**

0

**Project Planning**

Select the current phase of the proposed project.

Cost Estimate

Describe the project timeline and specify a real or estimated completion date for each milestone below. Add/explain any additional milestones as needed.

**For acquisition projects:**



# For new construction and/or rehabilitation projects:

## Define scope of work/finish design

Thursday, June 1, 2023

## Complete planning and environmental review

Thursday, June 1, 2023

## Release bid package

Monday, January 1, 2024

## Select contractor

Friday, March 1, 2024

## Finalize contract

Friday, November 1, 2024

## Obtain building permits

Saturday, June 1, 2024

## Start construction

Sunday, December 1, 2024

## Complete construction

Thursday, July 1, 2027

## CDBG/HOME-ARP applicants only: Describe any flexibility regarding your project's start/completion date.

The project schedule is mainly driven by 2 factors: 1) CEQA & Entitlements and 2) Securing Funding. We have recently published a focused EIR to meet the CEQA requirements. Concurrently with the EIR process, we will begin applying for financing through HCD and other sources. Our current schedule can be adjusted should funding not be secured in the initial rounds of application.

## Will you be seeking Project Based Section 8 Vouchers for this project?

No

*Please be aware that if Project Based Section 8 Vouchers (PBV) are committed to the project, the environmental review process and subsidy layering must be completed before the acquisition is complete or construction commences. Actions taken prior to PBV being committed are not subject to this requirement.*

## Describe the type of site control that your organization has for the proposed property. If this request includes funds for acquisition, summarize the acquisition terms, price, contingencies, and conditions.

Describe the type of site control that your organization has for the proposed property. If this request includes funds for acquisition, summarize the acquisition terms, price, contingencies, and conditions.

## Please describe in detail the entitlements and permits that will be required, and those already obtained. For example, Design Review, Master Plan, Zone Change, General Plan Change, Coastal Permit, etc.

Due to the State's ownership of the site, the State will be the lead agency on entitlements, CEQA, and permitting. The Department of General Services (DGS) will be the lead agency on most of these processes with help from Housing and Community Development (HCD). Entitlements will be granted by

the state once our CEQA process is complete. This process is being overseen by the Environmental Services Unit of HCD. Plan Check and Permitting will be overseen by the Project Management and Development Branch (PMDB) of DGS.

**Describe any contact with the planning staff at the relevant government jurisdiction, and any specific feedback they provided.**

The State of California has sovereignty over this site and will be controlling all entitlements through the Department of General Services (DGS). We are working with DGS closely as we design this project and taking their input into account through the schematic design and design development phases of this process.

**Identify all applicable accessibility laws and specific accessibility requirements that must be met in the design of the proposed project.**

The Oak Hill Project will be funded with the support of the California Tax Credit Allocation Commuities (TCAC) and Housing and Community Development (HCD). The California Tax Credit Allocation Committee requires the following design standards, which we intend to meet. "All new construction projects must provide a minimum of fifteen percent (15%) of the Low Income Units with mobility features, as defined in CBC 11B 809.2 through 11B 809.4, and a minimum of ten percent (10%) of the Low Income Units with communications features, as defined in CBC 11B 809.5. These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26."

HCD also has design standards which we intend to meet. The building standards are published in the California Code of Regulations, Title 24, known as the California Building Standards Code. This code includes a requirement to meet Americans With Disabilities Act design standards.

## **Financing Plan**

**What is the status of all proposed project funding sources as of the date of this application?**

1 Tax-Exempt Construction Loan \$59,156,177 Committed

The applicant has received a commitment for a tax-exempt construction loan in the amount shown above from JP Morgan Chase Bank.

2 Taxable Construction Loan \$29,235,237 Committed

The applicant has received a commitment for a taxable construction loan in the amount shown above from JP Morgan Chase Bank.

3 County of Marin \$1,000,000 Committed

The Applicant has received a commitment from the County of Marin in the amount shown above for this development. The loan has the following terms: 3% simple interest, residual receipts for 55 years.

4 Marin Community Foundation \$600,000 Committed

The Applicant has received a commitment from the Marin Community Foundation in the amount shown above for this development.

5 Land Donation \$8,625,000 Committed

The applicant has received a commitment from the State of California to donate the land.

6 Net Syndication Proceeds \$4,896,409

The project is expected to receive net equity pay-ins from the investor limited partner during construction in the amount shown above.

7 County of Marin CDBG 476,896 Committed

8 County Home-ARP \$1,500,000 This Application

9 County PLHA \$1,500,000 This Application

II. Permanent Financing

1 Tax-Exempt Perm Loan \$8,642,000 Committed

The applicant has received a commitment for a tax-exempt permanent loan in the amount shown above from JP Morgan Chase Bank.

2 HCD - MHP \$34,263,019 Application to Be Submitted in June 2023

The applicant has applied for an MHP award in the amount shown above through the 2023 SuperNOFA

process.

3 HCD - LGMG \$5,000,000 Application to Be Submitted in June 2023

The applicant intends to apply to HCD for LGMG funds in 2023 in the amount shown above. This award would be a 55 year term loan with a 3% interest rate

4 Deferred Developer Fee \$1,300,000 Committed

The applicant anticipates deferring a portion of the developer fee in the above amount.

5 GP Equity \$3,500,000 Committed

The GP anticipates contributing equity to the project in the above amount.

6 Net Syndication Proceeds \$48,964,094

The project is expected to receive net equity pay-ins from the investor limited partner in the amount shown above.

7 County of Marin \$1,000,000 Committed

The Applicant has received a commitment from the County of Marin in the amount shown above for this development. The loan has the following terms: 3% simple interest, residual receipts for 55 years.

8 Marin Community Foundation \$600,000 Committed

The Applicant has received a commitment from the Marin Community Foundation in the amount shown above for this development.

9 Land Donation \$8,625,000 Committed

The applicant has received a commitment from the State of California to donate the land.

10 County of Marin CDBG 476,896 Committed

11 County Home-ARP \$1,500,000 This Application

12 County PLHA \$1,500,000 This Application

### **What is the timing and likelihood for obtaining commitments of anticipated funding sources?**

The HCD MHP award of \$34,263,019 through the Super NOFA process was recently denied due to a lack of entitlements on the project. The project anticipates applying again in Summer 2023 once CEQA is complete and we receive full readiness-to-proceed points on our application. With these points our application would have been awarded in the last round, and we anticipate that our stronger application in 2023 will allow us to receive our full ask.

Oak Hill will apply for the Local Government Matching Grant funding once the rest of its local funding has been secured. Since that funding is reserved for excess site projects there is a high likelihood that Oak Hill will be awarded its full ask.

### **In the event that any funding sources are not obtained or are committed at lower levels than requested, what alternatives will be pursued?**

A big point of flexibility in Oak Hill's budgeted sources of funds are the Local Government Matching Grant funds through California's HCD. These funds are designated for excess sites identified as a part of Gavin Newsome's Executive Order N-06-19 including the Oak Hill project. This funding source will match certain local government funding that the project receives, so the local funding like this Marin County NOFA can be worth twice as much if awarded. As our sources of local funding continue to grow this pool of state funding will grow and allow us to fill any potential gaps in our pro forma.

### **For each item in your project budget, to be attached to this application, please explain how the budgeted amount was derived, whether costs are estimated or bid, and any other relevant information that justifies the budgeted expense (e.g., cost per square foot, percentage of other costs, estimated number of work hours).**

For explanations see sources and Uses tab of attached excel spreadsheet.

### **Is your organization receiving any other Marin County funding for this project?**

Yes

### **Please describe. Include a brief overview of the goals and accomplishments achieved through this funding.**

On May 24, 2022 the Marin County Board of Supervisors awarded this project a loan of \$1,000,000 from

the county's Affordable Housing Fund for affordable housing predevelopment. These funds will be integral to the predevelopment schematics, entitlements, and design. On April 14, 2022 the Marin County Board of Supervisors awarded Oak Hill \$476,896 of Community Development Block Grant (CDBG) funding. These funds are going to contribute to site improvements and infrastructure to serve this development.

**Does your organization have unspent funds that were previously awarded by the County (for any project)?**

Yes

**What is your timeline for expending the fund balance?**

Eden Housing owns a project at 3301 Kerner Boulevard in San Rafael that has an outstanding loan with the county. The project plans to draw down on the majority of the loan at closing just a few weeks after the date of this application. Some funds cannot be drawn down at closing due to a lagging standard agreement from HCD, so those remaining funds will be drawn down with the first construction draw.

The Vivalon Healthy Aging Campus at 999 3rd Street in San Rafael has spent \$709,084 of the \$730,211 Marin County HOME Loan it received. The project will spend the balance before construction completion later this year.

The adaptive reuse project at the former US Coast Guard housing facility in Point Reyes Station was recently awarded a loan of \$714,250 in PLHA funds from Marin County. The project has not yet received the funds due to a lagging standard agreement from HCD. If the project can access this funding from predevelopment then it will be spent within the next two years. If not, the funds will go toward the construction proposed to begin at the end of 2025.

**CDBG/HOME-ARP applicants only: Describe your organization's experience with administering federal grant programs. What experience do you have with Davis-Bacon prevailing wage and procurement requirements?**

The majority of Eden Housing projects receive some funding that triggers either State or Federal Prevailing wage requirements. Eden Housing is experienced with State and Federal prevailing wage requirements and will have no problem remaining compliant with all requirements. Since the Oak Hill Project will be triggering Davis Bacon it will engage a Davis Bacon Prevailing wage monitor to ensure compliance and engage a contractor with experience in prevailing wage jobs who can meet all the requirements of Davis Bacon.


**Describe your ability to complete financing for this project with a subset of units deed restricted at 30% of the Area Median Income (AMI). How many units can your project support at 30% AMI?**

Our budget currently supports 18 units at 30% AMI out of a total of 113 income-restricted units.

## Attachments

**Please closely review the Notice of Funding Availability (NOFA) for instructions on which documents you must attach. The County requires specific attachments for each funding type (HTF/PLHA, HOME-ARP, CDBG Housing). Please label your attachments in this manner: "2023-24 [Document Name] for [Organization Name]- [Project Name]."**

 2023-2024 Board for Eden - O...pdf

 2023-2024 FS (19-20) for Ede...pdf



2023-2024 FS (20-21) for Ede...pdf



2023-2024 IRS Exempt for Ed... .pdf



2023-24 Excel Spreadsheet E... .xlsx



2023-24 High Level Budget E... .pdf



2023-24 Lease Option Agree... .pdf

## Certification

Please review your responses above for accuracy.

### **Name of Person Completing this Application**

Tim Gorman

### **Title of Person Completing this Application**

Project Developer

### **By checking this box,**

I hereby certify that the information in this application is true and accurate to the best of my knowledge.