

# 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 St.  
Hayward, California, 94541

### Project Contact Name

Sarah Allen

### Title

Project Developer

### Email Address

sarah.allen@edenhousing.org

### Phone Number

(510) 305-6785

### 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 is one of the oldest and most experienced affordable housing non-profit organizations in California. Since our inception in 1968, Eden has worked in partnership with cities and local community partners to develop, acquire, or rehabilitate more than 11,937 affordable homes throughout California, and currently provides homes to a diverse population of more than 22,000 lower-income residents. The mission of Eden is to build and maintain high-quality, well-managed, service-enriched affordable housing for lower-income families, seniors, and persons with disabilities.

Our team tailors each development to the local community, which is why we are working in partnership with the Community Land Trust of West Marin on the Coast Guard project. For this application Eden is the sole applicant.

Eden works in 15 counties, including Marin County, where we own and operate The Fireside and Warner Creek. As a mission-driven non-profit, we serve low-income families, seniors, and people living with disabilities. Eden's work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high-quality asset for the cities we partner with. Our vision is for everyone to have access to safe, decent, affordable housing. Eden Housing creates and sustains high-quality affordable housing communities that advance equity and opportunity for all.

The seventeen directors of Eden's Board of Directors represent a range of industries related to Eden's work, including service provision, real estate, banking, and housing policy. Eden is in strong financial standing.

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

Chief Operating Officer, Oyeshola ("Shola") Olatoye joined Eden in October of 2022. Shola previously served as director of Housing and Community Development for the City of Oakland. Under her leadership, Oakland's City Council approved HCD's two-year Strategic Action Plan, which focused the department's resources on protecting, preserving and producing affordable housing. During her tenure, the City of Oakland won six state Homekey awards resulting in more than 400 new permanent deeply affordable units. Shola also launched the city's federal \$48M Emergency Rental Assistance program and served more than 3,000 Oaklanders who needed immediate rent relief. She also secured the department's research relationship with Stanford University's Impact Lab, resulting in new \$50K impact grant to develop new technology for residents to access affordable rental housing.

A nationally recognized housing leader, Shola has also held executive and senior-level posts at Suffolk Construction, Enterprise Community Partners, HSBC Bank, and HR&A Advisors. In 2014, Mayor Bill de Blasio appointed her as Chair and CEO of the New York City Housing Authority, a role she held for four years. She conducts frequent speaking engagements, including as a panelist at Harvard's T.H. Chan School of Public Health, and was selected as one of four national Fellows for the UC Berkeley Turner Center for Housing Innovation in June 2021.

Shola is responsible for oversight of Property Operations (property management and resident services), Human Resources and Talent Development, and Business Technology.

### **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 and related organizations are in compliance and good standing with any and all applicable licensing requirements.

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

In general, Eden Housing uses the following procedure for determining resident eligibility and for certifying household income: (1) Each prospective resident shall complete an application form and return it to the Property Manager with signed permission for third party verification of income; (2) When an applicant's name nears the top of the waiting list, pertinent information will be confirmed as current and third-party verification letters are sent; (3) The manager shall conduct a personal interview with all members of the prospective household; (4) Third party verification forms will be used to compute income eligibility and a determination will be made concerning applicant household's ability to live harmoniously within the Project community; and (5) Previous landlord verification, credit checks, criminal checks and sex offender checks will be performed. Written notice will be sent advising applicants of their final eligibility status. These procedures may be revised for any units subject to Housing First policies.

## **General Project Information**

### **Project Name**

Pt. Reyes Coast Guard

### **Project Address**

1000 Commodore Webster Dr.  
Pt. Reyes Station, California, 94956

### **Assessor's Parcel Number (APN)**

119-240-73 and 119-236-10

## **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

CDBG Housing

### **HTF/PLHA Amount Requested**

2,300,000

### **HOME-ARP Amount Requested**

\$2,400,000

### **CDBG Housing Amount Requested**

\$600,000

**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.**

The project will rehabilitate existing housing at the former Coast Guard housing site in Point Reyes Station. The project consists of 54 units of affordable rental housing and resident amenities including:

Family housing: 36 townhomes will undergo seismic improvements, conversion to all electric appliances and systems, kitchen upgrades, new building envelope and reframing as needed where there is water infiltration, and new flooring. Three townhomes will be converted to ADA mobility accessible. Three additional family homes will be developed by adaptive reuse of a former office and workshop space.

Senior apartments: The barracks building will be adapted into 15 one-bedroom units via substantial rehabilitation of the building envelope and foundation. Three of the units will be ADA mobility accessible. The building will be converted to all electric, and an elevator will be added on the exterior of the existing building. The units will be accessed via exterior doors, with walkways circumventing the building from the elevator to provide access to the apartment entrances. There also will be a utility room, lounge, laundry, and janitorial spaces added to the building.

Management and Resident Services: The former galley will be reconfigured and enlarged. It will include a community room of approximately 1,100 sf. Adjacent to the community room will be a small kitchen, storage, restrooms, and a library/computer room. The property management office, resident services offices, maintenance and janitorial offices are also located here.

Wastewater Treatment and Site Work: a new wastewater treatment facility and dispersal system will be developed on site, and the site infrastructure will be substantially improved.

This development will provide much needed affordable housing to this rural coastal area where housing costs are very high. The project will directly benefit the community given a portion of the units will serve agricultural workers, something outlined as a priority in the Marin County Housing Element. In addition, the project will also benefit the community through environmental enhancement. The site contains 32 acres, of which 22 acres will remain open space. Utilizing the recycled water to irrigate site landscaping will also help maintain healthy habitats. Removal of non-native trees and invasive species, revegetating with native species, treating run-off, developing bioswales and retention basins, improve drainage structures, replace hardscape with permeable surfaces where possible, maintain setbacks from sensitive areas and riparian zones, erosion control, designated pathways, planting, irrigation, mulch, and gravel work and are included in this scope of work. Ensuring natural habitat and water quality is important given adjacent 24-mile long Lagunitas creek supports a significant population of Central California Coast Coho Salmon. This endangered species (listed at both the state and federal level) helps to protect the redwood ecosystem in the area which in turn helps sequester carbon and temper climate change. The site contains purple needle grass and various other native species which will also be preserved to promote and maintain important natural habitat.

**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 former Pt. Reyes Station Coast Guard housing site is a 32.57 acre site located at 100 Commodore

Webster Drive, Point Reyes Station, and is made up of 5 contiguous parcels. Previously used by the US Coast Guard to house personnel and their families stationed in Point Reyes, the site was vacated in 2015 by the US Coast Guard. The community of Point Reyes Station and West Marin lobbied at the County, State and Federal level to enable the County to purchase the site for the benefit of West Marin. In 2019 the County acquired the site from the US government, and released a Request for Proposal for a developer to redevelop the site as affordable housing. The site consists of 36 townhouses, a barrack building with 24 rooms, and ancillary buildings, all built in 1974. Even though some of the buildings onsite were rehabbed as recent as 2014, a substantial rehabilitation of all buildings will be needed to ensure that all of the housing units and site infrastructure is up to code. Additionally, a wastewater treatment facility must be developed to serve the site.

The housing project is anticipated to be funded with 9% low-income housing tax credits allocated by the California Debt Limit Allocation Committee, Multifamily Housing Program subsidized loans from California Department of Housing and Community Development, project-based Section 8 vouchers from the Housing Authority of the County of Marin if available, a new subsidy loan from the County of Marin, and philanthropic funding.

A previous funding request for CDBG funds was contemplated; however, withdrawn given the location of some of the development within the FEMA floodplain. Subsequent to that a Letter of Map Amendment (LOMA) has been requested through FEMA based on an actual evaluation of topography rather than a generalized map. The review of the request is anticipated to take 60 days. The formal application that was submitted has been included as an attachment to this funding application request.

**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 project site is located with ½ mile of many amenities such as a grocery store (Palace Market), a bus stop service by Marin Transit (Stop ID: 40807), a medical clinic (West Marin Medical Center), a school (West Marin Elementary School), a public library (Point Reyes Station Library), and adjacent to open spaces within the Golden Gate National Recreation Area.

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

Flood zone

Environmentally sensitive area or species

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

The site is adjacent to Lagunitas creek and does show partially in the floodplain; however, a Letter of Map Amendment has been submitted to FEMA in order adjust the floodplain boundary to reflect in-field conditions. The application submitted has been included as an attachment and the process is expected to take approximately 60 days. The development is outside the ESHA buffers with the exception of some in kind maintenance and repair for small portions of two buildings.

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

No

**What is the anticipated timeline for the environmental review(s)?**

The project is expected to complete CEQA review no later than June 2024. The project will take all necessary mitigations as required by CEQA. If awarded federal funds including CDBG and/or Section 8, a NEPA will also be performed.

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

Prior to joining Eden Sarah Allen worked in local government as a planner for 14 years, most recently

having been the Assistant Planning Director for the City of Lafayette, CA overseeing the General Plan Update and specifically the Housing Element Update. Sarah has been with Eden as a Project Developer for one year and currently manages and maintains three projects for Eden totaling over 200 units. Sarah is the primary staff member that will supervise and manage the project, but is supported by both Matt Schreiber and Kevin Leichner.

Matt Schreiber is an Associate Director of Development and has been with Eden for over 3 years and has almost 8 years of affordable housing and real estate financial analysis experience in various capacities. He is project lead on several complex developments including acquisition/rehab, adaptive reuse and new construction projects. His efforts as a project developer have resulted in bringing over 450 new and renovated affordable homes to the Bay Area.

Sarah and Matt are supervised by Kevin Leichner, Vice President of Real Estate Development, who has more than 14 years of affordable housing development experience in California. Kevin has extensive project management experience, and currently oversees a new construction pipeline of more than 1,000 units, after completing the resyndication and rehabilitation of more than 2,500 units over the past seven years. Kevin has more than twenty years of public-private partnership planning, adaptive reuse of historic structures, and redevelopment experience, including work on reusing historic structures at Alcatraz Island, Fort Baker, and The Presidio.

Stacey Laumann is the primary project manager for CLAM, the JV partner to Eden on the project. Ms. Laumann has served CLAM since 2017. As Deputy Director, she leads new property acquisition, project development and provides asset management of CLAM's existing portfolio. Prior to joining CLAM, Ms. Laumann was a project manager at Habitat for Humanity Greater San Francisco. From 2006-2013, Ms. Laumann was a Planner in the affordable housing division at the Marin County Community Development Agency.

### **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.**

Eden implements affirmative marketing at all properties. The racial and ethnic diversity of Marin's population is low but is increasing. In 1990, 88.9% of the population was white and 11.1% was African-American, Asian, Pacific Islander, or of other races. People of Hispanic origin (who may be of any racial group) made up of 7.4% of the population. According to the 2000 Census, the white population was 84%, the non-white population increased to 16%, and the Hispanic population was 11.1%. In 2010, the white population was 80%, the nonwhite population increased to 20% and the Hispanic population to 15.5%. Most recently in 2020, the Census reports the white population as 68.4%, non-white at 31.6%, and Hispanic population as 18.9%.

Based on Eden's and CLAM's track record and experience in affirmative outreach and marketing, the development will have a resident population that is more ethnically and racially diverse than the populations Point Reyes Station and Marin County. Eden is confident that the diversity of our resident population will allow us to capture a significant minority market for the development.

*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?**

Due to the comprehensive racial and ethnic diversity of the population already served by Eden Housing (and our partner, the Community Land Trust of West Marin), this project is uniquely positioned to attract substantial numbers of racial and ethnic minority applicants, thereby resulting in a diverse resident population. To actively foster inclusive communities, Eden will market the development to racial and ethnic minority groups by working closely with (our development partners) and local community groups that serve minority populations. Eden's dedication in using Affirmative Fair Housing marketing practices will ensure that all affirmative fair housing requirements set by the County of Marin, and by the HOME and CDBG program are met or exceeded.

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

The community advocated for the County of Marin to acquire the site and have been very involved and interested in seeing the project move forward. To further gain community support and input, Eden and CLAM hosted a series of bilingual community design meetings on site and Zoom that have been very positively received by the community.

A Spanish-language orientation, was held on June 27th, 2021 where information about the project and the planning process was shared.

A bilingual (Neighborhood Design 1) meeting, held on July 18th 2022, oriented the community to the site via tours and a presentation where information about the project and the current status was provided to the community. There was a Zoom meeting with the same content held on July 20th (Neighborhood Design 1b) for community members that were unable to join the on-site meeting. The next meeting held on July 25th 2022 (Neighborhood Design 2), included small focus groups where community members got the opportunity to choose a topic area to discuss and provide feedback. The three focus groups were Resident Experience, Community Connection, and Sustainability and Ecology. In the final meeting, held on August 14th (Neighborhood Design 3), Eden and CLAM's design team reported back on the feedback and comments received in the second meeting, and also included focus groups to review the plans and provide input on specific questions and areas that the design team wanted further input and feedback.

Eden and CLAM hosted an interactive website, [coastguardhousing.com](http://coastguardhousing.com), where information about the project is provided and there also are prompts for additional community input and comments.

## **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**

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Market Rate</b>	<b>TOTAL UNITS</b>
<b>Studio</b>						0
<b>1 bed</b>	2	13				15
<b>2 bed</b>	1	3				4
<b>3 bed</b>	5	14	8			27
<b>4 bed</b>	1	5	1			7
<b>Other</b>						0
<b>TOTAL UNITS</b>	9	35	9	0	0	53

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

One 2-bed manager unit is not included in the above calculation there are 54 units total.

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	77	
Black/African American	8	
Asian	15	
American Indian/Alaskan Native		
Native Hawaiian/Other Pacific Islander		
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
American Indian/Alaskan Native & Black.African American		
Other Multi-Racial		
Other/Not Disclosed	8	8
<b>TOTAL (Unduplicated)</b>	<b>108</b>	<b>8</b>

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

**Families**

38

**Female-headed households**

0

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

0

**Notes or clarifying information on demographics:**

These are primarily existing units being rehabilitation, but there are some newly constructed. Many of the units are for large family. 15 of the units will be for seniors which will have ADA compliance



facilities. Several of the townhome style units will be upgraded to provide for ADA accessibility.

## Project Planning

Select the current phase of the proposed project.

Predevelopment

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

Monday, March 20, 2023

#### Complete planning and environmental review

Saturday, December 23, 2023

#### Release bid package

Thursday, August 1, 2024

#### Select contractor

Saturday, February 1, 2025

#### Finalize contract

Friday, August 1, 2025

#### Obtain building permits

Monday, September 1, 2025

#### Start construction

Wednesday, October 1, 2025

#### Complete construction

Thursday, April 1, 2027

#### Explain any additional milestones for New and/or Rehabilitation Projects below:

Dates are estimated and depend heavily on financing availability and funding awards.

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

Given the project is in the early stages there is significant flexibility start date which will depend on entitlements, environmental review and funding.

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

Yes

*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.**

Eden and CLAM executed an Exclusive Negotiating Agreement (ENA) with Marin County for the rehabilitation of the Coast Guard property. A copy is attached for reference.

**Expanding on the Scope of Work, please describe the rehabilitation that is proposed for the property and how it will address specific conditions (i.e., replacement needs, deferred maintenance, existing building violations, required seismic upgrades, building or health code problems). Please describe any other existing rehabilitation needs that are not included in the project scope and explain their exclusion.**

The Coast Guard property rehabilitation will result in 54 units of affordable housing. Specifically, the project will provide 39 family housing units and 15 senior apartments. The rehabilitation will include seismic improvements and major energy efficiency upgrades for all residential structures. The property will be converted to all electric with potential for a microgrid to serve emergency energy needs in times of outage or disasters. All natural gas propane will be removed.

The project is subject to the Marin County Local Coastal Program-Land Use Plan and Implementation Plan, the Marin Countywide Plan, and the Point Reyes Station Community Plan. The project will require a coastal permit, conditional use permit. The on-site wastewater treatment and dispersal system will require approval from the California Regional Water Quality Control Board. In addition to the Marin County Community Development Agency, review agencies include the Marin County Department of Public Works, the Marin County Department of Environmental Health Services, the Marin County Fire Department, the North Marin Water District and the California Coastal Commission.

**Describe the accessibility of the building. Do you plan to make accessibility improvements?**

Three townhomes will be converted to accessible mobility units. All 15 senior apartments will be adaptable, with the second floor accessed via elevator. Pathways will be improved through the site to connect most residences to the common areas.

**How will the rehabilitation be staged to minimize risk and inconvenience to the residents? If certain systems or parts of residents' units will be temporarily inoperable or unusable (e.g., kitchen or bathroom) during construction, what is the estimated duration of such interruptions? What mitigations will you provide?**

The property is vacant.

**Describe in detail any temporary relocation of existing tenants at the site due to proposed rehab activities. Explain why relocation is needed and provide the estimated duration and number of impacted tenants. If known, identify which laws (local, state, federal) must be followed in carrying out the relocation.**

The property is vacant. Relocation is not applicable.

## **Financing Plan**

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

The project has \$1,064,825 in Housing Trust Funds committed from the County of Marin. On May 17, 2022, the Marin County Board of Supervisors approved an award of \$357,125 in PLHA funds to Coast Guard, along with an equal funding match from the Marin Housing Trust. In total, \$714,250 was awarded. On May 24, 2022, the Marin County Board of Supervisors approved a funding recommendation of \$147,000 in LHFT funds to Coast Guard, along with an equal funding match from the Marin Housing Trust, contingent upon approval of the County's LHFT application to the California Department of Housing and Community Development (HCD). In total, \$294,000 was recommended. On October 11,

2022, the County received an award letter from HCD for LHTF funds. HCD is in the process of executing a Standard Agreement. Both the PLHA and Marin County Housing Trust commitments are structured as 55-year, residual receipts loans at a rate of three percent (3%) per year. The LHTF fund agreement documents have not yet been finalized, but are anticipated to be similar to PLHA. \$600,000 in predevelopment funds have also been committed from Marin Community Foundation. Eden is currently funding the majority of predevelopment from its own capital.

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

The project is in the early stages of applying for funding. The likelihood of obtaining additional funding is increased with the local commitments like this one. The anticipated timeline includes applying for TCAC funding the the Fall of 2024 and construction beginning in Spring of 2025.

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

We would considered any and all available funding options that might make sense for the project such as MHP and Joe Serna funds through the HCD. Additional project based vouchers, federal and state earmarks, state tax credits may also be considered.

**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).**

Construction cost estimates were provided by a licensed contractor as part of our predevelopment feasibility analysis. Consulting costs are generally drawn from existing contracts, or based on Eden's experience with those disciplines on other projects.

**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.**

The project has \$1,064,825 in Housing Trust Funds from the County of Marin. These funds will reduce the accruing predevelopment interest expense for the project and provided necessary soft financing for the project.

**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?**

Some of the above funding has not yet been allocated given delays from HCD in approved the agreements needed. Overall the project construction is expected to close in 2026 and all funds will be expended by then. The Kerner project will be expending their funds in the coming weeks.

**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?**

Eden Housing is highly skilled in working with federal grant programs, including HOME and CDBG. Eden has received HOME and CDBG funding on dozens of other affordable housing developments, as well as other federal funding such as Section 8 vouchers, HUD 202, and HUD 811. Eden is highly experienced complying with Davis-Bacon prevailing wage requirements, as most of Eden's new construction projects have state or federal (or both) prevailing wage requirements, and we hire prevailing wage












consultants to assist with monitoring.

**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?**

The budget will support 9 households at 30% AMI.

## 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]."**

 2023-24 Board for Eden - Pt. ... .pdf	 2023-24 CDBG Project Budg... .xlsx
 2023-24 ENA Site Control for ... .pdf	 2023-24 FEMA LOMA for Ede... .pdf
 2023-24 FS (19-20) for Eden -... .pdf	 2023-24 FS (20-21) for Eden -... .pdf
 2023-24 IRS Exempt for Eden... .pdf	 2023-24 MOU with JV for Ede... .pdf
 2023-24 Operating Budget 20... .pdf	 2023-24 Org Chart for Eden - ... .pdf
 2023-24 Proforma for Eden - ... .pdf	

## Certification

Please review your responses above for accuracy.

**Name of Person Completing this Application**

Sarah Allen

**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.