



East 12th Remainder Parcel

Introductions

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- Eve Stewart, SAHA
- Dunya Alwan, East 12th Coalition
- Ayo Chaney, East 12th Coalition



Developer Experience

40+ Years in Affordable Housing:

- ✓ 60 properties
- ✓ 3,000 units
- ✓ 30,000 sq ft commercial space
- ✓ Award-winning
- ✓ Property Management
- ✓ Resident Services



Developer Financial Capacity

- ✓ Total Assets \$33.1 million
- ✓ FY 2015 Revenue exceeding \$9 million
- ✓ Available Cash Reserves of \$4.3 million
- ✓ Superior relationships with financial partners
- ✓ Excellent access to debt and equity investment



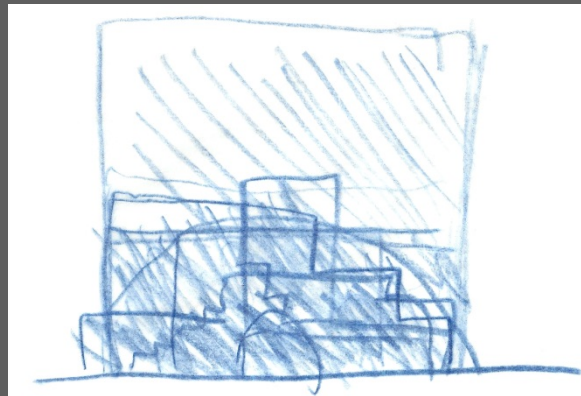
Community Benefits

Meeting Community Vision:

- ✓ Community engagement
- ✓ Housing
 - 133 affordable units
 - Mixed income units
 - 2 & 3 bedroom units



- ✓ Community Spaces
- ✓ Commercial Space
- ✓ Open Spaces
- ✓ Neighborhood scale
- ✓ Community Derived Program & Design



Design



Rendering of West Elevation (facing the estuary)

Design



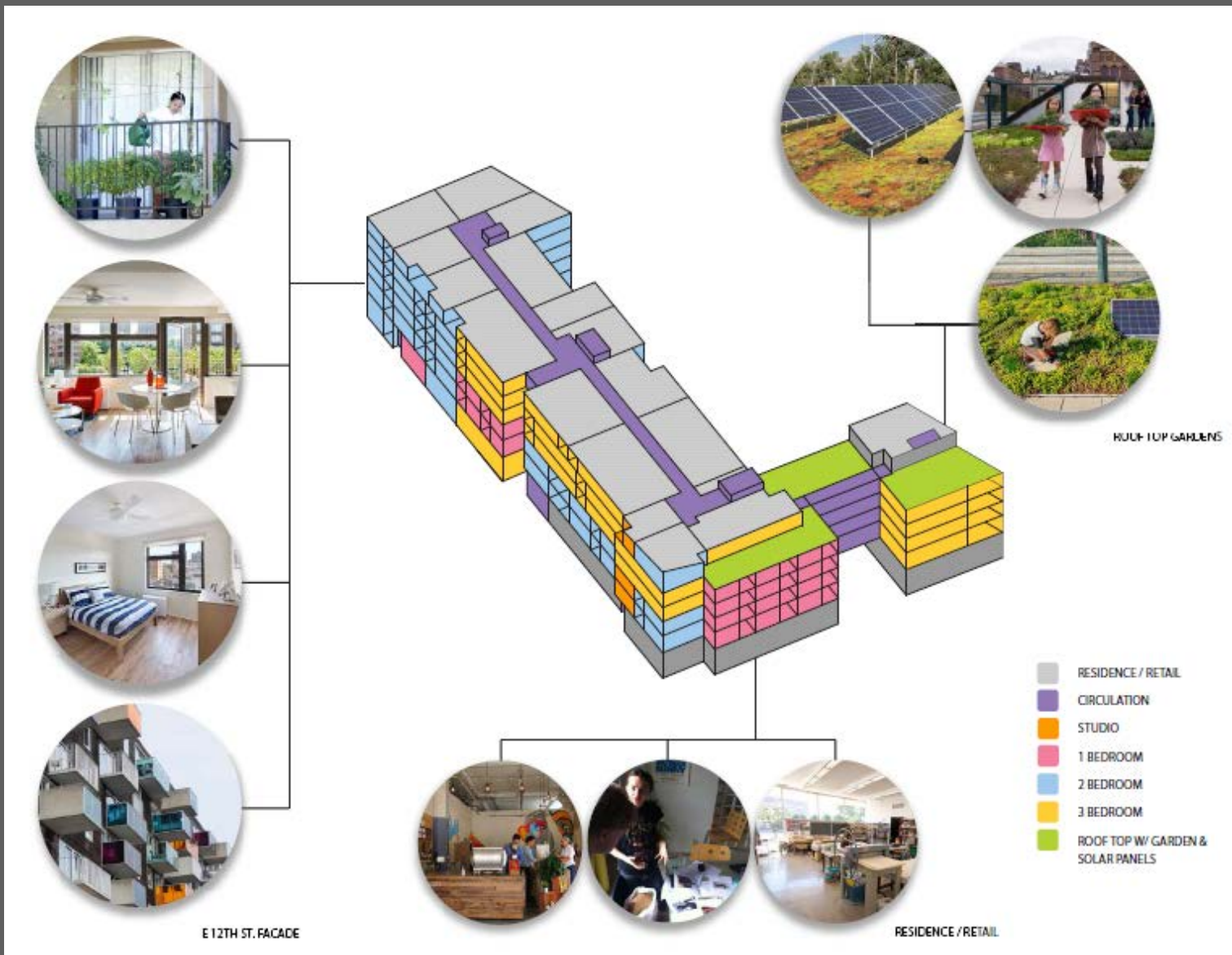
Design



Design



Design



Unit Mix & Affordability

Proposed Unit Mix:

Unit Type	No. Units	AMI Affordability	Net Rent
Studio	4	30% AMI	\$459
Studio	2	50% AMI	\$785
subtotal	6 units		
1 bedroom	19	30% AMI	\$488
1 bedroom	11	50% AMI	\$837
1 bedroom	1	100% AMI	\$1708
subtotal	31 units		
2 bedroom	28	30% AMI	\$587
2 bedroom	10	50% AMI	\$1006
2 bedroom	6	60% AMI	\$1215
2 bedroom	6	80%	\$1633
2 bedroom	6	100%	\$2025
subtotal	56 units		
3 bedroom	29	30% AMI	\$674
3 bedroom	3	50% AMI	\$1158
3 bedroom	2	60% AMI	\$1399
3 bedroom	2	80% AMI	\$1882
3 bedroom	3	100% AMI	\$2366
Mngr Unit	3	N/A	N/A
subtotal	40 units		
Total	133 units		

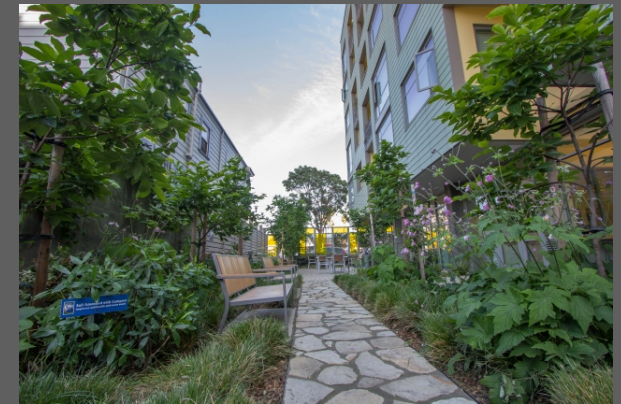


Financing Plan

AHSC + 4% Tax Credits

Source	Amount
Perm Loan – Tranche A NOI	\$4,601,684
Perm Loan – Tranche B S8	\$2,546,482
Tax Credit Equity	\$21,937,406
AHSC	\$17,123,558
FHLB AHP	\$1,200,000
County Boomerang/HOPWA	\$5,000,000
VHHP	\$3,552,583
Deferred Dev Fee	\$882,941
GP Equity	\$100
City Carry-Back Land Lease Loan*	\$4,000,000
GP Equity	\$100
Total	\$60,844,854

**based on land value assumption of \$5 million*



Community Outreach & Support



E12th Wish List
COMMUNITY
POWERED
PLANNING
PUBLIC LAND FOR
PUBLIC GOOD

E12th Wish List
OPENING
WELCOME
DESIGN TABLES
SPEAKERS
DESIGN TABLES
SPEAKERS
DESIGN TABLES
SPEAKERS
CLOSING

Community & Labor Endorsements

18 Million Rising
Alliance of Californians for Community
Empowerment (ACCE)
Alameda County Public Health
Department, Place Matter Initiative
Asian Pacific Environmental Network
(APEN)
Beans & Rice Collective
California Nurses Association (CNA)
Causa Justa::Just Cause
Communities United for Restorative
Youth Justice (CURYJ)
Cooperative Food Empowerment District
Critical Resistance
East Bay Asian Youth Center (EBAYC)
East Bay Solidarity Network
Farms to Grow

Filipino Advocates for Justice
Greenlining Institute
Movement Generation
Oakland Community Land Trust
Oakland Community Organizations (OCO)
Oakland Education Association (OEA)
Oakland SOL
People of Color Sustainable Housing Network
Planting Justice
PODER
Public Advocates
Siegel & Yee
SEIU 1021
Urban Habitat
Urban Strategies Council
VietUnity
67 Sueños



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