

Innovation, Integration, Inclusion

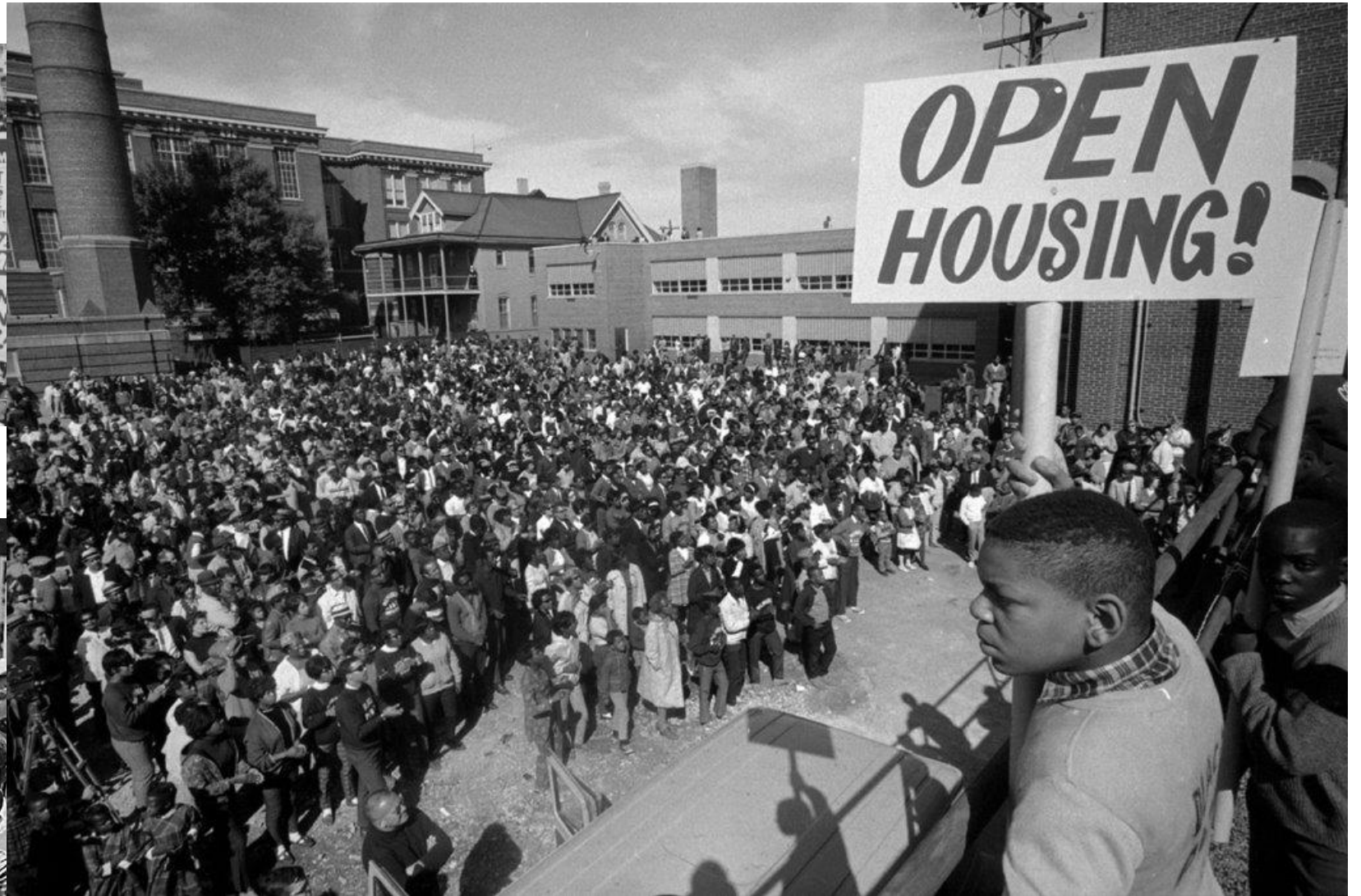
Los Altos City Council

April 27, 2021

50 years ago, EAH Housing was founded with the belief that attractive, affordable housing is the cornerstone to sustainable communities.

A roof is just the beginning.







Impact

▶ Creating Community



FOUNDED
1968

RELATIONSHIPS WITH
87 municipalities
23 counties
IN CALIFORNIA & HAWAII



600+
EMPLOYEES

▶ Developing Housing

106 properties
Over 8,400 units
Developed & Acquired

\$1.2+ billion
Active development

\$1.8+ billion
Developed housing

▶ Managing Properties



SERVING OVER
25,000
RESIDENTS



222 properties
OVER 13,000 UNITS



\$172+ million
Annual Cash Management



Reach

► Geographic Reach (Counties)

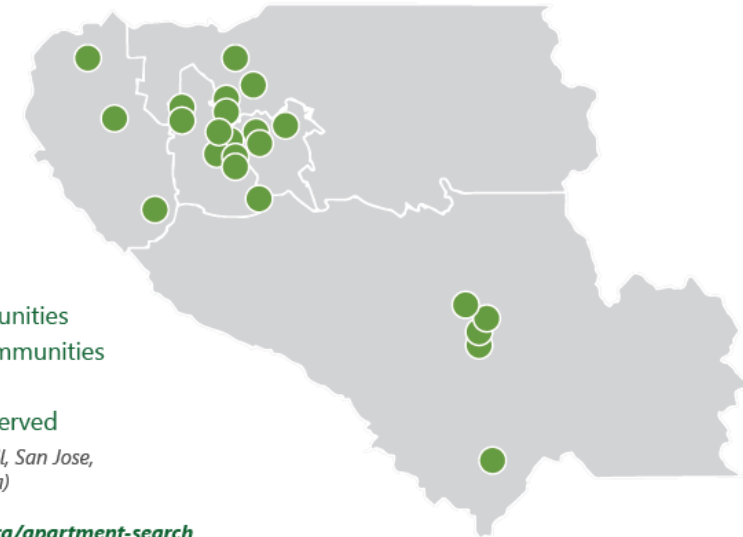
- Alameda
- Contra Costa
- Fresno
- Imperial*
- Los Angeles
- Marin
- Monterey*
- Napa
- Orange
- Riverside
- Sacramento*
- San Francisco
- San Mateo
- Santa Clara
- Santa Cruz
- Solano*
- Sonoma
- Stanislaus
- Yolo



- Kauai
- Hawai'i (Big Island)*
- Honolulu
- Maui

**Planning stage*

Santa Clara County



15 owned communities
26 managed communities
2,725 units
3,445 tenants served
(in Gilroy, Morgan Hill, San Jose, Santa Clara, Saratoga)

www.eahhousing.org/apartment-search

► Properties by Resident Type



- Family/Workforce
- Senior, Older Adult
- Disabled/Special Needs, Formerly Homeless, Veterans
- Other: Artist, Farmworker, Transitional Age Youth (TAY), Student



Development

Groundbreaking Development Expertise

- From rural, low-density complexes to urban high-rise towers
- Homes for large and small families, older adults, homeless, veterans, persons with disabilities, transition age youth, student housing, workforce, and more.
- Communities are designed to respond to local needs and context.



Management

Complete Property & Asset Management Services

- Ongoing training through **EAH University**
- Commitment to resident service
- Customization based on location and demographics
- Trained teams at all levels of property management



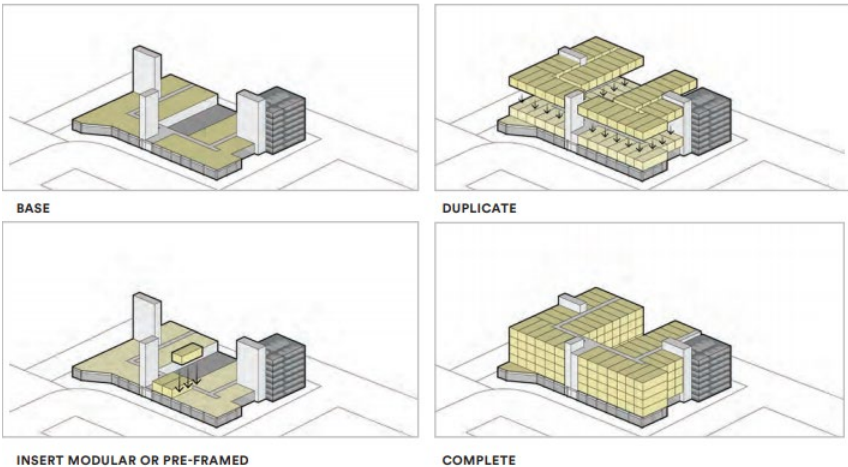
Services

Compassionate, Individualized & Voluntary Services

- Strengths-based and trauma-informed approach
- Helps residents maximize ability to live independently
- Provides residents support to meet their own goals
- Ensures quality of life for residents whether youth, adults or seniors



Real Estate Development



- Property Identification
- 3P Negotiation
- Financial Structuring
- Community Relations
- Regulatory Clearances
- Design Programming
- Construction Management



Property Management



Goal: Support, Uplift, and Empower residents

- Customized Management
- Trained Teams At All Levels
- Budget, Fiscal, and Compliance Oversight
- Green Operations & Maintenance
- Trauma-Informed Approaches



Resident Services

StayWell! is the EAH Housing resident services model, ensuring enrichment and quality of life for our residents whether youth, adults or seniors.

Healthy Eating



Increase food security and access to healthy meals

Active Living



Engage residents in physical activity at their levels of ability

Community Building



Prevent anxiety and depression with stable housing and social connectedness

Physical & Mental Health



Increase strength and confidence, and promote better health

Education



Provide enrichment programs and learning opportunities

Civic Engagement



Expand engagement into leadership development



Community Engagement

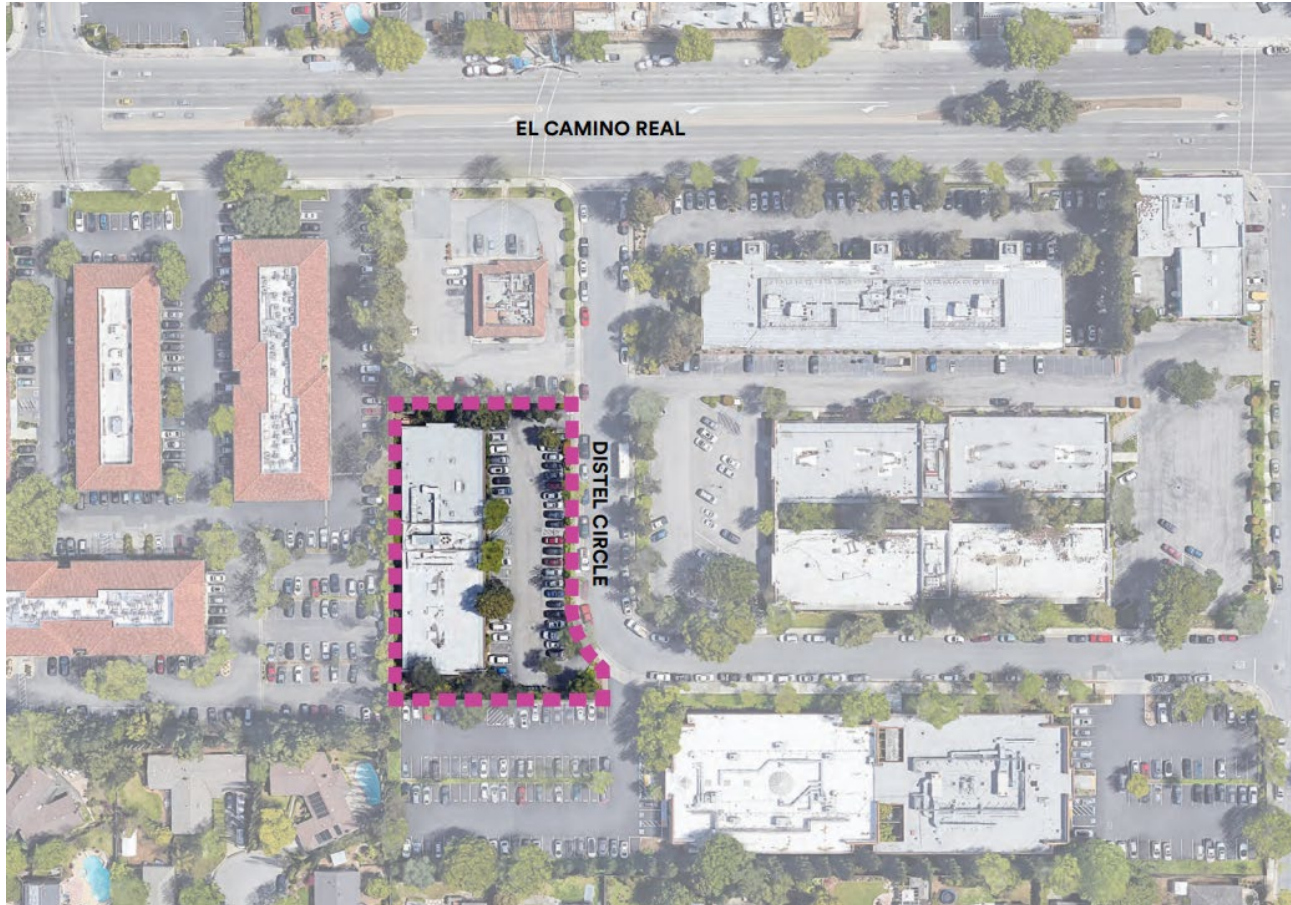


Active, Inclusive, Sustained Engagement

- PHASE 1: Information Gathering
- PHASE 2: Focused Community Outreach
- PHASE 3: Support Decision Makers
- PHASE 4: Ongoing Community Outreach



Distel Circle Intent



VALUE PROPOSITION

- Active Community Engagement
- Housing Equity, Inclusion, and Diversity
- Design Innovation, Sustainability, and Efficiency



Program



- A residential mixed-income community for tenants with a range of needs
- Expedited approval, construction, and occupancy
- Strong financing leverage to limit demand on County and City housing resources



Schedule and Performance



TIMELINE	
MILESTONE	ESTIMATE
Interview Panel and Selection Recommendation	February - March 2021
Board Approval and Award March 2021	April 2021
Entitlement/CEQA/Community Meeting - processing to approval	3rd Q 2021 – 1st Q 2022
Measure A County Funds - application to approvals	4th Q 2021 – 1st Q 2022
Acquisition Closing Date	March 30, 2022
CA HCD NPLH – application to approval	1st Q 2022 – 2nd Q 2022
4% LIHTC / Bond Funds – application to approval	3rd Q 2022 – 4th Q 2022
Bldg Permit/Plan Check – processing to approval	3rd Q 2022 – 4th Q 2022
Construction Loan Close and Ground Lease Execution	4th Q 2022
Construction – start to completion/100% occupancy	4th Q 2022 – 4th Q 2024



Thank You!



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