



PYATOK

SERVICES

- Programming
- Conceptual Design & Site Feasibility
- Architectural Design Services
- Construction Documents
- Construction Administration
- Physical Needs Assessment
- Post Occupancy Evaluations
- Master Planning
- Stakeholder Engagement

PYATOK architecture + urban design is a mission-driven, full-service architectural firm with a focus on community and stakeholder engagement. We specialize in the master planning and design of multifamily residential projects including affordable housing of all types as well as market-rate, workforce, and student housing. Our staff includes 45 professionals who are dedicated to the idea that the best urban communities come about through a partnership between project sponsor, community, city staff, and an open minded design team.

While receiving many local and national design awards, our projects have always been built to conform to the critical demands of local context, program, schedule, and budget. Capitalizing on the latest green building technologies, cutting-edge modeling processes, and participatory design methods, we create attractive, healthy, energy-efficient living spaces that add to the vitality of neighborhoods.

In communities around the Bay Area, we have leveraged our 36 years of experience to maximize the efficiencies of wood frame construction, as well as prefab and modular systems for cost-conscious developers who desire complex projects delivered on accelerated project schedules to meet the demands of the dynamic housing market.

In anticipation of the increasing complexity of building housing, PYATOK implemented BIM-based documentation and has led our consultant teams in clash detection and vertical team integration. We use cloud-based documentation, as well as online project management tools to intelligently communicate throughout the design and construction process.

In response to these challenges, our practice has built a culture of collaborative leadership and expert project management. By teaming closely with the owner/builder and coordinating for phased permitting, PYATOK is able to maximize efficiencies of production and design to deliver projects on accelerated timelines.



MICHAEL PYATOK, FAIA
PRINCIPAL

Design Principal

EDUCATION

Master of Architecture, with Honors
Harvard University, Graduate School of Design
Bachelor of Architecture, with Honors
Pratt Institute

REGISTRATION

Registered Architect:
California, Washington, Oregon, & Arizona
NCARB Certified

AFFILIATIONS

American Institute of Architects
East Bay Housing Organizations
San Francisco Housing Action Coalition
National Low Income Housing Coalition
National Coalition for the Homeless

AWARDS

Thomas Jefferson Award for
Public Architecture
American Institute of Architects, 2013
William S. Marvin Hall of Fame for
Design Excellence
Builder Magazine, 2011

SPEAKING ENGAGEMENTS

Housing California Annual Conference
*Working with Faith Based Community
Organizations for Affordable Housing*, 2017
Annual Conference of the Association of
Collegiate Schools of Architecture
*The Challenges of Teaching
Community Service Studios*, 2016
The New School, NYC
*The Role of Design and
Community Acceptance*, 2016
Office of Housing, Preservation, and
Development, NYC
*Case Studies in Affordable Housing:
Celebrating Cultural Traditions*, 2016
University of Oregon
*Affordable Housing and Sustainability:
Case Studies from PYATOK Architects*, 2016

RECENT PUBLICATIONS

"Unpacking the Problem: Is Affordable
Housing Capitalism's Hopeless Quest?"
Architecture Boston, Winter 2016

Michael Pyatok, FAIA has been an architect and professor of architectural design for 53 years. Since opening his office in 1984, he has designed over 40,000 units of housing for lower-income households in the US and abroad.

At the heart of Mike's work is the participatory design process he uses to deeply involve residents, community members, and stakeholders in the revitalization of low-income communities and strengthening of mixed-income neighborhoods. Using hands-on modeling exercises, Mike helps communities identify their core needs and plans how to meet those needs through quality design.

In 2013 the AIA gave him the Thomas Jefferson Award for Public Architecture in recognition of his contribution to the design of affordable housing. Mike is now Professor Emeritus at the University of Washington and an invited lecturer at UC Berkeley.

REPRESENTATIVE PROJECTS

EDEN HOUSING

Samara Terrace Affordable Senior Housing, Hercules, CA | 52 units
Sara Conner Court Family Housing, Hayward, CA | 57 units
Community Heritage Senior Apartments, North Richmond, CA | 52 units

EDEN HOUSING & RE:PLAY HEALDSBURG LLC

Mill District Affordable Housing, Healdsburg, CA | 41 units

RESOURCES FOR COMMUNITY DEVELOPMENT

St. Paul's Commons, Walnut Creek, CA | 45 units
Fox Courts Affordable Family Housing, Oakland, CA | 80 units
1701 MLK Special Needs Housing, Oakland, CA | 26 units

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION & NATIVE AMERICAN HEALTH CENTER

Seven Directions Affordable Family Housing and Clinic, Oakland, CA | 36 units

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Hismen Hin-Nu Terrace Affordable Family Housing, Oakland, CA | 92 units
West Grand & Brush Street Master Plan and Affordable Housing, Oakland, CA | 59 units
Swan's Market Mixed-Income, Cohousing, Mixed-Use Development, Oakland, CA | 38 units

CATHOLIC CHARITIES OF SANTA ROSA WITH BURBANK HOUSING

Caritas Center, Mixed-Use Navigation Center and Emergency Shelter, Santa Rosa, CA
Caritas Homes, Permanent Supportive Housing, Santa Rosa, CA | 155 unit

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION & STRADA INVESTMENT GROUP

Lake Merritt BART Mixed-Use, Mixed-Income, TOD, Oakland, CA | 519 units, 519,000 comm. sf

NATIVE AMERICAN CONNECTIONS

Devine Legacy Affordable Family Housing, Phoenix, AZ | 65 units

THE UNITY COUNCIL & EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Casa Arabella (Fruitvale BART Transit Village, Phase IIA), Oakland, CA | 94 units
Landmark Place, Oakland, CA | 92 units

URBANCORE DEVELOPMENT & OAKLAND ECONOMIC DEVELOPMENT CORP.

Coliseum Connections TOD (BART), Oakland, CA | 110 units

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION, OAKLAND HOUSING AUTHORITY & RELATED CALIFORNIA

Lion Creek Crossings Aff. Family Housing Master Plan, Phase I & III, Oakland, CA | 50 & 106 units

SATELLITE AFFORDABLE HOUSING ASSOCIATES

2227 International Boulevard Affordable Housing, Oakland, CA | 80 units
The Orchards on Foothill Affordable Senior Housing, Oakland, CA | 65 units

COMMUNITY HOUSINGWORKS & RELATED CALIFORNIA

Paradise Creek Affordable Family Housing Phase I & II, National City, CA | 109 & 92 units
Paradise Creek Master Plan, National City, CA

SAHA (SATELLITE AFFORDABLE HOUSING ASSOCIATES)

2227 International Boulevard Affordable Housing, Oakland, CA | 80 units
The Orchards on Foothill Affordable Senior Housing, Oakland, CA | 65 units



CURTIS CATON, AIA
PRINCIPAL

Managing Principal

EDUCATION

Bachelor of Environmental Design
 University of Colorado, Boulder

REGISTRATION

Registered Architect: California

AFFILIATIONS

American Institute of Architects,
 Easy Bay Housing Organizations
 Habitat for Humanity
 Society for College & University Planning
 Rebuilding Together

A Bay Area native with a background focused on housing and mixed-use projects, Curtis joined PYATOK in 1996 as the Project Architect for the firm’s first venture into designing campus housing with studies for UC Berkeley that led to the replacement of 920 apartments for student families at University Village in Albany. He has since led dozens of award-winning residential projects that serve seniors, families, students, and those with disabilities and special needs. Curtis is an enthusiastic team player and relishes the opportunity to develop innovative projects that meet the unique requirements of each clients’ program and site. Critical to these efforts is his focus on sustainable development methods for multifamily housing, and the application of improved construction techniques for building systems and envelope. His expertise in student housing, special needs, and accessible housing has led to speaking engagements at a number of Department of Justice Fair Housing seminars and at San Francisco Planning and Urban Research (SPUR) events. Curtis is the Chief Operating Officer for PYATOK and leads the Campus Housing Studio.

REPRESENTATIVE PROJECTS

EDEN HOUSING

Gallup & Mesa Affordable Housing, San Jose, CA | 46 units
 Cranes Landing Senior Housing, Lodi, CA | 80 units
 Del Nido Apartments Rehab with New Community Center, Santa Rosa, CA | 202 units
 Community Heritage Senior Apartments, North Richmond, CA | 52 units
 Sara Conner Court Family Housing, Hayward, CA | 57 units

RELATED CALIFORNIA

Paradise Creek Affordable Family Housing, Ph I & II, National City, CA | 109 & 92 units

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Seven Directions Affordable Family Housing and Clinics, Oakland, CA | 36 units

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION & THE UNITY COUNCIL

Casa Arabella (Fruitvale Transit Village) Affordable Family Housing, Oakland, CA | 94 units

**EAST BAY ASIAN DEVELOPMENT CORPORATION,
 OAKLAND HOUSING AUTHORITY & RELATED CALIFORNIA**

Lion Creek Crossings, Phase III, Oakland, CA | 106 units

PALO ALTO HOUSING

Oak Court Affordable Family Housing, Palo Alto, CA | 53 units

RESOURCES FOR COMMUNITY DEVELOPMENT

1701 MLK Supportive Housing, Oakland, CA | 26 units
 Aspen Courts Apartments, Pacheco, CA | 12 units
 Fox Courts Affordable Family Housing, Oakland, CA | 80 units

SATELLITE AFFORDABLE HOUSING ASSOCIATES

Tabora Gardens Affordable Senior Apartments, Antioch, CA | 85 units
 The Orchards on Foothill Affordable Senior Housing, Oakland, CA | 65 units

SATELLITE AFFORDABLE HOUSING ASSOCIATES & NATIVE AMERICAN HEALTH CENTER

3050 International Blvd, Oakland, CA | 78 units

CHRISTIAN CHURCH HOMES & OAKLAND HOUSING AUTHORITY

Harrison Street Affordable Senior Housing, Oakland, CA | 72 units

COMMUNITY HOUSINGWORKS & RELATED CALIFORNIA

Paradise Creek Affordable Family Housing, Ph I & II, National City, CA | 109 & 92 units

THE RICHMAN GROUP

Childs & B Street Affordable Family and Supportive Housing, Merced, CA | 119 units

RICHMOND HOUSING AUTHORITY

Friendship Manor Rehab, Richmond, CA | 58 units
 Triangle Court Rehab, Richmond, CA | 98 units

EDUCATION REALTY TRUST (EdR) & BOWLES HALL FOUNDATION

Bowles Hall Residential College Renovation, UC Berkeley | 76 units (189 beds)

UNIVERSITY OF CALIFORNIA, MERCED

The Summits Student Residences, Merced, CA | 155 units
 Feasibility Study, Phase III & IV, Merced, CA



The Altheim, Phase I & II / Oakland
 Affordable Senior Housing, Renovation & New Construction
 Client: Citizens Housing Corporation (now owned by Eden Housing)



179 units	Flats unit type	0.32 parking ratio
131,000 building s.f.	6.1 acres	29 d.u.a.
\$34M constr. cost	2010 completion	



CONSTRUCTION TYPE: Type V

UNIT MIX

Studio = 39% | 1 BR = 61% | 2 BR = 1%

AMENITIES

Multipurpose Room, Library/Computer Room, Lobby, Sitting Rooms, Outdoor Gardens

AWARDS

Design Award

California Preservation Foundation, 2007

Award of Merit, Best Renovation

Gold Nugget Awards, 2007

Award of Merit

Gold Nugget Awards, 2008

The Altheim is a former senior independent and assisted living facility in Oakland's Dimond/Glenview district. In Phase I, the existing structures were renovated and existing single occupancy rooms were combined to create 93 independent senior apartments with kitchenettes. Phase II added 81 apartments in three new residential structures. There are extensive common use areas in the historic buildings, including a 4,600 sf multipurpose room with exposed heavy timber trusses, a library/computer room, a spacious lobby, and several sitting rooms. The extensive, well-maintained, existing gardens will be available for use by the tenants.

The Altheim was founded in 1908 as a retirement home for German settlers. The site is 6.2 acres, of which approximately 3.5 acres are original. Structures on-site include a series of interconnected wooden, historic buildings with newer additions, and a ca. 1913 masonry residential wing. The project was designed to comply with The Secretary of the Interior's Standards for Rehabilitation and is listed on the National Register of Historic Places.

In addition to the residential units, the project is intended to provide space for the current property owners, The Excelsior German Center at the Altheim, who will continue certain cultural activities on the site. Their activities include a Saturday German language school, board meetings, and cultural events housed in the Excelsior Building.



Cranes Landing / Lodi
Affordable Senior Housing
 Client: Eden Housing



Dedicated to affordable and healthy living for seniors, Cranes Landing is the result of a decade of planning by the City of Lodi and developer Eden Housing. Inspired by the donation to the City of eight acres of land by Gordon Lloyd Roget, the project was finally realized after long delays, surviving the challenges of the Great Recession and the inflation in the construction economy. The development is situated between a retail center and Roget Park, which contains 60 shade-giving heritage trees, bocce ball courts, horseshoes, game tables, and low-impact exercise stations. Completing the vision, the resulting 80 unit community provides for walkability, recreation, socialization and support.

The apartments are divided between two, two-story buildings. Extensive solar systems on the broad roofs produce half of the project’s hot water demand and over 160 kW of electricity annually. Each building frames its own landscaped courtyard facing the Park. The main amenities are clustered at the center of the development, with a pathway connection directly to the heart of the Park. With a GreenPoint Rating of Gold, the project includes extensive stormwater management, bay friendly landscaping, Energy Star appliances, and is designed to meet the EPA’s Indoor Air Quality Plus program. Access to the units is provided by either a double loaded corridor or covered exterior walkways which allow for through ventilation of those units.

80 units	Flats unit type	1:1 parking ratio
59,130 building s.f.	3.4 acres	22.3 d.u.a.
\$13.9M const. cost	2018 completion	118 GreenPoint

CONSTRUCTION TYPE: V-B

UNIT MIX

1 BR = 99% | 2 BR (manager’s unit) = 1%

AMENITIES

Entry Lobby, Offices for On-Site Manager & Services Coordinator, Computer Room, Community Room with Kitchen, Exercise Room, Laundry Facilities adjacent to each building’s elevator, Bicycle Parking

Gallup & Mesa / San Jose
Affordable Housing
 Client: Eden Housing



46 units	Flats unit type	.5 parking ratio
40,522 building s.f.	.38 acres	121 d.u.a.
TBD constr. cost	est. 2021 completion	GPR Gold targeting

CONSTRUCTION TYPE
 Type V over Type I (Podium)

UNIT MIX
 Studios = 35% | 1 BR = 41%
 2 BR = 13% | 3 BR = 11%

AMENITIES
 Neighborhood Community Room with Kitchen,
 Podium Courtyard and Resident Community
 Room, Secure Bicycle Parking, Lobby/Lounge,
 Support Offices, Laundry, Media Library,
 Rooftop Solar Panels

In response to an ambitious RFP issued by the city of San Jose, Eden Housing has proposed a services and amenity enriched new home for low and very-low income transitional age youth, families, and seniors. The subsidized development is situated at the corner of Gallup & Mesa, where a commercial district transitions into the established working class neighborhood known as the Almaden Community Association. At five stories, the building acts as a gateway and point-of-reference to signify one's arrival into the neighborhood. The gentle curve of the lot geometry is echoed by the gently segmented tiled walls of the residential floors of the building mass above. The steady rhythm of full height projecting bays develop a vertical interplay with the many tall redwood trees nearby. The southwest corner of the upper floors of the building is set back in deference to the lower residences to the west.

Ground floor uses include mail, bike storage, and management offices. As requested by the city and neighborhood, the project will also provide a neighborhood-serving public community room which opens onto Mesa Drive. The second floor, with upper level courtyard facing south and west, provides for a variety of communal uses, including amenity spaces, resident multi-purpose room, laundry facilities, and media library. The courtyard is designed with sunny and shaded spaces, and includes an outdoor living room to support movie nights with a projection screen partition. Care has been taken to design a home for a diversity of residents including transitional age youth aged 18-24, seniors and foster families in a program that is working to reunite local family groups.

The all-electric building will conform to San Jose's new Reach Code, and include electric vehicle charging stations with infrastructure to expand to serve all parking spaces. Rooftop solar pv panels will provide on-site energy generation. A modular elevator is planned to be installed very early and eliminate the expense of a separate person-lift during construction.



Balboa Reservoir Master Plan / San Francisco
Market Rate, Affordable, Mixed-Use
Client: AvalonBay Communities, Inc. & BRIDGE Housing

Balboa Reservoir is a proposal developed in partnership with AvalonBay Communities & BRIDGE Housing that is one of three finalists in a June 2017 submission. The 17-acre infill site is located immediately adjacent to City College and the Ocean Avenue commercial corridor. PYATOK collaborated with VMWP Architects to create a master plan for up to 1,100 units, including affordable, middle-income, and market-rate. These units range in size from compact studio units to larger for-sale townhomes with private yards.

The heart of the site is a car-free pedestrian zone with four acres of publicly accessible open space, providing play areas, terraced greenways, dog park, active recreation area, community gardens and a large childcare center. Sustainable features include a district wide grey water system, shared use parking garage, and the potential for district energy systems.

1,100 total units	Flats & Townhomes unit type	600-800 parking spaces
550 affordable units	4.2 acres of open space	100 d.u.a.
TBD constr. cost	TBD completion	LEED ND & Gold targeting



UNIT MIX

Studios, 1, 2 & 3 BR

ARCHITECTURE & URBAN DESIGN

PYATOK architecture + urban design with Van Meter Williams Pollack LLC

AMENITIES

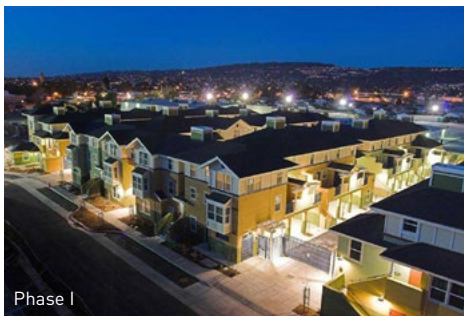
Public Parks, Childcare, Shared Community Spaces



Lion Creek Crossings Master Plan / Oakland
Affordable Family, Redevelopment of Oakland Housing Authority Sites, TOD
 Client: EBALDC & Related California



Phase III



Phase I

567 units	Flats, Townhomes 1-2-3-4-5 BRs unit type	1:1 parking ratio
2003 completion	19.1 acres	29.8 d.u.a.



- TOTAL ACRES: 19.1 ACRES**
- New affordable units: 567
 - Phase 1a 50 family units
 - Phase 1b 65 family units
 - Phase 2a 65 family units
 - Phase 2b 81 family units
 - Phase 3 106 family units
 - Phase 4 72 family units
 - Phase 5 128 senior units
 - 5.7 Acre Central Park with restored creek, multi-purpose field, basketball courts, children's play areas, walking paths, and barbecue areas
 - Amenities include recreational and community rooms, computer center, laundry rooms, after-school programs, two child care centers, family resource center

CONSTRUCTION TYPE
Type V-A

AWARDS
Award of Excellence for Program Innovation & Community Revitalization
 National Association of Housing and Redevelopment Officials, 2009

The Master Plan was carried out under the HOPE VI housing development program in coordination with the Oakland Housing Authority's goals for redevelopment of the existing Coliseum Gardens neighborhood. PYATOK also provided full design services for Phase IA and Phase III.

The Master Plan provides 400 new affordable rental apartment units within a gross site area of 19.1 acres accomplished within three phases of construction providing two level townhome apartments over flats, central podium buildings accommodating townhome units and flats atop a grade level parking garage and senior apartments. Accompanying these new rental units are townhomes for first time homebuyers. In addition to its housing, the design includes over 15,000 square feet of space for social services and childcare facilities.

A major focus of the housing plan is its creation of a new six acre public park which consolidated the fragmented park sites in the area. The new expansive park is bordered by Lion Creek, a restored creek (formerly culverted) which now provides the central amenity to the development.



Coliseum Connections / Oakland

50% Affordable, 50% Workforce Housing, TOD

Client: UrbanCore Development & Oakland Economic Development Corporation



110 units	Flats, Townhomes unit type	.81 parking ratio
133,845 building s.f.	1.36 acres	82 d.u.a.
\$42M constr. cost	2019 completion	Platinum GreenPoint

CONSTRUCTION TYPE

Type III-A and V-B (Volumetric Modular Units) over Type 1-A (Podium)

UNIT MIX

1 BR = 59% | 2 BR = 41%

AMENITIES

Cafe, Conference Room, Resident Lounge, Shared Outdoor Areas, Private Patios, Bike Storage with Repair Station, Residential Parking with 3 Electric Car Spaces

Coliseum Connections is 110-unit, multi-family residential project, built on a BART-owned parking lot, adjacent to the Oakland Coliseum BART Station and is within the Coliseum Area Specific Plan. While project planning took 17 years, the construction phase was a short 17 months thanks to the use of modular construction techniques.

The project is one of the few truly mixed-income residential projects in the State with 50% of the units market rate (for households earning 80% to 120% of AMI), and the balance with rents that are affordable for families earning 50% to 60% of AMI. The units are co-mingled creating one community of mixed-income levels.

The building exterior is contemporary in character, with a strong “billboard” element facing the BART line. The color palette reinforces the eclectic neighborhood and cultural context. The project consists of four buildings: a five-story mid-rise (65

one- and two-bedroom units) that shelters the smaller-scale “village” of three buildings (45 two-story townhome units). All four frame a variety of podium-level residential outdoor spaces.

Located on the south end, the main entry faces the BART station. A café space for residential and public use is located at sidewalk level, adjacent to the entry. On the second floor, a residential social lounge opens onto the shared outdoor seating area at the podium level.

The project includes a 25-foot wide landscaped mews along the eastern edge which connects neighbors to the BART station via a pedestrian and biking path. While private, access is provided through a public access easement.

Bio-swales located at the pedestrian mews and along the frontages of 70th, 71st and Snell provide management of storm-water runoff.



With Nu Forest Products’ move to a larger facility, a prime downtown Healdsburg location will become a 9.6-acre garden with public parks, innovative homes, an intimate hotel, 15 historic redwoods. There will be 38 dwelling units in a sustainable, pedestrian-friendly and multimodal transit-oriented development, adjacent to Healdsburg’s transit hub for buses and the future SMART Transit Center, along with dedicated bike/pedestrian paths running parallel to the SMART rail corridor. Through scale, modulation, and material choices, these buildings will reflect the light industrial history of Healdsburg, as well as its lumber mill past.

On the southeast corner of the development will be 48 affordable studios, arranged in 4 smaller attached buildings, each with its own entry serving 12 dwellings. Multiple entries activate the street in keeping with the rest of the development. At the end facing Exchange Avenue is the residents’ community building with its large multipurpose room opening to a rear deck under an existing redwood tree.

The character matches the rest of the Mill District, with hints of agricultural forms. An asymmetrical pitched roof is biased to the west for future solar panels; deep overhangs protect upper windows from afternoon sun. Plumbing vents are collected in the attic to five cupolas which also ventilate the attic, recalling traditional rooftop barn vents. Stairwells, lit through the evening, function as welcoming lanterns in the neighborhood, enhanced by a screen of wood louvers. Board and batten siding recalls the vernacular ‘Carpenter Gothic’ style found in the region.

The community building facing Exchange Avenue reverses the pitch of the residential roof to create a distinctive ‘butterfly’ roof. Its central valley will shed water to a single scupper, draining rainwater down a chain into a dry well near the sidewalk, displaying a sensible way of channeling rainwater back to the aquifer.

41 units	Flats unit type	1:1 parking ratio
26,340 bldg sf	.88 acres	54.5 d.u.a.
TBD constr. cost	est. 2023 completion	LEED Gold targeting

CONSTRUCTION TYPE: Type V

UNIT MIX: Studios = 100%

AMENITIES

Community Room and Deck, Open Lawns

St. Paul's Commons / Walnut Creek
Affordable, Special Needs, Formerly Homeless
 Client: Resources for Community Development & St. Paul's Episcopal Church



45 units	Flats unit type	0.64 parking ratio
35,663 building s.f.	0.71 acres	70 d.u.a.
\$15M constr. cost	2020 completion	GPR Silver targeting



CONSTRUCTION TYPE: Type V

UNIT MIX
 Studios = 67% | 1BR = 31% | 2 BR = 2%

AMENITIES: Homeless Day Care, Church Community Meeting Rooms, Residential Community Room, Roof Deck, Bike Room, Resident Social Services Office

Inspired by the West Downtown Walnut Creek Specific Plan, St. Paul's began a campus master plan effort that included a year-long visioning process with East Bay Housing Organizations' Interfaith Community. That process determined the need for a new building to integrate the church's existing services and provide much needed affordable housing for their community.

PYATOK partnered with RCD to win the RFQ for this new multi-use/mixed-use development which incorporates a ground floor community center and three upper floors containing 45 studio and one- bedroom apartments serving individuals earning up to 30-60% of area median income. The ground floor community center will house the existing Trinity Center Homeless Adult Resource Center as well as event and meeting spaces for the many users in the church community.

One of PYATOK's early roles included facilitation of numerous early design workshops to build the foundation of the design concepts, ensuring the needs of the church and its constituencies would be met. A high priority arising from the workshops was to maintain many of the large existing trees while creating a shared courtyard with the existing St. Paul's Church.

To respect the neighboring church and context, the mass of the building was reduced at the southwest corner, and a large courtyard was created to provide desired open space and to maintain some of the important trees on the site. The demanding program of the community and church facilities are tightly designed to fit within the footprint of the building while providing a generous amount of open space for residents and users of the Trinity Center.

The project will ultimately be managed in cooperatively by John Stewart Company and the Trinity Center of Walnut Creek for St. Paul's. Adhering to the sustainability goals of both SPCWC and RCD, the project seeks Silver Certification under the GreenPoint Rated program.

Vineyard Crossings / American Canyon
Affordable Family Housing
 Client: MidPen Housing



145 units	Flats, Townhomes unit type	1.95 parking ratio
163,000 building s.f.	7.1 acres	20 d.u.a.
\$28.5M constr. cost	2007 completion	

CONSTRUCTION TYPE: Type V

UNIT MIX

1 BR = 17% | 2 BR = 43% | 3 BR = 55%
 4 BR = 2%

AMENITIES

Licensed Child Care Center, Community Room, Exercise Room, Laundry, Four Play Areas, Pool, Bike and Pedestrian Path Links

Located near downtown American Canyon, about an hour north of the Bay Area, the Vineyard Crossings rental community is an integral part of a larger neighborhood of homeowners. It consists of 145 affordable rental homes for families clustered into smaller social groupings of about 25 families, each smaller grouping with its own courtyard. The pedestrian courts form the heart of the project, incorporating multiple activities to promote social interactions. The courts are enlivened by play areas for young children and sitting areas for adults; most private patios and decks adjoin them as well.

The courtyard clusters are designed such that they screen all parking from the street, yet they welcome visitors with trellised gateways. The community includes a licensed child care center, multipurpose community room, computer center, exercise room, laundry, and swimming pool. A bike and pedestrian path links the community to the town's nearby core and surrounding areas. The architecture recalls some of the region's 'Craftsman tradition', which allows the three-story, multifamily buildings to comfortably blend with the surrounding two-story single family homes.



Charles McKeag

President

Charles McKeag is the President of MLC Holdings, Inc., a subsidiary of Meritage Homes Corporation (NYSE: MTH) focused exclusively on the acquisition and entitlement of infill land opportunities in the Western U.S. Mr. McKeag was recruited by the executive leadership of Meritage in 2014 to launch MLC. During his tenure, Mr. McKeag has hired, trained, and led a team of 20 land acquisition and development professionals and opened three offices in San Ramon (CA), Irvine (CA), and Denver (CO). Under Mr. McKeag's leadership, the MLC team has successfully acquired and entitled nearly 30 new communities representing over 3400 residential units and \$2.5 billion in retail value.

Prior to starting MLC, Mr. McKeag was the Regional Vice President of Land for The New Home Company (NYSE: NWHM), where he led the company's growth into the Northern California market. While at NWHM, Mr. McKeag and his team acquired, entitled, and developed ten new communities representing over 1500 residential units and nearly \$1 billion in retail value. When Mr. McKeag started with NWHM in 2010 it was a start-up operation based in Southern California with just ten employees. By the time of his departure in 2014, the company employed 250 professionals in three divisions and had completed an initial public offering.

Mr. McKeag started his real estate career after leaving the practice of law and taking a role in land acquisition at SCS Development Company, the largest privately-held development and homebuilding company in the San Francisco Bay Area. Within his first year at SCS, Mr. McKeag was promoted to Vice President, a position he held for balance of his nine-year tenure at the company. In this role, Mr. McKeag was responsible for leading all land acquisition, entitlement, and development activities at the company, ultimately delivering dozens of new communities representing over 7000 residential units and approximately \$3.5 billion in retail value.

Mr. McKeag earned a B.A. in History from the University of Oregon and went on to earn a Juris Doctorate with Honors from the University of Pacific's McGeorge School of Law. During law school, Mr. McKeag earned membership in the Order of the Coif, the Traynor Honors Society, and the Moot Court Honors Board. He is a past member of the Board of Directors for the Building Industry Association of the Bay Area and is a frequent speaker and panel participant on land and development matters at industry conferences throughout the country.



JETT LANDSCAPE ARCHITECTURE + DESIGN

FIRM PROFILE

JETT Landscape Architecture + Design brings 20 years of experience designing urban landscapes throughout the West Coast and the United States. Our work is based upon our passion for bringing beauty and enjoyment to the urban environment with our design of multi-family housing, retail, hospitality, and commercial projects. The firm's award-winning projects are noted for their creative response to programmatic needs, innovative use of materials and environmental sensitivity. The work touches upon a wide variety of projects ranging from small boutique developments to projects over 100 acres in size, each one exemplifying careful design thinking and collaboration with our clients and entire design team.

Bruce Jett founded Bruce Jett Associates in 1999 with the singular belief that urban-focused landscape architecture plays a pivotal role in making cities vibrant, livable places that uplift the human experience through thoughtful well-designed outdoor environments. In 2015, the firm was renamed JETT Landscape Architecture + Design to better reflect our growth, with two new principals, Lia Farley and Jesse Markman named in 2017. Throughout our journey, affordable housing projects have been among the most important part of the work we do. Immediately following our first commission for Elders Inn in Alameda, CA in 1999, JETT designed landscapes for Mid-Peninsula Housing's San Andreas Farmworker Housing project in Watsonville. Since then, JETT has embarked on designs for dozens of projects, bringing community and beauty to families, seniors, and vulnerable populations. Starting with a clear understanding of our client's vision, architectural designs, and technical challenges, we approach each commission as having a unique set of circumstances that require our full attention.



Image: Tabora Gardens

Contact Information:
Bruce Jett
Brucej@jett.land
925.254.5422 ext. 101

Address:
2 Theatre Square, Suite 218
Orinda, CA 94563

SBE ID: 1211000

PROJECT APPROACH



Our work begins by understanding that too many families in the Bay Area face insurmountable challenges to home ownership, and many others are in desperate need of a simple roof over their heads.

Equally important is the need for safe outdoor environments that create a sense of community where people can gather, celebrate their neighbors, contribute to their sense of place, and experience social and emotional wellbeing.

The Lone Tree Way & O’Hara community envisioned by The Episcopal Diocese, Meritage Homes, Eden Housing, Habitat for Humanity and HomeAid, and designed by PYATOK Architects, represents an exciting opportunity to create outdoor environments that support a diversity of families, seniors, and others seeking home ownership and a quality place to live.

In all our projects, JETT Landscape Architecture + Design strives to integrate a sense of nature with a variety of outdoor uses. From the tracery of sunlight filtering through an overhead canopy of trees above a quiet space, to the bright red color of tomatoes ripening on the vine in a community garden,

to the gentle motion of tall grasses waving on a warm breeze, a thoughtfully designed landscape elevates the human experience in a manner that is universal to us all.

Working collaboratively with PYATOK, and the Development Team, JETT Landscape Architecture + Design will bring our extensive experience exploring the interconnectivity between community design, group and individual outdoor activities, and the natural environment to create a calm and supportive outdoor environment for the individuals, families and seniors who will call the Lone Tree Way & O’Hara Avenue site their home.

Designing simple, beautiful spaces where people are bonded together to share the bounty of community gardens, enjoy safe places for children to play and learn, and transform and under-utilized site into a community is our goal. These spaces will be inspired by understanding the specific needs of first-time home buyers, seniors, and families, the site, and its surroundings.



AFFORDABLE HOUSING QUALIFICATIONS

Cottonwood Place Senior Housing in Fremont, Tabora Gardens Affordable Senior and Veterans Housing in Antioch, a 2019 Gold Nugget Grand Award winner, Villas on the Park Supportive Housing for the homeless in San Jose, and Colma Veterans Village, are among many projects that have defined JETT as a firm that embraces the challenge of designing landscapes that address society’s most challenging housing and community needs.

Project	Construction Type	Reference
Colma Veterans Village	Type V-A	Elizabeth Kuwada Mercy Housing 415.355.7133
Cottonwood Place, Fremont	Type V-A Completed 2007	Rick Williams Van Meter Williams Pollack 415.975.5352
Tabora Gardens	Type V-A	Jonathan Astman Sattelite Affordable Housing Associates 510.809.2769
Villas on the Park	Type IIIA over Type IA Completed 2019	Rob Wilkins Affirmed Housing 415.488.7743

On a larger scale, we collaborated with Habitat for Humanity and the City of San Jose to provide site planning and landscape design for two Tiny Homes Villages, contributing over 100 temporary living units for the homeless. One village completed construction in early 2020.

Relevant projects currently on the boards include the Gold Nugget Grand Award-winning Alum Rock Supportive Homeless Housing in San Jose; Parrott Street Homeless Housing in San Leandro; and Emergency Interim Housing for two more sites in San Jose.



Image: Colma Veterans Village

LIST OF RELEVANT AFFORDABLE HOUSING PROJECTS

COMPLETED

Cottonwood Place, Fremont.
 Hayward Senior Housing, Hayward.
 Lesley Gardens, Half Moon Bay.
 Manzanita Place, Marina.
 Palo Alto Gardens Renovation, Palo Alto.
 San Andreas Farm Worker Housing,
 Watsonville. Tabora Gardens, Antioch.
 Tienda Drive Senior Housing, Lodi.
 Tyrella Gardens Renovation, Mountain View.
 Colma Veterans Village, Colma.

Client

Eden Housing
 Eden Housing
 MidPen Housing
 MidPen Housing
 MidPen Housing
 MidPen Housing
 MidPen Housing
 Satellite Affordable Housing Associates
 (SAHA) Eden Housing
 MidPen Housing
 Mercy Housing

ON THE BOARDS

353 Main Street, Redwood City.
 657 W. MacArthur Boulevard, Oakland.
 Alum Rock Apartments, San Jose.
 Charles Apartments Renovation, Marina.
 Cypress Apartments Renovation, Marina.
 Del Nido Apartments, Novato.
 JUSD Faculty and Staff Housing, Daly City
 Lakehouse Commons (site work), Oakland
 Las Juntas Housing, Walnut Creek.
 Mission Court Senior Housing, Fremont.
 Meridian Apartments, San Jose.
 Oak Hill Apartments, Oakland.
 Pacifica Landing, Bay Point.
 Parrott Street Apartments, San Leandro.
 Ruby Street, Castro Valley.

ROEM Development
 Path Ventures & Affirmed Housing
 Path Ventures & Affirmed Housing.
 Eden Housing
 Eden Housing
 Eden Housing
 Brookwood Equities
 EBALDC
 Habitat for Humanity
 Eden Housing
 ROEM Development
 Path Ventures & Affirmed Housing
 Habitat for Humanity
 Eden Housing
 Eden Housing

Colma Veterans Village

Location: Colma, CA
 Completion: 2020
 Client: Mercy Housing
 Architect: Van Meter Williams Pollack

Collaborating closely with Van Meter Williams Pollack and Mercy Housing, JETT designed courtyards, a large working community garden, and a public interpretive history plaza to meet the housing needs of the area’s low income and formerly homeless veteran population. The team designed housing, courtyards for individual use and group gathering, and a working garden around a historic pump house now repurposed to be the community center and makerspace supporting gardening and creative activities. The working garden will provide fresh produce for residents while contributing to a sense of purpose, place, and somewhere veterans can feel at home.



Tabora Gardens

Location: Antioch, CA
 Completion: 2018
 Architect: Pyatok Architects

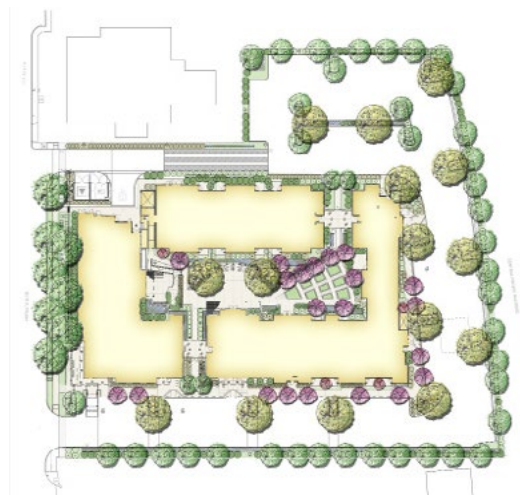
Completed in 2018, Tabora Gardens Senior Apartments provides 85 affordable homes for seniors and formerly homeless residents in Antioch, CA. It is the first project built utilizing California’s State Veterans Housing and Homelessness Prevention Program. The 3.2-acre site is extensively landscaped with gathering and seating areas, vegetable gardens, and a meditation space. From the soft textures of the colorful gardens and windswept native grasses, to the weathered steel meditation ring and wooden accents found throughout the landscaping, Tabora Gardens offers a sense of permanence and stability. Situated adjacent to an open space preserve and regional trail, the project borrows views of the rolling East Bay Hills beyond, connecting the project to its natural environment, making it an ideal location for senior living.



Cottonwood Place

Location: Fremont, CA
Completed: 2010
Client: Eden Housing
Architect: Van Meter Williams Pollack

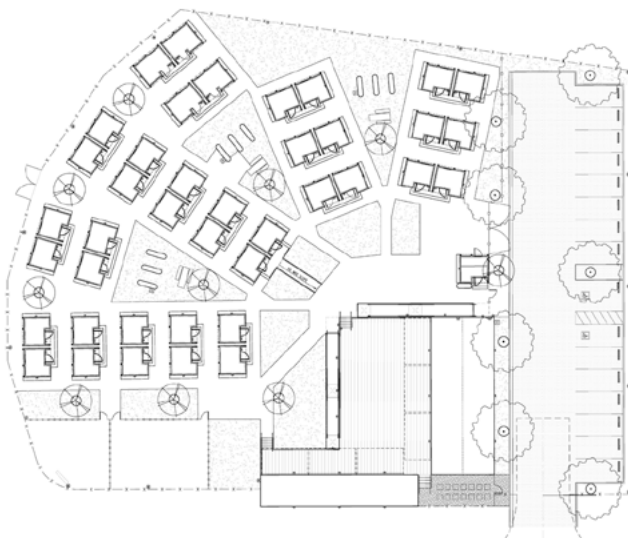
JETT Landscape Architecture + Design created beautiful, Bay-Friendly landscape gardens with a central community patio for residents to enjoy. Landscape designs also included a separate courtyard space for On Lok adult day care use, street frontages, vine covered arbors, seat walls, a community garden, fencing, and signage. JETT brought creative ideas together with practical solutions and worked closely with the developer and City of Fremont officials to meet stringent sustainability and City requirements. Upon completion, the project was the highest Green Point rated project in California and is a Certified Bay-Friendly Landscape that meets LEED platinum qualifications.



Tiny Homes

Location: San Jose, CA
Completion: One completed, one under construction
Architect: Gensler Architects

Teaming up with Habitat for Humanity, JETT was privileged to design the site layout and landscape for two Tiny Homes transitional homeless housing villages in San Jose. Using a radial layout of buildings, JETT was able to both avoid an institutional-like grid and create a range of center-focused open spaces, increasing the sense of community for the residents. The site includes housing, common-use buildings, community gardening areas, dog runs, and other exterior gathering areas to help those less fortunate to begin their journey back to a caring society.



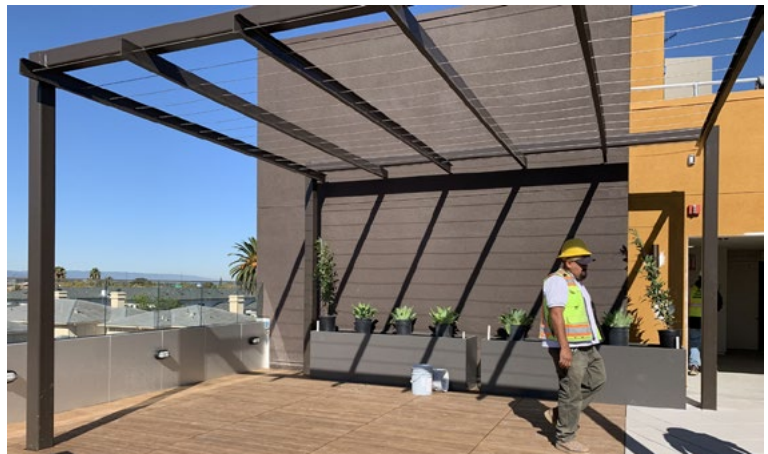
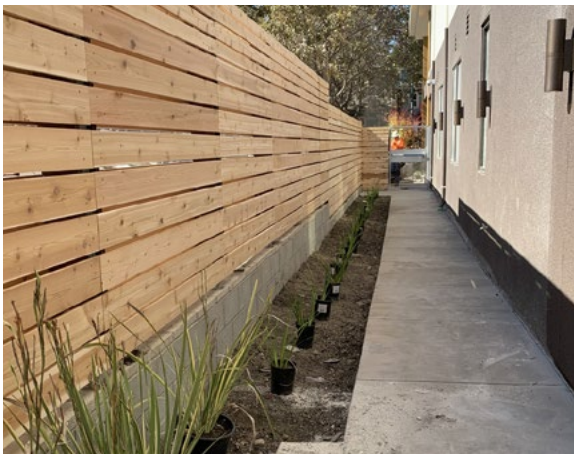
Villas on the Park

Location: San Jose, CA
 Client: Affirmed Housing Group and PATH
 Architect: Dahlin Group

JETT Landscape Architecture + Design collaborated with the architects, the developer, and the City of San Jose to create an elegant podium building with street-level outdoor environments to provide permanent supportive housing for the formerly homeless in downtown San Jose.

JETT’s role was to collaborate with the team to create a new development that includes 80 residences for short and long-term use. The site includes an outdoor entry courtyard, a staff patio, perimeter landscaping, a community podium-level courtyard with break out space for case worker resident meetings, and a roof deck with community gardens. Lead by Affirmed Housing Group and PATH, JETT blended the inspiration of health, healing, and nature to create outdoor therapy opportunities for this transformative community.

The building’s entry and courtyard is designed to start a journey to welcome visitors and residents as well as create a sense of healing and hope with the play of light, water, and metaphorical planting. The podium courtyard design was inspired by the idea of “Nature + Nurture” and includes a story wall and large tables, which are elements intended to create community-building spaces to bring support to the residents. The roof top garden provides a sense of self-sufficiency and achievement for users. The roof design completes the metaphorical journey by celebrating life with landscape features that include kitchen space, the community garden, a rain chain, and festive lighting. Images shown are during construction.





LIA FARLEY, RLA
PRINCIPAL

BACKGROUND

Lia Farley is a principal at JETT Landscape Architecture + Design. She has over 18 years of experience designing and managing projects in a variety of public and private venues. She closely collaborates with the client and design team, building consensus in order to develop cohesive, dynamic working designs that inspire and engage. From urban infill projects to trail restoration planning, she is skilled in balancing the needs of both the urban and natural environments, and strives for a seamless integration through sustainable practices.

PROJECT EXPERIENCE

Civic/Urban Design

- Livermore Valley Specific Plan, Livermore, CA
- East Oakland Sports Center, Oakland, CA
- Fairfield Transportation Center, Fairfield CA
- Morgan Hill Community & Cultural Center, Morgan Hill, CA
- Fremont Streetscape, Fremont, CA
- Scotts Valley Town Center, Scotts Valley, CA
- Stonestown Galleria Mall Exterior Improvements, San Francisco, CA

Urban Infill/Design

- Orchards, Walnut Creek, CA
- Northpoint Apartments, San Francisco, CA
- Santana Row Apartments Podium Courtyard, San Jose, CA
- Hangar One Vodka, Alameda, CA
- Radisson Hotel, San Francisco, CA
- The Vale, Sunnyvale, CA
- 225 California Street, Burlingame, CA
- 240 Lorton Street, Burlingame, CA
- Warm Springs Apartments, Fremont, CA
- 2701 Shattuck Avenue, Berkeley, CA
- The Junipers, San Diego, CA

Institutional/Medical Center

- VA Psychiatric Care Facility, Palo Alto CA
- Cox Elementary School, Oakland, CA
- Ohlone Elementary School, Palo Alto, CA
- Riverside Elementary School, Richmond CA
- Lowell Middle School, Oakland, CA
- Dewey Alternative High School, Oakland, CA
- CSU Stanislaus Student Recreational Center, Stanislaus, CA

San Leandro High School Sports Fields, San Leandro, CA
 Skyline High School Track and Field, Oakland CA
 Castlemont High School Track and Field, Oakland CA
 Oakland High School Fields, Oakland, CA
 Acalanes High School Track and Field, Lafayette, CA
 Bayshore Elementary School, Daly City, CA
 Weaver Middle School, Merced, CA
 Colma Veteran’s Village, Colma, CA
 Woo Han Fai Hall Rehabilitation, Berkeley, CA

Affordable Housing

720 East 11th Street Apartments, Oakland CA
 Providence Senior Housing, San Francisco, CA.
 Creekside Apartments, Albany, CA
 Charlotte Drive Senior Apartments, San Jose, CA
 Villas on the Park, San Jose, CA
 Mission Court Senior Apartments, Fremont, CA

Public Park Planning and Design

North and South Fort Bragg Coastal Trail, Fort Bragg, CA
 Crystal Springs Trail Improvement & Extension, San Mateo County, CA
 Montezuma Wetlands Public Access Trail & Day Use Area, Suisun, CA.
 Mirada Surf Trail Extension, Half Moon Bay, CA
 Heron’s Head Park at Pier 98, San Francisco, CA
 Marina Park Picnic Area Renovations, San Leandro CA
 Nuestro Lugar Linear Park, San Jose, CA
 The Vale Corner Park, Sunnyvale, CA

EDUCATION

Bachelor of Science, Landscape Architecture, University of California at Davis, 1993

PROFESSIONAL AFFILIATION

Bay Friendly Qualified Landscape Design Professional, Stopwaste.org



WHITNEY MILLER
SENIOR LANDSCAPE DESIGNER

BACKGROUND

Whitney Miller has over 13-years of experience in the landscape architecture industry. Her project experience includes mixed-use and high-density residential, suburban communities, senior living, civic and educational centers, urban streetscapes, and apartment renovations.

**PROJECT
 EXPERIENCE**

Urban Infill/Design

Icehouse Condominiums, Oakland, CA
 Venn Apartments Podium Courtyard, San Francisco, CA

Affordable Housing

Stargell Commons, Alameda, CA
 Ford Road Plaza, San Jose, CA

Mixed-Use

Mission Hills Square, Fremont, CA
 Cannery Park Apartment, San Jose, CA
 Station 1300, Menlo Park, CA

Suburban Communities

Harvest Court, Moraga, CA

Senior Living

Lion Creek Crossing, Phase V, Oakland, CA
 Belmont Village, Albany, CA
 Miller Avenue Senior Housing, South San Francisco, CA

Campus

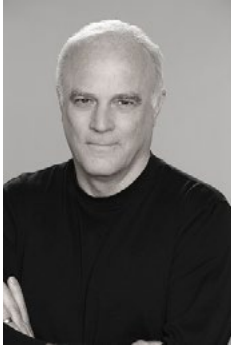
American Canyon High School, American Canyon, CA
 Napa High School Frontage, Napa, CA

Renovation

AvalonBay Silicon Valley, Sunnyvale, CA
 AvalonBay Campbell, Campbell, CA

EDUCATION

Bachelors of Science of Landscape Architecture, University of California, Davis, 2006



BRUCE JETT, RLA, MLA, ASLA
PRINCIPAL

BACKGROUND

Bruce Jett is Founding Principal of JETT Landscape Architecture + Design. He has over twenty years of experience leading the firm in Landscape Architecture, Urban Design and Planning. His career spans over thirty years of landscape architecture design for public and private project at the local, state, and national level. His project experience also extends to the international sector.

**REPRESENTATIVE
PROJECT EXPERIENCE**

Affordable and Homeless Housing

- Tiny Homes Temporary Homeless Housing, San Jose, CA
- Alum Rock Permanent Supportive Housing, San Jose, CA
- Villas on the Park, San Jose, CA
- 657 West MacArthur Boulevard, Oakland, CA
- Oak Hill Apartments, Oakland, CA
- Tabora Gardens Senior Apartments, Antioch, CA
- Tienda Drive Senior Housing, Lodi, CA
- Charlotte Drive Apartments, San Jose, CA
- Parrott Street Apartments, San Leandro, CA
- Cottonwood Place Senior Housing and On Lok Adult Day Care, Fremont, CA
- Manzanita Place, Marina, CA

Multi-Family Housing

- 460 El Camino Real, Belmont, CA
- 1101 West El Camino Real, Mountain View, CA
- Alterra, Walnut Creek, CA
- Nineteen800, Cupertino, CA
- Northpoint Apartments, San Francisco, CA
- Station 1300, Menlo Park, CA
- Alameda Point Block 9, Alameda, CA
- Brooklyn Basin Parcel B, C, G, H and J, Oakland, CA

Public Works & Public Spaces

- (9) Community Parks, Livermore, CA
- 160 Spear Street Plaza, San Francisco, CA
- Clipper Drive Landscape Renovation, Discovery Bay, CA
- Cottonwood Place Streetscape, Fremont, CA
- Discovery Bay Streetscape and Parks Improvements, Town of Discovery Bay, CA
- Eades Avenue & S. Coliseum Way Streetscape Master Plan, Oakland, CA
- Livermore Valley Park Plaza, Livermore, CA

Site Planning and Design

Marina Plaza, Cupertino, CA
 The Orchards of Walnut Creek, Walnut Creek, CA
 Oakland Army Base Development, Oakland, CA
 Bankhead Theater Plaza and Amphitheater, Livermore, CA
 The Junipers, San Diego, CA

EDUCATION Master of Landscape Architecture, Harvard University, 1992
 Bachelor of Arts in Landscape Architecture, University of California, Berkeley, Awarded Highest Honors, 1987

PROFESSIONAL AFFILIATIONS American Society of Landscape Architects (ASLA)
 Urban Land Institute
 U.S. Green Building Council (USGBC)
 Certified Bay-Friendly Design Professional
 SPUR San Francisco and Oakland

ASLA HONOR AWARD NorthPoint Apartments, San Francisco, CA 2017

ASLA/NCC MERIT AWARD NorthPoint Apartments, San Francisco, CA 2017

PCBC GOLD NUGGET AWARDS Best Affordable Senior Housing, Tabora Gardens, Antioch, CA 2019
 Best Supportive Housing, Alum Rock, San Jose, CA 2019

ASSOCIATED PROJECT AWARDS Best in Category Design Magazine, Elders Inn, Alameda, CA 2002
 ALFA Best of Home Design Award, Elders Inn, Alameda, CA 2001
 Award of Merit, Research Facility, American Institute of Architects, Lucas Center Expansion

FIRM PROFILE



CBG is the premier Civil Engineering, Surveying, and Land Planning firm in Northern California. Founded in 1989, CBG provides consulting services from concept through construction for private land development companies and public municipalities. CBG has over 100 professionals, registered engineers, and licensed surveyors to serve you.

CBG is known for providing cost effective designs, reducing construction costs, meeting aggressive deadlines, and navigating California's increasingly complicated entitlement and permitting processes. For the past 31 years, CBG has participated in the planning, design and construction of numerous signature projects throughout Northern California.

CBG has exceeded the expectations of our clients by consistently meeting difficult challenges with innovative design solutions resulting in the successful completion of a project delivered on schedule and within budget. Our extensive land development experience enables us to thoroughly understand project requirements and to fulfill them through a complete scope of services including:

PLANNING

- Preliminary Engineering & Opportunity / Constraints Analysis
- Conceptual Land Planning & Roadway Alignment Studies
- Specific Plan Collaboration & Development
- Public Services / Facilities & Utility Infrastructure Planning
- Environmental / CEQA Assistance
- Preliminary & Final Development Plans
- Entitlement Processing / Tentative Maps

CIVIL ENGINEERING

- Utility & Grading Studies
- Hydrology & Hydraulic Analysis
- Improvement Plans & Grading Plans
- Stormwater Management Reports / C.3 Analysis
- Construction Specifications
- Construction Cost & Development Fee
- Estimates
- Finance District Engineering & Assessment Valuation

SURVEYING

- Topographic & Boundary Surveys
- GIS Mapping
- ALTA Land Title Surveys
- Right of Way Surveys
- Mapping & Legal Descriptions
- Construction Staking



STAFF OVERVIEW

A key element to CBG’s continued success in the industry has been the ability to retain a diverse staff of qualified individuals. Every CBG project receives active Principal participation and professional project management. Project teams are assembled based on the specific requirements for a project and the knowledge, specialty, and expertise of each individual staff member.

PRINCIPALS

- Andrea J. Bellanca RCE 61806 LS 8287
- Lew F. Carpenter RCE 59416
- Jason J. Neri RCE 59136
- Angelo J. Obertello RCE 64345 LEED AP
- Lee J. Rosenblatt RCE 65469
- Justin R. DeKnoblough RCE 79604
- Ryan T. Hansen RCE 80557
- Terry R. Reeves RCE 75174
- Jason D. Vogan RCE 59299
- Gordon T. Zanin RCE 76794

TECHNICAL STAFF

- 70 Civil Engineers / Planners
- 10 Office Surveyors
- 14 Field Surveyors
- 10 Administrative Support Staff



RELEVANT PROJECT EXPERIENCE

Merrill Gardens
Brentwood, California Merrill Gardens at Brentwood is located on Balfour Road at the intersection of the State Highway 4 Bypass adjacent to the Brentwood Golf Club. This 132,000 square foot Senior Living Community is situated on approximately 7 acres and will provide 124 apartment-style units for both Assisted Living and Memory Care residents.

Sparrow at Marsh Creek
Brentwood, California CBG provided engineering services for the 50 residential unit site that includes Single Family and Townhouse products. The project is adjacent to the Contra Costa County Flood Control Channel.

Sand Creek Road
CIP 336-3061
CIP 336-3061-90050-03
CIP 336-3148
Brentwood, California CBG prepared topographic survey, civil design, and provided construction staking services for 2,500 lineal feet of new roadway from Fairview Avenue to the intersection with the Union Pacific Railroad. Improvements also included extension of an existing box culvert at Sand Creek, pedestrian undercrossing and traffic signal design.

Sunset Road
CIP 336-3016
Brentwood, California CBG prepared alignment studies, coordination of Marsh Creek Bridge, permit processing with EBMUD and Caltrans, engineering design and provided construction staking for the realignment of 1,200 lineal feet of Sunset Road connecting to Brentwood Boulevard.

John Muir Parkway
Brentwood, California CBG prepared topographic survey, civil design, and provided construction staking services for 2,000 lineal feet of new roadway from Fairview Avenue to Briones Valley Road.

Minnesota Avenue
CIP 336-3154
Brentwood, California CBG prepared civil design and provided construction staking services for a new median island, sidewalk and striping improvements adjacent to Bristow School.

Concord Avenue
Realignment
Brentwood, California CBG prepared topographic and boundary survey, civil design, and provided construction staking services for the realignment of 1,800 lineal feet of Concord Avenue adjacent to the State Route 4 Bypass.

American Avenue & Balfour Road
Brentwood, California CBG prepared topographic and boundary survey and civil design for construction of American Avenue, approximately 2,700 feet of new roadway. American Avenue serves the newly constructed Heritage High School and Adams Middle School in Brentwood. New road construction included a box culvert at the Deer Creek crossing as well as improvements to Balfour Road at the intersection with American Avenue.

Heidorn Ranch Road
Brentwood, California CBG prepared topographic and boundary survey, civil design, and provided construction staking services for the reconstruction and widening of Heidorn Ranch Road from Lone Tree Way approximately 2,500 feet south across the East Bay Municipal Utilities District (EBMUD) right of way. Improvements included bore and jack of two water pipes and a concrete storm drain pipe and a VCP sewer pipe in excess of 20' in depth

Heritage High School
Brentwood, California CBG prepared topographic and boundary survey and civil design for the newly constructed and operational High School in the City of Brentwood. Site design included 24 buildings, an Olympic size swimming pool, football stadium, basketball and tennis courts and 3 multi-use playing fields. A detention basin and water quality control channels (bio-swailes) were designed to meet storm flow and clean water requirements for the site.

Various Assessment Districts
Brentwood, California CBG prepared the Engineer's Report for the 2001, 2003, 2004, and 2005 Assessment Districts.

Fairview Avenue Widening
Brentwood, California CBG prepared topographic and boundary survey, civil design, and provided construction staking services for 4,000 lineal feet of roadway widening from Baldwin Drive to Concord Avenue.



RYAN T. HANSEN, P.E.

PRINCIPAL

Mr. Hansen has over 12 years of civil engineering experience on projects located throughout the Bay Area. Mr. Hansen has been responsible for the management and design for all aspects of development for numerous complex projects and his expertise in grading design, utility planning, and stormwater treatment design allows for complete and well-designed projects.

<p>SPARROW AT MARSH CREEK KB Homes Brentwood, California</p>	<ul style="list-style-type: none"> • 50 Residential Units • Single Family and Townhouse Product • Adjacent to Contra Costa County Flood Control Channel
<p>WALNUT BOULEVARD COMMERCIAL CENTER Strauss Design Group Brentwood, California</p>	<ul style="list-style-type: none"> • Prepare Grading and Drainage Plans for Phase 3 of the Commercial Property • Prepare Construction Drawings for Site Improvement Rehabilitation • Stormwater Treatment Measure Implementation
<p>VALOR CROSSING Eden Housing Dublin, California</p>	<ul style="list-style-type: none"> • 1.36 Acre, 72 Multi-Family Units for Veteran Housing • Above Grade Parking Structure • Engineering Design / Permit Processing • 2 Stormwater Quality Media Filtration Vaults • Coordination of Plans with Outside Sewer and Water Agency • Transit Oriented Development adjacent to BART station
<p>PARROT STREET APARTMENTS Eden Housing San Leandro, California</p>	<ul style="list-style-type: none"> • 62 Apartment Units • San Leandro Downtown Area – Transit Oriented Development Near San Leandro BART Station • Entitlement • EBMUD Jurisdiction
<p>COLONNADE Sares Regis Northern California Los Altos, California</p>	<ul style="list-style-type: none"> • 167 Residential Units and 12,000 SF of Retail Space along El Camino Real (Stanford Faculty Housing) • Podium Structure with Multi Level Subterranean Parking • Entitlement and Engineering Design • Caltrans Permitting for Improvements to El Camino Real
<p>SANDALWOOD D.R. Horton Sunnyvale, California</p>	<ul style="list-style-type: none"> • 11.4 Acre, 215 Unit Residential Development • Condominium Townhouse Product • Flood Hazard and FEMA Processing • Adjustment to Santa Clara Valley Flood Control Channel
<p>PILGRIM TRITON SummerHill Homes Foster City, California</p>	<ul style="list-style-type: none"> • Phase III of the Pilgrim Triton Master Plan • 22-Unit Workforce Housing Building • 70 Multi-Family Residential Units • Infrastructure Relocation Including the Expansion of a 1.1 Acre Public Park • Existing Infrastructure Capacity Studies

CREDENTIALS

Education

B.S. in Civil Engineering
University of the Pacific

Years With CBG

12 Years

Registration

Professional Civil Engineering, California No. 80557

Total Professional Experience

12 Years



D. SHANE CALKINS, P.E.

SENIOR ENGINEER

Mr. Calkins has over 7 years of technical engineering experience. As a Project Engineer, he has been extensively involved in the preparation and delivery of construction documents and specifications for roadway and utility projects, including permitting with multiple agencies. Mr. Calkins has effectively been a key component in large design teams and multi-disciplinary projects while closely coordinating with public agencies, utility companies and private owners to incorporate specific concerns and regulations into the project design. His experience also includes work in the planning, design and construction documents for various commercial sites, single family, and multi-family residential developments. Mr. Calkin's construction drawings are accurate and complete leading to the successful completion of his projects.

<p>WALNUT BOULEVARD COMMERCIAL CENTER Strauss Design Group Brentwood, California</p>	<ul style="list-style-type: none"> • Prepare Grading and Drainage Plans for Phase 3 of the Commercial Property • Prepare Construction Drawings for Site Improvement Rehabilitation • Stormwater Treatment Measure Implementation
<p>VALOR CROSSING Eden Housing Dublin, California</p>	<ul style="list-style-type: none"> • 1.36 Acre, 72 Multi-Family Units for Veteran Housing • Above Grade Parking Structure • Engineering Design / Permit Processing • 2 Stormwater Quality Media Filtration Vaults • Coordination of Plans with Outside Sewer and Water Agency • Transit Oriented Development adjacent to BART Station •
<p>CHRISTOPHER HIGHLANDS Lennar Homes Daly City, California</p>	<ul style="list-style-type: none"> • Former Jefferson School District Elementary School • 80 Single-Family Units on 12.8 Acres • On-Site Stormwater Detention Design • Integrated ADA Accessible Open Space and Trails • Entitlement and Engineering Design
<p>DUBLIN APARTMENTS Bay West Development Dublin, California</p>	<ul style="list-style-type: none"> • 4.74 Acre, 314 Multi-Family Units, • 17,000 sf of Commercial Space • Above Grade Parking Structure • Engineering Design • Main Line Sewer Extension • Regional Stormwater Trash Capture Device • 4 Stormwater Quality Media Filtration Vaults • Stormwater Pump Station • Transit Oriented Development adjacent to BART station
<p>EAST ARQUES PROPERTY Summerhill Homes Sunnyvale, California</p>	<ul style="list-style-type: none"> • 4.02 Acre, 85 Multi-Family Units, • Entitlement & Engineering Design • Stormwater Quality Facilities • Stormwater Detention Facilities • Offsite Storm Drain Hydraulic Capacity Analysis

CREDENTIALS

Education

B.S. in Civil Engineering
California State University, Fresno

Years With CBG

7 Years

Registration

Professional Civil Engineering, California No. 84949

Total Professional Experience

7 Years



HILLARY AJEL POSADAS, P.E.

SENIOR ENGINEER

Mrs. Posadas has 8 years of technical engineering experience on project in the San Francisco Bay Area. Her experience includes single-family subdivisions, multi-family developments, commercial and mixed use projects. Aside from grading and utility design, Mrs. Posadas' expertise includes preparation of construction documents, storm drain design reports, and C.3 storm water quality reports.

<p>SPARROW AT MARSH CREEK KB Homes Brentwood, California</p>	<ul style="list-style-type: none"> • 50 Residential Units • Single Family and Townhouse Product • Adjacent to Contra Costa County Flood Control Channel
<p>VERONA (HEIDORN VILLAGE) Meritage Homes Antioch, California</p>	<ul style="list-style-type: none"> • 117 Residential Units of Single Family Product • Topographic and Boundary Survey • Hydromodification Required • Adjacent to PG&E Gas Transmission Lines
<p>PARROT STREET APARTMENTS Eden Housing San Leandro, California</p>	<ul style="list-style-type: none"> • 62 Apartment Units • San Leandro Downtown Area – Transit Oriented Development Near San Leandro BART Station • Entitlement • EBMUD Jurisdiction
<p>PASTORIA De Anza Properties Sunnyvale, California</p>	<ul style="list-style-type: none"> • 40 Apartment Units and 8 Single Family Duets • Podium Structure with 6,000 SF of Retail Space • 14,000 SF Hotel Expansion • El Camino Real Specific Plan Implementation • Caltrans Permitting for Roadway and Utility Installation
<p>SANDALWOOD D.R. Horton Sunnyvale, California</p>	<ul style="list-style-type: none"> • 11.4 Acre, 215 Unit Residential Development • Condominium Townhouse Product • Flood Hazard and FEMA Processing • Adjustment to Santa Clara Valley Flood Control Channel
<p>WATERLINE Shea Homes Davis, California</p>	<ul style="list-style-type: none"> • 60 Condominium Units • Sanitary Sewer Force Main Relocation • BCDC Permitting • Storm Drain Design for Sea Level Rise Mitigation • EBMUD Jurisdiction

CREDENTIALS

Education

B.S. in Civil Engineering
University of California, Los Angeles

Registration

Professional Civil Engineering, California No. 84938

Years With CBG

8 Years

Total Professional Experience

8 Years



MARK H. WEHBER, P.L.S.

ASSOCIATE / SURVEY MANAGER

Mr. Wehber has over 30 years of land surveying experience with 18 years on projects located throughout Northern California. Mr. Wehber has worked extensively on land development projects along with public right-of-way and survey projects. Mr. Wehber has a special expertise in the preparation and implementation of quality assurance and quality control procedures for large surveying projects and managing client and project needs from initialization to completion.

<p>CITY OF BRENTWOOD Brentwood, California</p>	<ul style="list-style-type: none"> • New Vertical Control Network and Benchmark System • Tentative Maps, Final Maps, and Condominium Plans • Commercial Development Projects • Liberty High School Topographic Survey
<p>HUNTERS POINT PHASE I / II Lennar Urban San Francisco, California</p>	<ul style="list-style-type: none"> • Former Naval Shipyard • Assist Lennar with clearing title of existing easements for parcels in Phase 1. • Peer Review of the Grading and Infrastructure Plans for the Hillside and Hilltop / Hillside Development Areas of Phase 1, Resulting in Cost Saving Improvements. • Site Improvement and Grading plans for the Phase 1 Welcome Center • Tentative Maps, Final Maps and Lot Line Adjustments
<p>AEROJET / GENCORP Folsom, California</p>	<ul style="list-style-type: none"> • 6,000 Acres of Public, Private Transit-Oriented Development, Including 3,400 Residential Units and 4.3 Million Square Feet of Commercial Property • Delineation of One of the First Nationwide Superfund Sites Being Re-Developed • Coordination of Two New Light Rail Stations • Coordination with Agencies including State, County and Local for Right of Way Purposes • Topographic, Tree and Boundary Survey of Entire Site • Assist Client with Easements and Restrictions for Sensitive Blast Area Zones • Prepare Lot Line Adjustments
<p>VISTA TULOCAY City of Napa Napa, California</p>	<ul style="list-style-type: none"> • Boundary Survey • Topographic Survey • Construction Staking • FEMA Applications • Tentative Site Plans for Apartment Units

CREDENTIALS

Education

Associates Degree
Bergen Community College, Paramus, New Jersey

Municipal Engineering Construction Inspection Certification
Rutgers State University, New Jersey

Registration

Professional Land Surveyor
California No. 7960

Total Professional Experience

30 Years



Eden Housing Management, Inc.

Eden Housing Management, Inc. (EHMI) is the property management non-profit affiliate of Eden Housing and manages the properties developed and owned by Eden Housing. EHMI was established in 1984 and has 36 years of experience in the field of affordable housing management, currently managing 9,605 units of rental housing in 144 properties.

The EHMI management model focuses on three main pillars:

1. Focus and expertise in affordable housing

First and foremost, Eden Housing Management is a non-profit management company that specializes in affordable housing. We recognize and appreciate the many ways that affordable housing is unique and tailor our operations to best address the needs of the populations we serve and the complex compliance required.

Eden Housing properties are financed with a multitude of affordable housing sources, including a wide range of US Department of Housing and Urban Development (HUD) funds, California Housing and Community Development (HCD) funds, California Tax Credit Allocation Committee (TCAC) tax credits, tax-exempt bonds, redevelopment agency funds, and conventional mortgages. EHMI is well-versed in the complex compliance required for the variety of affordable housing financing and maintains excellent relationships with these federal, state, and local government agencies and commercial lenders and investors.

Through careful attention to concerns as they arise, strong communication, and consistently sound managerial practices, EHMI far exceeds management industry standards and maintains a **portfolio-wide vacancy rate of 1 percent**. When EHMI acquired the Citizens Housing portfolio in 2009, the 11 properties had vacancy rates averaging more than 12 percent, with some as high as 25 percent. EHMI worked swiftly to reduce vacancy and stabilize these properties to meet our goal of a 1.5 percent or lower vacancy rate.

Eden Housing Management has developed three main strategies to reduce vacancy rates:

1. Actively manage waitlists. Property managers maintain highly managed waitlists by frequently checking in on the waitlist and culling households who are no longer interested. With an up-to-date waiting list, we are able to jump start the re-leasing process.
2. Schedule recurring “watchlist” meetings. Eden holds standing meetings to closely monitor properties on a “watchlist” that are having a tougher time filling vacant units. These meetings bring together senior staff and executive team members for strategic high-level conversations in addition to determining practical next steps.

3. Developed a “scorecard” to streamline and organize lease-up. Eden created and continually refines a “scorecard” that standardizes the process to re-lease units once a resident has given notice. Eden has set a portfolio-wide goal of re-leasing units within 10 days, and the scorecard provides a baseline timeline for the process steps such as file review, approval, and unit turns by the maintenance team. The scorecard also tracks important metrics such as the number of units that have given notice, vacant units, and schedule. The scorecard has been highly effective at reducing “natural vacancy.”

2. Integrated model with development, operations, and resident services

Throughout our properties, we have seen the benefits of integrating development, property management, and resident services under the Eden Housing umbrella. Keeping developments within the same organization allows for a seamless transition between development and property management, as well as a high caliber of communication between property management and resident services on a regular basis. Other advantages of the integrated model include:

- Property operations and resident services staff provide invaluable insight to the development process, as they see first-hand how properties operate and building systems and materials age over time. Additionally, asset management and accounting staff acutely understand property financials over the lifetime of a development. As such, each new construction and rehab project continues to build on – and benefits from – the expertise and cross-pollination of ideas among the Eden departments.
- As we have ramped up our rehabilitation work at occupied properties, effective communication between development, operations, and resident services has been paramount. Eden staff from these departments communicate on a daily basis as needed to ensure the work is going smoothly and residents and staff are kept informed. Additionally, representatives from these departments hold recurring weekly meetings to check in on current issues and progress.
- Eden Housing management and resident services work in tandem to effectively manage our properties and support our residents. One example of such collaboration is National Night Out, an annual event that brings residents, staff, neighbors, the police department, and elected officials together to celebrate community relationships as well as improve neighborhood safety. Property management and resident services staff work closely together to put on these events, and in 2015 and 2016, National Night Out was celebrated at all Eden properties, with 52 events and more than 4,000 residents participating.

3. Commitment to sustainability

We recognize that how we operate our buildings has a direct impact on the health of the environment, of our residents, and of property finances. As such, Eden is dedicated to environmental responsibility and has incorporated this commitment into its everyday operations. In 2009, Eden launched a comprehensive green initiative to lower usage and operating expenses for water, electricity, gas, and trash. We performed utility audits at 100 percent of our properties,

engaged in comprehensive capital planning, and leveraged more than \$10 million to green our portfolio. Our efforts included retrofitting 27 properties for solar systems, replacing low flow fixture replacements, and resident education programs and trainings.

Since that time, Eden has continued to closely monitor utility usage at all our properties and seek new ways to improve utility efficiency. We have partnered with a third party service to monitor our energy and water usage at each property, analyze the data, and identify key targets for usage reduction. In 2015, we reduced our water usage by 20% across the portfolio.

To further our green efforts and ensure continued progress, Eden has an interdepartmental Green Steering Committee (GSC), which is responsible for Eden's green strategic planning efforts. The GSC has played an instrumental role in executing all of our green initiative activities, including training modules for staff and residents and the creation of Eden's Operations and Maintenance Manual. One of our main goals is to keep our green education goals on the forefront to encourage positive green behavior. Our committee meets bi-weekly and is a resource for all staff on an on-going basis.

Property Management: Eden Housing Management, Inc.



Kasey Archey
VP of Property Operations

Ms. Archey brings a wealth of experience and knowledge in the operation and management of multi-family housing to Eden. She comes to Eden from Jerusalem House where, as Program Manager for Scattered Sites, she oversaw the largest supportive, permanent housing program in the metro Atlanta area for homeless, low-income people living with or affected by HIV/AIDS. Prior to this role, she was the Grants & Compliance Manager, responsible for the oversight and management of governmental grants for all housing units. She has also held leadership roles in Property Management at Abode Communities and Goldrich and Kest. In addition, she has served on the Board of the Affordable Housing Management Association-Pacific Southwest and is an active and contributing member of the National Affordable Housing Management Association.

Education

Dillard University, Bachelor of Arts

Eden Housing Resident Services, Inc.

Eden Housing Resident Services, Inc. (EHRSI) was established in 1995 as a 501(c)(3) nonprofit affiliate of Eden Housing, Inc. to provide resident services programming to properties in the Eden Housing portfolio. At 100% of Eden’s managed properties, EHRSI provides a wide range of services and enrichment programs designed to meet the needs of our diverse resident population. We believe that housing is a foundation for life change. Our goal is to provide seniors and special needs populations a place to age with dignity in their own home. For our families, our goal is to create pathways out of poverty by providing them with housing stability and programming to help them reach their goals. We strive to inspire hope by providing high-quality, relevant, and impactful service coordination and program offerings that create stability and a path to economic empowerment for residents.

Eden’s portfolio includes 136 managed properties of which 69% are for families, 22% are for seniors, and 9% are for special needs populations, and 1% are mixed properties serving families and seniors. For all sites, services are organized around six core areas of focus including housing stability, education, health & wellness, economic empowerment, community engagement, and technology access. Our services are client-focused and respond to the specific needs of each housing community. We have established goals for each of the focus areas as follows.

Focus Area	Primary Goals	
	Seniors & Households with Special Needs	Families
Housing Stability	Maintain their housing for the remainder of their life.	Remain housed until enough resources are accumulated to successfully transition into less subsidized housing.
Economic Empowerment	Maintain existing income and assets and increase income when possible by accessing available financial benefits and taking advantage of discount programs.	Increase assets and income, access available financial benefits, and reduce debt.
Education	Improve their ability to navigate the systems affecting their life (health care, social security, transportation, etc.)	(Adults) Improve their knowledge and ability to find employment and increase their ability to advance in their career. (Children) Improve the child(ren)’s educational outcomes and trajectory through participation in quality early childhood, afterschool and youth programs. (Parents) Improve their ability to advocate for their children in school and engaged in their child’s educational development.
Health & Wellness	Increase their knowledge of access to health care systems, preventative health measures, nutrition, and mental health resources.	
Community Engagement	Improve community participation and engagement within the property and with the larger community and develop residents to be advocates and leaders in their community.	
Technology Access	Improve their understanding of how to utilize technology to achieve self-identified goals and increase access to the internet.	

Services range from offering one-on-one support to providing workshops and hosting community-wide events. There are three primary levels of services coordination which include an on-site Resident Services Coordinator, special programs only such as an afterschool program or technology training, or access to an Information and Referral Hotline staffed during regular business hours.

EHRSI's model of service delivery is unique in that we utilize in-house paid staff members as well as contract with other third party providers to provide quality services. EHRSI currently contracts with 11 third party service providers and has an in-house Associate Director of Community Partnerships to oversee and manage those relationships. Additionally, EHRSI contracts with 5 organizations to provide special programs to sites including the Boys and Girls Clubs of Sonoma County and Petaluma, which provide afterschool and technology programs, UNEED2 and Knowdemy, which provide technology training, and Discovery Counseling Center, which provides afterschool programs and counseling services. We seek to partner with local experienced providers whenever possible, whether through contractual relationships or through memorandums of understanding. EHRSI works with a large range of local community service partners to offer programs, workshops, and presentations to our residents on topics related to the six focus areas. We believe it is critical to integrate our services with services currently provided in the larger community and to help our residents make those connections to ensure a successful transition out of our housing for households where that is appropriate.

Partnership with Boys and Girls Club



Eden contracts with several organizations to provide special programs to sites, including the Boys and Girls at Eden's Downtown River Apartments in Petaluma. The building includes a dedicated space within the building for the Boys and Girls Club to host afterschool and summer activities for the building's residents as well as other kids in the neighborhood.

Two of the unique programs that EHRSI operates are the afterschool program, recently renamed our Expanded Learning Program, and our Eden Technology Access Program. In our Expanded Learning Program for youth ages 5-12, we envision an environment where youth feel safe and know they belong. We believe that through hope, love, fun, and community building we can positively impact the lives of each child we come in contact with. EHRSI provides opportunities for youth to learn, create, and lead. We envision that through our transparency, dependability, and excellence as a staff we will create pathways that impact generations to come. Eden is an active member and part of the leadership committee for the Partnership for Children and Youth (PCY) whose mission is to build systems of continuous learning, collaboration, and leadership among school districts, government agencies, and community-based organizations serving low income children and youth. Through our work with this organization, we have assisted in the development of "Quality Standards for Expanded Learning in Public and Affordable Housing." This document serves as a guide and tool for continuous quality improvement for our youth programs. We work in partnership with our community partners to share this and other resources and to provide them with opportunities to participate in free ongoing continuous learning in the field of youth programming. We have a great relationship with the Boys and Girls Club organizations that we

currently partner with at four of our sites and it has been strengthened by the resources we have been able to offer them through our participation with PCY.

Eden has been at the forefront of the movement to provide technology access for our residents since the 1990s when we began opening computer learning centers onsite at our affordable housing communities. Today, we are leading the charge at bridging the digital divide with a goal to have all of our properties wired to provide internet access to residents. In addition to providing digital literacy training to residents, EHRSI has been providing the Eden Technology Access Program (ETAP) since 2004, training youth ages 14-19 in computer repair, software applications, multi-media public presentation skills, community service projects, and technology related job and career readiness. Since its inception, over 850 youth have graduated from this successful program that provides hands on training and experiences that the youth are able to take with them well into their future. This program is currently offered free of charge to youth at 16 properties.

EHRSI has experience both beginning services at new properties as well as coming in to provide services at existing properties. In each instance, we take the time to evaluate the needs of the residents by utilizing resident assessments and community meetings. From there, a menu of services is created and offered to residents focusing on the goals outlined above for the six core focus areas. When funding is available, services are supplemented by one-on-one assistance from qualified Resident Services Coordinators. Regardless of funding availability from the property, Eden has committed to providing at a minimum, the Information and Referral Hotline available to all residents during regular business hours for assistance with anything ranging from help with college and financial aid scholarship applications, assistance finding financial benefit information, neighbor conflict resolution, to resources on organizations that can assist with paying bills when income decreases. Our staff and partners work hand-in-hand to provide the best programming and services available to residents to help them maintain their housing and reach for their dreams.

Resident Services: Eden Housing Resident Services, Inc.



Anna Gwyn Simpson
Vice President of Resident Services

Ms. Simpson joined the Eden Housing Resident Services team in 2015. She oversees the provision of resident services at all of the properties in Eden’s portfolio, including direct service to residents and partnerships with community based organizations.

Anna Gwyn has more than 15 years of social service experience. She has an extensive background in managing social service programs for diverse communities and developing evaluation metrics and measurement tools to articulate program success. Anna Gwyn has deep executive management experience, most recently serving as the Interim City Manager for the City of Martinez. The majority of Anna Gwyn’s career has been in affordable housing, serving in leadership roles with the Oakland Housing Authority, Citizens Housing Corporation, and Episcopal Community Services of San Diego and Riverside Counties. Anna Gwyn formerly served a member of the Executive Board for the Pacific Southwest Regional Council of the National Association of Redevelopment and Housing Officials.

Education

Colorado College, BA

San Francisco State University, MPA with Honors, Nonprofit Administration emphasis

Professional Affiliations

Member – National Association of Redevelopment and Housing Officials