

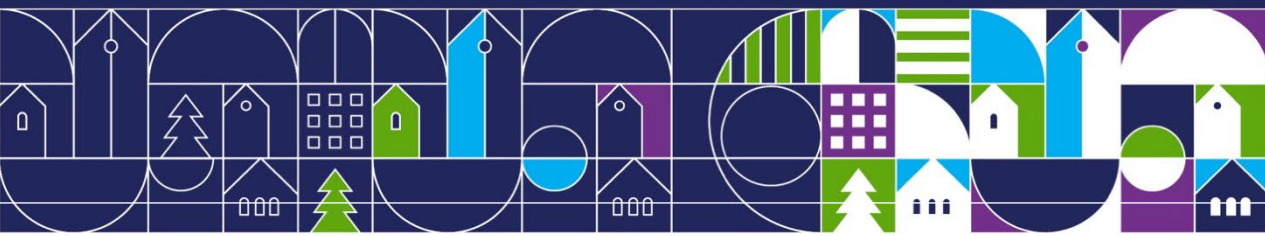


**RESPONSE TO:
BID RFP #04-30 - PURCHASE & DEVELOPMENT OF
CITY OWNED LAND (505 ROYER ST)**

CREEKSIDE SENIORS AT ROYER

Submitted by: **Eden Housing, Inc.**

July 31, 2025





COVER LETTER

Wayne Wiley
City of Roseville, Economic Development Department
311 Vernon Street
Roseville, CA 95678

July 31, 2025

Dear Mr. Wiley,

Eden Housing is excited to submit this proposal to the City of Roseville for the site located at 505 Royer Site. This proposal offers \$570,000 for both parcels included in the RFP calculated at a rate of \$10,000 per developable unit on the site. This proposal also outlines our plan to develop the site, which we have named Creekside Seniors at Royer.

Eden Housing, with our valued architect, Mogavero Architects, and our collaborative landscape architect, Roach and Campbell, are proud to present our vision for a prominent place-making project that meets the City of Roseville's housing needs and is consistent with the vision of the Downtown Roseville Specific Plan. Our project proposes 57 Senior housing units serving a range of income levels as well as thoughtful placemaking that will weave this project into the surrounding civic infrastructure and further activate the amenities on both sides of the creek and downtown Roseville. Together, this team has developed a housing and green space concept designed to ensure residents and people of all ages and abilities have the benefits of housing and easy and affordable access to downtown Roseville and its existing amenities.

Eden Housing, as one of California's largest and oldest non-profit developers, with a portfolio of over 11,000 homes under management, is well versed in complex financing structures and the nuances of affordable housing and the development of publicly owned sites. In addition to our base of operations in the Bay Area, our Sacramento office is actively developing sites in Sacramento County and looking to further bring our development capabilities to Placer County. Mogavero is a leader in the design of affordable housing developments and has a long history of successful projects throughout the Sacramento region and beyond, including the Lohse Apartments and the Main Street Plaza affordable projects in Roseville. Though not a requirement of this proposal, for the purpose of creating an intentional and thought-out response, we have also brought into the team a civil engineer, BKF Engineers, a general contractor, TriCorp Group, and a construction manager, PL Mak, to provide their insight.

We appreciate your thoughtful consideration of our submission and welcome the opportunity to bring this vision to life in partnership with the City of Roseville and the greater community. We are enthusiastic about the potential to contribute to an inclusive and vibrant development that serves Roseville's Seniors.

Eden Housing

City of Roseville - 505 Royer Street
Creekside Seniors at Royer
Affordable Housing Development Project



The details of this proposal shall remain binding and valid for a period of not less than one (1) year from the date of submission. If accepted, we will enter into negotiations to purchase and develop the property and adhere to the requirements described in this RFP, including any addenda. Please direct any questions to Charles Liuzzo, Associate Director of Real Estate Development at charles.liuzzo@edenhousing.org or 510-329-5876

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Charles Liuzzo', with a stylized flourish at the end.

Chief of Real Estate Development and Executive Vice President
Andrea Osgood
Eden Housing, Inc.
22645 Grand Street
Hayward, CA 94541

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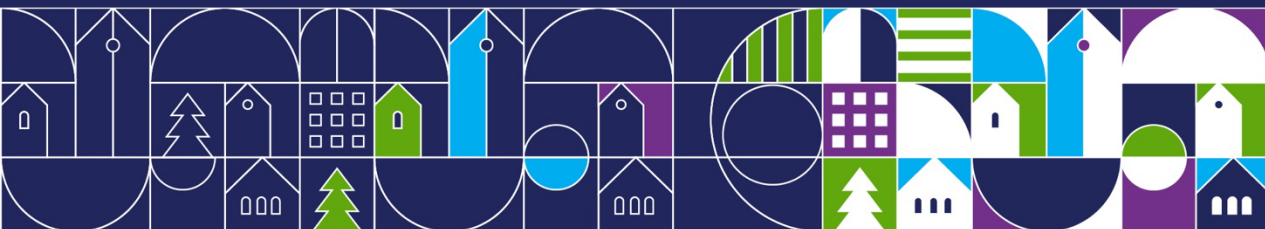
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Eden Housing 2024 Audited Financial Statements





A. FIRM QUALIFICATIONS

About Eden Housing

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California and is based in Hayward. Since our inception in 1968 (57 years in operation), Eden has developed, acquired, or rehabilitated more than 11,400 affordable units and currently provides homes to more than 25,000 lower-income residents. As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

Eden's work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high-quality asset for the cities we partner with. Under the Eden Housing umbrella, Eden Housing Management, Inc. (EHMI) provides quality onsite management and maintenance of our affordable homes, and Eden Housing Resident Services, Inc. (EHRSI) offers free onsite support services and programs to help ensure our residents succeed. EHMI and EHRSI often receive commendations from our partners who know and see firsthand the work we do – including city staff, neighbors, police departments, and financial investors.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high-quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

Throughout Eden's 57-year history, Eden has been actively adapting to and influencing the affordable housing industry in California. We strive to shape housing policy every year and innovate new financing structures with every project to ensure the long-term success of our properties, and in turn, our residents. Eden Housing was the first developer in the State of California to receive tax credits – for our 54-unit Cypress Glen affordable family housing development – and we have been continually successful at acquiring 9% and 4% tax credit allocations for our projects.





Eden's pipeline has grown and we continue to add to California's inventory of affordable housing as housing costs reach a critical point in our history. We are highly experienced in obtaining affordable housing financing through HUD and HCD, as well as local housing authority, county, and city resources. We recognize that our success rests largely on our partnerships with local governments and community organizations – from early local project approvals to long term resident services – and seek to continually strengthen these relationships.

As part of the Strategic Plan adopted in 2020, Eden set a goal to build 10,000 new units of affordable housing over the next 10 years. In order to accomplish this, Eden made the decision to commit to expanding geographically beyond the Bay Area, which had historically been its core geography for new development. Since that time, the Development team has opened offices in both Southern California and Sacramento to accelerate its pipeline growth in those areas. The Eden Sacramento office is located in downtown Sacramento and has two Sacramento-based Development team members working full-time out of that office.

In 2020, Eden was selected through RFP by the Sacramento Housing and Redevelopment Agency (SHRA) to develop the Donner Field site, a city-owned site that has remained vacant for decades. That project secured over \$13.6 million in local funding before winning an allocation of 4% tax credits and a CDLAC tax exempt bond in April 2025. The project is slated to start construction in October 2025 and will be Eden's first successful construction start in the City of Sacramento. Eden is also developing sites in the cities of Sacramento and Elk Grove and previously developed a 79-unit community in Lodi in 2017. Eden is committed to expanding in the Sacramento region and is eager to grow its pipeline of projects in the area.

Eden Housing has nearly 500 employees, and its main office is in Hayward, CA. Eden is consistently named one of the Top 50 affordable housing companies in the nation by

The Eden Difference

New at Eden, we have begun to transform Move-In Days at our new communities into fun-filled, community-centered orientation events. By getting the mountains of paperwork and compliance done beforehand, we have made move-in a day of celebration and of welcoming residents to their new homes. Our Move-In Day events set the groundwork for a positive community from day one. Highlights of these events include:

- Residents, site staff, and case managers building a relationship over a shared meal.
- Provides an opportunity for project funders and partners to volunteer and meet residents
- Gives residents the opportunity to connect with each other and develop friendships and community support.
- Fosters a sense of responsibility and collaboration amongst residents and staff.

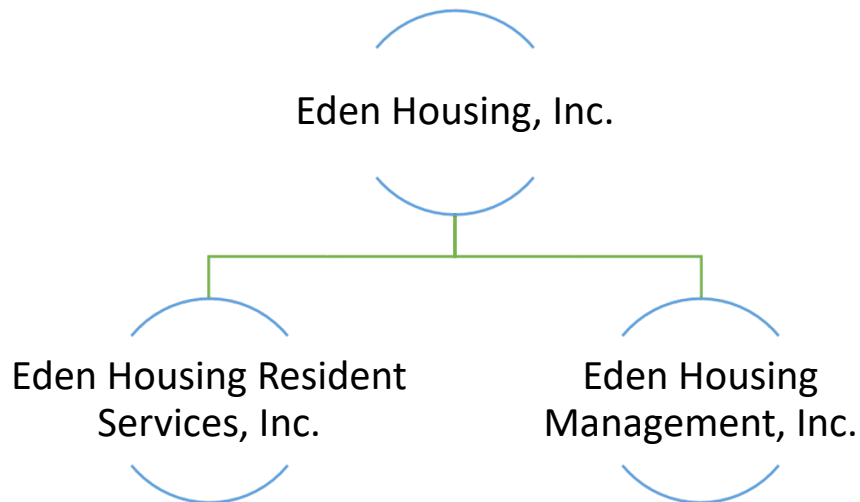
These Move-In Day events, made possible because of Eden's fully integrated operations, with development, management, and services provided in-house, allow us to create a unique event that enhances resident experience and leads to smoother building operations over time.





Affordable Housing Finance Magazine, the leading national publication that ranks and reviews affordable housing.

Organizational chart of Eden Housing and its constituent parts:



Eden Housing's staffing levels have remained consistent over the last three years with no material variations in size.





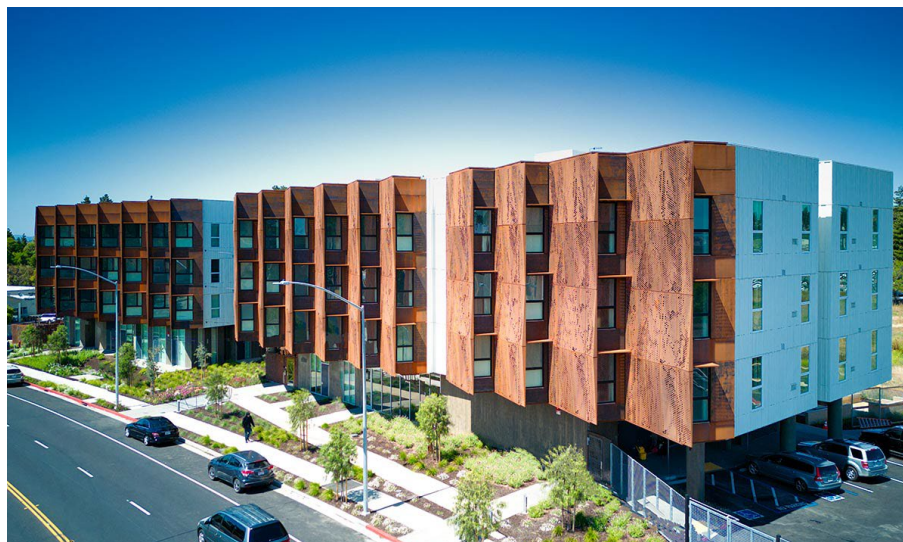
Recent Awards and Recognitions:

Eden Housing stands as a beacon of innovation and commitment in the realm of affordable housing. The accolades we have garnered are a testament to our unwavering dedication to excellence in design, resident services, and organizational culture. These honors recognize our design and developmental achievements, progressive business practices, and our holistic approach to community building and resident support.

Recent Awards and Recognitions:

- **Top 50 Affordable Housing Owners in the U.S.**, Affordable Housing Finance Magazine, 2016-2025
- **Top 50 Affordable Housing Developers in the U.S.**, Affordable Housing Finance Magazine, 2025, 2024, 2021
- **Best-in-Class Employer**, Gallagher, 2021-2025
- **Golden Nugget Awards:**
 - Solaire Apartments (San Jose), 2025
 - Blue Oak Landing (Vallejo), 2024
- **Healthiest Employer in the Bay Area**, San Francisco Business Times and Silicon Valley Business Journal, 2016-2017, 2019
- **Best Place to Work in the Bay Area**, San Francisco Business Times and Silicon Valley Business Journal, 2015-2017
- **Excellence in Motion Award of Merit**, Metropolitan Transportation Commission (MTC), for transit-oriented developments:
 - Weinreb Place (Hayward)
 - Ford Road Plaza and Monterey Villa (San Jose), 2016

These awards underscore Eden Housing's holistic approach to affordable housing - merging architectural excellence with community-centric services. Our consistent recognition across various facets of development and community engagement highlights our role as a leader in creating sustainable, inclusive, and vibrant communities throughout California.





About Mogavero Architects

For over thirty years, Mogavero Architects has designed buildings and communities with the goal to inspire sustainability and create places with meaning. Our award-winning architecture, planning and urban design services have been provided to clients throughout California in small towns and intensely urban settings.



As skilled facilitators and outreach consultants, we assist clients in project communications and approvals, gain support for controversial projects, and let community thought inform our designs. Mogavero Architects' LEED accredited professionals' dedication to green, sustainable design has been demonstrated on projects since its inception. For a broad variety of economic, social and environmental reasons the practice focuses on dense urban infill mixed use projects. Our firm's founders pioneered cutting edge, green building with an emphasis on passive heating and cooling and ventilation systems, daylighting and other natural conservation systems.

Mogavero Architects assess the context of the building on the site, position in the neighborhood, contribution to the built environment, and future purpose. Materials, methods, and technologies are continually evaluated with an eye towards enduring value, efficiency and acclaimed design. We thrive on complex projects that involve many product types, financing sources, and stakeholders.

Let's Build Something **TOGETHER**



Eden Housing

City of Roseville - 505 Royer Street
Creekside Seniors at Royer
Affordable Housing Development Project





B. EXPERIENCE AND REFERENCES

Eden has a long history of partnering with public sector entities to develop affordable housing in urban locations. We also pursue sites offered on the market by private sellers when economic conditions are favorable. Eden Housing's robust development pipeline has enabled the team to open (and re-open after renovation) numerous projects in the last decade, with many more to follow in the coming years. Below is a list of the projects that completed new construction in the past ten years. In addition to these completed projects, Eden currently has approximately 55 projects and 5,500 units in various stages of its development pipeline.

New Construction Pipeline

Project	Year Completed	Units	Location
Donner Field	Construction Start October-2025	67	Sacramento
The Magnolias	Construction Start October-2025	66	Morgan Hill
Downtown Library	Under Construction	124	Santa Cruz
Mulberry Family	Under Construction	150	Riverside
La Vista	Under Construction	176	Hayward
La Avenida	Under Construction	100	Mountain View
Vista Verde	Under Construction	76	Freedom
Mitchell Park	Under Construction	50	Palo Alto
Pac Station North	Under Construction	128	Santa Cruz
Timber Street	Under Construction	79	Newark
Legacy Court	Under Construction	43	Richmond
Mulberry Senior	Under Construction	59	Riverside





Crescent Grove	2025	72	Castro Valley
The Riveter	2025	41	San Rafael
Light Tree Apartments	2024	128	East Palo Alto
Blue Oak Landing	2024	75	Vallejo
Solaire Apartments	2023	130	San Jose
Vivalon Healthy Aging Campus	2023	67	San Rafael
Mesa Terrace	2023	46	San Jose
The Randall	2023	41	Healdsburg
Granite Ridge	2022	73	Fremont
Walnut Grove	2022	50	Los Gatos
Loro Landing	2022	62	San Leandro
The Starling	2022	70	Alameda
Reilly Station	2021	61	Fremont
Corsair Flats	2020	60	Alameda
Hana Gardens	2018	63	El Cerrito
Pauline Weaver	2018	100	Fremont
Miraflores	2018	80	Richmond
Valor Crossing	2017	66	Dublin
Cranes Landing	2017	80	Lodi
Alta Mira	2016	151	Hayward
Camphora Apartments	2016	44	Soledad
Studio 819 Apartments	2015	49	Mountain View
Weinreb Place	2015	22	Hayward





Recent Public Disposition Experience

Our constantly growing pipeline is predominantly growing by the addition of sites that were awarded to Eden through a form of public disposition. Throughout California, Eden has a history of winning sites offered by cities, counties, and the State through RFP, the Surplus Lands Act, the State Excess Sites program, or some other form. We continue to be trusted by municipalities to develop their land assets and we highly value our reputation for delivering on our promises. The table below is a select list of projects currently in our pipeline that we have acquired through public disposition just in the last five years.

PROJECT NAME	LOCATION	UNITS	YEAR AWARDED
LAS DELTAS	North Richmond	115	2025
BAY POINT VETERANS	Bay Point	80	2025
BENICIA SENIORS	Benicia	97	2025
WOLFE ROAD	Cupertino	156	2024
77TH AND BANCROFT	Oakland	90	2023
PACIFIC STATION NORTH	Santa Cruz	128	2023
LIBERATION PARK	Oakland	119	2022
73RD STREET	San Diego	120	2022
EAST LAUREL DRIVE	Salinas	132	2022
MULBERRY - SENIORS	Riverside	59	2021
MULBERRY - FAMILY	Riverside	150	2021
OAK HILL	Marin	115	2021
DOWNTOWN LIBRARY	Santa Cruz	124	2021
MITCHELL PARK PLACE	Palo Alto	50	2021
EAST SANTA CLARA SENIOR	San Jose	68	2021
DONNER FIELD	Sacramento	67	2020





Relevant Experience

A diverse and expansive portfolio such as Eden's provides the organization with deep experience that it can apply to any new project. In recent years, due to the increasing complexity of affordable housing and California development in general, Eden has increasingly taken on complicated and new types of project that have required innovation and creativity. This includes partnering with non-profit organizations and/or for-profit developers, building in dense urban areas, implementing creative financing strategies, and working hand-in-hand with municipalities to overcome NIMBYism and other roadblocks that generally block affordable housing.

For this submission, we have highlighted three recent projects that we think are highly relevant to this proposal. All three projects feature either Seniors, sites acquired through a form of public agency disposition, and/or built on a small site in a tight neighborhood context





DONNER FIELD SENIOR APARTMENTS

4501 9th Avenue, Sacramento, CA
55+ Senior Housing



Highlights:

- Construction start anticipated in October 2025
- Eden Housing was awarded the site through an SHRA-issued RFP in 2020
- 67 Senior Housing units targeted at AMIs 30%-50%, with 17 units reserved for homeless and mental/behavioral health disorders.
- Designed to achieve at least GreenPoint Silver rating and the site features single-family homes on three sides and a charter school on the fourth side.
- Mogavero Architects serves as the architect for the project
- Total Development cost of \$38 million

Reference:

Christine Weichert, Sacramento Housing and Redevelopment Agency
cweichert@shra.org or (916)440-1353





CRESCENT GROVE

22447 Ruby Street, Castro Valley, California

Families, Disabled/Special Needs



Highlights:

- Completed April 2025 after only 15 months of construction followed by full lease up in 30 days.
- 72 units targeted at AMIs 20%-60% with 18 units set aside for families experiencing homelessness, 15 units set aside for Veterans through the VASH program, and 10 units set aside for people with disabilities.
- Acquired from CalTrans with the Housing Authority of the County of Alameda (HACA) using the Surplus Lands Act.
- Also built a portion of the San Lorenzo Creekway, a bicycle and pedestrian active transportation corridor.
- Achieved GreenPoint Platinum rating with all electric construction, heat pump hot water and HVAC, rooftop solar, and reclaimed wood.
- Total Development cost of \$62 million

Reference:

Jennifer Cado, Housing Authority of the County of Alameda

jenniferc@haca.net or 510-727-8514



Eden Housing

City of Roseville - 505 Royer Street
Crescent Grove at Royer
Affordable Housing Development Project





SOLAIRE APARTMENTS

427 Auzerais Avenue, San Jose, California
Families, Senior, Special Needs



Highlights:

- Completed December 2023. 1.03 acre site at 126 units per acre.
- 130 units targeted at AMIs 30%-60% with half of the units reserved for permanent supportive housing for formerly homeless individuals.
- Utilized Trauma Informed design principles, emphasizing physical, psychological, and emotional safety while promoting empowerment.
- 2025 Golden Nugget award winner recognizing exceptional design, planning, and development concepts.
- Total Development cost of \$82 million

Reference:

Consula Hernandez, County of Santa Clara
consuelo.hernandez@ceo.sccgov.org or (408) 510-8595





C. QUALIFICATIONS OF TEAM

Eden's Approach

Eden Housing has a robust system in place to ensure **quality control** at every stage of the development process. As one of the oldest affordable housing developers in the state, decades of institutional knowledge and growth have enabled Eden to deliver community after community of high-quality affordable housing.

With a development team of over 30 full-time employees, Eden's deep bench enables the organization to maintain a high level of capacity to take on new, complex projects at any time. A high degree of financial stability as well as Eden's ability to recruit and retain talent allows each project to remain fully staffed. Beyond the organization's high capacity, specific steps are taken to ensure that the complex process of development is reviewed by many eyes. This includes:

- A reporting structure that includes a dedicated project manager per project along with continual, experienced supervision as well as final checks on business decisions by the department's Chief of Real Estate Development.
- A policy and practice of peer review throughout the development process, including:
 - Regular Project Risk Reviews by department leadership to help shed light on project threats and opportunities and share knowledge from across the development pipeline
 - A process of peer review before major funding application submissions, enabling a multiple-eyes system of mitigating high-stakes clerical errors.
 - All-hands meetings at major project milestones to maintain an all-company approach to delivering project success

The Eden Difference

Eden's long development history means we have a deep bench of experienced construction and design professionals who help us develop functionally rational buildings that are cost efficient to build and affordable to maintain. Highlights for this project's team include –

- Mogavero has designed thousands of units of affordable housing over the last 32 years. This includes the Lohse Apartments and Main Street Plaza projects in Roseville located in close proximity to this project's site.
- PLMak has been the primary construction manager for Eden for 25 years and have also managed affordable projects for other developers, including the Main Street Plaza project, giving them an expertise that is unmatched in the industry.
- TriCorp recently completed the award-winning Sonrisa and just broke ground on the Sakura projects in downtown Sacramento. These projects are small, infill sites in tight neighborhood contexts and give them the experience unique to the challenges of this site.

Eden doesn't just rely on our experience but leverages this track record to make sure we always use "the best in the biz".



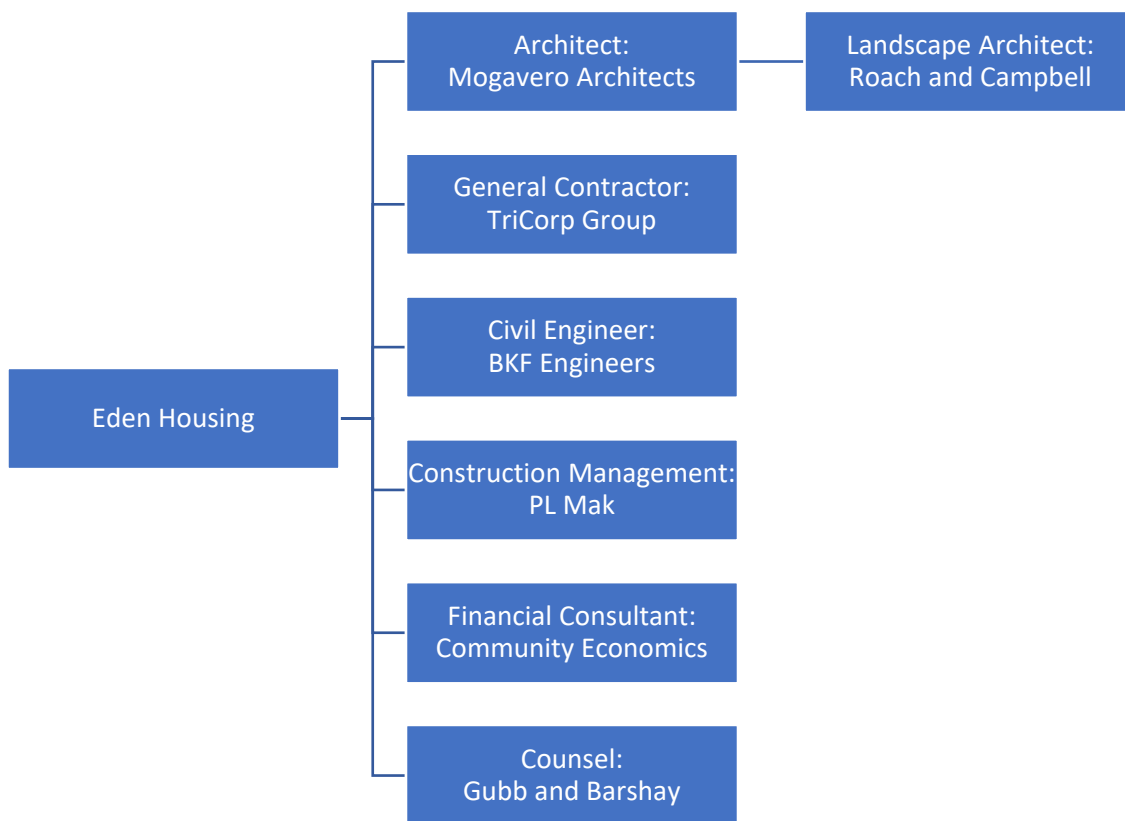


- Longstanding partnerships with the industry's best experts, including:
 - Experienced financial consultants
 - Talented legal counsel with expertise in the intersection of tax credit finance and community development
 - Owner's representation with decades of experience delivering, troubleshooting and maintaining Eden's high-quality homes

Housing is built by people, and twists and turns are inevitable throughout the process. However, Eden's processes, resources and talented staff enable a high level of competence and oversight throughout the project's life cycle, swiftly resolving issues that come up.

Project Team

Eden Housing will be the developer of the project and be responsible for overall management of all aspects of the project. Several other organizations have already been identified as members of the team and will perform the tasks specific to their area of expertise.



Charles Liuzzo will be the direct project leads for Eden Housing with supervision provided by Andrea Osgood. Cecilia Chouhy will be the project manager for Mogavero Architects with supervision provided by Renner Johnston. Brief biographies for these individual team leads,





as well as Roach and Campbell, are included below and further qualifications and biographies for additional team members are included in the appendix of this proposal.



Charles Liuzzo, Associate Director of Real Estate Development

Email: Charles.liuzzo@edenhousing.org

Phone: 510-329-5876

Office Location: Sacramento, CA

Project Role: Charles joined the Eden Housing Development team in 2022 to lead the company's development efforts in the greater Sacramento region. Working out of his office in downtown Sacramento, he is responsible for project management, staff supervision, and business development in the region. Charles will be the lead Project Developer handling the day-to-day responsibilities of the Creekside Seniors at Royer project through predevelopment and construction.



Andrea Osgood, Chief of Real Estate Development

Email: AOsgood@edenhousing.org

Phone: (510) 247-8103

Office Location: Hayward, CA

Project Role: Andrea Osgood was promoted from Senior Vice President of Real Estate Development to Chief of Real Estate Development in June 2023. Since joining Eden's development team in 2008, Andrea has overseen the development of nearly 3,000 new homes and the acquisition of over 1,500 existing units throughout California, supervising a pipeline of \$1.8 billion in assets. She will lead Eden's collaboration with the City, assist with supervision of development staff, actively participate in early development activities, and provide guidance and expertise throughout the development process.



Cecilia Chouhy, Principal

Email: cchouhy@mogaveroarchitects.com

Phone: (916) 443-1033

Office Location: Sacramento, CA

Project Role: With over 17 years of experience in the design and development of mixed use, multifamily housing, and student housing projects, Cecilia Chouhy has contributed in the design of several award-winning projects at Mogavero Architects. Cecilia will serve as the project manager for the Creekside Seniors at Royer project, directly managing the design process and the full design team.





Renner Johnston, President

Email: rjohnston@mogaveroarchitects.com

Phone: (916) 443-1033

Office Location: Sacramento, CA

Project Role: Renner Johnston, AIA, LEED AP, blends over two decades of architectural expertise with a deep-rooted commitment to sustainability. Inspired by his experiences in Europe, he earned a Masters in Architecture from the University of Oregon before joining Mogavero Architects in 1996, where he now serves as President. Renner will serve as the Principal in charge for Creekside Seniors at Royer, providing supervision and direction to the design team from beginning to end.



Bill Roach, Principal

Email: bill@roachcampbell.com

Phone: (916) 945-8003

Office Location: (916) Sacramento, CA

Project Role: Bill is driven by the belief that well designed outdoor spaces are critical for social interaction and can intensify awareness of the natural world around us. With 30 years of professional experience Bill has worked with public and private clients on projects ranging from large scale urban design to site specific planning and master planned development. Bill will be the project lead for all landscape architecture design and coordination.





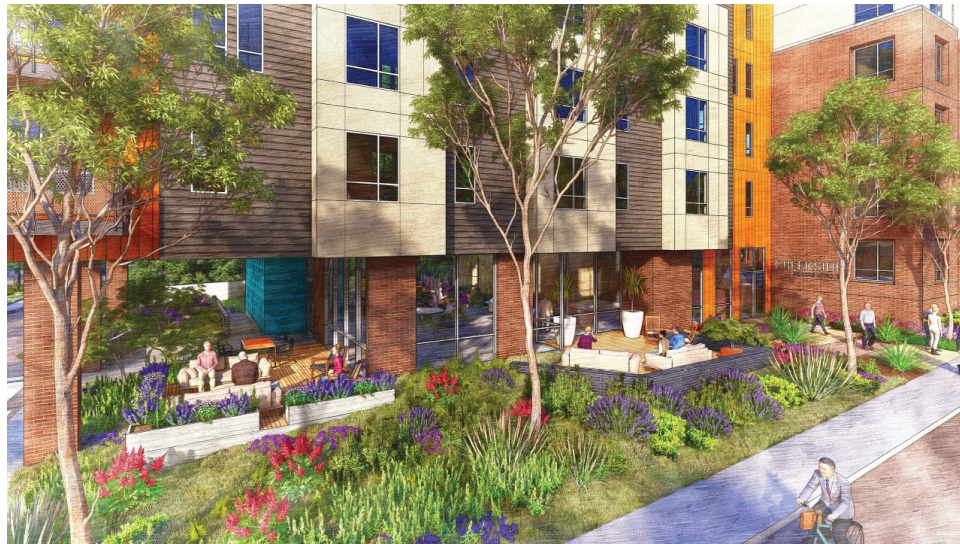
D.PROJECT UNDERSTANDING

Our approach to this project is framed by our understanding of three critical components: the immediate location context of the site, the Downtown Specific Plan, and the topographic challenges of the site. We designed our project with these three things front of mind and rather than see them obstacles, we leaned into these components to design a site that is more fully integrated within the site's context.

Immediate Location Context

The first thing that we understood, and which attracted us to this site, is its immediate proximity to civic infrastructure and public amenities, namely the Roseville Civic Center and Vernon Street Town Square, the Roseville Public Library, the Taylor Street Pedestrian Bridge, and its connection to Royer Park.

Appreciating this, our design seeks to further activate these amenities by integrating with them and serving as a further connection amongst them. We strove to accomplish this primarily



through green open space intentionally placed on the eastern orientation of the site that creates a “front porch” that faces the pedestrian bridge and Royer Park. This front porch orientation features shared seating and a community gathering space, enhancing the vibrancy of the existing public amenities. This green space is also viewable from both the library and the park, creating a visual connection that further weaves these neighborhood elements together.

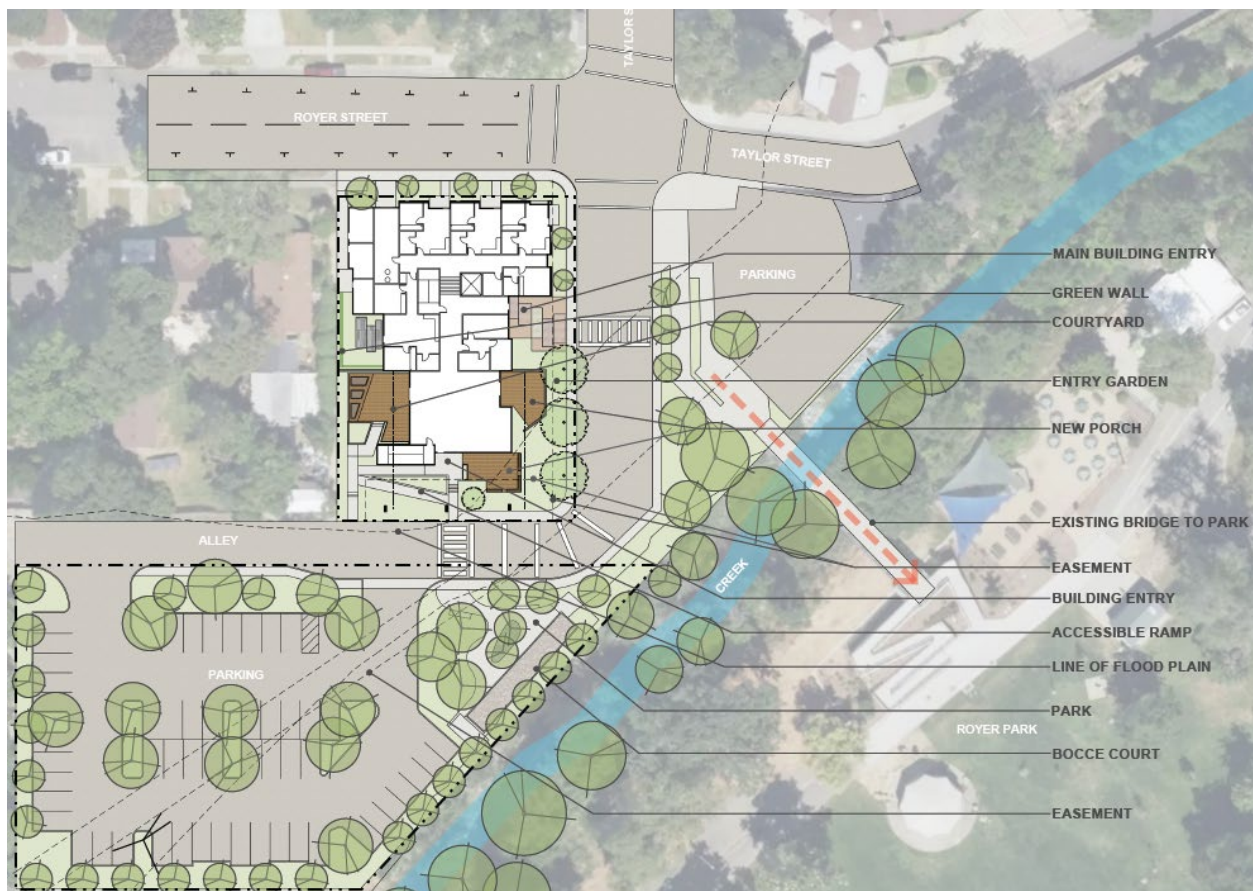
This concept is further developed with the parklet on the southern parcel that is currently home to an existing parking lot. While this parcel will serve as surface parking for residents of the community, we have also made sure to program it with open space and active space that interacts not just with our building but with the planned pedestrian pathway extension coming from Taylor Street Bridge. A bocce ball court placed in the parklet will create a dynamic interface between the property and the planned pedestrian trail, promoting safety through natural surveillance (“eyes on the park”), while encouraging active living and social engagement for residents, all within a walkable, nature-connected environment.





This site also exists on the border of a neighborhood consisting predominantly of single-family attached homes and directly faces them on the north-western and south-western sides of the site. Development on this site needs to be designed to minimize impact and disruption to these neighbors. Eden and Mogavero are both experienced in designing projects in these conditions and our design's massing gently steps down from 5-stories to 4-stories on the northwestern corner that immediately borders and faces these single-family homes. This minimizes the building's visual impact and enhances the compatibility with the streetscape. Further, we have intentionally oriented the southwestern portion of the building, where the common area is on the ground floor, so that there is approximately 20 feet between the site boundary and the building rather than placing it flush up against the site boundary.

This orientation serves two purposes; it creates literal space between the neighborhood and the building, lessening the visual impact, and also creates a green space for residents that is more private than the front porch area. Additionally, to thoughtfully engage the surrounding neighborhood, the building places ground-floor patios along Royer Street, encouraging informal connections between residents and passersby. These patios provide a human-scale edge that supports the rhythms of the existing residential context.





Downtown Specific Plan (DTSP)

This planning document was our starting point for understanding the site and served as a guiding framework throughout the design process. Our design aligns with the Downtown Specific Plan (DTSP) in several key ways, including:

- **Reinforcing a vibrant, walkable downtown core**

Our project places affordable senior housing within steps of civic amenities like the Roseville Public Library, Royer Park, and the downtown civic center. It orients its main entrance toward the Taylor Street pedestrian bridge, extending and strengthening this key pedestrian corridor. This not only reinforces the DTSP's vision of a walkable, active downtown but also ensures that residents can access public resources, events, and community life without needing to rely on a car.

- **Activating the streets and public realm**

The site design includes a shaded courtyard along Taylor St providing outdoor seating, and a bocce court, all oriented to face the creek and pedestrian pathway. These features animate the public realm, create opportunities for spontaneous interaction, and contribute to a safer, more inviting environment. For seniors, these shared spaces help foster a sense of belonging, encouraging daily social engagement and building informal community ties.

- **Respecting the scale and fabric of downtown**

The building anchors the corner of Royer and Taylor Streets with a strong urban frontage, using porches and balconies to bring residential life to the street and activate the public edge. From that corner, the building steps back along Taylor Street to form a landscaped courtyard that opens toward a proposed parklet at the edge of the creek. This push-pull in the building mass not only provides visual relief and a clear relationship to the natural context but also follows DTSP guidelines for varied massing and public-facing open space. Elements like façade articulation, material variation, and residential-scale projections help relate the building to the scale of nearby single-family homes—providing a respectful and intentional transition between the existing neighborhood and the evolving mixed-use downtown district.

- **Expressing local character through materials and design**

Our design carefully integrates the use of high-quality materials that reflect Roseville's historic identity, by placing them at key locations such as entries and building corners. In particular, we've incorporated brick at the street frontage, and weathered Corten steel at the main entrance and other prominent points to reference the city's downtown character and railroad heritage. These materials create visual interest at the pedestrian level, reinforce the building's base-middle-top composition, and respond directly to the DTSP's call for durable, context-sensitive finishes. The result is a building that is both lasting in quality and deeply connected to its surroundings.





- **Creating housing that supports equity and livability**

With 100% of units dedicated to low-income seniors, the project advances the DTSP's call for equitable, inclusive downtown housing. Residents benefit from design features that support healthy aging: views to nature, abundant daylight, accessible open spaces, and common areas that promote both activity and quiet retreat. These amenities, paired with proximity to transit and services, support independence, well-being, and dignity.

We employed these measures, and more, to create a project that contributes meaningfully to the downtown fabric, while enhancing the life of our residents. This design establishes a thoughtful, site-specific relationship with its context, embracing the unique location at the edge of Dry Creek and across from vital civic infrastructure.

Through its architecture, landscape, materials, site layout, and program, the project actively supports the kind of inclusive, vibrant, and sustainable downtown that the DTSP envisions. And more importantly, it offers seniors an environment rich with daily opportunity: to walk across the Taylor Street bridge for a summer concert in Royer Park, to enjoy a bocce match in the garden with the distant sound of a little league game nearby, or to stop by the library for a free tech workshop or reading program.

The green spaces we've designed are community-building infrastructure. They invite intergenerational activity, quiet reflection, and moments of spontaneous connection. With the library, the park, the civic center, and the downtown farmers market all within walking distance, we see this project as a place where seniors can remain active, independent, and meaningfully engaged in the life of their city.





Topographic Challenges

The site has specific topographical challenges that needed to be understood and incorporated into the design, namely the slope of the site and the presence of a flood zone in certain portions of the site. As with the other aspects of our understanding, we worked with these realities to create a more thoughtfully designed project.

Grade Change

The site has a significant grade change in the south to southeastern portion of the site which creates a slope. The site's natural topography actually creates an opportunity and we placed our front porch green open space at the bottom of this slope instead of attempting to straddle the grade change. Essentially, we are placing the common space where we have the most room to do so. We also placed the common rooms at the southern side of the project at the bottom of the slope. As the site descends, the building lifts—creating generous, high-ceilinged community rooms that open to the adjacent park. These community rooms have taller vertical windows, which helps the design achieve consistency with the goals of the DTSP. Lastly, this orientation places the green space and its accompanying activation away from the neighborhood and towards the bridge and park, which further serves the goal of minimizing the impact on the neighborhood and activating the public spaces.

Flood Zone

The location of the flood zone occurs in roughly the same manner as the slope change and many of the ways we addressed the slope change also apply to our flood zone efforts. Some additional design choices include:

- Because structures can't be built on the southeastern corner of the site, it required that we place the front porch open space in this corner. This complimented our other intentions to minimize the impact on the neighborhood and integrate with the existing public amenities.
- The southern parcel is almost completely in a flood zone that essentially renders it unbuildable. The southern parcel, more than just being the location for all of the project's parking needs, is an opportunity to enhance the neighborhood by creating a parklet with landscaping, green space, and a bocce ball court that is situated alongside the Taylor Street Pedestrian Bridge and the planned extension of this path on the western portion Dry Creek.

Eden and Mogavero are both deeply experienced in the design of affordable housing in similar situations to this site and our process always starts with understanding the neighborhood. Instead of fighting the site grade change and flood zone, we have embraced these factors as an asset and incorporated them into our design as an essential element to create a project that is truly connected with its surroundings.





E. DEVELOPMENT PLAN

Our development plan starts with an understanding of the site's context and the section above enumerates many of the biggest aspects of our design. Several components of our design that have not yet been discussed include:

Development Programming

Seniors were chosen for this site because of Roseville's housing needs and the restraints imposed by the site's size. Roseville's Housing Element states that affordable housing of all types is needed within the City and our research was not able to identify any Senior affordable housing within Downtown Roseville or within close proximity. Bringing this housing type downtown will increase the variety of people calling downtown home and contribute to the overall diversity of the area.

Additionally, the tightness of the site presented a challenge for designing a building with a high enough unit count to make it financially feasible. A Large Family housing type was considered, but this population requires a significant amount of 2 and 3-bedroom units, and the size of these units limited the unit count we could provide. Seniors, with studios and 1-bedroom units that use less square footage, are a perfect fit for the size restraints of the site and also match the expressed housing needs of Roseville. The result is a project with a gross square footage of 47,000 square feet and that provides 50 parking spaces.

The project is designed to serve Seniors in a range of incomes from 30% - 60% AMI. This will create a community that serves a diverse range of households, meets the market needs for housing, and is financially viable. The project also features 15 units that would serve a homeless or special needs population. 15 units serving these populations would allow the project to exceed the 25% requirement that is de facto required by State funding programs in current regulations.

The Eden Difference

Eden has developed a "Design Standards and Product Specifications" guideline that is utilized by the development team on all projects. These documents catalogue our experience across our portfolio and ensure that we are using the best methods and products at all times. These guidelines encompass aspects big to small, including things like –

- Size and orientation of residential and community spaces for maximum usefulness and cost effectiveness.
- Exterior materials that both look the best and are most durable.
- Unit interior finishes that work best for Families, Seniors, and Special Needs
- Appliance brands that use the least amount of energy and require the least maintenance

These standards were developed with significant input from our property operations and asset management teams to make sure that these are not just ideas that look good on the front end but that also stand up to the wear and tear of actual use. Just meeting our own internal standards alone almost guarantees that projects will receive at least GreenPoint Silver rating. Eden, as the long-term owner of the projects it develops, is committed to building sustainable and durable projects that are assets to their communities.





Commitment to Sustainability

Our team is committed to delivering an exemplary new construction project for the City of Roseville. The project will serve as a leading-edge example of sustainable development that embodies the environmental priorities of the local and regional community. Our team will focus on strategies that reduce consumption of valuable resources while creating healthy and enjoyable spaces for residents and neighbors. Eden's objective is to create a sustainable project that meets and/or exceeds both CTCAC, State, and City of Roseville objectives.

The project will incorporate sustainable features to reduce the project's energy use and carbon footprint. We anticipate implementing the following sustainability and resource conservation strategies:

- Safely eliminate existing on-site gas infrastructure and develop an all-electric powered community
- Install rooftop photovoltaic generation to offset on-site electrical use
- Install high efficiency windows and doors for energy conservation
- Specify fiberglass-based insulation that meets Greenguard Gold Certification for energy conservation
- Specify low embodied carbon materials for new construction such as exploring options for mineral wool insulation, linoleum flooring, and fiberglass windows
- Specify a preference for locally sourced and post-consumer recycled materials.
- Install LED lighting with occupancy sensors
- Procure ENERGY STAR rated appliances for energy efficiency
- Install Electric Vehicle (EV) capable pre-wired parking spaces with electric vehicle supply equipment
- Install EV charging stations funded through available green infrastructure incentive programs
- Provide secure bike storage spaces
- Provide a minimized parking ratio to reduce reliance on private fossil-powered automobiles and promote public transportation usage





Project Schedule and Process



This project has several advantages that allow it to proceed on a timeline that is more predictable and quicker than other affordable projects. The City of Roseville's Objective Design Standards give a prescribed process that is more predictable and can move faster than traditional discretionary approval processes. We believe the project as currently envisioned should meet these design standards and our schedule below conservatively factors this into consideration.

Local funds will likely be derived from State or federally administered funds that are allocated to the City of Roseville. We understand that these funds and Project Based Vouchers are subject to availability based on budget situations. We are cautiously optimistic that these funds will be more readily available in the future than they are today. Upon receiving approval for local funds, the project will be ready to first apply for HCD funds and then for tax credits and a tax-exempt bond administered by TCAC/CDLAC. Due to the competitive nature of this project, we are

confident that the project should be able to secure awards in both programs eventually. With funding at the State and federal levels currently uncertain, with some indicators pointing positively and others negatively, the plan outlined below is speculative but represents the most likely outcome regardless of how specifics shake out in the future.

Throughout the process, Eden will seek to expedite every step of the way by relying on strategies such as:

- Cultivating a proactive and cooperative relationship with the neighborhood, the City of Roseville, and elected officials to build community support and help the project avoid roadblocks that cause timeline delays.
- Early engagement of a general contractor and key trades during the design process, including during the RFP response stage, to design a project that minimizes surprises and maximizes efficiencies well before construction starts.
- Utilizing techniques such as prefabrication of wall and floor-ceiling panels off-site during construction to reduce the time needed for construction.
- Eden's ability to finance predevelopment costs allows us to go further in design and bring in consultants earlier, making for a more comprehensive and streamlined project throughout the process.





Milestone	Start Month/Year	End Month/Year
Selection of Developer	July 2025	October 2025
Exclusive Negotiations Agreement	November 2025	April 2026
Community Workshops and Concept Design	May 2026	September 2026
Purchase Agreement	August 2026	October 2026
Local Funding Applications	June 2026	May 2027
State of CA Funding Applications	June 2027	August 2028
TCAC Application	September 2028	June 2029
Design and Permitting	May 2026	October 2029
Finance Closing	June 2029	November 2029
Residential Construction	December 2029	April 2031
Lease up and Stabilization	March 2030	December 2030





F. FINANCING PLAN

Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. In the last two years, Eden has closed over 15 deals with a variety of debt and equity partners. Eden has extensive experience with institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income housing tax credits – both the competitive 4% and 9%, and hybrid 4%/9% programs.

The project is currently underwritten as a 4% execution with soft debt from local sources and the State's Multifamily Housing Program (MHP) and Infill Infrastructure Grant (IIG) program.

Permanent Funding Source	Funding Type	Details	Total Dollars
Local Funding	Soft Loan	City of Roseville Various Sources	\$5,000,000
CA HCD	Soft Loan	MHP	\$7,000,639
CA HCD	Soft Loan	IIG	\$3,287,843
Limited Partner	Equity	LIHTC Equity	\$15,315,175
Limited Partner	Equity	Non-Priority Deferred Fee	\$2,202,466
General Partner	Equity	Deferred Developer Fee	\$213,194
Bank Debt	Permanent Loan	Leveraging PBVs	\$3,774,325
Total			\$36,793,642

Permanent Debt: The project includes a permanent mortgage, which is shown in a single tranche that leverages Section 8 overhang. Tenant rents up to restricted AMIs cover operating expenses on this project. We have assumed interest rates consistent with the current market for debt. The project reflects 15 Section 8 vouchers, which are layered on Special Needs units restricted at 30% AMI to enable deeper affordability for this target population. As noted above, Eden's strong track record with conventional lenders will allow the project to get competitive rates and terms for debt financing.

Local Funding: Our underwriting for this phase of the project includes a line item for local funding, expected to be from the City of Roseville. Roseville is the primary local funding source for projects in the city and works to make funds available to projects as often as they can. However, we know that the City, like almost all municipalities in 2025, does not have a surplus of affordable housing funds to put towards projects. However, we have spoken with staff at the Housing Authority and believe that we can work with them to identify sources of money that can be secured and put towards the project. We are excited to work with the Housing Authority on this task and believe that our assumptions in this plan are reasonable given enough time.

California HCD Funds: The funding stack proposed relies on two funding sources that are both administered through HCD's "SuperNOFA". Projects apply for both these sources at the same time and are scored together for both sources. The previous disposition of this site through the Surplus Lands Act means that it will secure an additional point in the SuperNOFA scoring, making it a more competitive project. The project's further qualification as an infill project makes it eligible for the IIG funding, which can offset the majority of the





costs related to site development, offsite improvements, infrastructure, and more. Securing these two major sources at the same time would save months on the project's schedule as compared to the past or if they had to be secured from different sources. 25% of the units are restricted to Special Needs specifically to comply with MHP scoring criteria.

Low-Income Housing Tax Credit Equity: We have structured this phase as a bond-financed 4% tax credit execution that includes both Federal and State credits, a structure that Eden has used many times. Though allocation of private activity bonds through CDLAC has grown competitive, Eden's projects have repeatedly competed favorably in recent years. An additional key aspect of maximizing tax credit equity will be to structure the project to maximize tax credit eligible basis. Eden has a strong team of counsel and auditors who can assist us to make sure that as much of the project scope as possible can generate tax credits. We have assumed a \$0.87 investor pay-in per dollar of Federal tax credits, which leaves room for the unpredictable nature of equity pricing. The recent federal regulation changes that allow projects to be financed with tax-exempt bond allocations that account for 25% of eligible basis (from 50%), introduces some unpredictability in the market as equity investors react to an expected increase in the number of projects available for investment. The pricing in this proposal reflects a conservative approach that accounts for a possible drop in tax credit pricing. Eden is well regarded by both direct investors and tax credit syndicators and routinely obtains highly competitive pricing on each project.

Deferred Developer Fees: Consistent with the regulations for the 4% tax credit program, this project assumes a net developer fee of \$2,000,000 and \$213,194 in priority deferred developer fee paid from cash flow in the first 12 years, as is customary. Another \$2,202,466 million is underwritten as non-priority deferred fee or GP capital, which would be paid from Eden's share of residual receipts. This structure allows the project to maximize eligible basis, which is used to determine the amount of tax credits. Note that the net developer fee is well below the maximum allowable under restrictions but is within Eden's acceptable range of returns on a project. Eden routinely structures projects with less developer fee returned to Eden in order to increase the financial feasibility of a project and works to increase this number through smart decision making and construction savings.





G. REQUIRED STATEMENTS

Proposer assures that the designated project team, including sub-consultants or sub-contractors (if any), is used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, sub-consultant(s) or sub-contractor(s) shall not be made without the prior written approval of the City. An executed "Proposer's Certification" is included with this proposal. Proposer certifies to all statements of assurance as required by the RFP.



Attachment A

PROPOSER'S CERTIFICATION

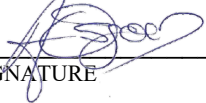
I hereby propose to negotiate to purchase and develop the property as specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to one hundred and eighty (180) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Eden Housing, Inc.

NAME OF BUSINESS



SIGNATURE

Andrea Osgood, Chief of Real Estate Development

NAME & TITLE, TYPED OR PRINTED

22645 Grand Street, Hayward, CA 94541

MAILING ADDRESS

510.247.8103

TELEPHONE NUMBER

aosgood@edenhousing.org

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company



H. EXCEPTIONS

This proposal contains no exceptions to the requirements of the RFP.





I. COMPETENCY OF PROPOSERS

Eden Housing, Inc. (EHI) has not had any judgments, bankruptcies, foreclosures or stop payment notices in the past seven (7) years. In the normal course of business EHI is subject to lawsuits and claims resulting from operations of EHI's approximately 150 affiliated properties managed by Eden Housing Management, Inc. and EHI and its affiliates obtain liability, property and workers compensation insurance that cover liabilities arising out of such lawsuits as well as the cost of defense and has not experienced any material losses related to lawsuits, arbitrations, mediations, or any similar actions or claims filed or resolved in the past seven (7) years. We are happy to provide additional or detailed information as necessary.

Eden Housing's 2024 audited financial statements are included as Appendix C.

