PROJECT LOCATION:
Hayward Senior Phase II
Grand Street
Hayward, CA. 94563

1. Can you please provide an overview of Hayward Senior Phase II?

Hayward Senior Phase II is an entirely non-smoking apartment community offering 21 new, 1 bedroom apartment homes for low income seniors. All of the apartment homes will be targeted to seniors. The head of household, spouse, or sole member must be aged 62 or older at the time of application.

The below chart provides an overview of the distribution of resident units for the property.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Each Unit Type</th>
<th>Approximate Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom / One Bathroom</td>
<td>21</td>
<td>540 - 600 square feet</td>
</tr>
<tr>
<td>One Manager’s Unit</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Unit Total</strong></td>
<td><strong>22</strong></td>
<td></td>
</tr>
</tbody>
</table>

Parking Summary
There will be ten (10) parking spaces available. The parking will be available on a first-come-first-served basis.

2. When will the units be available?

The project will be completed in January 2015. It is anticipated that residents will be allowed to move-in in January 31, 2015, with a target of 100% occupancy by January 31, 2015.

3. Who will manage the property?

Eden Housing Management, Inc. will manage the property. A part-time Property Manager will be on-site approximately 20 hours per week. An Eden Housing Management Inc. employee, assigned to work at Hayward Senior Phase II Housing, will live on site.

4. What special amenities are provided?

- Outdoor Courtyard
- Community Room with Kitchenette
- Gardening Planters
Amenities, continued
- Laundry Room
- Computer Lab
- Close to Public Transportation
- Energy Star-rated Appliances
- Lounge Space

5. What are the current maximum income limits to rent the units?

The following income limits are effective as of December 18, 2013 for Alameda County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit Program (LIHTC) in the State of California. AMI = Area Median Income.

<table>
<thead>
<tr>
<th>AMI Level</th>
<th>One-Person</th>
<th>Two-Persons</th>
<th>Three-Persons</th>
<th>Number of Units Required at AMI Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>$19,320</td>
<td>$22,080</td>
<td>$24,840</td>
<td>3</td>
</tr>
<tr>
<td>45%</td>
<td>$28,980</td>
<td>$33,120</td>
<td>$37,260</td>
<td>6</td>
</tr>
<tr>
<td>50%</td>
<td>$32,200</td>
<td>$36,800</td>
<td>$41,400</td>
<td>12</td>
</tr>
</tbody>
</table>

6. What are the proposed rents?

At Hayward Senior Phase II, the tenant portion of the rent for all units will be based on standard project-based rent determinations as outlined in the HUD 202 program. As an estimate, tenant rent is equal to approximately 30-40% of the household adjusted gross monthly income.

Hayward Senior Phase II may also have other funding sources with which to comply, and there are maximum rent guidelines required. These maximum rents are based on the below schedule, effective December 18, 2013 for Alameda County as published on the website for the California Tax Credit Allocation Committee (CTCAC), which implements the Low Income Housing Tax Credit (LIHTC) Program in the State of California:

<table>
<thead>
<tr>
<th>AMI Level</th>
<th>1 Bedroom</th>
<th>Number of Units Required at AMI Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>$517</td>
<td>3</td>
</tr>
<tr>
<td>45%</td>
<td>$776</td>
<td>6</td>
</tr>
<tr>
<td>50%</td>
<td>$862</td>
<td>12</td>
</tr>
</tbody>
</table>
7. When will the lottery be held?

The lottery will be conducted on November 25, 2014. The lottery is not open to the public.

8. Are there any initial rental application / lottery / waiting list requirements?

Hayward Senior Phase II has been developed to meet the needs of lower income seniors. The head of household, spouse, or sole member must be aged 62 or older at the time of application. The units are all one bedroom and the maximum family size per unit is not to exceed three persons. All apartment homes are reserved to seniors.

9. What is the rental application?

The first phase of the application process is to submit a “Rental Application.” All those who submit a fully completed, signed and dated rental application by the deadline, and who meet the basic qualifications (e.g. senior household status), will be included in the lottery. After the lottery is conducted in late November, approximately the first 100 applicants on the lottery list will receive an interview date and letter. These letters will be sent in late November, 2014. Applicant interviews will begin in early December 2014.

10. Where do I pick up a rental application for Hayward Senior Phase II?

Initial Rental Applications will be made available online or available for pick-up during specified hours. Initial Rental Applications will be available beginning on Monday, November 10, 2014 through Friday, November 21, 2014.
Applications will be available beginning at 9:00 AM on Monday, November 10, 2014, at the following locations:

a. Online at www.edenhousing.org

b. Montgomery Plaza Apartments
   21659 Montgomery Avenue
   Hayward, CA 94549
   Hours: Monday thru Friday from 9:00 a.m. to 12:00 p.m. & 2:00 p.m. to 5:00 p.m.

Applications will also be available at each of the two community meetings for this property.
11. Community Meetings –Location/Dates:

The two Community Meetings will be held at the following location and dates.

Location: Hayward City Hall
777 B. Street,
Hayward, Ca 94541
Conference Room 2A

When: 1. Monday, November 17, 2014 @ 3:00 PM
2. Tuesday, November 18, 2014 @ 9:00 AM

12. How should I submit my completed Initial rental application?

Completed Initial Rental Applications may be submitted In-Person OR by U.S. Mail to the below address. Initial Rental Applications WILL NOT BE ACCEPTED after November 21, 2014 at 5:00 PM. Postmarks will NOT be accepted. Applications that are late or not fully completed will be rejected. No exceptions will be made.

Montgomery Plaza Apartments
21659 Montgomery Avenue
Hayward, CA. 94541

Hours of Application Acceptance:
Weekdays ONLY – Monday, 11/10/14 thru Friday, 11/21/14 from 9:00 a.m. to 12:00 p.m. & 2:00 p.m. to 5:00 p.m.

13. Does it make a difference if I return my application the first day?

No. A lottery will be conducted on November 25, 2014 and will determine an applicant’s place on the lottery list. There is NO priority given to those who apply on November 10, 2014 over those who apply on November 21, 2014.

14. Will I be called in for an interview?

Not all who apply will receive an interview letter. After the lottery is conducted on November 25, 2014, approximately the first 100 applicants on the lottery list will receive an interview letter and date. These letters will be sent in late November 2014. Applicant interviews will begin in early December 2014.
15. Are there any special unit designations assigned to the property?

No.

16. Are there restrictions on the household size that is authorized to live in a unit?

Yes. Household size cannot exceed three (3) persons, including the Head of Household.

17. Is a lease required?

Yes. An initial one-year lease term is required.

18. Is smoking allowed at the property?

Hayward Senior Phase II has been designated as a non-smoking property. No smoking will be allowed anywhere in the resident units, common areas, or anywhere on the exterior of the property.

19. Will pets be allowed?

Yes. Pets will be allowed in accordance with Eden Housing Management, Inc.’s Pet Policy. Below are the basic guidelines included in this policy; however, this is not the policy in its entirety. A pet deposit of $150 is required.

Only the following types and number of pets will be allowed:

A. Dog
   - Maximum Number: One
   - Maximum Size: 25lbs

B. Cats
   - Maximum Number: One (Domestic only)
   - Maximum size: N/A
   - Minimum age: 6 months

C. Birds
   - Maximum number: Two

D. Fish
   - Maximum Aquarium Size: 10 gallons
E. Small Mammals
   - Gerbils, Hamsters, Rats, Guinea Pigs
   - Maximum number: Two

Notes: No rabbits are permitted. Only one breed of pet is allowed. For example, you may have one dog OR two birds, but not one dog plus two birds.

20. Will Resident Services be provided?

Yes. Residents living at Hayward Senior Phase II Housing will have access to supportive resident services designed to help you “age in place” and live independently for as long as possible. Eden Housing Resident Services, Inc. (EHRSI), an affiliate of Eden Housing, Inc., will provide an on-site coordinator to arrange for services in a way that best serves each resident’s needs. EHRSI will arrange for local health providers to deliver free on-site programming, such as annual flu shots, blood pressure screenings, podiatry, and diabetes testing. Exercise classes, nutrition classes, and budget management classes are a sampling of on-site services. Referral to outside agencies for such services as mental health, financial counseling will be provided on an individual basis.

21. Who should I contact if I have any questions?

For general questions and questions about the application process please call Eden Housing Management at 510-538-6016.