

Exhibit 1

Eden Housing Senior and Family Funding Sources

Phase I Senior Project

Donated Land and Fees from APP	Committed	\$6.3 million
Contributions from APP (Developer AH Funds)	Committed	\$3.0 million
Alameda County Housing Bond A-1 Funds	Committed	\$3.0 million
Permanent Mortgage Debt	Committed	\$4.5 million
Permanent VASH funded Mortgage Debt	Committed	\$3.2 million
Veterans Housing and Homelessness Prevention	Committed	\$1.4 million
Federal Home Loan Bank	Committed	\$0.6 million
Deferred and R-contributed Developer Fees	Committed	\$3.3 million
Veterans Housing and Homelessness Prevention Funds (additional award) or funds from Qualified Affordable Housing Developer*	Committed	\$1.7 million
Tax Credits (4%)**	Application submitted	\$14.4 million
Total		\$41.4 million

*Eden Housing anticipates receiving an award of Veterans Housing and Homelessness Prevention funds in November 2018. If the award is not received Eden has committed to providing an additional \$1.7 million to the project.

** A non-competitive "over the counter" application was submitted on September 14, 2018 with funds expected to be awarded on November 14, 2018.

Phase II – Family Project

Donated Land and Fees from APP	Committed	\$6.3 million
Permanent Mortgage Debt	Committed	\$4.1 million
Permanent Section 811-funded Mortgage Debt	Committed	\$3.3 million
Federal Home Loan Bank	Committed	\$0.7 million
Deferred and Re-contributed Developer Fee	Committed	\$4.5 million
Affordable Housing and Sustainable Communities	Pending Application	\$8.4 million
Alameda County Housing Bond A-1 Funds	Committed	\$2.0 million
Alameda County Housing Bond A-1 Funds	Pending Application	\$1.4 million
Tax Credits (4% Competitive)	Pending Application	\$23.2 million
Total		\$53.9 million

