

Exhibit 1

Family Project Funding Sources

<i>Source</i>	<i>Status</i>	<i>Amount</i>
Permanent Mortgage Debt – Tenant Rents	Committed	\$4.2 million
Permanent Mortgage Debt – Section 8 Subsidy	Committed	\$4.4 million
City/Master Developer Contribution	Committed	\$1.5 million
Federal Home Loan Bank	Committed	\$0.7 million
Alameda County Housing Bond A-1 Funds	Committed	\$11.2 million
California HCD No Place Like Home Capital	Committed	\$4.3 million
Tax Credits (4% Federal Credits)	Pending Application	\$22.9 million
Tax Credits (4% State Credits)	Pending Application	\$5.0 million
Total		\$54.2 million