

About BRIDGE Housing

BRIDGE Housing strengthens communities by developing, owning and managing high-quality, affordable homes for working families and seniors.



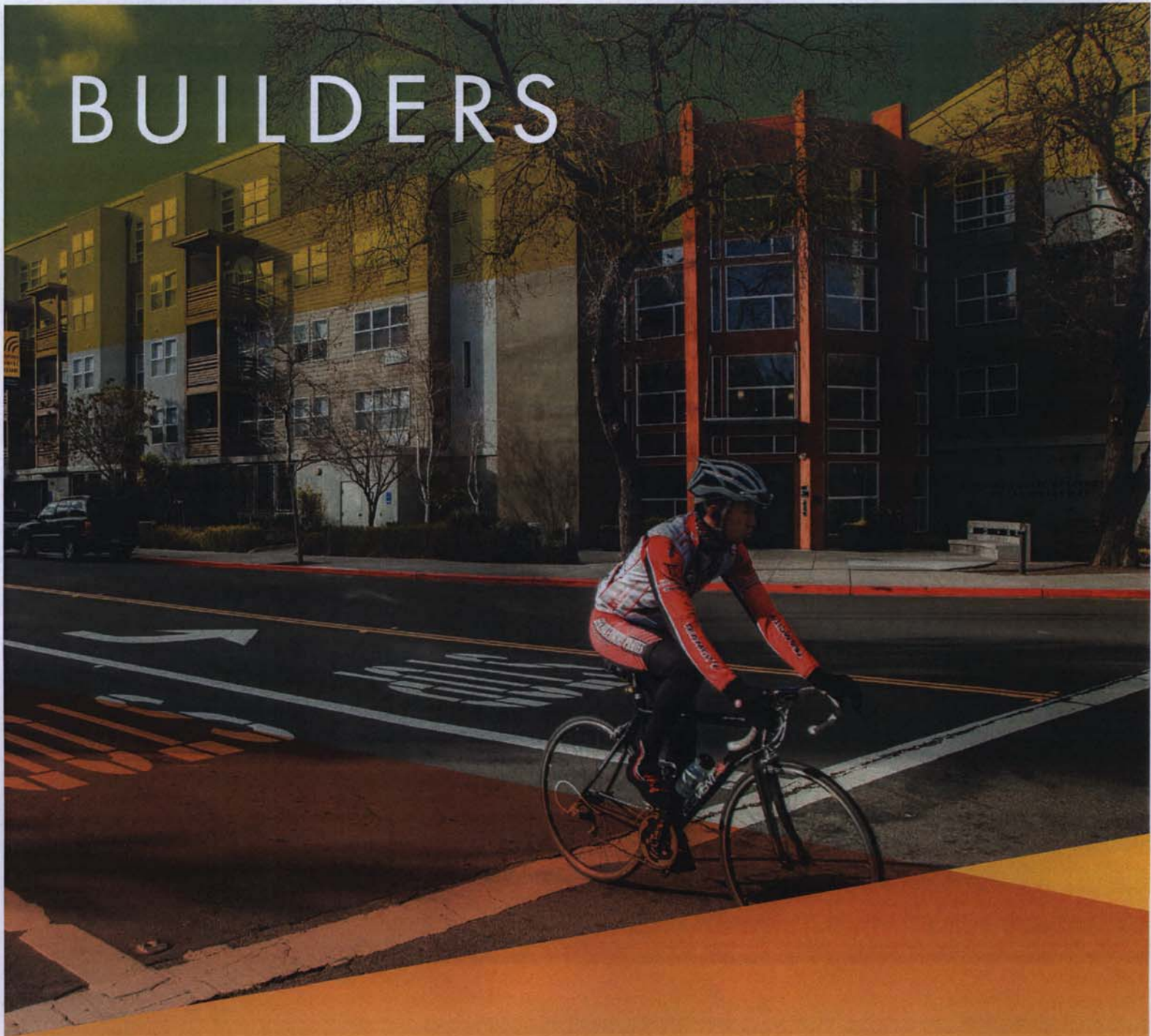
Since 1983, BRIDGE has been a mission-driven nonprofit that operates like a business. We pay close attention to the double-bottom line of financial and social return on investment, always in pursuit of quality, quantity, affordability.

- Participated in the development of more than 17,000 homes and apartments in California and the Pacific Northwest, with total development cost of over \$3 billion
- Approximately 11,300 apartments under property and/or asset management
- 5.3 million square feet under construction and in pipeline
- \$1.6 billion in total development cost currently under construction and in pipeline
- Largest nonprofit affordable housing developer on the West Coast, according to *Affordable Housing Finance*
- Successful track record of partnerships with all levels of government, market-rate developers and other nonprofits
- 350+ resident programs at 80+ properties
- A+ rating from Standard & Poor's, first nonprofit developer of its kind to be rated
- Recipient of more than 180 local, national and international awards, including five ULI Global Awards for Excellence
- Headquartered in San Francisco, with offices in San Diego, Orange County, Portland and Seattle

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www.bridgehousing.com

BUILDERS



**BRIDGE** Housing

BUILDING SUSTAINING LEADING

Our Mission: BRIDGE Housing strengthens communities by developing, owning and managing high-quality, affordable homes for working families and seniors.

TRANSIT ORIENTED	MIXED USE	
FAMILY	MIXED INCOME	ASSISTED LIVING
SENIOR	SUPPORTIVE	OWNERSHIP
	MASTER PLANNED	

BRIDGE creates opportunities for people and neighborhoods, beginning (but not ending) with housing. Our efforts go far beyond bricks and mortar, as we believe that healthy, stable communities are hubs for people to live, work and thrive.

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PLACE-BASED DEVELOPMENT

Working in collaboration with public- and private-sector partners, including community-based stakeholders, we take pride in creating innovative developments. BRIDGE not only expands housing opportunities for thousands of people but also serves communities and neighborhoods in meaningful and diverse ways.

EXPERIENCE AND VERSATILITY

BRIDGE is a multifaceted organization with a staff of more than 400 people who have the ability to handle every aspect of project development and finance, marketing and leasing, property and asset management, and resident and community services.

RESULTS THAT COUNT

With more than 23,000 homes completed and in our pipeline, BRIDGE has a demonstrated track record for the production and long-term stewardship of quality developments. However, our true measure of success is the difference we make in people's lives.



REAL ESTATE DEVELOPMENT

Creating homes is at the core of what we do. As a leading community development partner, we aspire to add value to every deal.



MACARTHUR STATION Oakland, CA

MacArthur Station is a mixed-use transit-oriented development adjacent to the MacArthur BART Station in Oakland. The result of a BART Citizens' Planning Committee effort, the project will transform this underutilized 7.76-acre site into a transit-friendly community with 624 new homes, including 108 affordable residences.

JORDAN DOWNS Los Angeles, CA

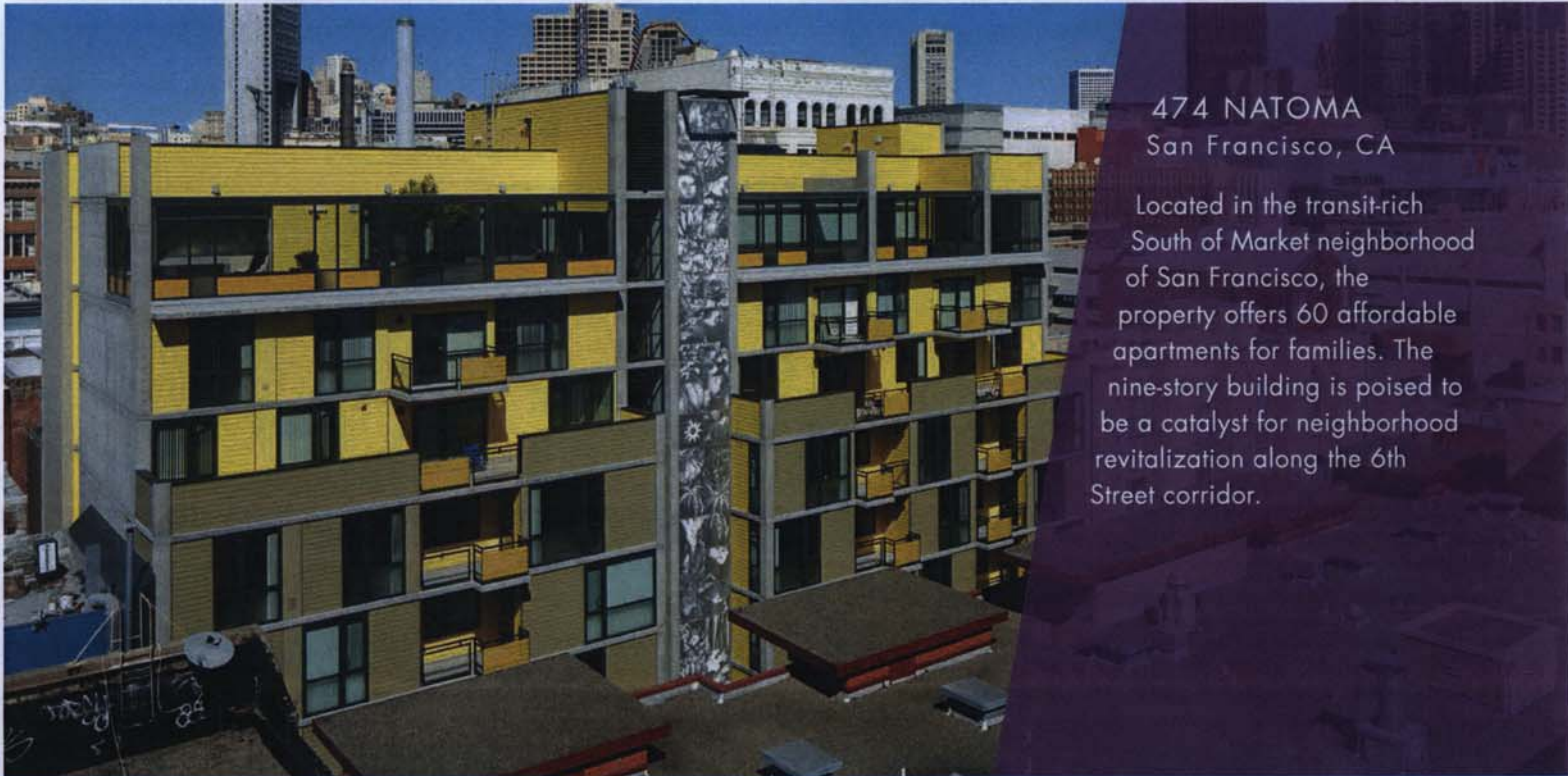
BRIDGE, along with The Michaels Organization, was chosen by the Housing Authority of the City of Los Angeles to expand and redevelop Jordan Downs, a 700-unit public housing project in Watts. The new construction will rebuild the public housing, bring mixed-income homes to the area, and add needed retail, jobs and community resources.



New Construction: Ranges from single-site to phased, master planned communities.

Acquisitions: Strategy to preserve and enhance existing housing stock.

Geography: High-cost markets in California and the Pacific Northwest.



474 NATOMA San Francisco, CA

Located in the transit-rich South of Market neighborhood of San Francisco, the property offers 60 affordable apartments for families. The nine-story building is poised to be a catalyst for neighborhood revitalization along the 6th Street corridor.

THE ABIGAIL Portland, OR

BRIDGE Housing's first new construction project in the Pacific Northwest will bring 155 new homes to the northern end of the Pearl District. The building will be mixed-income, with approximately 128 affordable apartments for families and the balance at market-rate rents. Impact NW, our educational and social services partner, will create programming to best serve the residents.



PROPERTY & ASSET MANAGEMENT

To the benefit of our residents, neighbors and public- and private-sector partners, we are careful stewards of the operational, physical and financial health of our properties over the long term. Today, we have nearly 9,000 units of housing under property and asset management.

PROPERTY MANAGEMENT

In 1987, BRIDGE launched an in-house property management company to maintain high quality standards and community responsiveness in our award-winning developments. Our site staff, working at some 70 properties, demonstrate talent in real estate leasing and management, maintenance, senior living and community services.

ASSET MANAGEMENT

As a long-term owner, BRIDGE is committed to caring for its growing portfolio of properties. Our Asset and Portfolio teams work to ensure the long-term financial and physical health and regulatory compliance of BRIDGE-owned real estate. Examples of Portfolio activities include financial restructuring and repositioning, physical needs assessments, implementation of small- to medium-scale rehab, and energy and water efficiency upgrades.

SUSTAINABILITY

BRIDGE believes that energy efficiency and other sustainability measures in our developments provide invaluable, long-lasting benefits to our residents and the community. In fact, we are proud participants in the "Big Reach," an industry initiative to reduce energy and water consumption by 20% across our portfolio by 2020.



RESIDENT & COMMUNITY SERVICES

Since its inception, BRIDGE has believed that an apartment with an affordable rent should be a stepping stone for advancement. That's why we provide targeted programs and services for residents of all ages, to help them move toward lifelong success.

OUR PROGRAMS

Programs at BRIDGE properties expand residents' educational opportunities and financial security, provide access to health and wellness resources and services, build community and connect them to safety net resources. In 2013, children, teens, adults and seniors living at BRIDGE properties accessed resident programs more than 40,000 times, including offerings such as:

PROGRAMS FOR CHILDREN & TEENS	ADULT PROGRAMS	SENIOR PROGRAMS	NEIGHBORHOOD SERVICES
Preschool	English as a Second Language	Brain Fitness	On-site Child Care
Early Child Development Programming	Workforce Development	Health & Safety Classes	Community Facilities
After-School Programs	Nutrition and Health Classes	Referrals to Local Resources	Neighborhood-Serving Retail
College Pathways	Referrals to Local Resources		





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