

ATTACHMENT C – RHF PROJECT INFORMATION PER 12/31/25 ANNUAL REPORT

| <b>PROJECT</b>                                | <b>Aviara<br/>1385 W. College Ave.<br/>Santa Rosa, CA</b>                                                                                                           | <b>Acme (Del Corazón)<br/>1885 Sebastopol Rd.<br/>Santa Rosa, CA</b>                                                            | <b>420 Mendocino (The Felix)<br/>420 Mendocino Ave.<br/>Santa Rosa, CA</b>                                                                                                                                                                                  |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Type                                  | Affordable                                                                                                                                                          | Affordable                                                                                                                      | Market/Workforce Housing                                                                                                                                                                                                                                    |
| Project Description                           | 2 and 3-bedroom units, 1,900 sq. ft. interior community space (computer lab, laundry facilities, residential programs [after school support and adult ed classes]). | 77 1-3 bedroom units, community space (after school programming, adult ed classes, outdoor community space and a sports court). | 8 story building with 168 residential units and 2,285 sq. ft. of retail space and amenities (ground floor coworking space, outdoor paseo, fitness center, and 8 <sup>th</sup> floor sky lounge with both indoor and outdoor access, and 100 parking spaces. |
| Borrower                                      | MM Aviara, LP                                                                                                                                                       | Acme Family Apartments, LP                                                                                                      | 5 <sup>th</sup> & Mendocino Partners Owners LLC                                                                                                                                                                                                             |
| Total Units                                   | 136                                                                                                                                                                 | 77                                                                                                                              | 168                                                                                                                                                                                                                                                         |
| Affordability Level(s)                        | 30-60% AMI                                                                                                                                                          | 30-60% AMI                                                                                                                      | Market/Workforce                                                                                                                                                                                                                                            |
| # Affordable Units                            | 136                                                                                                                                                                 | 77                                                                                                                              | 0                                                                                                                                                                                                                                                           |
| Total Committed                               | \$2.4 million                                                                                                                                                       | \$800,000                                                                                                                       | \$7 million                                                                                                                                                                                                                                                 |
| Total Outstanding (as of 12/31/25)            | \$2.4 million                                                                                                                                                       | \$800,000                                                                                                                       | \$6,923,219                                                                                                                                                                                                                                                 |
| Loan Date                                     | 6/1/22                                                                                                                                                              | 10/1/22                                                                                                                         | 3/1/23                                                                                                                                                                                                                                                      |
| Anticipated Loan Maturity Date                | 6/1/40<br>18-year term                                                                                                                                              | 10/1/40<br>18-year term                                                                                                         | 3/20/27<br>48-month term                                                                                                                                                                                                                                    |
| Project Status                                | On March 19, 2025, the project converted to its permanent term.                                                                                                     | On March 3, 2025, the project converted to its permanent term.                                                                  | As of December 2025, the Project was 45% leased up; current status is >80% leased                                                                                                                                                                           |
| Eligible Soft Costs Financed by Loan Proceeds | 25%                                                                                                                                                                 | 7%                                                                                                                              | 14%                                                                                                                                                                                                                                                         |

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| <b>PROJECT</b>                                  | <b>South Park Commons<br/>702 Bennett Valley Rd.<br/>Santa Rosa, CA</b>                                                                                                                                                                                                                                                                               | <b>Casa Roseland<br/>583 West Ave.<br/>Santa Rosa, CA</b>                                                                                                                                                                                                           | <b>Pullman Lofts<br/>701 Wilson St.<br/>Santa Rosa, CA</b>                                                                                                                                                                          |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Type                                    | Affordable                                                                                                                                                                                                                                                                                                                                            | Affordable                                                                                                                                                                                                                                                          | Middle Income/Market                                                                                                                                                                                                                |
| Project Description                             | 64,000 sq. ft. building with 62 residential units (studio to 3-bedroom) and amenities (community room, laundry room, social services office, parking lots and open space); 31 units reserved for permanent supportive housing for households experiencing chronic homelessness with Abode Services providing case management and supportive services. | 75 units in one five-story building for households between 30% - 60% of AMI ft. on-site amenities including a community room, learning center, teen room, bike storage, and laundry rooms, as well as outdoor green areas and parking areas reserved for residents. | 3 buildings in two phases along the SMART rail line. Construction completed on the first two buildings (70 units), followed by the third building (44 units), and amenities (dog park, pool area with fire pits and grills, a gym). |
| Borrower                                        | Bennett Valley Housing Partners, LP                                                                                                                                                                                                                                                                                                                   | MP Roseland Village Associates, L.P.                                                                                                                                                                                                                                | Pullman Lofts First Phase LLC                                                                                                                                                                                                       |
| Total Units                                     | 62                                                                                                                                                                                                                                                                                                                                                    | 75                                                                                                                                                                                                                                                                  | 114                                                                                                                                                                                                                                 |
| Affordability Level(s)                          | 15-50% AMI                                                                                                                                                                                                                                                                                                                                            | 30-60% AMI                                                                                                                                                                                                                                                          | Market/Workforce                                                                                                                                                                                                                    |
| # Affordable Units (incl. Managers)             | 62                                                                                                                                                                                                                                                                                                                                                    | 75                                                                                                                                                                                                                                                                  | 0                                                                                                                                                                                                                                   |
| Total Committed                                 | \$4,000,000; paid down to \$1,956,470 at permanent conversion on November 21, 2025.                                                                                                                                                                                                                                                                   | \$4.2 million                                                                                                                                                                                                                                                       | \$1.3 million                                                                                                                                                                                                                       |
| Total Outstanding                               | \$1,951,409                                                                                                                                                                                                                                                                                                                                           | \$4,094,639                                                                                                                                                                                                                                                         | Repaid                                                                                                                                                                                                                              |
| Loan Date                                       | 4/18/23                                                                                                                                                                                                                                                                                                                                               | 1/1/25                                                                                                                                                                                                                                                              | 11/1/22                                                                                                                                                                                                                             |
| Anticipated Loan Maturity Date                  | 4/18/41<br>18-year term                                                                                                                                                                                                                                                                                                                               | 2/1/43<br>18-year term                                                                                                                                                                                                                                              | 6/1/2025<br>2-year term + 6 month extension                                                                                                                                                                                         |
| Project Status                                  | On November 21, 2025, the project converted to its permanent term and prepaid the loan down to \$1,956,470.                                                                                                                                                                                                                                           | As of December 2025, the project construction was approximately 73% complete; current status is complete and leasing.                                                                                                                                               | On March 14, 2025, the loan was repaid in full.                                                                                                                                                                                     |
| Eligible Soft Costs Financed with Loan Proceeds | 24%                                                                                                                                                                                                                                                                                                                                                   | 3%                                                                                                                                                                                                                                                                  | 15%                                                                                                                                                                                                                                 |