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**On Lok Lifeways, Eden Housing and the City of Fremont Partner
To Bring Healthcare and Housing Facility to Seniors**

New Apartment Homes and Healthcare Clinic for Low-Income Seniors to Open in Fremont

Fremont, CA May 18, 2012 - Seniors living in Alameda County's Tri-City area now have a state of the art mixed-use facility that brings together healthcare and housing, two of their most critical needs, with the grand opening of Eden Housing's Cottonwood Place and On Lok Lifeways' Peralta Center – a partnership between the two organizations and the City of Fremont.

The new development includes Cottonwood Place with 98 one and two-bedroom apartments for seniors and a 9,035 sq. ft. clinic and day center space for On Lok Lifeways. The apartments and clinic are located at 3701 Peralta Boulevard in Fremont.

"The partnership with Eden Housing and the City of Fremont has been incredible because we all share the important vision of enabling frail seniors to continue living at home when they need increased supportive healthcare," said Robert Edmondson, CEO of On Lok. "As we celebrate our 40th year of providing quality healthcare and support services to Bay Area seniors, recognizing that the number of seniors continues to increase, it's exciting to expand our service network to an additional center in Fremont."

Twenty-five percent of the units at Cottonwood Place are intended for frail seniors, located on the ground floor to facilitate access to services should they choose to join the On Lok Lifeways Peralta Center. Other On Lok Lifeways participants will be drawn from elsewhere in Fremont, Newark and Union City. The organization provides all-inclusive care for eligible seniors who wish to remain living at home in the community with a complete program of health and long-term services and supports. On Lok's new Peralta Center joins a second center in Fremont, a center in San Jose, and eight centers throughout San Francisco.

"The City of Fremont remains committed to increasing the options for quality affordable housing for those who need it most," said Mayor Gus Morrison. "We are delighted to partner with Eden Housing and On Lok Lifeways on this state of the art mixed-use facility that is environmentally sustainable and has significant economic impact. The Peralta project has created additional local jobs in Fremont, with more anticipated as the On Lok Lifeways program grows."

Cottonwood Place provides apartments to low income seniors with annual incomes that are at or below 40% - 50% of the Alameda County Area Median Income. Currently, that limit is \$25,320 - \$31,650 for a household of one. Residents pay 30% of their household income to live there.

"Affordable housing and healthcare are critical, ongoing needs for seniors with lower incomes," said Eden Housing Executive Director Linda Mandolini. "Our partnership with the City of Fremont and On Lok



represents a viable solution to providing dignified living choices and services that allow seniors to age in place and live independently. We at Eden Housing are so happy to play even a small part in helping those most in need--and the most deserving--have an affordable roof over their heads."

The apartment community also includes an on-site community room, landscaped central courtyard, and raised gardening beds for resident use. Cottonwood Place is an environmentally-sensitive development. The development achieves a high GreenPoint rated score of 200, is constructed using sustainable building methods, and incorporates a number of features designed to ensure its long-term energy-efficiency and sustainability. The City of Fremont Human Services Department - Senior Support Services Division will provide service coordination to identify needs and connect seniors with community-based services.

"Cottonwood Place will offer its tenants a broad range of essential in-house health and social services that provide wrap-around elder care, allowing them to age in place," said HUD Regional Administrator Ophelia Basgal. "This innovative low-income senior community model is made possible through a dedicated partnership of highly experienced federal, county, city, nonprofit and corporate sponsors and providers. The project is an effective use of HUD's 202 Capital Advance funding and meets its goal of expanding the supply of affordable housing with supportive services for very low-income seniors."

Cottonwood Place is made possible by financing from voter-approved Proposition 1C, the U.S. Department of Housing and Urban Development Section 202 Supportive Housing for the Elderly (HUD 202) program, and 4% Low-Income Housing Tax Credits. Eden Housing has partnered with U.S. Department of Housing and Urban Development, the Redevelopment Agency of the City of Fremont, City of Fremont, County of Alameda, Federal Home Loan Bank of San Francisco, California Department of Housing and Community Development, StopWaste.Org, Union Bank, N.A., and Enterprise Community Investment, Inc. for financial support on this \$37.8 million project.

"Union Bank is pleased to serve as a financial partner for Cottonwood Place," said Senior Vice President Jonathan Klein of Union Bank's Community Development Finance division. "The need continues to grow for quality affordable housing for low-income senior citizens in the Bay Area. Partnering with Eden Housing to provide affordable apartments and space for On Lok Lifeways services at Cottonwood Place has been a rewarding opportunity to further our mission of helping change lives and transform communities."

Speakers at the development's Grand Opening ceremonies included: Fremont Mayor Gus Morrison; Fremont Vice Mayor Anu Natarajan; Timothy Reilly, Eden Housing Board of Directors; Linda Mandolini, Executive Director of Eden Housing; Dr. Wellman Tsang, Board President, On Lok, Inc.; Linda Trowbridge, Board Member, On Lok Senior Health Services; Robert Edmondson, Chief Executive Officer, On Lok; Grace Li, Chief Operating Officer, On Lok; Heather Hood, Director of Programs, Enterprise Community Partners; Jonathan Klein, Senior Vice President, Union Bank; Cheryl Fukunaga, Senior Housing Representative, U.S. Department of Housing & Urban Development; Josh Thurman, Deputy Chief of Staff, Office of Alameda County Supervisor Scott Haggerty; Malia Vella, District Representative, Office of Senator Ellen Corbett; and Barbara Haddix, Resident of Cottonwood Place.

About Eden Housing

In its 44 years of service throughout Northern California, non-profit Eden Housing, Inc has provided a roof for over 60,000 people. Hayward-based Eden Housing is the long-term owner-operator of its developments, and is committed to preserving and maintaining its buildings as community assets and supporting residents with a range of services. Since the organization's beginnings in 1968, Eden Housing has developed or acquired more than 6,600 housing units and 61,100 square feet of adjoining commercial/retail



space in more than 90 properties. Eden Housing has 4,600 apartments in its property management portfolio and provides its residents with access to supportive resident services. For more information about Cottonwood Place and other affordable housing opportunities through Eden Housing, visit www.edenhousing.org.

About On Lok Lifeways

Celebrating its 40th Anniversary this year, On Lok Lifeways provides comprehensive medical and social services to frail seniors enabling them to live at home as long as possible. The On Lok Lifeways model of care, known as PACE, the Program of All-inclusive Care for the Elderly, originated at On Lok 40 years ago and now is provided by 85 organizations in 29 states. On Lok Lifeways covers the entire continuum of care for seniors including medical, hospital, home care, transportation, rehabilitation, prescription drugs, and much more. Seniors with full Medicare and Medi-Cal do not have any payments or co-pays for On Lok Lifeways services. For more information about On Lok, please visit www.onlok.org, or call (415) 292-8888.

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NOTE TO EDITORS: Photos of Cottonwood Place and On Lok Lifeways Peralta Center are available; please contact Catherine Relucio at 510.612.0634 or crelucio@edenhousing.org to request.