

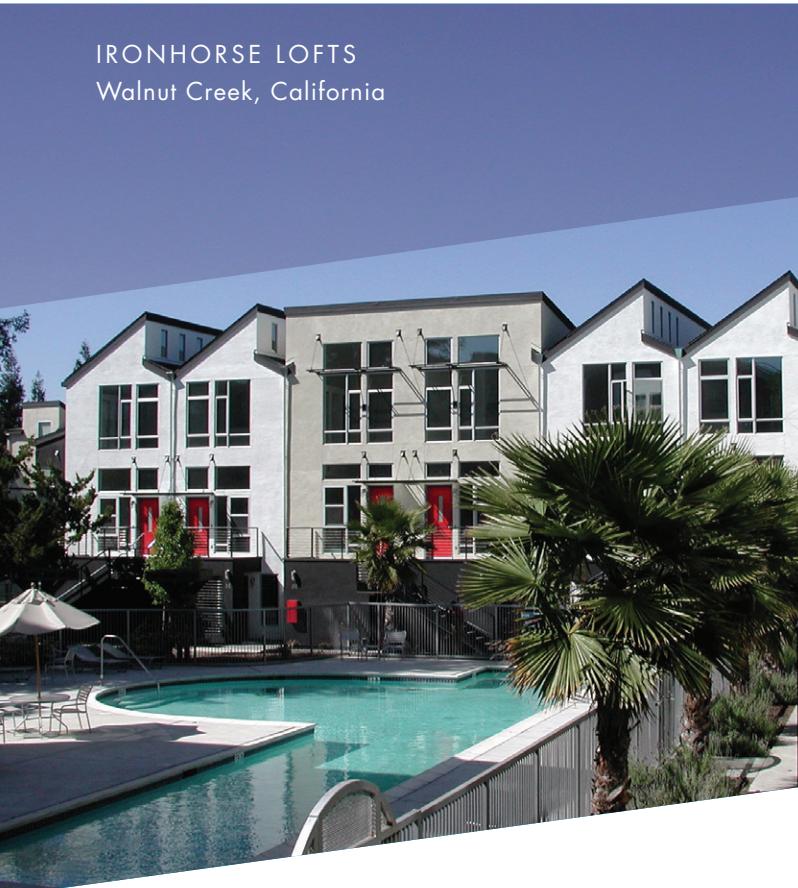
# MIXED-INCOME





BRIDGE believes that vibrant, healthy communities are inclusive and diverse. We have deep experience with a variety of models—solo and in partnership with private developers—that serve people across a range of income and rent levels, from affordable to market rate.

#### IRONHORSE LOFTS Walnut Creek, California



#### COGGINS SQUARE AND IRONHORSE LOFTS

This transit-oriented, master-planned site in Walnut Creek, CA, features 87 affordable apartments created by BRIDGE and 54 market-rate townhomes by Holliday Development. Designed by the same architect, the properties share site amenities including a pool, a play area and landscaped open space.

#### MONTEVISTA AND SUMMERFIELD HOMES

Located in Milpitas, CA, this community is close to transit and Silicon Valley jobs. Montevista offers 306 apartments, about half of which are affordable for working families with low incomes, and the balance at market prices. Amenities include a pool and cabana, landscaped open space and a fitness center. BRIDGE structured the affordability component of 110 single-family homes nearby, 20 percent of which are below market rate.

#### THE ABIGAIL

The Abigail will bring new homes plus commercial space to the Pearl District in Portland, OR. When it opens in 2016, the building will offer 128 affordable apartments for families and 27 at market-rate rents. Amenities include landscaped courtyards with community gardens and a children's play area, laundry rooms, secure bike storage and underground parking.

#### TRANSBAY BLOCK 9

Essex/TMG and BRIDGE are partnering on this 42-story mixed-use, mixed-income development in San Francisco's Transbay Redevelopment Project Area. The property will feature 545 residences, including 109 below-market apartments affordable to families earning up to 50 percent of Area Median Income.

FRONT COVER: SOUTH WATERFRONT  
Portland, Oregon

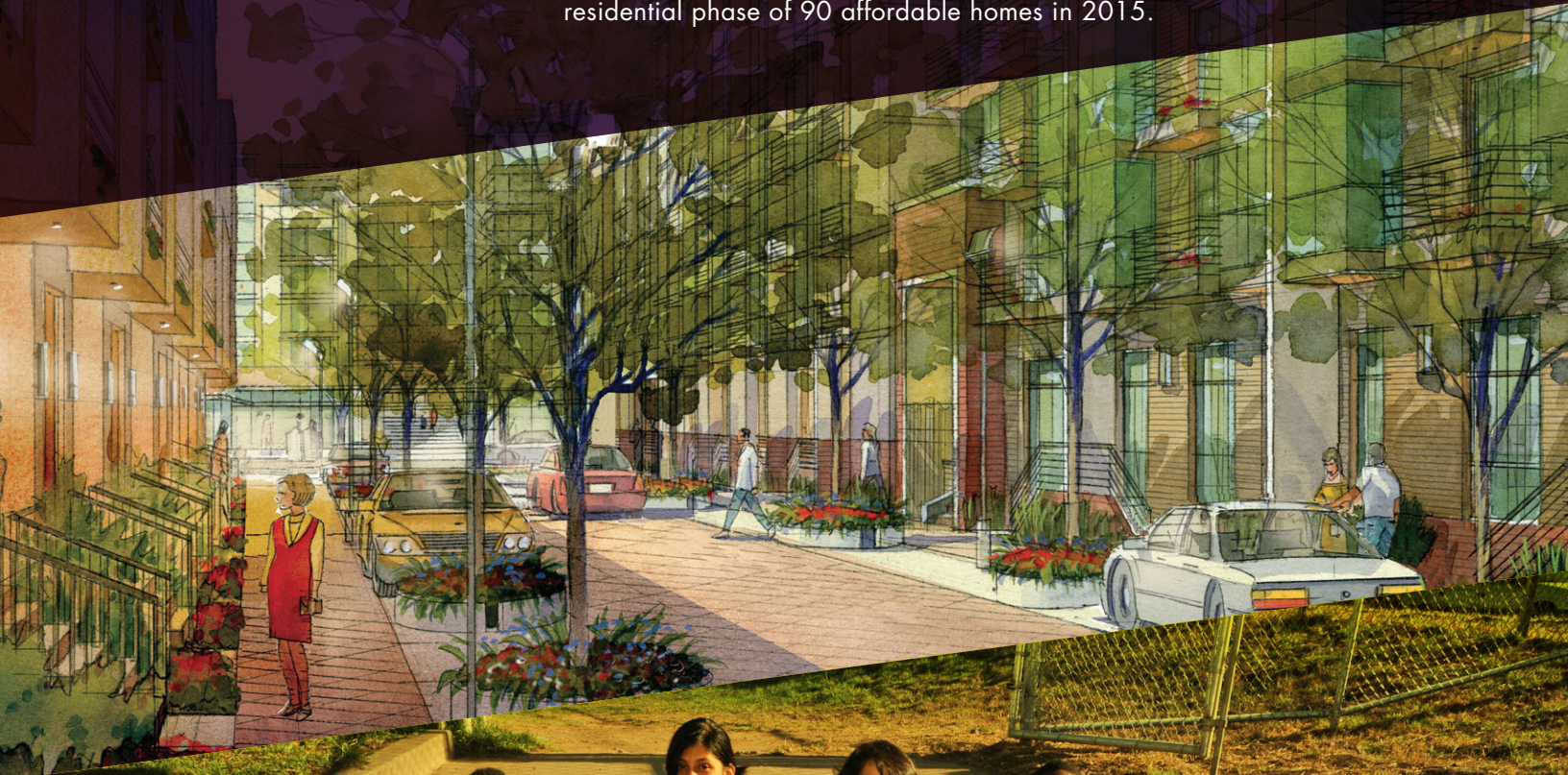


TRANSBAY BLOCK 9  
San Francisco, CA



MACARTHUR STATION  
Oakland, California

This master-planned development is situated at MacArthur BART, a Bay Area transit hub in Oakland, CA. MacArthur Station will provide 675 residences—including 112 affordable—in five high-density, multifamily buildings, along with commercial, retail and community space. BRIDGE completed the first residential phase of 90 affordable homes in 2015.



POTRERO  
San Francisco, California

In 2016, BRIDGE will break ground on the first phase of a truly mixed-income community that ultimately will provide 1,600 homes: approximately 800 affordable apartments for people across a range of income levels (including no loss of public housing units) and an equal number of market-rate units. Ample green space, retail and neighborhood amenities will help to create a complete neighborhood that meets the city's diverse housing needs.





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