



AFFORDABLE HOUSING FOR EVERYONE



Total Investment
\$154M



Total Homes
4,014



People Served
9,978



BlueStar Family Homes

(BFH) is part of a nonprofit network of experienced developers of affordable communities. We are dedicated to providing veterans and their families, especially single mothers and their children, with secure communities and the support services they deserve and need to thrive. Our programs are designed to help veteran families from becoming homeless.

Our proposed solution is to begin development in the North Bay counties of California with a \$250 million budget to provide 1,000 rental homes in several different communities.

Our Difference

Our focus in this veterans' initiative is essentially on better outcomes for children through supportive, enriched, and secure family living.

BFH is uniquely positioned to develop family-friendly, rental communities to fill the void for precariously-housed veteran families, as well as for the general public. In each community, BFH will create a partnership with key service providers to support the veterans and their families with their issues.

Helping families flourish is the key to the communities we design.

Northbay Family Homes

We work together with Suburban Alternatives Land Trust (SALT), a non-profit organization making affordable homeownership possible for working families.

Since 1978, we've helped to make the dream of homeownership a reality for more than 4,000 local families. We work together with BlueStar Family Homes, a non-profit organization assisting homebuilders in conceptualizing and developing projects that meet a community's wants and jurisdictions' many constraints.

Help for Homebuyers

NFH offers a range of free services to help educate prospective homebuyers and match them to the professionals and services they need to make their home buying dreams a reality.

Help for Home-builders

We partner with developers to help turn housing plans into reality.

With the assistance of Northbay Family Homes, the homebuilder can assess the community's desires and create a project that is more easily built and financed because it has the support of the local community.

In every step of development, SALT and Northbay Family Homes work foremost with the understanding that no homes will be built unless the homebuilder earns a reasonable return on his or her investment.

Northbay Family Homes' position as a long-standing, recognized and reputable nonprofit organization can be of unique value to homebuilders in realizing their goals.



Building quality, affordable housing and healthy, sustainable communities

Two of our developments, Bay Vista and Creekside are in the Hamilton redevelopment in Novato, CA

BAY VISTA

220 UNITS: 2- and 3-bedroom

AMI: 30%, 50%, 60%

RENTS: \$851-\$2499

GENERAL PARTNERS: Suburban Alternatives Land Trust and Novato Community Partners, LLC

LIMITED PARTNERS: Garnet LIHTC Fund III

LENDER: Wells Fargo c/o Berkadia

MANAGEMENT COMPANY: John Stewart Company

ARCHITECT: KTG Y Group

CREEKSIDE

77 UNITS: 2- 3- and 4-bedroom

AMI: 35%, 40%, 45% 55%, 60%

RENTS: \$992-\$2656

GENERAL PARTNERS: Suburban Alternatives Land Trust and Novato Community Partners, LLC

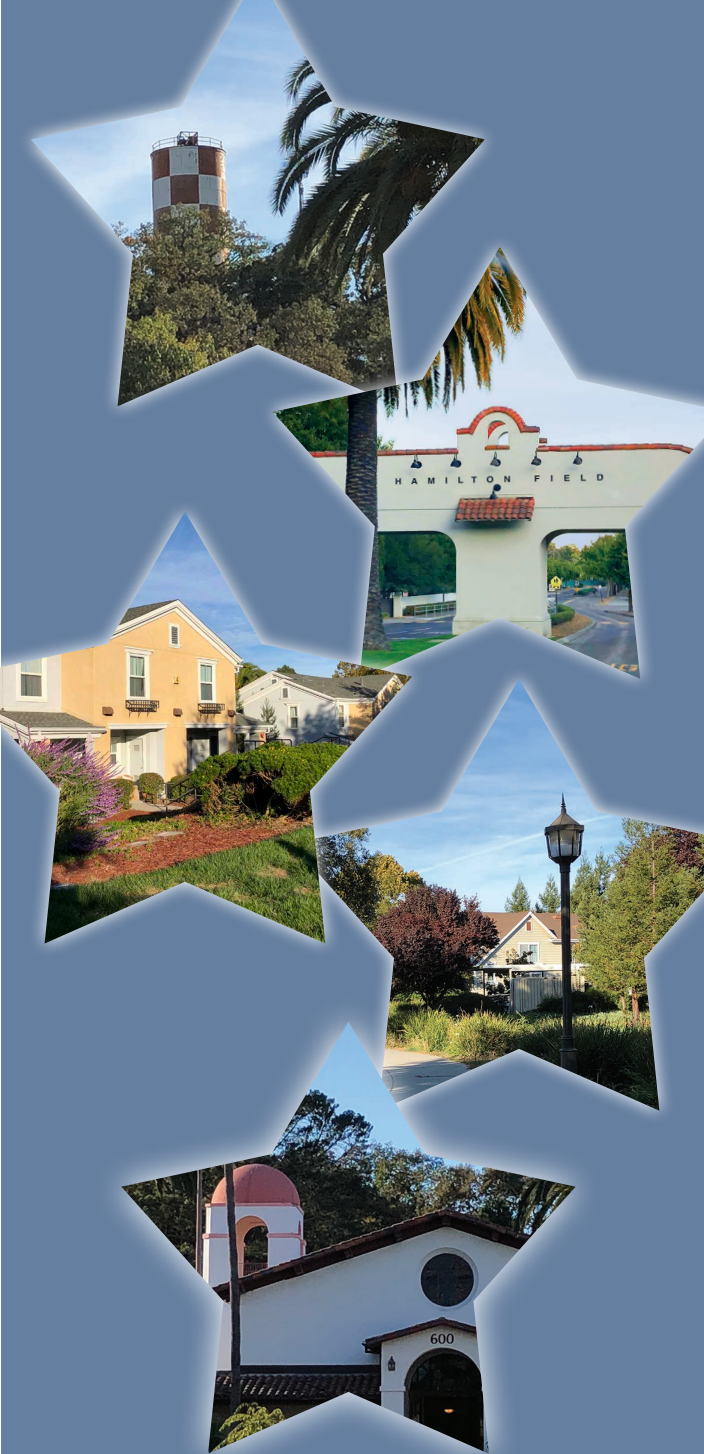
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