

CELEBRATING

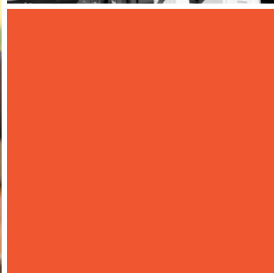
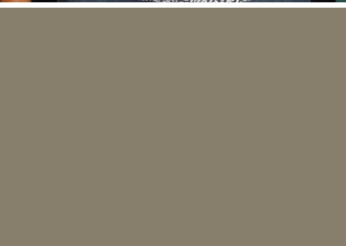
40
YEARS

Building Healthy
Neighborhoods

ANNUAL
REPORT
2014
— TO —
2015



EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION



Our Mission

Emphasizing our historic and continuing commitment to Asian and Pacific Islander communities, EBALDC works with and for all the diverse populations of the East Bay to build healthy, vibrant and safe neighborhoods through community development.



Letter from the Executive Director



BOARD OF DIRECTORS

Chair Emily Lin
Vice Chair Korin Crawford
Secretary Jim Govert
Treasurer John Benson

BOARD MEMBERS

Christine Carr
Debra Chester
Ted Dang
Leslie Francis
Hydeh Gauffari
Roy Ikeda
Natalia F. Lawrence
Thomas Mishima
Thai-An Ngo
Felicia Scruggs-Wrights
K.M. Tan, M.D.
Rosalyn Tonai
Joanne Tornatore-Pili
Dianne Rush Woods

Dear Friends,

I am pleased to share East Bay Asian Local Development Corporation's 40th Anniversary Annual report. Our first 40 years have been truly amazing. Beginning with the Asian Resource Center, we have worked to bring together organizations that serve the full diversity of our community. The coalition building efforts required for the ARC have continued to be reflected in our work.

We are now building on these achievements by pioneering a Healthy Neighborhoods approach to community development. We are deepening our collaborations with long time partners and forming new relationships to address the specific needs voiced by the neighborhoods we serve. With over 2,000 apartments and over 70 community groups and small businesses in 300,000 square feet of space, we have built a strong base to fulfill our mission.

Our comprehensive approach to community development can only succeed with your support. Together, we will build healthy vibrant neighborhoods in the East Bay.

Thank you for supporting our work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Simon'.

Joshua Simon

Iconic Properties & Milestones

1975

EBALDC incorporated

1981

Asian Resource Center



1988

The Madrone Hotel



1990

Frank G. Mar

1975

1980

1985

1990

1995

1975 – EBALDC is incorporated

1981 – Asian Resource Center

1988 – The Madrone Hotel

1990 – Frank G. Mar Community Housing

1992 – Marcus Garvey Apartments

1994 – Hugh Taylor House

1995 – Madison Park Apartments

1995 – San Pablo Hotel

1995 – Hismen Hin-Nu Terrace Apartments

1996 – Homeplace Initiatives

1997 – EBALDC is one of six organizations that pilots the Individual Development Accounts (IDA)

1997 – Effie's House

1998 – Making Connections Oakland launches

2000 – Swan's Market is renovated and placed on the National Register of Historic Places

2000 – Bayporte Village

2000 – Avalon Senior Housing

2002 – Oakland Point Limited Partnership (OPLP)

2003 – EBALDC starts providing the Volunteer Income Tax Assistance (VITA) service

2004 – Noble Tower

2004 – Oak Park Apartments

2005 – Preservation Park

2006 – Sausal Creek Homes

2006 – Money Savvy Youth program launched

2006-2014

Lion Creek Crossings

2014

California Hotel

2005

Preservation Park



2006

EBALDC formally launches
Resident Services Program



2013

EBALDC Community Development
Consulting Practice launched

2014-2015

San Pablo Area Revitalization
Collaborative launched

2000

2005

2010

2015

2016

2006 – Resident Services Program
formally launches

2006-2014 – Lion Creek Crossings

2007 – Giant Road Family Apartments

2007 – Seven Directions

2009 – SparkPoint

2009 – Jack London Gateway
Senior Housing

2010-2014 – Age-Friendly
Communities initiative
for San Pablo Ave. Corridor

2010-2015 – Pacific Renaissance
condominiums

2011 – Lillie Mae Jones Plaza

2011 – Slim Jenkins Court

2013 – 1825 San Pablo Avenue
(new EBALDC central office)

2013 – Drasnin Manor

2013 – Healthy Neighborhoods
Strategic Plan adopted by
EBALDC board to prioritize
our work based on health
data and form collective
impact coalitions to improve
health outcomes

2013 – EBALDC Community
Development Consulting
Practice launched

2014 – The California Hotel

2014 – Commercial Renovation
of Swan's Market

2014-2015 – San Pablo Area
Revitalization Collaborative
(SPARC) formally launched
as first pilot healthy
neighborhoods collective
impact initiative

The graphic features a background image of a modern building with a large vertical sign that reads "SWAN'S". The sign is dark with white letters. The building has large windows and a modern architectural style. In the foreground, there are some trees and a street scene. The graphic is divided into several colored rectangular boxes: an orange box at the top left, a brown box, a teal box, an orange box, and a dark grey box, each containing a number and a description of the impact.

EBALDC

Impact Numbers

2,053

townhouses and
apartments developed
and owned by EBALDC

1,126

townhouses and
apartments managed
by EBALDC

304,072

square feet of commercial
space developed by
EBALDC

250,000

square feet of commercial
space managed by EBALDC

Our Neighborhood Economic Development programs serve over 5,500 people annually, through comprehensive services for low-income families and individuals in Alameda and Contra Costa counties. Onsite supportive services and programs include:

- Financial services
- Community engagement
- Employment support
- Youth programs
- Benefits assistance
- Housing stability
- Quality of life assistance

Of note, our financial counseling includes the Volunteer Income Tax Assistance (VITA) service, where we helped tax clients receive over \$2.6 million in refunds in 2014.

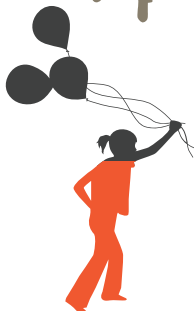
Swan's Market includes 18 affordable apartments, 20 market-rate co-housing condominiums, marketplace, central courtyard and storefront retail spaces. Today, it is home to some of Oakland's best restaurants.



Total Residents

85%

who seek housing counseling are able to stabilize their tenancy



Total Residents

80%

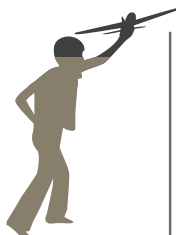
who report they have enough money for their basic needs



Total Residents

72%

who report that they feel connected to their neighbors



Total Residents

85%

who report that they feel safe in their building of residence



Total Residents

74%

who report that they feel safe in their neighborhood



What's Ahead: Healthy Neighborhoods

San Pablo Avenue Corridor

In 2014, EBALDC brought together ten partners to create the San Pablo Area Revitalization Collaborative (SPARC). We are collaborating to align our programs to tackle social disparities in healthcare outcomes of the San Pablo Avenue Corridor. SPARC will begin implementing the action plan in 2015, including connecting neighborhood residents to health care clinics, healthy food, activities and education; improving neighborhood safety; creating job opportunities and stimulating nearby business activity; and identifying new affordable housing opportunities in the area.

Havenscourt Neighborhood

Building on the success of our work with the San Pablo Area Revitalization Collaborative, EBALDC is bringing together ten partners for the Havenscourt Healthy Neighborhoods Collaborative in a planning process to identify cross-sector strategies to make Havenscourt a safer, healthy, vibrant and opportunity-rich neighborhood.

Lion Creek Crossings is an exemplary property of our Healthy Neighborhoods approach. We established partnerships to transform the former industrial park into affordable homes with direct services.

What's Ahead: Pipeline Properties

Pipeline Properties

Prosperity Place

188 – 11th Street at Jackson
(Chinatown/Lake Merritt)
New Construction
(Anticipated Completion: Dec. 2016)
71 Affordable Units

West Grand and Brush

2201 Brush Street (West Oakland)
New Construction
(Anticipated Completion: Dec. 2018)
59 Affordable Units with
14,000 sq. ft. for Head Start Childcare facilities

Consulting

Greenlining Institute

360 14th Street (Downtown)
Commercial Renovation
(Anticipated Completion: Dec. 2015)

People's Community Market

Site acquisition and financing
(Anticipated Completion: Dec. 2015)

Existing Property Improvements

Hismen Nin-Hu

2555 International Blvd. (San Antonio/Fruitvale)
Portfolio Rehab
(Anticipated Completion: Dec. 2016)
92 Affordable Units

Marcus Garvey Commons

721-A Wood Street (West Oakland)
Portfolio Rehab
(Anticipated Completion: Dec. 2016)
22 Affordable Units



“I wanted to help
people around me
have a better life.”

Akram Dallaq

Lion Creek Crossings resident on why he
opened Dallaq Market to offer the only
source of fresh produce in the area.

EBALDC

Financial Summary

Assets

Current Assets	\$	26,206,000
Other Assets		186,430,000

TOTAL ASSETS		212,636,000
---------------------	--	--------------------

Current Liabilities		5,505,000
Long-term Liabilities		160,783,000

TOTAL LIABILITIES		166,288,000
--------------------------	--	--------------------

NET ASSETS		46,348,000
-------------------	--	-------------------



Revenue

Rent	\$	14,702,000
Fees		4,938,000
Grants & Other Contributions		954,000
Other		715,000

TOTAL REVENUE		21,309,000
----------------------	--	-------------------

Expenses

Program Services		17,375,000
Management & General		556,000
Fundraising		533,000

TOTAL EXPENSES		18,464,000
-----------------------	--	-------------------

NET OPERATING INCOME		2,845,000*
-----------------------------	--	-------------------



*EBALDC's net operating income for 2014 was augmented by the sale of our partnership to one of our partners in accordance with the partnership agreements.

EBALDC

Donors/Funders

\$100,000 and up

BUILD Health Challenge
(The Advisory Board
Company,
de Beaumont Foundation,
The Colorado Health
Foundation,
The Kresge Foundation,
Robert Wood Johnson
Foundation)
Enterprise Community
Investments, Inc.
Partners in Progress
(Citi Foundation
and Low Income
Investment Fund)

\$25,000 – \$99,999

Alameda County-Oakland
Community Action
Partnership
Arthur J. Gallagher & Co.
Causa Justa :: Just Cause
JPMorgan Chase
Global Philanthropy
Kaiser Permanente
Asian Association
Metropolitan
Transportation
Commission
Oakland Fund for Children
Youth Sutter Health
The San Francisco
Foundation
United Way of the
Bay Area (UWBA)
US Bank
Wells Fargo Bank
Y&H Soda Foundation

\$10,000 – \$24,999

Bank of America
Charitable Foundation
Bank of the West
BBI Construction

BWB Solutions
Cahill Contractors, Inc.
Charles Schwab Bank
Crescent Porter
Hale Foundation
Kaiser Permanente
Union Bank Foundation

\$2,500 – \$9,999

The Atlantic Philanthropies
Beneficial State Bank
Branagh, Inc.
The Clorox Company
CMA Asset Managers, Inc.
Community Bank
of the Bay
Community Economics, Inc.
Donahue Fitzgerald LLP
K.M. Tan, M.D.
Local Initiatives Support
Corporation (LISC)
Lowney Architecture
NCR Construction Inc.
Oliver & Company
Related California

\$1,000 – \$2,499

Asian Community Mental
Health Services
Asian Health Services
California Bank and Trust
Center for Elders'
Independence
Chinatown Community
Development Center
D2D Fund, Inc.
Don Marshall
East Bay Community
Foundation
Family Bridges, Inc.
Goldfarb & Lipman LLP
Gubb & Barshay LLP
HKIT Architects
Jim Gouvert
Joshua and Ruth Simon

Mechanics Bank
Merritt Community
Capital Corporation
Nibbi Brothers General
Contractors
Northern California
Community Loan Fund
Novogradac & Company LLP
Okamoto Saijo Architecture
Oto Bailey Fukumoto
& Mishima, Inc.
Port Of Oakland
Property Investment
Services
PYATOK I architecture
+ urban design
Roy and Joanne Ikeda
Salesforce Foundation
Silicon Valley Bank
Tenderloin Neighborhood
Development Corporation
TRANSWESTERN
YHLA Architects

\$500 – \$999

Clearinghouse CDFI
with First Bank
Emily Lin
Joanne Tornatore-Pili
Jones Hall Law Corporation
Michael Hsieh

\$100 – \$499

Amy Hiestand
Anita Rees
Anne Phillips Architecture
Berkeley Student
Cooperative
Bonnewit Development
Services
Brianna Steinhauer
Bullard Construction, Inc.
California Housing
Partnership Corporation
Christine Carr

Darien Louie
David Baker & Partners
Debra Chester
Earl Hamlin
East Bay Housing
Organizations
Elizabeth Yost
Gilbert Chan
Joanne Tornatore-Pili
Korin Crawford
Krista Hermawan
Leah Segawa
Leslie Francis
Lindquist, von Husen
& Joyce LLP
Lynette Jung Lee
Lynette Pang and
Michael Mann
Margaretta Lin
Mayers Architecture
Mei Ying Williams
Michael Allison Consulting
Natalia Lawrence
National Coalition
for Asian Pacific
American Community
Development
National Japanese
American Historical
Society
New Arts Furnishing
Nick Griffin
Oakland Asian
Cultural Center
Old Republic Title Company
Peter Neuendorff
Robin Miller
Roselyn Tonai
Supervisor Wilma Chan
Susan Colson
Tejal Shah
VerveCards
Warren Seeto
William Pettus



EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

1825 San Pablo Avenue, suite 200
Oakland, CA 94612

www.ebaldc.org