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.
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,

Joshua Simon
Iconic Properties & Milestones

1975
EBALDC incorporated

1981
Asian Resource Center

1988
The Madrone Hotel

1990
Frank G. Mar

1992
Marcus Garvey Apartments
1994
Hugh Taylor House
1995
Madison Park Apartments
1995
San Pablo Hotel
1995
Hismen Hin-Nu Terrace Apartments

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

2006
EBALDC formally launches Resident Services Program

2013
EBALDC Community Development Consulting Practice launched

2014–2015
San Pablo Area Revitalization Collaborative launched

2005
Preservation Park

2006
– Resident Services Program formally launches
– Lion Creek Crossings

2007–2014
– Giant Road Family Apartments
– Seven Directions

2009–2010
– SparkPoint
– 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
– Slim Jenkins Court

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

2013–2014
– EBALDC Community Development Consulting Practice launched
– The California Hotel
– Commercial Renovation of Swan’s Market

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

<table>
<thead>
<tr>
<th>2,053</th>
<th>1,126</th>
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<tbody>
<tr>
<td>townhouses and apartments developed and owned by EBALDC</td>
<td>townhouses and apartments managed by EBALDC</td>
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<table>
<thead>
<tr>
<th>304,072</th>
<th>250,000</th>
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<tbody>
<tr>
<td>square feet of commercial space developed by EBALDC</td>
<td>square feet of commercial space managed by EBALDC</td>
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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.*
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

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<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Assets</td>
<td>$26,206,000</td>
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<tr>
<td>Other Assets</td>
<td>186,430,000</td>
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**TOTAL ASSETS** 212,636,000

<table>
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<th>Category</th>
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<tr>
<td>Current Liabilities</td>
<td>5,505,000</td>
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<td>Long-term Liabilities</td>
<td>160,783,000</td>
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**TOTAL LIABILITIES** 166,288,000

**NET ASSETS** 46,348,000

Revenue

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<th>Source</th>
<th>Amount</th>
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<td>Rent</td>
<td>$14,702,000</td>
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<td>Fees</td>
<td>4,938,000</td>
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<td>Grants &amp; Other Contributions</td>
<td>954,000</td>
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<tr>
<td>Other</td>
<td>715,000</td>
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**TOTAL REVENUE** 21,309,000

Expenses

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<tr>
<td>Program Services</td>
<td>17,375,000</td>
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<tr>
<td>Management &amp; General</td>
<td>556,000</td>
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<tr>
<td>Fundraising</td>
<td>533,000</td>
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**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.
$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
JP Morgan 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 Govert
Joshua and Ruth Simon

Mechanics Bank
Merritt Community Capital Corporation
Nibbi Brothers General Contractors
Northern California Community Loan Fund
Novogradac & Company LLP
Okamoto Sajo 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
Brianne Steinhauser
Bullard Construction, Inc.
California Housing Partnership Corporation
Christine Carr

Darrien Louie
David Baker & Partners
Debra Chester
Earl Hamlin
East Bay Housing Organizations
Elizabeth Yost
Gilbert Chan
Joanne Tornatore-Pili
Krista Crawford
Leah Segawa
Leslie Francis
Lindquist, von Husen & Joyce LLP
Lynette Jung Lee
Lynette Pang and Michael Mann
Margaret 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
Rosalyn Tonai
Supervisor Wilma Chan
Susan Colson
Tejal Shah
VerveCards
Warren Seeto
William Pettus