HEALTHY Neighborhoods START WITH YOU

A HEALTHY NEIGHBORHOOD = Growing together

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION
BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

Annual Report 2015-2016
Dear Friends,

Our community is experiencing a tremendous pressure to house more people. We must both accommodate the hundreds of individuals moving here, and have affordable housing options for long-time residents who are being priced out of the area. However, providing housing alone is not enough.

EBALDC has adopted a healthy neighborhoods approach to help those who want to stay in their communities: This means our collaborations align our work with each neighborhood’s social needs. This means, beyond new construction, we stabilize rents for current residents by purchasing existing apartments. This means we offer consulting services to assist nonprofits who serve the community, and attract mission-aligned commercial tenants to help enhance and activate a neighborhood.

At the foundation of our work is our ongoing partnership with you. Thank you for your continued support. We couldn’t do it without you.

Humbly yours,

Joshua Simon, Executive Director
EBALDC has been in Oakland for over 40 years, developing and managing diverse, mixed-income communities, while providing vital social and financial services, to help give long-time residents the option to stay in their neighborhood.

Real Estate Development
In addition to building affordable housing, we acquire existing multi-family properties and stabilize rents for the long term. We also provide consulting services to nonprofits in order to serve neighborhood residents with critical services.

Property Management & Asset Management
We manage and maintain our properties to provide affordable homes to residents.

Commercial Real Estate
We develop and manage a diverse portfolio of small locally-owned businesses and nonprofits who serve and activate the neighborhood.

Neighborhood Economic Development
We provide a number of critical social services to residents within our properties and greater community by training residents to become change agents in the neighborhood, providing in-depth financial services and education to the community, and hosting neighborhood events.

Neighborhood Collaboratives
As a neighborhood impact incubator, we forge thoughtful partnerships across industries in Oakland to address the social factors that improve the health and wellbeing of neighborhood residents, with the vision to hand over the collaborative to the partners. We currently have pilot collaboratives in the San Pablo Avenue Corridor and Havenscourt neighborhoods.

EBALDC’s work extends across the East Bay, including Emeryville, Richmond and The City of San Pablo.

“The difference in zip codes is the difference in opportunity.”
Charise Fong — EBALDC’s Chief Operating Officer
Inside the San Pablo Avenue Corridor

In 2014, EBALDC brought together ten organizations 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 Health**

SPARC partners launched two heart health clinics at the California Hotel and St. Andrew’s Manor to raise awareness and reduce high blood pressure. Residents were also connected to neighborhood services and fresh, locally produced fruits and vegetables.

**CLOSE TO 100**

Residents attended heart health clinics

**APPROXIMATELY 300**

Residents helped implement projects

**SPARC Community**

SPARC partners worked with residents to implement three low-cost, creative projects to reduce neighborhood blight. The projects included a community chalk day, Oaktown Family Tree mural project, and a median restoration project. SPARC is now hosting a neighborhood Blight Buster program to support seven residents to implement their own community projects throughout the neighborhoods.

**APPROXIMATELY 300**

Residents helped implement projects

**SPARC Housing**

SPARC partners developed the SPARC Housing Affordability Plan and endorsed its first housing affordability policy platform. SPARC will be working on advocating for issues that support legal protections for renters; and increase funding available to develop housing for extremely low-income to moderate income households.

**MORE THAN 200**

Residents attended SPARC’s event series

**SPARC Economy**

SPARC softly launched a First Friday event series to bring together residents of the three neighborhoods (Clawson, Hoover, and McClymonds). Four events have been hosted so far. SPARC is developing a space called SPARC-It-Place to host neighborhood events, as well as providing a place for resident entrepreneurs and vendors to sell their goods and services. People’s Community Market will also be coming to the San Pablo Avenue Corridor next year as the neighborhood grocer.

**ALMOST 300**

Affordable homes will be developed
Building the Havenscourt Collaborative

In 2015, EBALDC brought together ten partners for the Havenscourt Healthy Neighborhoods Collaborative in a planning process to identify collaborative cross-sector strategies to make Havenscourt a safer, healthy, vibrant and opportunity-rich neighborhood.

The Collaborative identified goals that partners, residents, and other community-based organizations will work towards.

Key actions are:

Healthy Children
Ensure children are ready for kindergarten and planning for college and career development.

Healthy Families
Work with families to address neighborhood stressors and serve as change leaders in the community.

Healthy Environments
Reduce health disparities related to chronic conditions, specifically asthma.

Healthy Economy
Support Havenscourt residents to achieve financial and employment goals.

By the end of 2016, we will launch five work groups with a focus on education, employment, and health (e.g. kindergarten readiness, college to career readiness, parent support, employment, and asthma).
On Thursday, May 12th, more than 130 community leaders, practitioners, and institutions from different industries came together for the 2nd Annual Healthy Neighborhoods Regional Convening.
Impact Numbers

2,138
townhouses and apartments developed and owned by EBALDC

1,126
townhouses and apartments managed by EBALDC

370,000
sq. ft. of commercial space developed by EBALDC

323,484
sq. ft. of rentable commercial space managed by EBALDC

Neighborhood Economic Development Programs

Our Neighborhood and Economic Development (NED) programs serve over 5,600 people annually, through comprehensive financial and social services for low-income families and individuals in Alameda and Contra Costa counties. Of note, our financial counseling includes the Volunteer Income Tax Assistance (VITA) service, where we have helped tax clients receive over $2.6 million in refunds to date.

What our residents say:

88%
Satisfied with Resident Services at their property

100%
Satisfied with their financial coach

80%
Have enough money for their basic needs

79%
Feel connected to their neighbors

80%
Feel safe in their building of residence

76%
Feel safe in their neighborhood
Pipeline Properties

New Construction
Prosperity Place
• 188 – 11th Street at Jackson (Chinatown/Lake Merritt)
• Anticipated Completion: December, 2016
• 71 Affordable Homes

West Grand and Brush
• 2201 Brush Street (West Oakland)
• Anticipated Completion: December, 2018
• 59 Affordable Homes with 14,000 sq. ft. for Head Start Childcare facilities

LakeHouse Commons
• East 12th St. & 2nd Ave. (Chinatown/Lake Merritt)
• Anticipated Completion: January, 2019
• 108 Affordable Homes (91 homes for low-income households with a manager apartment, and 18 homes for moderate-income households)

existing Property Improvements
Hásmen Nin-Hu
• 2555 International Blvd. (San Antonio/Fruitvale)
• Anticipated Completion: December, 2016
• 92 Affordable Units

Marcus Garvey Commons
• 721-A Wood Street (West Oakland)
• Portfolio Rehabilitation (Anticipated Completion: December, 2016)
• 22 Affordable Units

Housing Acquisition Fund
MacArthur Park
Apartment I and II
• 7575-8005 MacArthur Blvd. (Castlemont)
• Site acquisition, rehabilitation, and rent stabilization (Acquired: October 2, 2015)
• 53 Naturally Occurring Affordable Housing Units

Casa Grande Village
• 2124 90th Avenue
• Site acquisition and rent stabilization (Acquired: March 23, 2016)
• 32 Naturally Occurring Affordable Housing Units

Consulting
Greenlining Institute
• 360 14th Street (Downtown)
• Commercial Renovation
• Anticipated Completion: December, 2016

People’s Community Market
• Site acquisition (Completed: December, 2015)
• Financing and Start of Construction (Anticipated: November, 2016)

“ We absolutely couldn’t have secured a location for our community food market without the expertise, resources and support that EBALDC brought as our site acquisition partner.”

Brahm Amadi — CEO/President, People’s Community Market

Financial Summary

Assets

| Current Assets | $23,399,000 |
| Other Assets | $196,360,000 |
| TOTAL ASSETS | $219,759,000 |

Revenue

| Rent | $15,172,000 |
| Fees | $2,043,000 |
| Grants & Other Contributions | $4,263,000 |
| Other | $656,000 |
| TOTAL REVENUE | $22,134,000 |

Expenses

| Program Services | $18,584,000 |
| Management & General | $637,000 |
| Fundraising | $457,000 |
| TOTAL EXPENSES | $19,678,000 |

Net Operating Income

| NET OPERATING INCOME* | $2,256,000 |

*Net Operating Income from 2015 was used for site acquisition. A grant of $1 million from an Anonymous Donor to the San Francisco Foundation was used to acquire a site at 34th & San Pablo. Approximately half was used for the acquisition of 85 apartments as part of our Housing Acquisition Fund.
Donors and Funders

$100,000 and up
Bank of America
Citi Foundation
De Beaumont Foundation
Enterprise Community Investments, Inc.
Kresge Foundation
NeighborWorks America
The San Francisco Foundation

$25,000 – $99,999
Capital One
City of Oakland – Oakland Fund for Children and Youth
JP Morgan Chase Foundation
Kaiser Permanente
MUFG Union Bank National CAPACD
Sutter Health Alta Bates Medical Center
United Way
Wallace H. Coulter Foundation
Y&H Soda Foundation

$10,000 – $24,999
Branagh, Inc.
BWB Solutions
Charles Schwab
City of Oakland – Oakland Community Action Partnership
East Bay Community Foundation
Local Initiatives Support Corporation
Sherman Chao
Swordspoint Foundation
Union Bank Foundation
US Bank

$2,500 – $9,999
Arthur J. Gallagher & Co.
Asian Health Services
Bank of America
Merrill Lynch
Beneficial State Foundation
Cahill Contractors, Inc.
Chinatown Community Development Corporation
Chu and Waters LLP
Clorox Company Foundation
CMA Asset Managers, Inc.
Commonwealth Company
Community Bank of the Bay Community Economics Inc.
D&B Construction Inc.
Essel Technology Service
Fine Line Construction
James Govert
Kon M. Tan
Kong
May Chen
Leslie Francis
Mechanics Bank
Related California
Silicon Valley Bank
The Clorox Company
Wells Fargo

$1,000 – $2,499
California Bank and Trust
Center for Elders Independent
David Pontecorvo
David Tu
Family Bridges, Inc.
Hydeh Ghaffari
Jim Ishimaru
John Gee
Joshua and Ruth Simon
Low Income Investment Fund
Metro Bay Realty
Novogratz & Company LLP
Olive & Company
Oto Bailey Fukumoto & Mishima, Inc.
Partnership for Children
Port of Oakland
Property Investment Services
Pyatok Architects Inc.
Richard C. McCracken
Rosalyn Tani and Grant Din Household
Roy Ikeda
Sherman Lim
Sun Light & Power
Tenderloin Neighborhood Development Corporation
Weinlyn & Roselyn Eng Family

$500 – $999
Charise A. Fong
Chevron
Gee Kin Chou
Gee Kin Chou and Victoria Fong
L M Tomsic
Leah N. Segawa
Lynette J Lee
Tides Center

$100 – $499
Alan Nakasato
Amy Hiestand Consulting
Anne Phillips
Ben Galvin
Cary Fong
Chris Ferreira
Chris Iglesias
Christian Church Homes
Christopher Ferreira

Coastal Collaborative Consultants
Common Wealth Co.
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Juanita Brown
Julie Massey
Katrerina Villanueva
Ken & Susan Kawaichi
Kenny Chin
Kevin Skipper
L W Dang
Leslye Lu
Lori Katrine H Shelton
Ted Dang
Thai-An Ngo
Thomas Mishima
Tim Chan
Tina Diep
Tomoiko Seytien
Vivian Chang
William Pettus
Willis White

“ We’re in silos fighting about affordable, market-rate and preserving homes. We need to do everything.”

Professor Karen Chapple — UC Berkeley

Natalia Lawrence
Natalie Bonnewit
Neal Taniguchi
Network for Good
Nikki Bros. Associates
Okamoto Saio Architecture
Pauline Fong
Philip Wong
Renu Madan
Richard Mandel Household
Richard Soublet
Robert H. Uyeki
Robert Raburn
Ruthann Gore
Sarah Ishikawa
Steven Y. Kodama
Susan Colson
Tamiko L Wong
Ted Dang
Thai-An Ngo
Thomas Mishima
Tim Chan

Donor list is current as of July 2016. If there are any errors or omissions, please contact us at jkunishima@ebaldc.org.
Leadership Changes

Board

Roy Ikeda
Board Member (1975-2015)
Roy Ikeda has served on the EBALDC board since 1978 and was board president from 2000 to 2002. His governance helped guide us through development of over 2,200 homes, and over 300,000 square feet of community space and community serving local retail, over the past 37 years. He also participated in shaping our financial education programs and resident services. His skills as an attorney informed our structuring of this work to ensure our financial stability.

Kathryn Hoover
Board Member (2007-2015)
Kathryn “Kitty” Hoover joined the EBALDC board in 2007. She was a critical part of our Governance team over the past 5 years. She worked closely with Board President KM Tam to modernize our board structure and establish our Governance Committee. As a member of the Executive Committee, Kitty was an integral part of EBALDC’s growth over the past 9 years. Her analysis of difficult issues helped us to make difficult decisions that ensured EBALDC emerged from the recession as a stronger, more resilient organization.

Staff

Carlos Castellanos
Director of Real Estate Development (2000-2015)
Carlos Castellanos started at EBALDC in 2000, and was the Real Estate Development Director from 2009 to 2015. During his time with EBALDC, he was instrumental in projects such as the California Hotel and Lion Creek Crossings. He directly managed or supervised a wide variety of projects, including more than 800 units of affordable rental housing (new construction, LIHTC, HOPE VI redevelopment, substantial rehabilitations, and transit oriented development), homeownership projects, commercial buildings, parks, streets, and infrastructure.

Reginald “Reggie” Bass
Board Member (1975-2015)
Reginald “Reggie” Bass was a resident of Avalon Senior Housing since 2013. Through EBALDC’s Age-Friendly activism trainings, he was co-awarded a grant to teach his neighbors how to cook and eat healthy meals. As a vegan raw food enthusiast, he wrote a book titled “Reggie In The Raw.” He emphasized that food choices had a huge impact on health and wellness.

Margaret Gee, 1963-2016
Margaret Gee was EBALDC’s Assistant Executive Director from 1998 to 2005. She directed EBALDC’s capital campaign for the Swan’s Market courtyard and negotiated EBALDC’s partnership with The Related Company of California for restoration and operation of Noble Towers. EBALDC will miss her thoughtfulness, quick humor, compassionate approach to problem solving, and dedication to the communities she served.

Arnold Davis, 1948-2016
Arnold Davis was a long time resident at the San Pablo Hotel. He participated in EBALDC’s Age-Friendly Activism programs; and became a member of EBALDC’s Resident Leadership Council and the East Bay Housing Organization’s leadership academy. Arnold was always a strong advocate for fairness, supporting seniors, and improving the lives in his community.

Mr. Hatch
Board Member (1975-2015)
Mr. Hatch lived at the San Pablo Hotel from 1995 to 2014. He was jovial and optimistic as he chatted with everyone in the lobby, sharing stories from his life experiences. Before he moved out, we had the pleasure of celebrating many birthdays with the supercentenarian. He passed away on Martin Luther King’s Day.
A HEALTHY NEIGHBORHOOD =

More fruits and
Vegetables