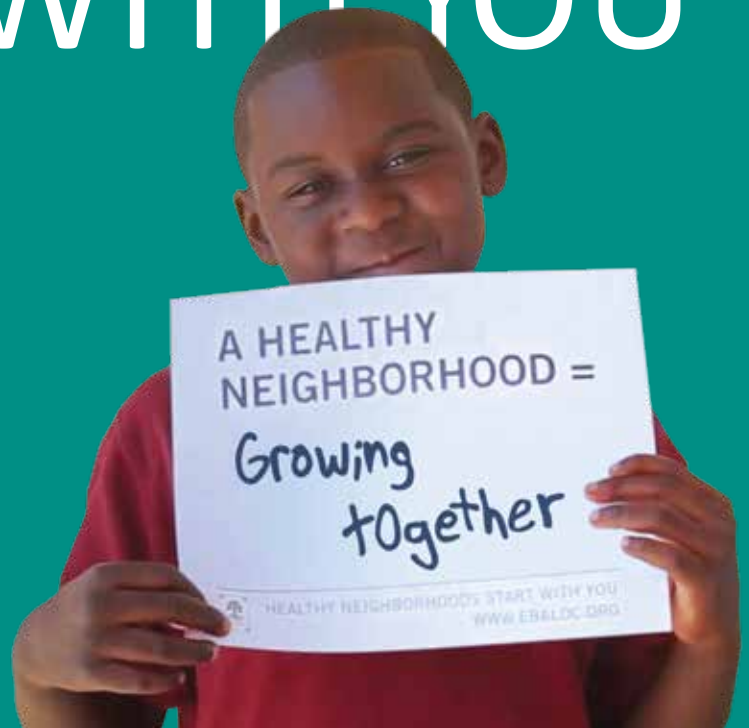


# HEALTHY Neighborhoods START WITH YOU



EAST BAY ASIAN LOCAL  
DEVELOPMENT CORPORATION

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

Annual Report 2015-2016

# 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.



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PROPERTY PHOTOS THROUGHOUT ANNUAL REPORT : JOSH TAXON

# Letter from the Executive Director



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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,

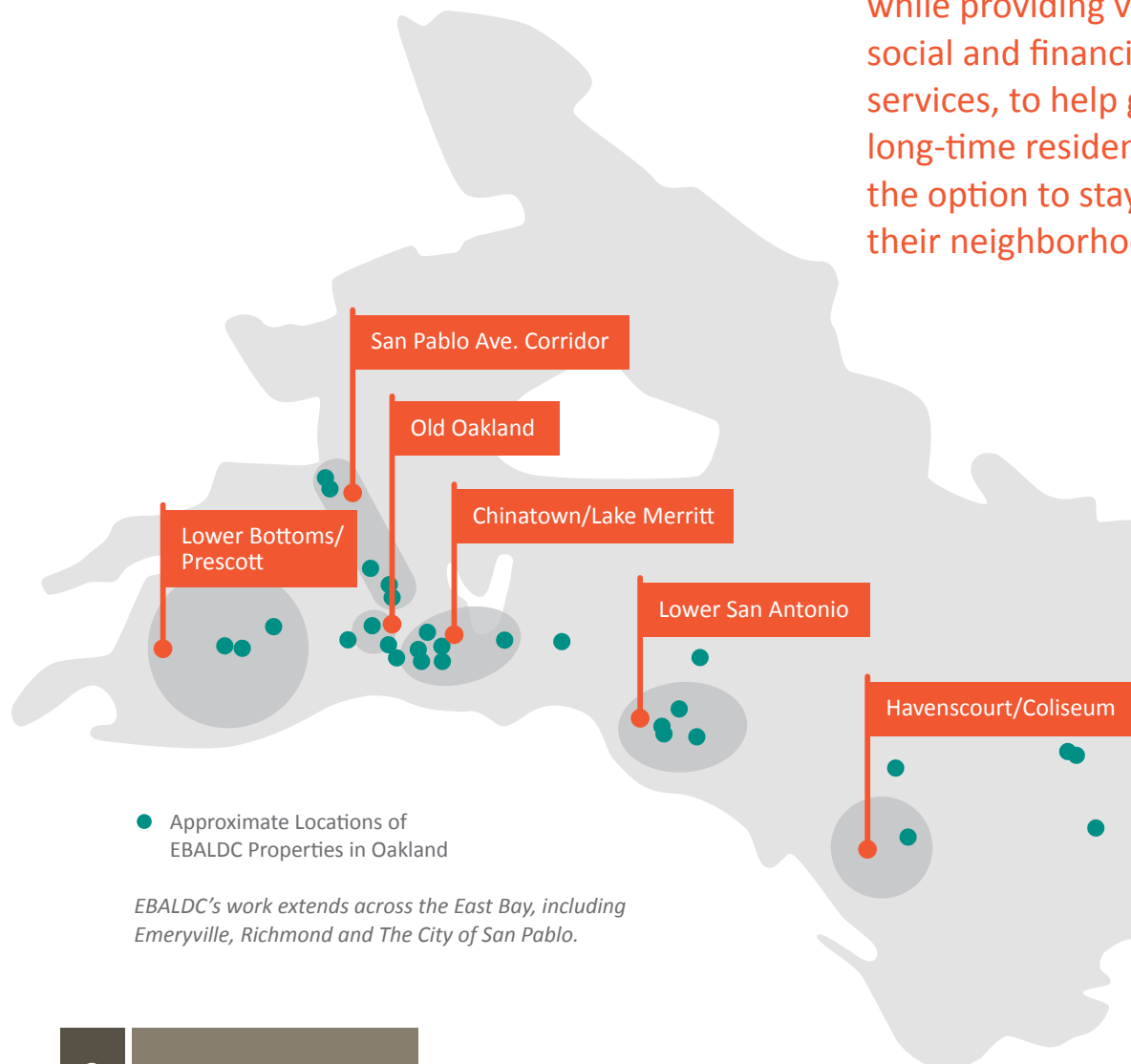
*Joshua Simon*

Joshua Simon, Executive Director



# Our Work in the Neighborhood

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.

**“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.

CLOSE TO  
**100**  
residents attended heart health clinics



Median Clean Up Beautification Day  
PHOTO: ROMI HALL



Community Garden and mural in the San Pablo Area  
PHOTO: PEOPLE'S GROCERY



SPARC Community Chalk Day  
PHOTO: ANNIE LEDBURY

## 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.

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.

## 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.

ALMOST  
**300**  
affordable homes will be developed

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.





# 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).



# 2016 Regional Convening

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.



**Thank you to our presenting sponsor:**  
Kaiser Permanente

**Thank you to the other event sponsors:**  
Build Healthy Places Network, BUILD Health Challenge, Citi Foundation, Federal Reserve Bank of San Francisco Kaiser Permanente, Low Income Investment Fund, Kresge Foundation, and Sutter Health Alta Bates Medical Center

*Left: Preservation Park*



**From left to right:** Joshua Simon of the East Bay Asian Local Development Corporation, Miya Yoshitani of the Asian Pacific Environmental Network, Rachel Bennett of the Prevention Institution, Miriam Chion of the Association for Bay Area Governments, and Heather Hood of Enterprise Community Partners



**From left to right:** Brahm Ahmadi of People's Community Market, Melissa Garcia of the Low Income Investment Fund, Victoria Joseph of Citi, Renee Roy Elias of the Build Healthy Places Network, and John Moon of the Federal Reserve Bank of San Francisco

**From left to right:** Charise Fong, COO, EBALDC; Professor Karen Chapple, University of California, Berkeley; Professor Ed Goetz, University of Minnesota; and Joshua Simon, Executive Director, EBALDC





# 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:





# Pipeline Properties



“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

## 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)

## 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)

## Existing Property Improvements

### Hismen 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 Apartments I and II

- 7575-8005 MacArthur Blvd. (Castlemont)
- 2124 90th Avenue (Webster)
- 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

# Financial Summary

## Assets

Current Assets	\$ 23,399,000
Other Assets	196,360,000

**TOTAL ASSETS** 219,759,000

Current Liabilities	6,169,000
Long-term Liabilities	170,275,000

**Total Liabilities** 176,444,000

**NET ASSETS** 43,315,000



## Revenue

Rent	\$ 15,172,000
Fees	2,043,000
Grants & Other Contributions	4,263,000
Other	656,000

**TOTAL REVENUE** 22,134,000

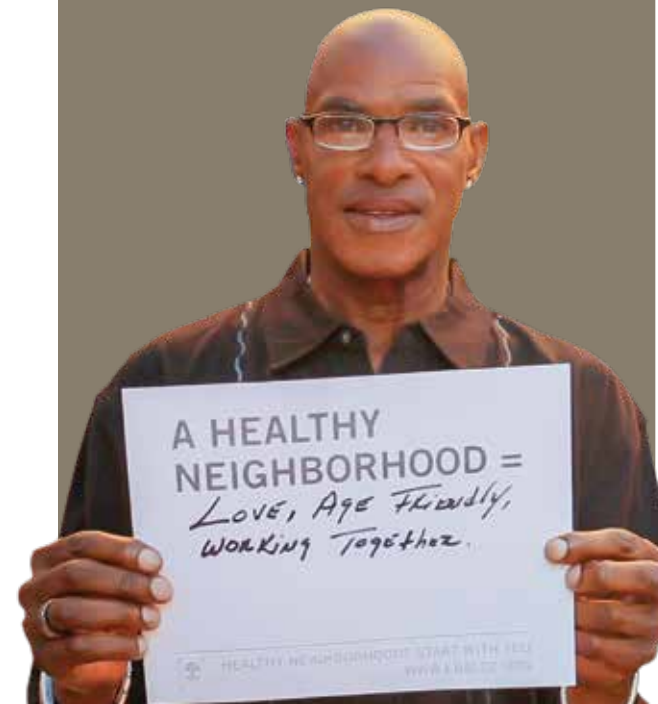
## Expenses

Program Services	18,584,000
Management & General	637,000
Fundraising	457,000

**TOTAL EXPENSES** 19,678,000

**NET OPERATING INCOME\*** 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&H Construction Inc.  
Essel Technology Service  
Fine Line Construction  
James Govert

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

Professor Karen Chapple — UC Berkeley

Kong Meng Tan and May Chen  
Leslie Francis  
Mechanics Bank  
Related California  
Silicon Valley Bank  
The Clorox Company  
Wells Fargo

**\$1,000 – \$2,499**

California Bank and Trust  
Carl Ashizawa  
Center for Elders Independence  
David Pontecorvo  
David Tu  
Family Bridges, Inc.  
Hydeh Ghaffari  
Jim Ishimaru  
John Gee  
Joshua and Ruth Simon  
Low Income Investment Fund  
Metro Bay Realty  
Novogradac & Company LLP  
Oliver & Company  
Oto Bailey Fukumoto & Mishima, Inc.  
Partnership for Children  
Port of Oakland  
Property Investment Services  
Pyatok Architects Inc.

Richard C. McCracken  
Rosalyn Tonai and Grant Din Household  
Roy Ikeda  
Sherman Lim  
Sun Light & Power  
Tenderloin Neighborhood Development Corporation  
Weylin & 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  
Warren Seeto

**\$100 – \$499**

Alan Nakasato  
Amy Hiestand Consulting  
Anne Phillips  
Ben Golvin  
Cary Fong  
Chris Ferreira  
Chris Iglesias  
Christian Church Homes  
Christopher Ferreira

Coastal Collaborative Consultants  
Common Wealth Co.  
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David Chavez  
Debra Chester  
Dexter and Mai-Mei Hong  
Dianne Rush Woods  
Donna Griggs Murphy  
Elizabeth Sterns  
Felicia A. Scruggs  
Gary Chin  
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J. Hadijah McLeod  
Jacquelyn McLeod  
Jennie Mollica  
Jill Okihiro  
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Matthew Mayers  
May Mui  
Mayer Architecture  
Michael Cassidy

Natalia Lawrence  
Natalie Bonnewit  
Neal Taniguchi  
Network for Good  
Nibbi Bros. Associates  
Okamoto Saijo Architecture  
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Thai-An Ngo  
Thomas Mishima  
Tim Chan  
Tina Diep  
Tomoko Beytien  
Vivian Chang  
William Pettus  
Willis White

Donor list is current as of July 2016. If there are any errors or omissions, please contact us at [jkunishima@ebaldc.org](mailto:jkunishima@ebaldc.org).

## 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.

“The staff here are engaged in challenging work and it was so incredibly important to me to have had great, smart, dedicated people to work with every day.”

Cindy Norton — Director of Property Management (2013-2016)

## 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.

**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.

**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

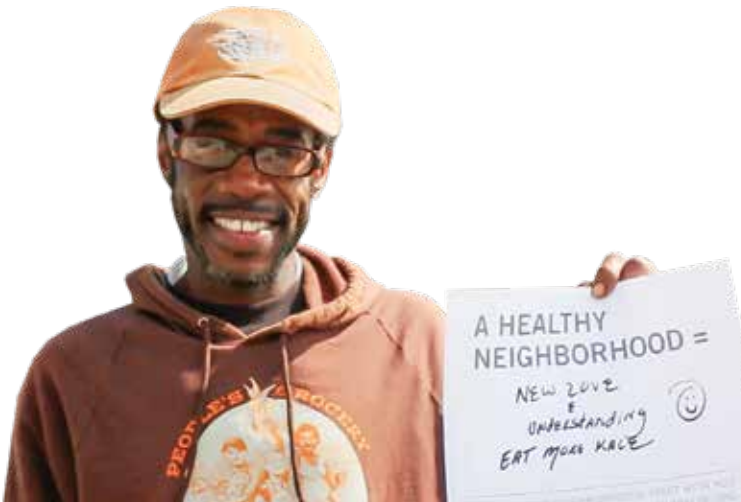
Reginald Bass, 1948-2016

Arnold Davis, 1948-2016

Andrew Hatch, 1898-2016

**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** 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.







EAST BAY ASIAN LOCAL  
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NEIGHBORHOOD =

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