

IMPACT
REPORT
2017

Building Healthy, Vibrant,
and Safe Neighborhoods

SINCE 1975



EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

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.

VISION

We envision that everyone in Oakland and the East Bay can live in a safe and affordable home, and that every neighborhood provides opportunities that enable people to live long, healthy lives, regardless of income or ethnic background.

BOARD OF DIRECTORS

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LETTER FROM
EBALDC’S LEADERSHIP

It was the best of times, it was the worst of times...

For many of us, 2017 was a trying year. We heard it around the tables we sat at, we heard it on the streets we walked on, we heard it in the buildings we live in, resoundingly.

There were some silver linings in 2017, however. For the first time in a long time, the attention of the general public and our work seemed to align — people are looking at housing , health, and its inextricable ties through new eyes. Correspondingly, EBALDC has doubled down on our Healthy Neighborhoods Approach, and as you’ll see in our Impact Report, we have achieved much for our neighborhoods, including, but not limited to:

More than \$278 million in total assets
invested in our communities

Hundreds of people housed in the nearly
130 units built and acquired

Collaborating with 50+ cross-sector partners

Though we know that there will continue to be obstacles to surmount, we are also excited about the possibilities that abound. Our community is one of resilience and strength, and we know that, through our collaborations and partnerships, we will overcome — and resist — together to provide Healthy Neighborhoods where we can all live, learn, work and play.

In Community,



Joshua Simon,
EXECUTIVE
DIRECTOR



Korin Crawford,
BOARD OF DIRECTORS
CO-CHAIR



Thai-An Ngo,
BOARD OF DIRECTORS
CO-CHAIR

State of Oakland

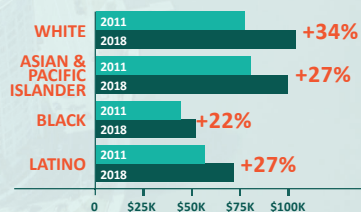
In 2016, The New York Times named Oakland as one of the top 52 places to visit, along with famed worldly locales like Bordeaux, France, and Ubud, Bali. This was a far-cry from the type of news coverage Oakland had historically received. Fast forward to today, and the city continues to change at an astounding pace. Crime continues to plummet, and the economy continues to grow — but so does the rate of displacement of our neighbors and families and the number of people living in tent cities. Despite its status as a City on the Rise, Oakland is facing an urgent housing crisis, and it is making for complicated times.

STATE OF ECONOMIC INEQUITY

In this moment of unprecedented growth for Oakland, extreme economic disparity in the Bay Area persists between high-income and low-income earners.

1160%: Income disparity between top 10% earning households and bottom 10% earning households in the Bay Area (SOURCE: BROOKINGS INSTITUTE)

From 2011–2018, the median household income in Alameda County rose for all ethnic groups, yet economic inequity remains highly visible (SOURCE: ACPHD.ORG, HEALTHYALAMEDA.ORG)



ALAMEDA COUNTY ANNUAL HOUSEHOLD MEDIAN INCOME CHANGE: 2011–2018

The lowest unemployment rate in almost 20 years in the Bay Area was reached in November 2017 (SOURCE: BANG)

STATE OF HOUSING

Displacement, gentrification, and homelessness threaten not only long-time, low- and moderate-income residents, but also the nonprofits, community-based organizations, and local businesses that provide residents of communities across Oakland with key services we all need to thrive.

Median rent cost in Oakland rose over 50% from 2012–2017, the second greatest increase by market in the country (SOURCE: TRULIA)

Oakland's homeless population increased 26% in two years; from 2015–2017

86% of those surveyed lived in Alameda County prior to becoming homeless

62% reported having lived in Alameda County for 10 years or more (SOURCE: EVERYONE COUNTS)

STATE OF HEALTH

Although health outcomes in Alameda County have improved in recent years overall, these benefits are not equally felt by all communities. (SOURCE: ACPHD)

12 1/2-years: difference in life expectancy between communities in West Oakland and in the Northwest Hills of Oakland (SOURCE: ACPHD)

High rates of preventable hospitalizations for diabetes, asthma, hypertension, and heart failure indicate a lack of access to preventative healthcare in Alameda County (SOURCE: OSHPD)

More than **1/2** of adults and **1/3** of school-aged children are overweight or obese in Alameda County. These rates are disproportionately high in low-resource communities, including East and West Oakland (SOURCE: ACGOV)

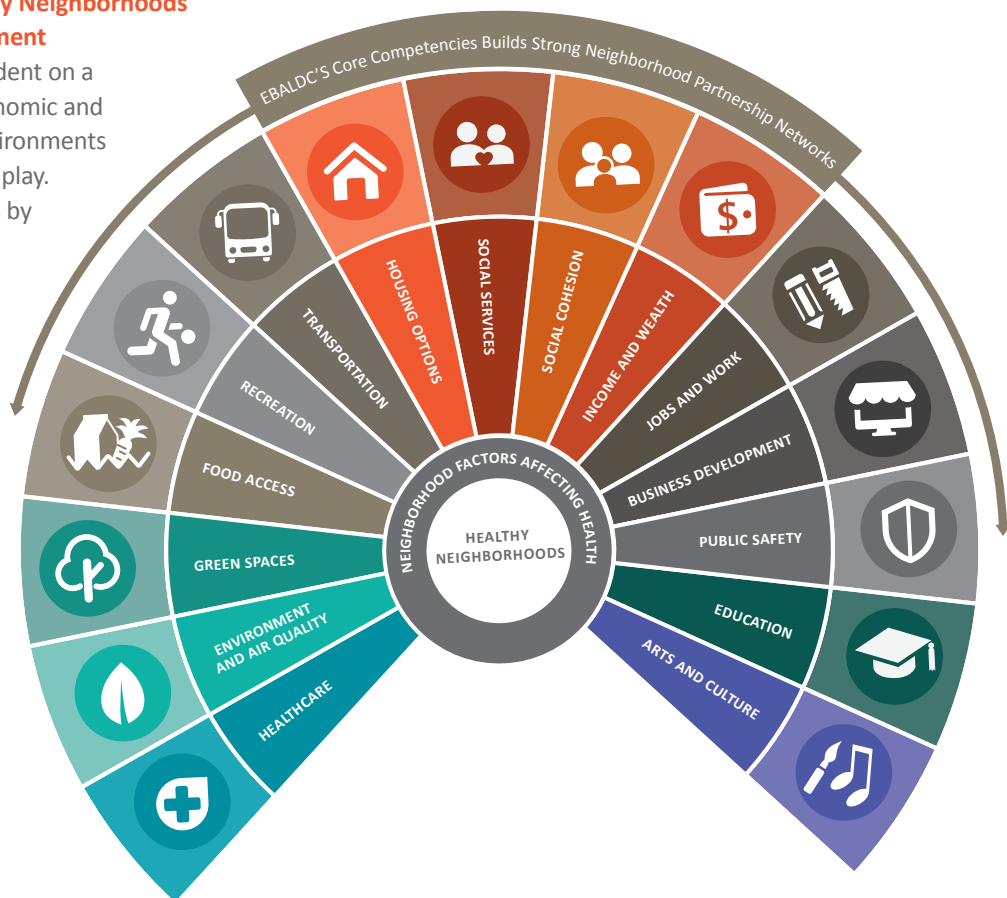


EBALDC's Healthy Neighborhoods Approach

In 2013, EBALDC Adopted a Healthy Neighborhoods Approach to Community Development

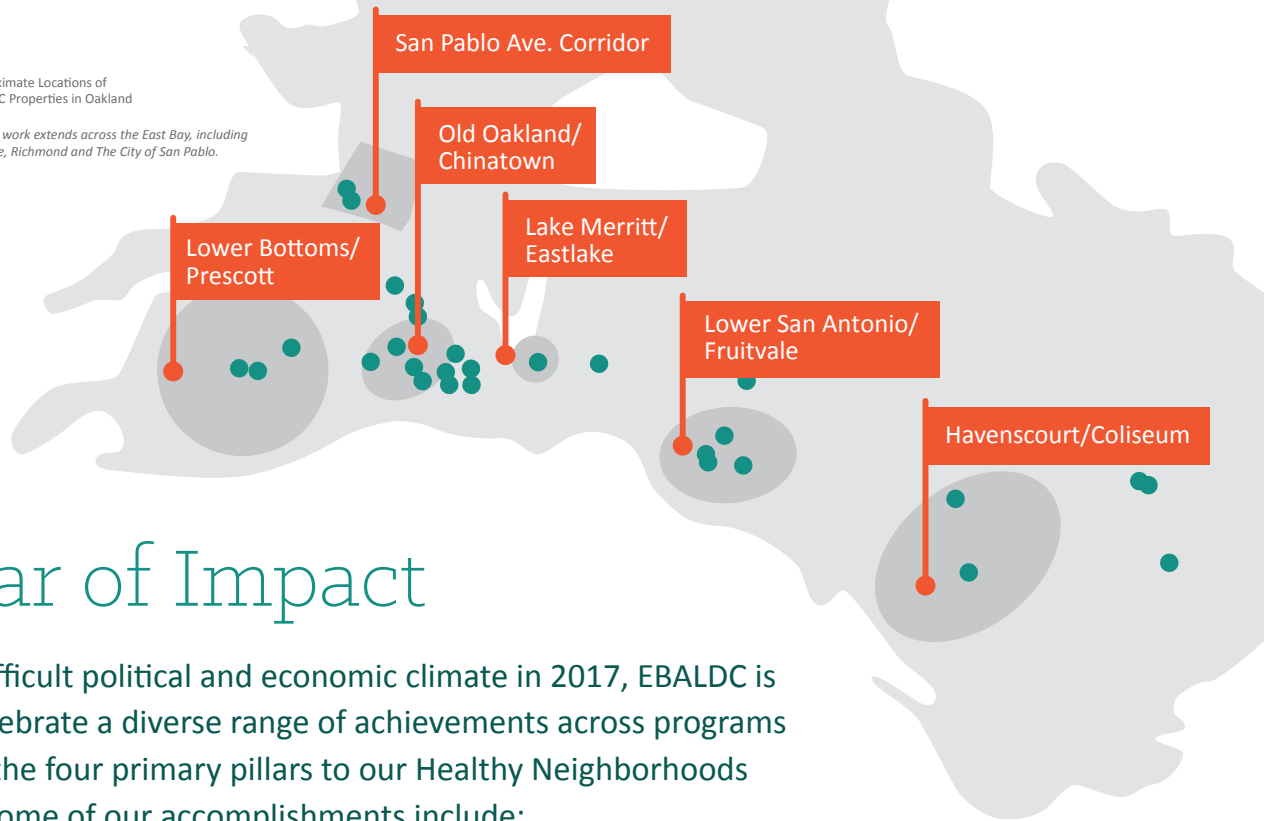
Our health and well-being is dependent on a range of interconnected social, economic and physical factors that impact the environments where people live, learn, work, and play. EBALDC works to address inequities by providing vital social and financial services, affordable housing, and building collaborations that empower residents to thrive.

EBALDC builds partnerships with organizations who are leaders in providing services to low- and moderate-income residents in our target neighborhoods. We seek to align our efforts to make measurable progress on mutually agreed upon goals.



● Approximate Locations of
EBALDC Properties in Oakland

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



A Year of Impact

Despite a difficult political and economic climate in 2017, EBALDC is proud to celebrate a diverse range of achievements across programs focused on the four primary pillars to our Healthy Neighborhoods Approach. Some of our accomplishments include:



HOUSING OPTIONS

129 homes

developed or acquired, resulting in 2,267 homes developed or acquired since 1975

Co-chaired the committee for the Measure KK proposal, resulting in Oakland's bond that allocates \$100M to affordable housing



COMMUNITY & RESIDENT ENGAGEMENT

4,517 people

served through resident services, resulting in 21% of EBALDC resident and community members engaged in policy or community change efforts

100th Anniversary

of Swan's Market celebrated with a community-wide Birthday Party, dinner, and open house, showcasing the businesses and organizations that call Swan's Market and Old Oakland home



INCOME & WEALTH-BUILDING OPPORTUNITIES

Over 1/3

of SparkPoint Oakland clients achieved at least one financial goal, including having generated income, increased savings, and improved credit score

Advanced workforce development

programming for Oakland residents through a unique partnership with West Oakland Jobs Resource Center and Laney College



STRONG NEIGHBORHOOD PARTNERSHIP NETWORKS

50+ cross-sector partners

convened across our collaborations, with over 50% having integrated neighborhood action plans into their organizations' vision and work

11,886 sq. ft. commercial space

created in 2017 for small businesses and nonprofits via real estate development or assisted through consulting, resulting in 300,000+ sq. ft. created since 1975



Housing Options

EBALDC OBJECTIVE: Build, preserve, and enrich housing options so that existing extremely low-, low- and moderate-income residents can stay in their neighborhoods.

BUILD

71 families

and the Asian Health Services' new dental clinic found home at Prosperity Place, which opened in January 2017

12,000+

applications were received which demonstrates the need for affordable housing

PRESERVE

13 families

from the 2551 San Pablo Fire were housed as a result of our collaborative work with the City of Oakland and the Oakland Housing Authority

58 homes

across two buildings acquired via the Housing Acquisition Fund

ENRICH

212 families

across five buildings now receive reduced rent due to a secured subsidy, ensuring residents pay no more than 30% of their income to housing

144 units

of existing affordable homes had renovation funding secured, supporting the increased need for senior housing

84% of residents are satisfied with their building management

HOUSING ACQUISITION FUND

EBALDC's new model to address the housing crisis in Oakland by mobilizing private funding to swiftly acquire naturally affordable multifamily properties and preserve affordable rental rates for long-time, low-income residents. HAF received \$1M in funding from an anonymous donor of The San Francisco Foundation, leading to two property acquisitions and further development of this groundbreaking program.

By purchasing the 53-unit MacArthur Apartments building, EBALDC was able to prevent expected rent increases of as much as 66%; a 2 bedroom, 1 bath unit at MacArthur priced at \$800 per month was expected to increase to \$1,395 before EBALDC acquired the property.

"EBALDC is doing this to stabilize the rents. Things are changing for the better. EBALDC wants to ensure that residents receive something, rather than see something being taken away."

— David Sabb, Property Manager of MacArthur Apartments for over 20 years





Community & Resident Engagement

EBALDC OBJECTIVE: Increase and broaden the opportunities for resident engagement and leadership in the broader life of the community so that residents have more leadership, control, and voice in community decision making.

77% of EBALDC residents report feeling connected to their neighbors

59% of EBALDC residents report they feel empowered to make decisions about their community

21% of EBALDC residents and community members are engaged in policy or community change efforts

100% of EBALDC construction or re-syndication projects engaged communities via town halls to create awareness and solicit feedback

RESIDENT LEADERSHIP COUNCIL CHINATOWN CHAPTER

At the end of 2017, the Chinatown chapter of the Resident Leadership Council (RLC) voted to spend funds from their budget on care packages for the homeless. The group spent many meetings discussing facts and myths about homelessness, planning the contents of each package, soliciting donations, assembling them, and, finally, distributing them. "This will be a humbling experience for us," RLC member Shirley Chung shared with the group. The packages included information on EBALDC's annual marketing list for future vacancies, as RLC members wanted to connect their neighbors with possible long-term solutions. Homelessness and the Bay Area housing crisis continue to be a focus for the entire Resident Leadership Council.





Income & Wealth-Building Opportunities

EBALDC OBJECTIVE: Create opportunities for low- and moderate-income residents to generate income, build assets, and stimulate local economies through business ownership to support their families.

GENERATING INCOME & ASSET-BUILDING

35%

of SparkPoint Oakland clients obtained jobs with an average wage of \$20.70/hour

Over 1/3

of SparkPoint Oakland clients achieved at least one financial goal, such as:

- Achieving 2 weeks of expenses in savings
- Having 75% of self-sufficiency income
- Having a credit score of 600+

Through our Volunteer Income Tax Assistance (VITA) Program

1,900

tax returns filed

Over \$2,800,000

refunded back to the community

293 clients saved \$267,975

at our free tax assistance sites in East Oakland and Oakland Chinatown this year

STIMULATING LOCAL ECONOMIES, HELPING LOCAL NONPROFITS THRIVE

Expansion

20 small businesses were launched, sustained, or expanded.

Affordable Space

Provided affordable commercial space for community-based organizations, often including lease subsidies of 15% for small businesses and 25% for nonprofits, among other benefits. We are also prototyping free pop-up shops in our vacant spaces.

Training

Provided commercial tenants — first-time to established businesses — with small business workshops and training. Additionally, 14 EBALDC local business tenants were accepted to the Inner City Capital Connections (ICCC) program, an executive education and training program that supports inner city business owners in sustainable growth and success.



In December 2015, Cathy came to SparkPoint Oakland to improve her credit, as she had been living in transitional housing and was looking for a permanent place to live. We discovered that she had over \$18,000 in medical debt that should not have been on her credit report, along with other accounts that were reported in error. We wrote dispute letters and managed to get all of the errors removed, raising her score from 577 to 629. Cathy diligently followed her financial coach's advice and learned to manage her money, use credit responsibly, pay bills on time, and shop for bargains. As a result, she increased her savings from \$1,400 to \$7,140 in a year! The best part of her story is that through her coach's referral, she applied for and got on a waitlist for senior housing at one of EBALDC's properties. After a year and a half of not having a place to call home, Cathy was thrilled to move into Noble Tower on February 1st, 2017.



Strong Neighborhood Infrastructure & Partnership Networks

EBALDC OBJECTIVE: Nurture existing partnerships and build new ones among the many players working to improve our neighborhoods with specific focus on impacting the social determinants of health.

Consulting Projects

Provided real estate development and finance expertise to an additional three community organizations: Ella Baker Center for Human Rights and Restaurant Opportunities Centers United's joint initiative, Restore Oakland, Asian Health Services, and Greenlining Institute, adding to our existing projects with Community Foods Market and the now-completed St. Mary's Center.

Bringing Soul Back to the California Hotel

EBALDC underwent an intentional, community-centered process to identify tenants that complement the rich history and legacy of the California Hotel. Having once hosted jazz and blues greats like Billie Holiday and Ray Charles, the California Hotel is now the home of Oakland Public Conservatory of Music, Planting Justice, Resilient Wellness, and a Blues & Jazz Cafe is in the works.



NEIGHBORHOOD COLLABORATIONS

Guided by our Healthy Neighborhoods approach, EBALDC forges thoughtful partnerships across industries in Oakland to address the interconnected elements that impact one's health. By aligning resources and goals, we leverage the expertise of our cross-sector partners to collectively make an impact on the health and well-being of residents in under-resourced neighborhoods.



When asked why the Oakland Public Conservatory of Music chose the California Hotel for commercial space, Founder and Director Angela Wellman replied:

"It sort of chose us. Our energies met in the middle — the goals directly relate to our mission."

Angela also shared her passion to preserve the legacy of music at the California Hotel. From 1929–1970, the Hotel was the only place people of color, including blues greats were able to stay when visiting the Bay Area:

"In a time when so many art organizations are being displaced, EBALDC is doing placement. There isn't a threat of not having a place, which allows us to focus on our mission."

SAN PABLO AREA REVITALIZATION COLLABORATIVE (SPARC)

SPARC is dedicated to improving the health and wellbeing of residents living along and around the San Pablo Avenue Corridor (SPC) in West Oakland. Rather than replicating efforts, the SPARC formed in 2014 to build upon neighborhood assets, align efforts, and pool resources to better achieve shared outcomes. Guided by community-informed action priorities, much progress was made in 2017.

SPARC Health

Since the heart health clinics started, **nearly 2,000 blood pressure screenings** were provided to SPC residents, with about 1,000 occurring this past year. Of those residents who participate in the heart health clinics,

98% of residents surveyed shared the heart health clinic helps them prioritize their health

95% of residents indicated that the clinic helps them to manage their blood pressure

92% have visited the clinic more than once

SPARC Housing

The housing workgroup **worked with residents to identify properties** within the SPARC neighborhood to potentially acquire and create more housing in an effort to preserve affordability. EBALDC assisted one of our partners to purchase a blighted site **to build housing for formerly homeless senior citizens**.

SPARC Community

13 SPARC residents led their own community projects, including the development of a pop-up library, a how-to guide on accessory dwelling units, mural creation, and neighborhood clean-ups. **More than 200 residents participated** in these community-led projects.

SPARC Jobs & Income

SparkPoint Oakland staff started providing financial workshops at St. Mary's Preschool, located on San Pablo Avenue. By coordinating our services with early childhood education, we have begun **helping parents plan for their children's financial futures** and improve the kindergarten to college pipeline.

SPARC Economy

The SPARC-it-Place, the SPC's neighborhood pop-up market, hosted **nearly 30 on-site events**, garnering upwards of **2,000 visits** and the involvement of **25 vendors**.



HEALTHY HAVENSCOURT COLLABORATIVE

Informed by the community's priorities, the Healthy Havenscourt Collaborative formed in 2015 to improve factors such as education, workforce development, housing, local business development, community leadership, and stress that will lead to better long-term health outcomes for residents of the Havenscourt neighborhood in East Oakland. The Healthy Havenscourt Collaborative gained much momentum in 2017.

Healthy Children

KINDERGARTEN READINESS:

Launched and hosted two Kindergarten Readiness Parent Universities, engaging 67 parents in a program that provides parents with integrated financial planning and coaching with strategies to strengthen family engagement, their children's academics, and school connection.

Secured funding to implement a Morning Walking School Bus at Futures Elementary School (Futures).

Futures and Community United Elementary School (CUES) are participating in First 5 Alameda County's school readiness assessment **to better understand kindergarten readiness** needs for Havenscourt children.

YOUTH COLLEGE & CAREER READINESS:

Launched the Future Center in August 2017, a college and career advising center at Roots Academy, through the Mayor's Oakland Promise Initiative, which since has **connected 225 youth to college and work-based learning opportunities**.

Healthy Economy

SparkPoint Oakland (SPO) **provided financial services to 365 Havenscourt residents**, of which 23% progressed on a financial stability goal. SPO also engaged **228 Havenscourt residents** with **employment support**, in which 14% have increased their income through a better paying job. Partners also established a financial coach at Futures & CUES.

Healthy Environments

Launched the BreathMobile in October 2017 at Futures & CUES, which has since conducted **three visits** and **9 screenings**. Healthy Havenscourt endorsed and developed a policy agenda for the City of Oakland Healthy Housing Inspection Program, a policy effort that advocates for proactive code enforcement to support healthy housing environments and reduce the asthma burden in Havenscourt.

Healthy Partnerships

In 2017, the Collaborative **increased community participation** to include a total of **10 community leaders**, making up 26% of our leadership. We also **hired and trained five residents** to conduct the first Havenscourt Neighborhood Survey, **collecting 500+ surveys**. Additionally, the Collaborative is now made up of **32 active partners**, up from the original 10, that support the work of Healthy Havenscourt.



OAKLAND CHINATOWN COALITION (OCC)

EBALDC has been a key member of the Oakland Chinatown Coalition, which began working together to advocate for issues related to healthy, clean, and safe neighborhoods; land-use; anti-displacement of residents and businesses; art; public space; and civic engagement. OCC supports projects, programs, and cultural and social institutions that make Oakland Chinatown a vibrant, economically diverse neighborhood, as well as help to preserve its cultural and economic legacy in Oakland. 2017 was a productive year.

Advocate for 285 12th Street Site to be Acquired for Affordable Housing

When alerted of a 413-unit market rate development in the heart of Chinatown, OCC members **negotiated** an outcome whereby EBALDC would purchase a quarter-block parcel **to build approximately 60 affordable family rental units**. The site was purchased by EBALDC in December 2017.

Lincoln Summer Nights and Madison Park First Wednesdays

An OCC subgroup saw the importance of public recreation in the congested urban neighborhood and need to maintain and upgrade community spaces, resulting in a **200+ attendee input session** in March 2017 and the **emergence of Madison Park First Wednesdays** and **Lincoln Summer Nights**, hosted on the First Friday night from July to October.

Former Metropolitan Transportation Commission (MTC) Building

EBALDC **negotiated a master lease** for Asian Health Services to move into the former MTC building as a tenant of BART, helping **to re-establish a Chinatown connection** on land that was originally part of Chinatown.

Lake Merritt BART Plaza Design & 2018 Development RFQ

OCC has been actively engaged in BART's upcoming development work around Lake Merritt BART Station, providing **design feedback**, including: urging for the slimmest possible Transit Operations Facility and wrapping it with **retail and community use space**, to minimize the effect of a windowless BART operations control facility in the middle of public space in Chinatown.

“EBALDC is one of the major stakeholders [in Chinatown] with the Asian Resource Center and upcoming development. EBALDC led the Coalition in discussion on affordability, development, and the Lake Merritt BART.”

— Tommy Wong, Director of Chinatown Improvement Initiative & Collaborator of Lincoln Square Nights and Oakland Chinatown Coalition



FINANCIAL SUMMARY 2017

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION AND SUBSIDIARIES CONSOLIDATED STATEMENT OF FINANCIAL POSITION December 31, 2017

Current Assets	28,645,000
Other Assets	249,720,000
Total Assets	278,365,000
Current Liabilities	11,864,000
Long-term Liabilities	202,494,000
Total Liabilities	214,358,000
NET ASSETS	64,007,000

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION AND SUBSIDIARIES CONSOLIDATED STATEMENT OF ACTIVITIES For the year ending December 31, 2017

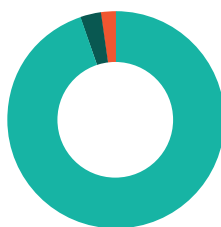
REVENUE

Rent	20,133,000
Fees	884,000
Grants & Other Contributions	4,728,000
Other	2,295,000
Total Revenue	28,040,000



EXPENSES

Program Services	23,512,000
Management & General	750,000
Fundraising	518,000
Total Expenses	24,780,000



NET OPERATING INCOME	3,260,000
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“The power of bringing residents, institutions and community organizations together is in creating the conditions and opportunities for the most vulnerable to live longer, healthier lives collectively.”

— Romi Hall, Associate Director of
Neighborhood Collaborations
at EBALDC



EBALDC'S SUPPORTERS

We can't do this without you. Thank you for your continued support of Healthy Neighborhoods!

\$1,000,000 and Up

The San Francisco Foundation

\$500,000 and Up

United Way Bay Area

\$300,00 and Up

NeighborWorks America

\$100,000 and Up

Kaiser Permanente
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Sutter Health Alta Bates Medical Center

\$25,000 and Up

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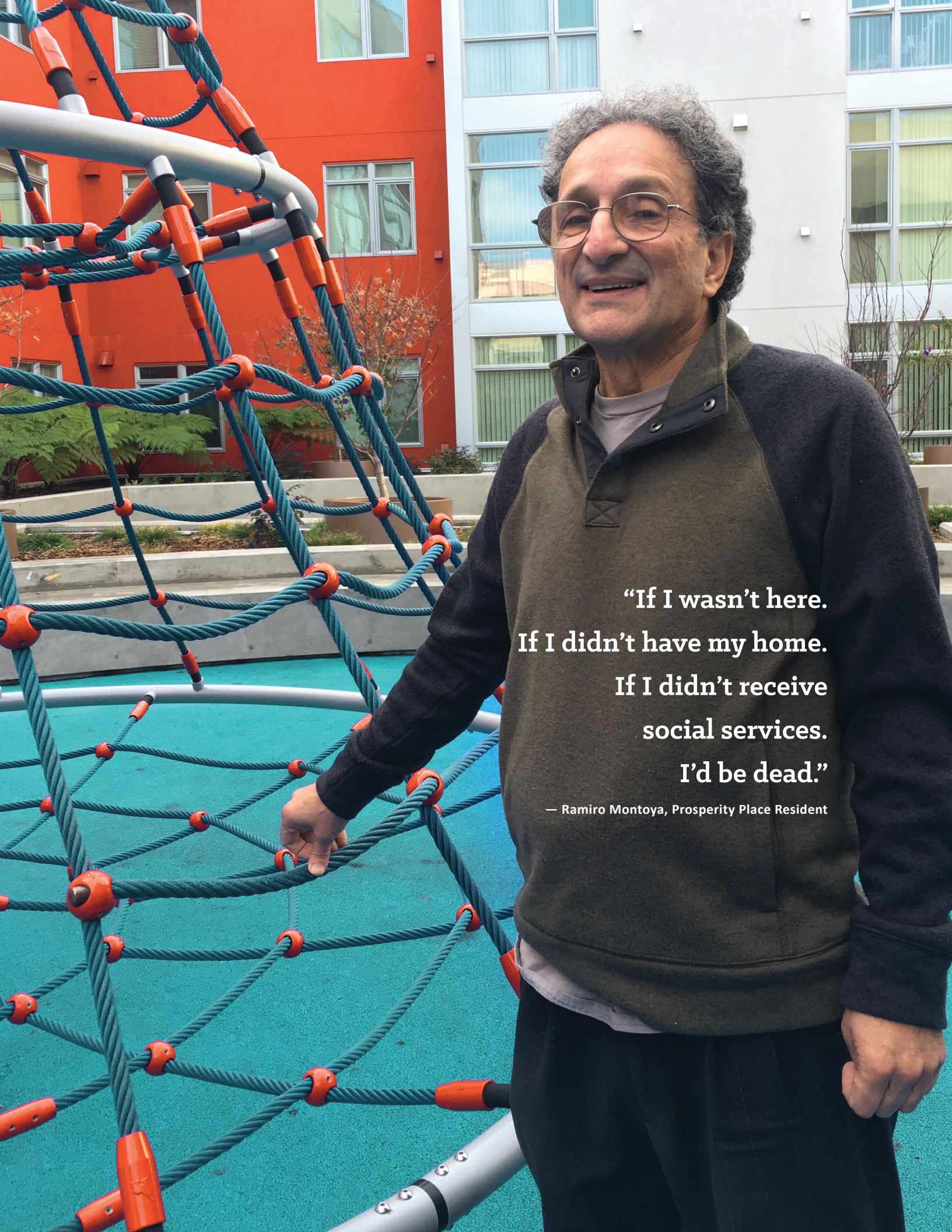
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**Anonymous
Contributions** \$11,425

**In-Kind
Contributions** \$113,051

Donor list is current as of December 2017. If there are any errors or omissions, please contact us at communications@ebaldc.org.

A photograph of a man with grey hair and glasses, smiling, standing next to a blue rope climbing structure. He is wearing a dark green and black jacket. The background shows a modern building with orange and white walls and large windows. The ground is covered in blue safety matting.

**“If I wasn’t here.
If I didn’t have my home.
If I didn’t receive
social services.
I’d be dead.”**

— Ramiro Montoya, Prosperity Place Resident

“EBALDC is a trustworthy partner with a track record of impactful community investments in Oakland. By building collaborations for affordable housing, community engagement and economic development, EBALDC is preserving the City’s rich culture and economic diversity.”

— Libby Schaaf, Mayor of Oakland



**EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION**

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STAY IN CONTACT

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CHARTERED MEMBER

Photography by Curtis Jermany, Jill Kunishima, Terry Lorant, Alain McLaughlin, Andrew Pau, Stephen Texeria.