

Building Healthy, Vibrant, and Safe Neighborhoods

SINCE 1975



EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

IMPACT REPORT
2018–2019

LETTER FROM EBALDC'S LEADERSHIP

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.

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Building partnerships to create a beacon of hope in volatile times...

The nature of American cities is rapidly changing. People who once sought housing in the suburbs are now moving to urban centers. As a result, the people who educate our children, take care of us when we are sick, and operate the restaurants and other businesses that we count on, are being priced out of the region or becoming homeless. While housing production is needed to address the state and region's growing population, we must also preserve the affordability of existing housing and cultural institutions that make Oakland a vibrant place to live.

In pursuit of an equitable Oakland, EBALDC adopted the Healthy Neighborhoods Approach to better collaborate with other community organizations, create effective partnerships, and ultimately, create greater health outcomes for all. It now guides every step we take as we continually attempt to achieve a future where all East Bay residents can thrive.

Today, we see hope.

This year, we forged partnerships with:

Kaiser Permanente and Enterprise Community Partners to create the \$50M Housing for Health Fund

Destiny Arts and the Hidden Genius Project to expand our after-school programs for children and youth

Strada Investment Group to craft the unanimously chosen proposal for the Lake Merritt (Chinatown) BART Station with 519 apartments of which 44% will be affordable and 600,000+ commercial sq. ft., of which 20% will be below market-rate

Laney College to provide integrated financial coaching for students in their Career Technical Education program

Community Foods Market to add a full-service grocery store in a West Oakland food desert

Factory OS to reduce the cost of housing development through manufactured housing.

It is through partnership and collaboration that we are able to move forward — turning new stones, taking bold action, and striving towards 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

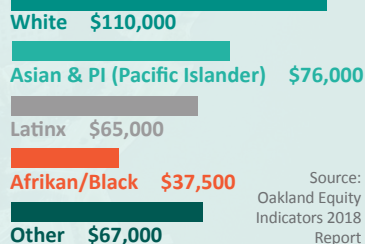
Oakland continues to change rapidly. Massive growth and new development are the norm — placement on the National Geographic's Top 10 Places to Visit in 2019, 30+ cranes in the sky, new hotels, and 40,000+ jobs in expected growth. Yet, the gaps in economic and health outcomes are widening. Additionally, less than 6% of the nearly 10,000 new apartments currently under construction are dedicated to affordable housing.

STATE OF ECONOMIC INEQUITY

In this moment of unprecedented growth for Oakland, extreme economic disparity persists across race and ethnicity.

In 2017, the median household income in Oakland across race/ethnicity reflects a visible disparity.

MEDIAN HOUSEHOLD INCOME BY RACE/ETHNICITY OF HOUSEHOLDER



\$48.71/hr

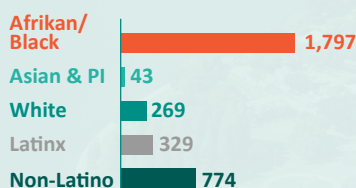
Renters have to earn \$48.71/hr or approx. \$101,317 per year, assuming 40 hrs per week at 52 weeks in a year (nearly 4 times the minimum wage) to afford the median monthly asking rental rate of \$2,533 (Source: Downtown Oakland Specific Preliminary Draft Plan)

52% of low-income and 28% of moderate-income Alameda County residents are cost-burdened, paying more than 30% of their incomes to housing costs. (Source: California Housing Partnership May 2019)

STATE OF HOUSING

With the influx of hundreds of thousands of jobs and people seeking jobs in the Bay Area, housing costs have soared and there's limited affordable housing in the pipeline.

HOMELESS RATES BY RACE/ETHNICITY PER 100,000



Since 2010, the Bay Area has added 722,000 jobs but only 106,000 housing units, creating a massive supply-and-demand imbalance, and thereby contributing to soaring rents and home prices. As of December 2018, below market rate housing production makes up just 5.3% of the total number of housing units being built.

8,641 UNITS UNDER CONSTRUCTION
7,898 UNITS IN THE PIPELINE (APPROVED OR PROPOSED)

462 UNITS UNDER CONSTRUCTION
1,341 AFFORDABLE UNITS ARE IN THE PIPELINE,

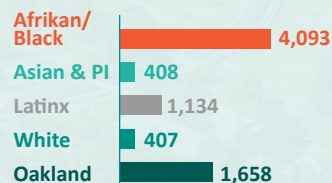
But it's unclear when the developers of those units will obtain the necessary public subsidies to pay for them.

(Source: Oakland Mayor's Office/ East Bay Express)

STATE OF HEALTH

Although health outcomes for Alameda County have improved in recent years overall, these benefits are not equally felt by all communities. In Oakland, low-income communities and communities of color continue to experience the ramifications of these health inequities. (Source: ACPHD)

ASTHMA-RELATED ER VISIT RATES FOR CHILDREN UNDER 5 PER 100,000



Oakland has some of the highest blood lead level rates in Alameda County and California, with eight zip codes that report between 6.0 to 7.6 percent elevated blood lead levels among children under six years old who have been tested.

(Source: Housing Habitability and Health)

Poverty is increasing: Between 2000 to 2015, census tracts in East Oakland and parts of West Oakland and North Oakland showed an over 15% increase of persons at 200% poverty level (\$24,280 FOR ONE PERSON IN 2018). (Source: Housing Habitability and Health, Georgetown Center for Children & Families)

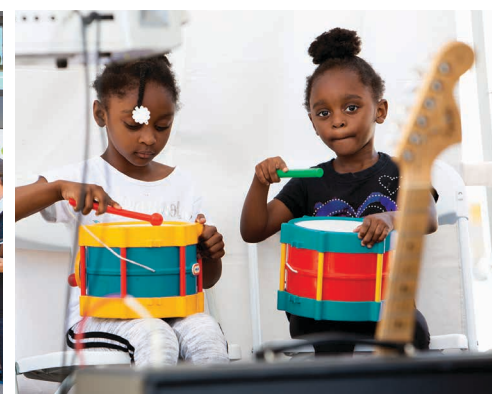
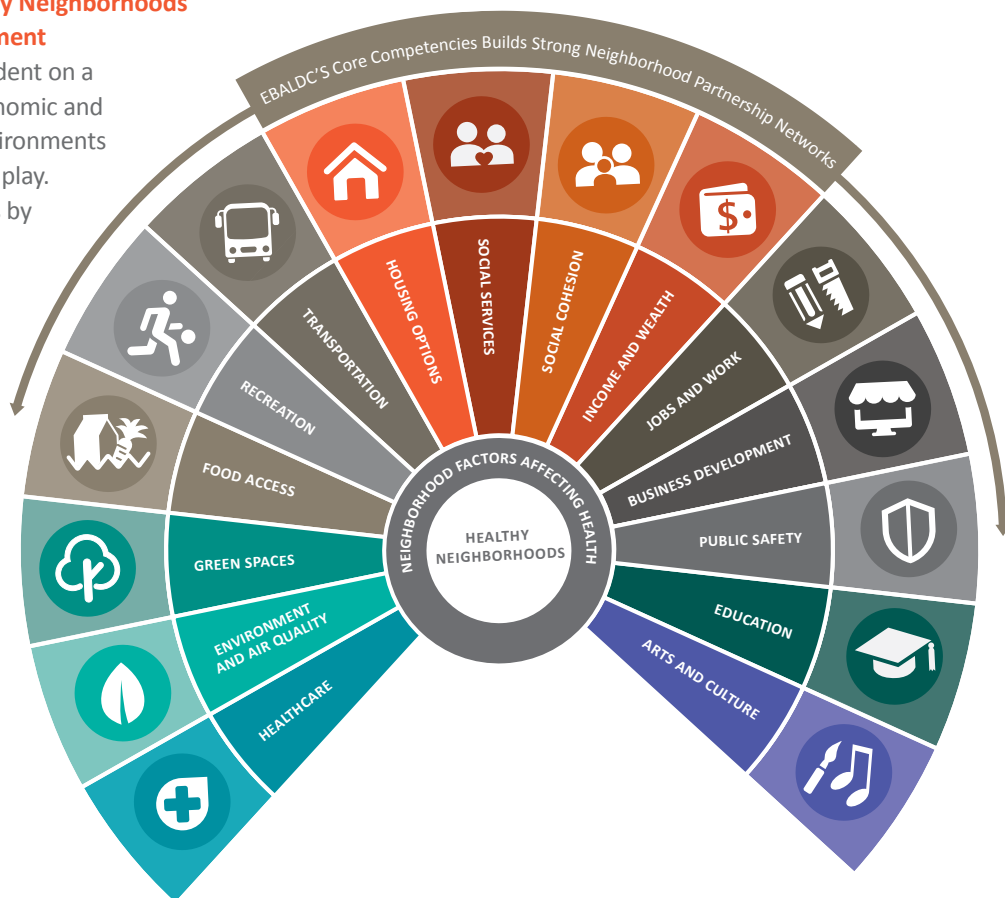


EBALDC's Healthy Neighborhoods Approach

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.

San Pablo Ave. Corridor

Old Oakland/
Chinatown

Lower Bottoms/
Prescott

Lake Merritt/
Eastlake

Lower San Antonio/
Fruitvale

Havenscourt/Coliseum

A Year of Impact

Despite the ever-evolving challenges faced in this climate, EBALDC is proud to celebrate a range of achievements across the pillars of our Healthy Neighborhoods Approach. Some of our annual highlights include:



HOUSING OPTIONS

41 homes acquired through
Housing Acquisition Fund (HAF) resulting
in 2,308 homes developed or acquired
since 1975 with 600+ homes in the pipeline

\$50M Housing for Health Fund
partnership with Kaiser and Enterprise Community
Partners, helping to fund the acquisition of
Kensington Gardens Apartments



COMMUNITY & RESIDENT ENGAGEMENT

Supported 50 residents
in a 'Paint the Town' to transform
a dangerous intersection into a
pedestrian-friendly route that reflects
the rich music history of West Oakland

**Empowered 121 residents
and community members**
to engage in **747 policy or
community change efforts**



INCOME & WEALTH-BUILDING OPPORTUNITIES

**106 Commercial
Tenants** including nonprofits
and small businesses, utilizing over
275,000 of commercial sq. ft.

**Expanded SparkPoint Oakland
partnership with Laney College's**
Career Technical Education program, serving
58 students on-site and achieving buy-in at
all levels — from students to leadership



STRONG NEIGHBORHOOD PARTNERSHIP NETWORKS

Closed on financing
for Community Foods Market,
a consulting client, the first
full-service grocery store in
West Oakland in decades,
which celebrated their
grand opening June 2019

**Lake Merritt (Chinatown) BART
redevelopment proposal
unanimously chosen** with 519
apartments of which 44% will be affordable and
600,000+ commercial sq. ft., of which 20% will be
below market rate for community serving uses —
EBALDC recruited Strada Investment Group to be
our partner for this project



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

Lake Merritt (Chinatown) BART: After 10 years of planning and consultation with our community partners, EBALDC recruited Strada Investment Group, to build a diverse, mixed income complex with space to incubate small businesses, similar to Swan's Market, affordable and market rate housing and space for the companies and organizations that build healthy neighborhoods and serve the surrounding neighborhood

94 units of transit-oriented affordable housing under construction at Fruitvale Transit Center in partnership with The Unity Council and over 500 affordable homes in predevelopment at 7 other sites, including affordable homes for families, seniors, and formerly homeless residents

PRESERVE

80+ residents' homes preserved with the acquisition of 41-unit Kensington Gardens Apts that was at risk of gentrification

\$50M Housing for Health Fund partnership with Kaiser and Enterprise Community Partners to preserve housing affordability

ENRICH

98 units of homes at Madison Park in Chinatown under construction for resident-informed rehabilitation

144 units of homes at San Pablo Hotel in Downtown Oakland under construction for resident-informed rehabilitation

87% of residents are satisfied with their building management

HOUSING IS HEALTH

EBALDC partnered with Kaiser Permanente and Enterprise Community Investment Inc. (pictured below) on the Housing for Health Fund, a segment of Kaiser Permanente's \$200 million commitment to tackling housing insecurity through their Thriving Communities Fund.

Kaiser Permanente committed to investing \$50 million towards converting market-rate housing to affordable housing in the Bay Area, half of which is prioritized for Oakland. Kaiser has challenged other corporations to match their investment with another \$35 million. The first local investment was approx. \$5.2 million towards Kensington Gardens Apartments, a 41-unit housing complex in the San Antonio neighborhood of Oakland and EBALDC's latest acquisition. EBALDC will assist other organizations to use the Housing for Health Fund for similar acquisitions.

Having feared her rent would skyrocket, Kensington Gardens Tenant America Lipscomb shared "I am so happy that they bought this building. I don't know what I would have done if the rent went up."





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.

5,137 people served

96% of EBALDC report being satisfied with the services provided

85% of EBALDC residents report feeling connected to their neighbors

60% of EBALDC residents report they feel empowered to make decisions about their community

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

WHEN SAFETY MEETS MUSIC MURAL: RESIDENTS “PAINT THE TOWN” IN WEST OAKLAND

Over 50 residents beautified the dangerous, ill-marked intersection near 34th and Linden Streets where residents were recently struck and killed by speeding cars. Following prior safety improvement efforts, residents and volunteers with brushes in hand drew giant music notes and playful oversized piano keys upon the ground to rewrite traffic and pedestrian flow. Connecting crosswalks and drawing the names of musical heavyweights that formed a “walk of fame,” West Oakland residents’ mural honored the rich musical history of the neighboring California Hotel. As one of 30 murals chosen by the City of Oakland’s Department of Transportation to participate in the “Paint the Town” pilot program, this is one of dozens of examples of the San Pablo Area Revitalization Collaborative (SPARC) addressing the ongoing concerns of blight and pedestrian safety along the San Pablo Corridor, and most importantly, empowered residents to make it their own. In conjunction with the “Paint the Town” installation, residents crowded into the nearby community pop-up SPARC-it-Place that held a community festival throughout the day (pictured below).





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 and build wealth.

GENERATING INCOME & ASSET-BUILDING

Expanded SparkPoint Oakland partnership with Laney College's Career Technical Education program, serving 58 clients on-site and achieving buy-in at all levels

Over 45 SparkPoint Oakland clients achieved at least one personal financial goal, such as buying a car

Over 233 SparkPoint Oakland clients reached financial stability:
66 Achieving 2 weeks of expenses in savings **44** Achieved 75% of self-sufficiency income **162** Achieved a credit score of 600+

Through our Volunteer Income Tax Assistance (VITA) Program at our free tax assistance sites in East Oakland and Oakland Chinatown this year

Nearly \$2,670,000 refunded back to the community
1,725 tax returns filed
113 volunteers volunteered 4,960 service hours

Ranked #1 Savings Champion in the Bay Area region by United Way Bay Area helping clients save \$292,621 of their tax returns.

STIMULATING LOCAL ECONOMIES, HELPING LOCAL NONPROFITS THRIVE

Serving

106 Total Commercial Tenants
76 Small, Local, and Emerging Business Tenants
30 Nonprofit Tenants

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. Since last year, we prototyped free pop-up shops in our vacant spaces, including Alena Museum at Swan's Market and Art Renaissance Collective at SACRI

Training

Provided one-on-one small business training ranging first-time to established businesses for our tenants and extensive support to prospects including business planning, cash flow projections, and the process of leasing

Conducted emergency preparedness meetings for all commercial tenants



Billy Williams, a disabled veteran on a fixed income and burdened with substantial debt, became a SparkPoint Oakland client in September of 2018. Due to his hard work and the guidance of financial coach, Carmen Reid, Mr. Williams reduced his debt by \$21,000 and improved his financial health. Ms. Reid helped Mr. Williams create a plan to address complicated issues and increase savings, including: discharging student loans, negotiating a tax lien, learning to budget and save through our Matched Savings Program. After Ms. Reid helped to eliminate debt and remove inaccuracies from his credit report, our programs empowered him to reduce his debt by nearly \$21,000. Though unbanked before SparkPoint Oakland, Mr. Williams is now increasing his credit and staying banked through non-predatory products at Self-Help Financial Credit Union.

"This is a terrific program that should be available for a long time to continue to help others." — Billy Williams, SparkPoint Oakland Client 2018

(Pictured with Billy: Carmen Reid, SparkPoint Oakland Financial Coach from Operation HOPE)



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.

Leveraging Partners for Housing Preservation

EBALDC worked with Local Initiatives Support Corporation's (LISC's) Partnership for the Bay's Future initiative to borrow predevelopment funding for our Lake Merritt (Chinatown) BART site. Participants in the Partnership for the Bay's Future include the San Francisco Foundation, the Chan Zuckerberg Initiative, the Ford Foundation, Local Initiatives Support Corporation (LISC), Facebook, Genentech, Kaiser Permanente, the William and Flora Hewlett Foundation, the David and Lucile Packard Foundation, the Stupski Foundation, and Silicon Valley Community Foundation. EBALDC also worked with Kaiser Permanente and Enterprise Community Partners to establish the Housing for Health Fund for housing preservation in the Bay Area.

Impact Consulting

EBALDC provided real estate development and finance expertise to Restore Oakland, a community and economic power building hub with job training facilities, and Community Foods Market, a community owned market that is the first full-service grocery store in West Oakland in decades. Community Foods Market celebrated their grand opening June 2019 along the San Pablo Avenue Corridor.



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 partner to collectively make an impact on the health and wellbeing of residents in under-resourced neighborhoods.

Alena Museum (pictured above) is a nonprofit dedicated to providing critical safe spaces for the Afrikan Diaspora to express and cultivate their cultural identity in the face of gentrification. With interest in prototyping free pop-up spaces, EBALDC was able to temporarily extend a free lease to Alena Museum, where they hosted Nassi {Rebirth} Afrofuturistic Vision Quest. The need for this work and partnership rings evident:

"Emerging nonprofits and in particular arts and culture organizations face great challenges in Oakland's current real estate market. We greatly appreciate EBALDC in providing space for Alena Museum after being displaced from our original location in West Oakland. This level of resource sharing and compassion is what will see Oakland through a transformation that keeps its unique cultural diversity and vibrancy" — Seven Asefaha, Founder of Alena Museum

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 common outcomes. Guided by community-informed action priorities, much progress was made.

SPARC Health

In 2018, 826 blood pressure screenings were provided to SPARC residents. Of those residents who participated in the heart health clinics:

100% of residents surveyed the heart health clinic helps them prioritize their health

100% of residents indicated that the clinic helps them to manage their blood pressure

57% have visited the clinic more than once

SPARC Housing

In the last four years, the SPARC developer partners have purchased a total of four opportunity sites that will yield **458 units of new affordable housing by 2025**, which planning is currently underway on.

SPARC Community

13 SPARC residents led their own community projects, including the implementation of a mural at the corner of 34th and San Pablo Avenue in partnership with the City of Oakland's Department of Transportation, resulting in more than **269 touchpoints** with residents who participated in these projects.

SPARC Jobs & Income

SparkPoint Oakland **provided nearly 60 residents with financial and employment supports** and started a new partnership with Next Steps to connect with more SPARC and West Oakland residents.

SPARC Economy

The SPARC-it-Place, SPARC's neighborhood market pop-up market, hosted **7 community events with nearly 600 visitors**. The events featured 12 vendors ranging from a bookseller and hat maker to food trucks.



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, including:

Healthy Children

KINDERGARTEN READINESS:

Since its launch in 2017, the collaborative has **hosted three Parent Universities, engaging 51 caregivers and 58 children aged 0–5 years of age** with 94% of 2018 caregivers reporting the University helped them to be a better parent. For school-aged children of parents and caregivers participating in Parent University, there was a 20% increase in children who attended kindergarten regularly between Fall 2017 and Fall 2018.

YOUTH COLLEGE & CAREER READINESS:

Healthy Havenscourt piloted a youth peer mentoring program between Alternatives in Action High School and Roots Academy to support high school readiness and career exploration. **15 high school students mentored 17 middle school students.** 78% of the mentees reported the program helped them prepare for high school.

Healthy Environments

During the 2018–2019 School Year, Breathmobile (mobile asthma clinic) conducted **4 visits** to Futures and CUES Elementary, **13 appointments were completed, serving 8 children.** Healthy Havenscourt partner, New Voices Are Rising/Rose Community Foundation, **secured \$40,000 through the California Air Resource Board (CARB)** to support Havenscourt youth environmental justice advocacy and leadership around outdoor air quality.

Healthy Economy

FINANCIAL STABILITY:

SparkPoint Oakland (SPO) **provided financial services to 236 Havenscourt residents**, of which **13% achieved a financial stability goal** (i.e., increased their credit score and/or savings, or reduced debt). SPO also **provided employment support for 93 Havenscourt residents.**

LOCAL BUSINESS DEVELOPMENT:

Healthy Havenscourt also hosted an all-day small business consultation, **engaging 6 East Oakland local entrepreneurs** in one-on-one business needs assessment consultations.

Healthy Partnerships

In March 2018, **nine residents co-designed and co-facilitated two community town hall meetings** to report back and discuss the results of the 2017 Healthy Havenscourt community survey. Since its launch, Healthy Havenscourt has grown from 8 to **35 active partners, 13 residents participating in governance**, almost **90% of partners are contributing resources**, and raising \$650,000 to support the neighborhood.



OAKLAND CHINATOWN COALITION (OCC)

EBALDC has been a member of the Oakland Chinatown Coalition, which began working together to advocate for issues related to a 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.

Winning Bid Proposal for the Lake Merritt (Chinatown) BART Station Redevelopment

As a continuation of years of work, the OCC established a set of priorities for the Lake Merritt BART Station, which EBALDC used as criteria:

1. **Complementing and strengthening core commercial Chinatown and reflecting Chinatown identity**
2. **Deep affordability for residents, nonprofits and local commercial tenants**
3. **Reducing rather than increasing gentrification pressures**

EBALDC selected Strada Investment Group to take on this challenge and was unanimously chosen by BART Board of Directors.

Lincoln Summer Nights and Madison Park First Wednesdays

Along with hosting Lincoln Summer Night on First Fridays from July to October and First Wednesdays at Madison Park, OCC completed renovations, **hosted a rededication event for the junk boat play structure at Lincoln Park** and **advocated to modernize and expand the Lincoln Recreation Center.**

Collaboration with the Oakland Chinatown Chamber of Commerce The Coalition proactively identified issues and campaigns to collaborate with the Chamber on, including **parking and traffic concerns** and **increasing voter engagement** leading up to the November 2018 elections.

Oakland Chinatown Community Candidates Forum

OCC hosted a nonpartisan event in collaboration with the League of Women Voters (LWV) at the Oakland Asian Cultural Center, at which **250+ community members engaged mayoral candidates and the D2 City Council candidates** on affordable housing, quality of life, safety and public space in Chinatown.

Chinatown Improvement Initiative (CII)

CII Ambassadors established relationships with 30+ merchants and workers to create a welcoming, safe shopping environment offering six languages. **CII assisted the City of Oakland in closing 3,600+ See Click Fix requests over 16 months**, cutting response time from two weeks to 48 hours for most cases, along with **clearing 23,000+ lbs. of trash off the streets and abating 1,600 graffiti tags** — all garnering much praise from officials and merchants.



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FINANCIAL SUMMARY 2018

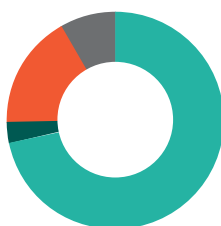
EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION AND SUBSIDIARIES CONSOLIDATED STATEMENT OF FINANCIAL POSITION December 31, 2018

Current Assets	36,843,438
Other Assets	272,130,713
Total Assets	308,974,151
Current Liabilities	14,107,411
Long-term Liabilities	237,435,519
Total Liabilities	251,542,930
NET ASSETS	57,431,221

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION AND SUBSIDIARIES CONSOLIDATED STATEMENT OF ACTIVITIES For the year ending December 31, 2018

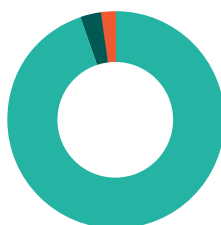
REVENUE

Rent	24,312,653
Fees	875,825
Grants & Other Contributions	3,810,177
Other	1,924,282
Total Revenue	30,922,937



EXPENSES

Program Services	27,288,519
Management & General	610,354
Fundraising	523,994
Total Expenses	28,422,867
NET OPERATING INCOME	2,500,070



EBALDC'S SUPPORTERS

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

\$300,00 and Up

California Workforce
Development Board
NeighborWorks America

\$100,000 and Up

California Public Utilities
Commission
Oakland Fund for
Children & Youth
Sutter Health Alta Bates
Medical Center
TransForm
United Way —
San Francisco Office

\$25,000 and Up

Enterprise Community
Investments
Silicon Valley Bank
Sunlight Giving
Union Bank
Y&H Soda Foundation

\$10,000 and Up

Arthur J. Gallagher & Co.
Bank of America
Charitable Foundation
BBI Construction
Branagh, Inc.
Cahill Contractors, Inc
Capital One
Financial Corporation
Carpenters
Local Union 713
Charles Schwab Bank
First Dollar Foundation
Kaiser Permanente
US Bank

\$2,500 and Up

Anonymous
Beneficial State Bank
Center for Elders'
Independence
Chris and
Amanda Ferreira
Chu & Waters, LLP
CMA Asset
Managers, Inc.
Commonwealth
Real Estate
Community
Economics Inc

D&H Construction Inc.
David Baker Architects
Drew Behnke
Emily Lin
Family Bridges, Inc.
Federal Home Loan
Bank of San Francisco
Goldfarb & Lipman LLP
Gubb & Barshay LLP
HKIT Architects
Hydeh Ghaffari
International
Brotherhood of
Electrical Workers
Local No.595
James Govert
Jeff Halperin
Jeffrey Gossett
Joshua and Ruth Simon
Korin Crawford
Langan Engineering
& Environmental
Services, Inc.
Leslie Francis
and Jack Backus
Lowney Architects, Inc.
Mary Kalafatis
May Chen and K.M. Tan
Nibbi Brothers
General Contractors
Northern California
Community Loan Fund
Novogradac &
Company LLP
Partnership for
Children and Youth
Port Of Oakland
PYATOK | architecture
+ urban design
Related California —
San Francisco
San Francisco Bay Area
Rapid Transit District
Silicon Valley Bank — SF
Tenderloin
Neighborhood
Development
Corporation
The Unity Council
Wells Fargo
William Rogan and
Esti Iturralde

James Govert
Jeff Halperin
Jeffrey Gossett
Joshua and Ruth Simon
Korin Crawford

Langan Engineering
& Environmental
Services, Inc.

Leslie Francis
and Jack Backus
Lowney Architects, Inc.

Mary Kalafatis
May Chen and K.M. Tan
Nibbi Brothers

General Contractors
Northern California
Community Loan Fund

Novogradac &
Company LLP
Partnership for
Children and Youth

Port Of Oakland
PYATOK | architecture
+ urban design

Related California —
San Francisco
San Francisco Bay Area

Rapid Transit District
Silicon Valley Bank — SF

Tenderloin
Neighborhood
Development
Corporation

The Unity Council
Wells Fargo
William Rogan and
Esti Iturralde

Esti Iturralde

\$1,000 and Up

Bachus Real Estate
Investment Inc.
Citi Group Foundation

Citibank
Dianne Rush Woods
James and
Brenda Bourque
Jason Hagberg
Kelly Drumm
Lane Partners
Local Initiatives
Support Corporation
Ma XiaoLiang
Ma XunYun
Mark N. Bichsel and
Carol Johnson Bichsel
Morris Wright
Dr. Muntu Davis
Oakland Chinatown
Chamber of Commerce
Roy and Joanne Ikeda
Sean Sullivan
Thomas Lacey

\$500 and Up

Bright Funds Foundation
Dianne Yamashiro-Omi
and Michael Omi
Fortune Cookie
Franklin Chen
Gilbert Chan
Housing Trust
Silicon Valley
James Head
John Benson
John Tastor
Jones Hall
Law Corporation
Keith Carson
Leah Segawa
Margaret Huang
Merritt Community
Capital Corporation
Michael Pyatok
Natalia Lawrence
Natalie Bonnewit
and Matthew Myers
Niels Povlsen
PGA Designs
Philip Porter
Robert Wood Johnson
Foundation
Sharron Dawkins
Steven Y. Kodama
Sun Light & Power
Thomas Mishima
United Way
Midland County
VSCE, Inc.

\$100 and Up

Agustin Diaz and
Berta Monica Diaz
Alyssa Thunberg
Amy Hiestand and
Michael Casendino
Andre Pinter
Andrew Bro
Annette K. Ng
Aviva Boedecker
Brian Nee
Bridget Basham
California Housing
Partnership Corporation
Carlos Castellanos
Celia Lee
Cheryl Wing-Yee Chan
Christine Carr
Christopher Kent
Cort Gross
Curtis Caton
Daniel Rossi
Danny Young
David R Hall and
Abigail Thorne-Lyman
Eleanor Ramsey
Elena Ayers
Fiona Hsu
Frances Lan
Insurance Agency, Inc.
Francis Chang
Helena Katz
Hy Huynh Truong
James Littlehale
Jean Chew
Jean Dunn
Jed D'Abravenel
Jennifer Garrido
Jesse Quay
Jesus Vargas
Jill Kunishima
and Shyam Patel
John Chiang
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