

DEVELOPMENT TEAM

East Bay Asian Local Development Corporation

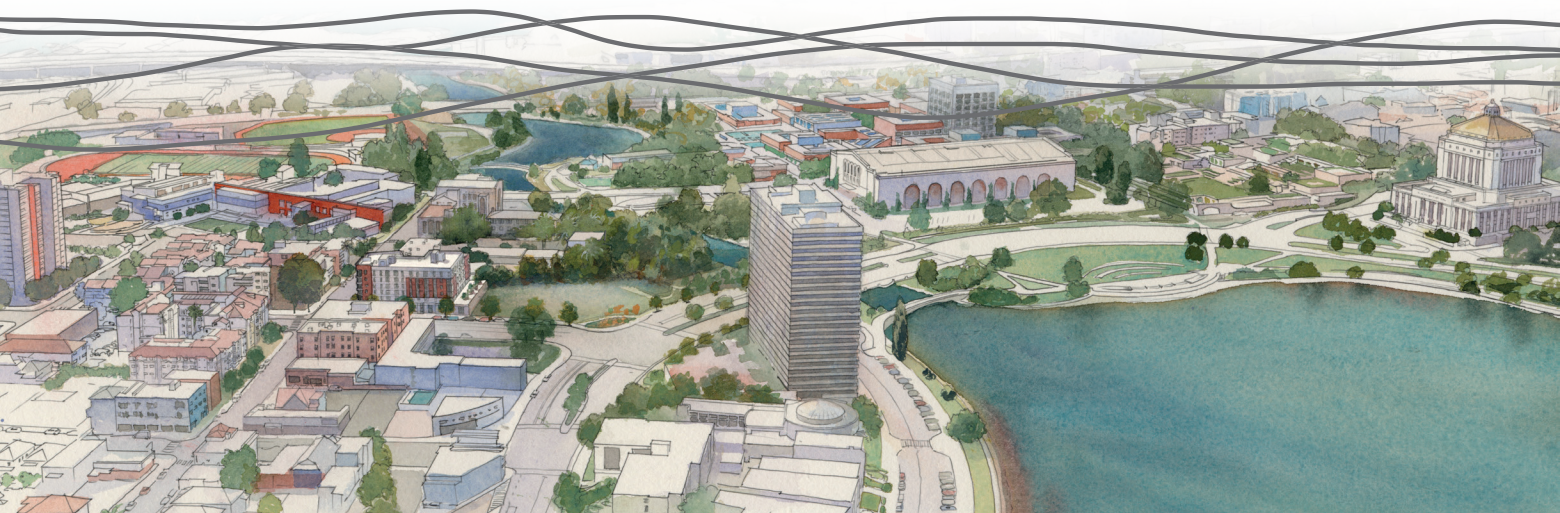
The Unity Council

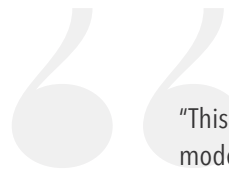
Jordan Real Estate Investments

EVENT PROGRAM
East 12th Street and 2nd Avenue, Oakland

4.23.24

EAST 12TH STREET
groundbreaking





"This transit-oriented affordable housing project is a model for community partnerships. This kind of project is exactly what communities across California need to address our housing challenges and innovate at the cross section of housing, transit, and infrastructure."



Gavin Newsom
Governor
State of California

Let's celebrate!

Dear Friends and Partners,

We are thrilled to welcome you to the groundbreaking ceremony for the East 12th Street development – a cornerstone in affordable housing that epitomizes the power of collaboration. Located at the nexus of public transit and commercial activity, with easy access to schools and parks, this project showcases what we can achieve when aligned in purpose.

As mission-aligned organizations rooted in the Oakland community, we deeply value the rich cultural heritage and the strong community bonds that define our city. The East 12th Street development exemplifies our shared commitment to investing in Oakland's future through collaboration, creativity, and perseverance.

Thank you for being here to share in this momentous occasion. We look forward to celebrating today's achievements and those yet to come, together.



Janelle Chan
Janelle Chan
CEO
EBALDC



Chris Iglesias
Chris Iglesias
CEO
The Unity Council



Wayne Jordan
Wayne Jordan
President and CEO
Jordan Real Estate Investments

EAST 12TH STREET AFFORDABLE HOUSING PROJECT

Construction of 91 new apartments of permanently affordable housing located at the intersection of East 12th Street and 2nd Avenue in Oakland.



What's inside?

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- East Bay Asian Local Development Corporation* 18

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EVENT PROGRAM

We're honored to
celebrate our historic
local ties with friends
and partners.

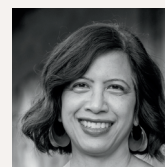
EVENT SPEAKERS



Liz Probst, *Introduction*
Director of Real Estate Development
EBALDC



Michael Bellanger, *Land Acknowledgment*
Founder
All Nations Singers



MASTER OF CEREMONY
Nikki Fortunato Bas
Council President
City of Oakland



Patricia Wells
Executive Director
Oakland Housing Authority



Sheng Thao
Mayor
City of Oakland

“Oakland is delighted to welcome 91 new units of affordable housing to East 12th Street by Lake Merritt. This project signifies not just housing security for Oakland residents, but also a lifeline for many of our unhoused neighbors. I extend my heartfelt gratitude to the community for their vision in bringing this 100% affordable housing project to life, and to our esteemed partners at EBALDC, The Unity Council, and Jordan Real Estate Investments for their dedication in delivering this transformative development to Oakland.”

- Mayor Sheng Thao



Lena Tam
Board of Supervisors
Alameda County



Cindy Wu
Executive Director
LISC



Marc Caswell
AHSC Manager
California
Strategic Growth Council



Wayne Jordan
President and CEO
Jordan Real Estate Investments



Claire Parisa
Director of Acquisitions
Enterprise Community Investments



Chris Iglesias
CEO
The Unity Council



Hao Li
Director
Citi Community Capital



Kelly Drumm
Chair of Board of Directors
EBALDC



Steve Peelor
Chief Lending Officer
NeighborWorks Capital



Janelle Chan
CEO
EBALDC

11:00 AM Event Registration

11:30 AM Program

12:30 PM Groundbreaking Photos
Restaurant Row

Local Businesses

- Admas Eritrean and Ethiopian
- Chai Thai Noodles
- Colonial Donuts
- Taco Mi Rancho

2:00 PM Event Concludes

PROJECT APPROACH

We're gathering to celebrate our community investment in deep affordability, public improvements, and innovative local and state funding programs.



Nikki Fortunato Bas
Council President
City of Oakland

"This project represents the culmination of more than a decade of community advocacy for public land for public good. We then put Measure U on the ballot and Oakland voters passed it overwhelmingly to help close the funding gap. It's now a tremendous source of pride to start construction this year on two transformative, transit-oriented developments in my district at East 12th Street and Lake Merritt BART. These EBALDC-led projects address our community's deepest need - healthy, safe, and permanent affordable housing - in historic, established communities with transit connections and infrastructure."



Emily Weinstein
Director of Housing and
Community Development
City of Oakland

"The East 12th Street project represents many of our Oakland community values. Setting aside 25% of the units as permanent supportive housing advances our goals of addressing the homelessness crisis, and the deep affordability ensures that residents have safe, quality homes. This project successfully leverages public land, is situated near transit and other amenities, and brings stability to an important Oakland community."

PROJECT HIGHLIGHTS

- Healthy, safe, and permanent affordable housing for 91 households, ranging from 20 to 60% AMI
- Co-developed by three mission-aligned, Oakland-based joint venture partners: EBALDC, The Unity Council, Jordan Real Estate Investments
- Celebration of Oakland's Measure U Bond, as one of the first awarded projects to start construction
- One of the last developable infill parcels on Lake Merritt, with convenient access to transit
- Oakland's first project to be entitled using the affordable housing streamlining bill, AB 2162

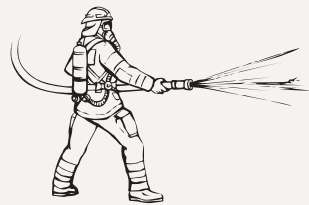
Community tabling at the Art + Soul Oakland Festival



INCOME AND RENT LIMITS

The building will serve residents earning between 20% and 60% of Area Median Income (AMI):

INCOME LIMITS FOR HOUSEHOLDS	One Person	Two Person	Three Person	Four Person	Five Person	Six Person
20% Income Level	\$20,700	\$23,666	\$26,633	\$29,566	\$31,933	\$34,300
60% Income Level	\$58,912	\$67,312	\$75,712	\$84,112	\$90,863	\$97,575
100% Income Level (AMI)	\$103,550	\$118,300	\$133,100	\$147,900	\$159,750	\$171,550



Entry-Level Firefighter in Alameda County
\$53,800

RENT LIMITS FOR UNITS	Studio	One Bedroom	Two Bedroom	Three Bedroom
30% of 20% of AMI	\$517	\$554	\$665	\$769
30% of 60% of AMI	\$1,553	\$1,663	\$1,996	\$2,307
30% of 100% of AMI	\$2,588	\$2,773	\$3,327	\$3,845



The City of Oakland operated a temporary shelter as the development partners were assembling their affordable housing sources to build the permanent building.



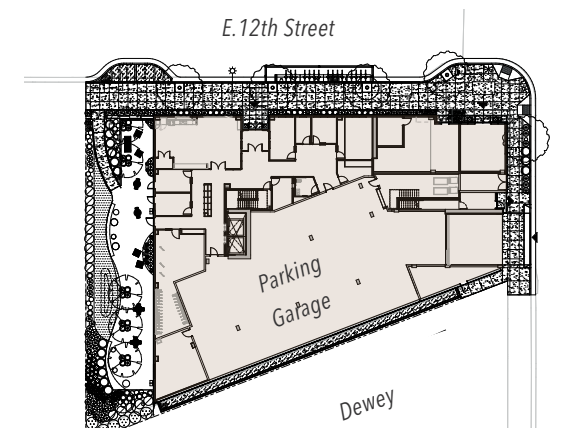
Patricia Wells
Executive Director
Oakland Housing Authority

“I think one of the things that bring the three agencies together is shared mission – to build quality affordable units in thoughtfully planned housing developments that encourage positive community. Our collective agencies strive to create an environment where children can thrive, elders can engage, and neighbors connect. A diverse, welcoming community that supports the realization of family, education, and career goals.”

East 12th Street is a 91-unit affordable housing development located near Lake Merritt in Oakland, CA. The project will serve residents between 20% and 60% of the Area Median Income (AMI), with 25% of the units set aside as permanent supportive housing (PSH) for formerly homeless households. The project is supported by a Rental Assistance Subsidy through the Oakland Housing Authority, and EBALDC will provide on-site services to all residents, with additional funding for PSH households from the Alameda County Health Care Services Agency.

SITE LOCATION

East 12th Street is located at the intersection of E. 12th Street and 2nd Avenue at 121 E. 12th Street in Oakland's Eastlake/Merritt neighborhood. Most recently, the site was used as a temporary housing site for some of Oakland's most vulnerable residents. Neighborhood amenities include Lake Merritt, the Oakland Museum of California, the Oakland Public Library, Laney College, and Peralta Park. The site is in close proximity to Downtown Oakland, Oakland Chinatown, and the Lakeshore Avenue and Grand Avenue commercial corridors. Several AC Transit lines serve the vicinity and the site is a 10-minute walk from the Lake Merritt BART station.



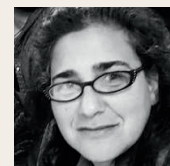
DESIGN AND CONSTRUCTION

The project is a six-story, Type IIIA over Type I construction type with light gauge framing. The visual character is designed to complement the surrounding neighborhood by providing visual interest through use of texture, color and quality materials.

Residential building amenities include: a common laundry room, a community room, a ground-floor courtyard, an outdoor, landscaped courtyard on the second floor, and a bike room. Property management and resident services staff offices are located near the ground-floor entrance to build rapport with residents and monitor building operations. Through a partnership with the City of Oakland, the development will also include a bikeshare station.

COMMUNITY OUTREACH

Eastlake United for Justice (EUJ) and the East 12th Street Coalition began to advocate for the East 12th St. Remainder Parcel to be used for 100% affordable housing in 2014.



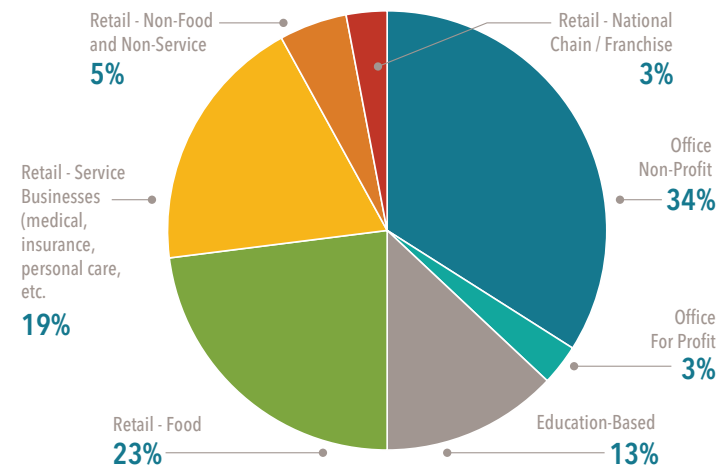
Dunya Alwan
Facilitation Team Lead for Housing and Community Development
Eastlake United for Justice

“EUJ and the East 12th Street Coalition have been a strong community voice for affordable housing and we wanted to see more built in our Eastlake neighborhood. The East 12th St. site is Surplus Land and the last piece of land to become available beside one of Oakland’s greatest treasures, Lake Merritt, in Oakland’s most diverse district, D2. Our advocacy efforts were multifaceted involving community based legal, journalistic, direct action, design & planning, and other approaches. Our efforts resulted in this exquisite site being dedicated to 100% affordable housing which will positively impact residents and community alike for generations” - Dunya Alwan



Upon regaining site control in 2022, EBALDC kicked off a new wave of community engagement to receive more than 250 direct community inputs - hosting five community meetings in 2022, three community meetings in 2023, and one community meeting in 2024. We have also set up project booths at five community events, and hosted paper and digital surveys.

INFLUENTIAL FEEDBACK FOR THE SOUTH PARCEL



In addition to listening and sharing project updates with the community, EBALDC sought feedback on key aspects of the project design and approach. This includes:

- **Ground-Floor Programming.** Input for programming the corner flex space that is planned for non-residential use.
- **Exterior Appearance and Character.** Input on the character-defining features of the neighborhood to influence the building’s exterior facade.
- **Public Art and Culture.** Input on specific artists, art styles, or other art and cultural inspiration to guide the project’s art-selection process.

SCHOOL PARTNERSHIP

Our approach to community building involves education outreach and career development.



CAREER FAIR

Our design, construction, engineering, and real estate development partners volunteered their time to host a career fair at Dewey Academy, the adjacent high school, and invited the nearby school campuses.

SCHOOL EVENTS

The project team tabled at community-scheduled events, including this La Escuelita Annual Backpack Drive, to include student, parent, and teacher inputs as part of the design and construction process.





STUDENT ART AND FURNITURE

Our team has a long history of collaborating with local schools and artists-in-residence to display student art and/or furniture as temporary and permanent installations throughout our apartment buildings. The East 12th Street project team will work with the local school campuses - Dewey, La Escuelita, and/or Met West - to curate a student collection for its community spaces.

PAID INTERNSHIPS

As part of the East 12th Street Project, we are sponsoring two paid internships with CIWI and Greenbelt Alliance:

Construction Industry Workforce Initiative (CIWI) is a fiscally sponsored project of Community Initiatives (a 501c(3)) and a privately funded initiative targeted to young urban adults (18 to 21 years old and enrolled in a two- to four-year college) from lower-income households, many that are first generation Bay Area college students. The program is committed to providing career development opportunities for students with an interest in Construction, Real Estate Development, Architecture and Engineering, Civic Engagement and Urban Design. CIWI goals are to provide direct construction industry work experience, a comprehensive leadership and mentor component, personal, educational and career development opportunities for young adults which may ultimately lead to pursuing education and career opportunities within the field. These young adults have been largely unrepresented in our industry at the professional level. CIWI's goal is to provide assistance and promote a path to long term employment in the Construction industry.

Greenbelt Alliance has a 60-year track record as a steward to the region's beautiful natural landscapes while promoting the growth needed for thriving communities for generations to come. As a result, today, almost 3.3 million acres of the Bay Area's nine counties are protected open spaces. Today, Greenbelt Alliance is leveraging expertise in land-use policy advocacy and regional collaboration to realize a climate-resilient Bay Area. This looks like communities and people thriving in the places they live, work, and play. Staying safe during climate disasters. Connecting with open spaces in new and powerful ways. Suffering less and recovering quickly after the next wildfire, flood, or drought. All thanks to equitable solutions drawing on the powerful role of nature.



CIWI is led by Monte Wilson, one of EBALDC's "first" interns. This photo represents the 2023 CIWI cohort touring an affordable housing project.

EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

Lead Development Partner

EBALDC is a nonprofit community development organization with 49 years of experience building healthy, vibrant and safe neighborhoods in the East Bay. We practice a holistic approach to community development, where we address the specific needs of individual neighborhoods by connecting the essential elements of health and wellbeing through our Healthy Neighborhoods vision.

We work collaboratively to achieve long-term systems change through four pillars of work: affordable rental housing options; income and wealth building opportunities; community and resident engagement; and strong partnership networks. The vital housing, social and financial services, and community leadership work we do strengthens our community fabric so that long-time, low-income residents and community members can connect with each other and grow together.

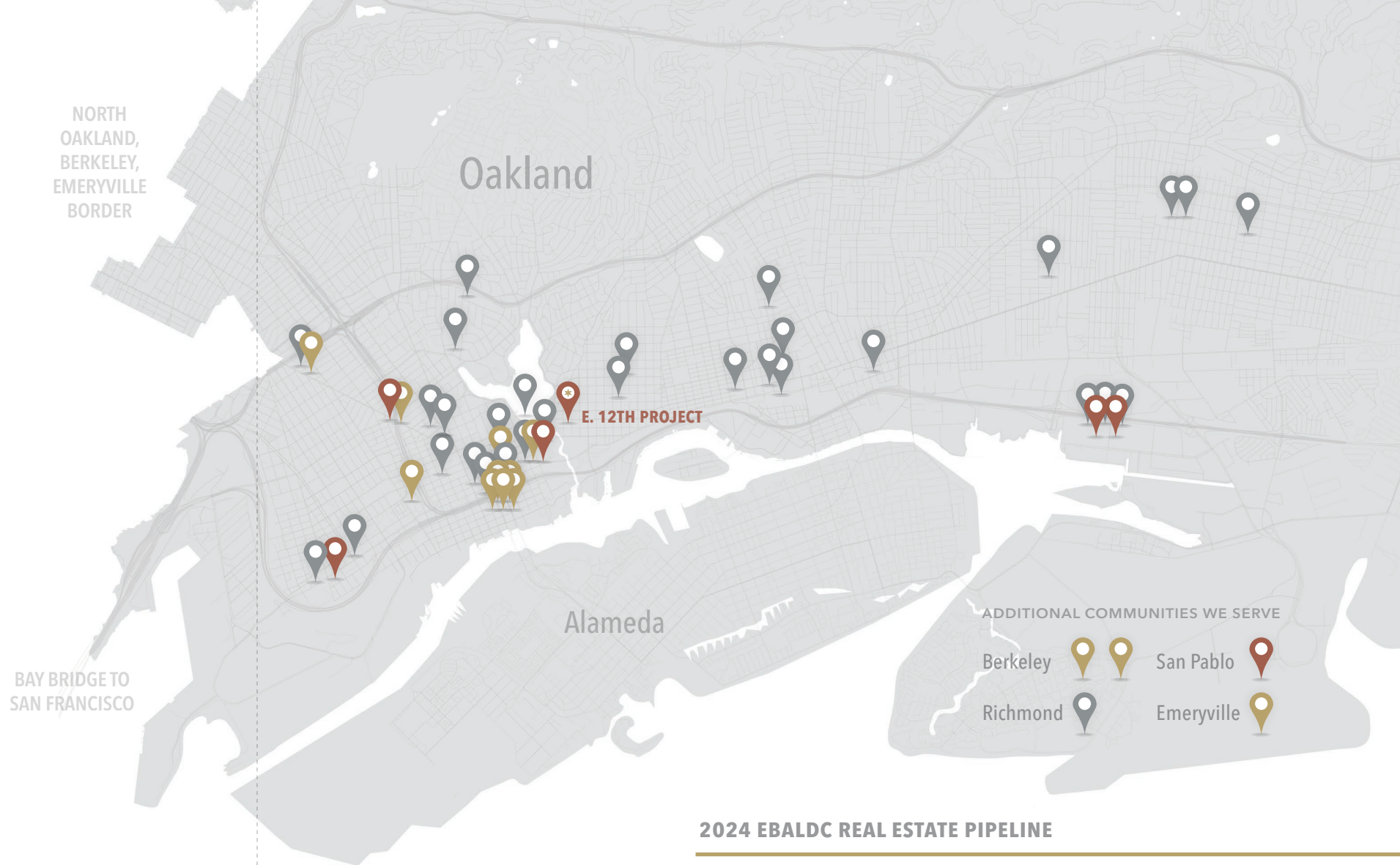
COMMUNITY BUILDING




EBALDC provides individuals and families both within our properties and in the greater community with a range of services and wealth building opportunities. This includes supporting residents through culturally-relevant social services from individual counseling, youth and senior services, ESL, wellness programs, housing stability plans, and more. EBALDC partners with resident and neighborhood leaders on organizing, trainings, neighborhood councils, and creative placemaking initiatives. EBALDC's vision of healthy neighborhoods also includes promoting more equitable financial prosperity across our low-income neighborhoods, and our economic opportunities services include the SparkPoint Oakland Center, offering financial coaching, workforce development and educational outcomes planning to generate long term financial success, as well as VITA and Savings Initiative programs.



Janelle Chan
Incoming CEO
EBALDC

"EBALDC is thrilled to spearhead the realization of this vital initiative. With the commencement of this groundbreaking project, we're set to have seven developments under construction by the end of this year, with over a dozen more lined up. Our significant presence across key East Bay locations – including Lake Merritt BART, North Berkeley BART, Fruitvale BART, and Jack London – underscores our enduring commitment to fostering healthy and vibrant communities for nearly fifty years."



-  **2024 Construction**
7 Projects
-  **Development Pipeline**
13 Projects
-  **Existing Portfolio**
35 Buildings
2,300 Units
300,000+ SF Commercial

The East 12th project is one of seven affordable multifamily developments that EBALDC plans to have under construction in 2024. Representing \$500 million in cumulative investment in Oakland and the East Bay, these buildings - in collaboration with financing and development partners - will result in the creation or preservation of 695 units of permanent affordable housing.

2024 EBALDC REAL ESTATE PIPELINE

7 PROJECTS
underway or planned for construction

695 HOMES
permanent affordable apartments

\$500 MILLION
investment in Oakland and East Bay



Celebrating with Assemblymember Mia Bonta as a "2023 Outstanding Organization of the Year."



Annual Gala at Preservation Park



BOARD OF DIRECTORS

REAL ESTATE DEVELOPMENT COMMITTEE

- Kelly Drumm, Board Chair*
- Leslie Francis, Board Vice Chair*
- David Peters, Treasurer*
- Agnes Ubalde, Secretary*
- Adam Feldman, Board, RED*
- Beth Rosales, Board*
- Chris Ferreira, Board, RED*
- Chun Huang, Board, RED*
- Dr. Dianne Rush Woods, Board*
- John Chan, Board*
- Klein Lieu, Board*
- K.M. Tan, M.D., Board*
- Lorenzo Brooks, Board, RED Co-Chair*
- Minming Wu Morri, Board*
- Richard Quach, Board, RED Chair*
- Rosalyn Tonai, Board*
- Sean Sullivan, Board Chair Emeritus*
- Ted Dang, Co-Founder, Board, RED*
- Thái-Ân Ng, Board*
- Christine Carr, RED*
- Derek Sagehorn, RED*



Kelly Drumm
Board Chair
EBALDC

"On behalf of the EBALDC Board of Directors, I want to extend our gratitude to our elected officials, public agencies, financing partners, and community leaders who have helped us carry East 12th Street to fruition. Special thanks to our development partners, The Unity Council and Jordan Real Estate Investments, who share our vision of an Oakland where everyone has a place to call home and the resources to thrive. We look forward to bringing 91 units of 100% affordable housing to such an opportunity-rich neighborhood."

EXECUTIVE LEADERSHIP TEAM

- Janelle Chan, Incoming Chief Executive Officer*
- Lina Sheth, Interim Chief Executive Officer*
- Syd Najeeb, Interim Chief Financial Officer*
- Capri Roth, Executive Vice President of Real Estate Development*
- Ener Chiu, Executive Vice President of Community Building*
- Felicia Scruggs, Executive Vice President of Portfolio Operations*
- Vicki Shu, Vice President of Resource Development and Communications*
- Kathleen Higginbotham, Vice President of Human Resources*

REAL ESTATE DEVELOPMENT

- Liz Probst, Director of Real Estate Development*
- Omar Rivera Barrientos, Assistant Project Manager*

ASSET MANAGEMENT

- Jill Vargas, Director of Asset Management*
- Emily Busch, Associate Director of Asset Management*

FINANCE AND ACCOUNTING

- Greg Wilson, Controller*
- Phung Nguyen, Senior Project Manager - Accounting & Finance*
- Maleeya Sangsuwan, Accounting Manager*
- Terry Liu, Associate Accounting Manager*
- Roger Saechao, Staff Accountant*
- Yee Cho, Staff Accountant*
- Lobsang Chokey, Accounting Assistant*
- Hai To, Accounting Assistant*

COMMUNITY BUILDING

- Michele Blackwell, Director of Resident and Community Services*

- Adeel Ahmad, Associate Director of Resident Services*
- Annie Ledbury, Associate Director of Creative Community Development*
- Diana Lin, Operations Manager*

PROPERTY OPERATIONS

- Carolina Yong, Director of Property Management*
- May Mui, Associate Director of Commercial Real Estate*
- Mark Oliver, Facility and Maintenance Manager*
- Jerome Cardona, Property Supervisor*
- Katrina Watts-McFarland, Commercial Property Administrator*
- Sherri Carvalho, Administrative Assistant*

HUMAN RESOURCES

- Erika Wong, Director of Human Resources*
- Kyle Lee, Director of Information Technology*
- Annie Xiao, Talent Manager*
- Dawn Dinh, HR Generalist*
- Mila Sanchez, Receptionist*
- Sang Duong, IT Technician*

RESOURCES AND COMMUNITY DEVELOPMENT

- Roxanne Caldera, Associate Director of Institutional Giving*
- Paul Shabsis, Executive Project Manager*
- Ian Smith, Development Manager*
- German Jimenez, Senior Development Associate*
- Shirley Huey, Writer - Grants & Communications*

KEY ADVISORS

- Charise Fong, Consultant*
- Paul Sussman, Consultant*

The Unity Council is a non-profit Social Equity Development Corporation celebrating 60 years of place-based, responsive programs and services headquartered in in the Fruitvale neighborhood of Oakland.

Our mission is to promote social equity and improve quality of life by building vibrant communities where everyone can work, learn, and thrive. Our programs aim to provide the community with the tools, knowledge, and resources to transform their lives and ultimately achieve their long-term educational, career, and financial goals. These holistic programs and services reach more than 8,000 individuals and families annually in five languages. Programs include: early childhood education, youth mentorship and leadership development, employment services, career readiness training, housing and financial stability, senior citizen services, affordable housing and neighborhood development, and arts and cultural events. The Unity Council employs a diverse workforce of 350 talented, dedicated people who reflect the linguistic, cultural, multi-generational, and ethnic identity of the communities we serve. Our work expands beyond the Fruitvale district and now reaches across Oakland and into Concord.

WHO WE SERVE 8,000 FAMILIES



COMMUNITIES OF COLOR

Speaking in English, Spanish, Khmer, Mam, Cantonese, Arabic, and more, our clients are Black, brown, and API. Some have been Oakland residents for generations, and some arrived recently.



SMALL BUSINESS OWNERS

Making up the commercial core and tax base of Fruitvale, 300 merchants who run local, family-owned neighborhood businesses.



IMMIGRANTS

Hundreds of undocumented, DACA, asylee and refugee-status families



Chris Iglesias
CEO

“Our partnership and place-based mission alignment with EBALDC run deep, dating back over fifty years to our shared history and cultural ties to the immediate surrounding neighborhoods.”



Roof toff celebration with The Unity Council and EBALDC staff.

BOARD OF DIRECTORS

- Jose E. Corona, Board Chair
- Casey Williams, Secretary
- Mirella Almarez, Board
- Claudia Burgos, Board
- Emilio Cruz, Board
- Miguel Duarte, Board
- Lili Gangas, Board
- Silvia Guzman, Board
- Ralph Holmes, Board
- Piper Sandler, Board
- Mariah LaFleur, Board
- Roderick Roche, Board
- Sarah Yoell, Board
- Daniel Zamani, Board

SENIOR EXECUTIVE STAFF

- Chris Iglesias, Chief Executive Officer
- Armando Hernandez, Chief Operating Officer

Sandra Dalida, Chief Financial Officer

- Aubra Levine, Vice President of Real Estate Development
- Heather Brown, Vice President of Property Management
- Teresa Estrada, Vice President of Human Resources
- Rosanna Salgado McDonald, Vice President of Fund Development and Communications
- Luis Arenas, Vice President of Children and Family Services
- Tiffany Rose Naputi Lacsado, Director of Economic Development
- Yolanda Bronson-David, Director of Peralta Service Corporation (Social Enterprise)
- Rafael Velazquez, Director of Community Programs

REAL ESTATE DEVELOPMENT TEAM

- Audrey Chau-Cuevo, Associate Project Manager

FINANCE AND ACCOUNTING TEAM

- Sandra Dalida, Chief Financial Officer
- Betty Dyksterhuis, Asset Finance Manager
- Juan Onsurbe, Financial Analyst

JORDAN REAL ESTATE INVESTMENTS

Co-Development Partner

The team is proud to partner with JREI for our mission alignment and dedication to serving the Oakland community.

JREI is a development partner in The Hive, an activated mixed-use destination in Uptown Oakland.



Founded in 1998 by industry veteran Wayne Jordan, Jordan Real Estate Investments (JREI) is a family-owned, Oakland-based real estate investment firm with experience in all major asset classes. JREI focuses on multi-family residential and commercial properties.

TEAM MEMBERS

- Wayne Jordan**, *President, CEO*
- Betsy Beros**, *Chief Operating Officer*
- Renee Geesler**, *Vice President of Administration*



Wayne Jordan
President and CEO

"We believe that everyone has a right to housing and we are proud to partner with EBALDC and The Unity Council to bring much needed affordable housing to Oakland. The project at East 12th Street will provide stability for hundreds of Oakland residents. We are excited to be involved in this community-led endeavor."

ALAMEDA COUNTY

Supportive Services Subsidy Provider



Lena Tam
Board of Supervisors

"EBALDC is far more than just affordable housing. It has built structures that combine community-focused small businesses with non-profit community-based services into many of their projects as well as restoring and repurposing existing buildings for housing. As one of the largest providers of affordable housing in the City of Oakland – second only to the Housing Authority - EBALDC's holistic approach has served as an example of how to build and rebuild communities while investing in the resiliency of the people."

BOARD OF SUPERVISORS

- Dave Haubert**, *District 1, Vice President*
- Elisa Marquez**, *District 2*
- Lena Tam**, *District 3*
- Nate Miley**, *District 4, President*
- Keith Carson**, *District 5*

HEALTH CARE SERVICES AGENCY

- Colleen Chawla**, *Director*
- Kerry Abbott**, *Director, Homeless Care and Coordination*
- Jonathan Russell**, *Director*
- Jeannette Rodriguez**, *Deputy Director, Housing*
- Suzanne Warner**, *Deputy Director, Policy and Planning*
- Amy Faulstich**, *Housing Development and Capacity Coordinator*
- Colleen Budenholzer**, *Housing Portfolio Manager*



EBALDC will lead services at the E. 12th Street site.

EBALDC is teamed up with Related and Alameda County to master plan and develop one of the largest housing projects in Jack London.



East 12th Street is among the first Measure U projects to break ground, kicking off the next generation of affordable housing developments in Oakland.



March 2023 announcement of the first tranche of Measure U projects, including the East 12th Street.

ABOUT MEASURE U

In November 2022, Oakland voters passed Measure U, which approved an \$850 million general obligation bond for the creation of affordable housing, street improvements, and updates to public facilities. Of this funding, \$350 million is dedicated to creating or preserving affordable housing, the largest single allocation for this purpose in Oakland's history. It will fund construction or acquisition of 2,200 - 2,400 affordable housing units over the next four to six years - we are so thankful for the innovation and expediency bringing these new projects online.

ELECTED OFFICIALS

- Rebecca Kaplan, At-Large
- Dan Kalb, District 1 Councilmember
- Carroll Fife, District 3 Councilmember
- Nikki Fortunato Bas, Council President/ District 2 Councilmember
- Janani Ramachandran, District 4 Councilmember
- Noel Gallo, District 5 Councilmember
- Kevin Jenkins, District 6 Council Member
- Treva Reid, District 7 Councilmember

OFFICE OF THE MAYOR

- Sheng Thao, Mayor
- Leigh Hanson, Chief of Staff
- Zach Goldman, Chief of Policy and Legislative Affairs
- Brooklyn Williams, Chief of Education and Community Safety
- Joe Genolio, Policy Director

OFFICE OF THE COUNCIL PRESIDENT

- Nikki Fortunato Bas, Council President
- Cinthya Muñoz Ramos, Chief of Staff
- Miya Saika Chen, Former Chief of Staff
- Amaya Lin, Senior Policy Advisor
- Lia Azul Salaverry, Former District Director and Policy Advisor
- Tiffany Kang, Former Policy Analyst and Community Partnerships Manager
- Debra Israel, Aide and Constituent Liaison

OFFICE OF THE CITY ADMINISTRATOR

- Jestin Johnson, City Administrator
- Monica Davis, Deputy City Administrator
- Betsy Lake, Assistant City Administrator

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

- Emily Weinstein, Director
- Ali Gaylord, Deputy Director of Housing Development
- Christia Mulvey, Housing Development Manager
- Chris Norman, Chief of Staff

PROJECT TEAM

- Everett Cleveland, Housing Development Coordinator IV
- Arlecia Durades, Housing Development Coordinator IV
- Caleb Smith, Program Analyst III
- Leslie Casto, Deputy City Attorney

ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT

- Ashleigh Kanat, Director
- Kelley Kahn, Director of Real Estate and Strategic Partnerships
- Brendan Moriarty, Real Property Asset Manager

PROJECT TEAM

- Jens Hillmer, Development Manager
- Patrick Lane, Former Development Manager and Consultant
- Theresa Lopez, Urban Economic Coordinator
- JoAnne Dunec, Senior Deputy City Attorney

PLANNING AND BUILDING DEPARTMENT

- William Gilchrist, Director, Planning and Building
- Edward Manasse, Deputy Director, Planning Bureau
- Robert Merkamp, Zoning Manager

PROJECT TEAM

- Neil Gray, Planner IV
- Heather Klein, Planner IV
- Johnny Liu, Building Plan Check Engineer
- Ami Bellomo, Process Coordinator III
- Chris Candell, Zoning Inspector
- Kevin Martin, Specialty Combination Inspector
- Joel Garcia, Specialty Combination Inspector
- Brian Mulry, Deputy City Attorney

FIRE DEPARTMENT

- Felicia Bryant, Fire Marshal

TRANSPORTATION DEPARTMENT

- Josh Rowan, Incoming Director
- Fred Kelley, Former Director
- Emily Ehlers, Manager DOT
- Charlie Ream, Acting Lead, Planning and Project Development Team

PROJECT TEAM

- Tabin Chung, Transportation Engineer
- Saleh Aboutaleb, Field Construction Inspector
- Patrick Taylor, Senior Engineering Technician
- Craig Raphael, Funding Program Manager
- Kerby Olsen, Transportation Planner III
- Yvonne Chan, Transportation Planner

Our shared history and
commitment to providing
safe and affordable homes
to Oakland residents
bridges five decades.



U.S. HUD Secretary Marcia Fudge visited EBALDC's and The Unity Council's joint venture at Casa Arabella, located at the Fruitvale BART Station. OHA Executive Director, Patricia Wells, and a delegation of local community leaders, including U.S. Congresswoman Barbara Lee and Mayor Libby Schaaf, joined the conversation on infrastructure and affordable housing.

WINNER
ULI AMERICAS
AWARDS FOR EXCELLENCE

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EXECUTIVE TEAM

- Patricia Wells, *Executive Director*
- Thomas Deloye, *Chief Officer of Real Estate Development*
- Michelle Hasan, *Chief Housing Operations Officer*
- Dominica Henderson, *Chief Social Impacts Officer*
- Duane Hopkins, *Chief Officer of Program and Finance Administration*
- Alan Love, *Chief of Police Department*
- Victor Madamba, *Director of Finance*

REAL ESTATE PROJECT TEAM

- Deni Adaniya, *Senior Development Program Manager*
- Paige Peltzer, *Senior Development Program Manager*
- Isabel Brown, *Goldfarb & Lipman LLP*

LEASED HOUSING PROJECT TEAM

- Teela Carpenter, *Assistant Director*
- Joetta Farrow, *Assistant Director*
- Ahmed Karimi, *Senior Management Analyst*

ASSET MANAGEMENT PROJECT TEAM

- Anna Kaydanovskaya, *Director of Asset Management*

COMPLIANCE PROJECT TEAM

- Rufus J. Davis, Jr., *Labor Compliance Officer*

HUD NORTHERN CALIFORNIA DIVISION

- Gerard Windt, *Director*
- Trevor Auser, *Division Director*
- Todd Greene, *Engineer*
- Jessamay Kroth, *Portfolio Management Specialist*
- Frank Chiang, *Program Support Assistant*



Construction tour with Zena Farah from U.S. HUD's Detroit office and the OHA team, led by Chief Housing Operations Officer, Michelle Hasan, and Senior Management Analyst, Ahmed Karimi.

STATE OF CALIFORNIA

Financing Partners

We're grateful for our varied partnerships at the state level, including the expansive transit and infrastructure improvements paired with housing.

- Street, sidewalk, and pedestrian improvements along the 10th Street Corridor;
- Enhanced transit accessibility, including a new AC Transit bus and increased AC Transit service;
- Installation of a bikeshare station and improvements to the Lake Merritt BART station;
- Investment in the City of Oakland's Lakeside Drive/Lake Merritt Boulevard Complete Streets Paving Project.

Gavin Newsom, Governor
Fiona Ma, State Treasurer
Malia Cohen, State Controller

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

Marina Wiant, Interim Executive Director
Ricki Hammett, Deputy Executive Director
DC Navarrette, Senior Program Manager
Sara Lester, Analyst

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

Marina Wiant, Executive Director
Anthony Zeto, Deputy Director
Ricki Hammett, Deputy Director
Carmen Doonan, Development Section Chief
Lucy Vang, Development Program Manager
Cynthia Compton, Analyst

CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT

Gustavo Velasquez, Director
Zack Olmstead, Chief Deputy Director
Matt Schueller, Deputy Director, Administration and Management
Pablo Espinoza, Deputy Director, Communications
Kyle Krause, Deputy Director, Codes and Standards
Jennifer Seeger, Deputy Director, Financial Assistance – State Programs
Jenny Cho, Acting Deputy Director, Financial Assistance – Federal Programs
Megan Kirkeby, Deputy Director, Housing Policy Development
Janeen Dodson, Deputy Director of Organizational Development
Ryan Seeley, General Counsel/Deputy Director, Legal Affairs
Pedro Galvao, Legislation
Emily Thompson, Associate Governmental Program Analyst

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES TEAM

Craig Shields, Branch Chief
Lynn Jones, Section Chief
Alisha Senter, Staff Services Manager
Lonnie Trillo, Loan Closing Manager
Donna Walker, HCD Representative II
Jeffery Fong, HCD Representative II
Andre Holcomb, HCD Representative II

AC TRANSIT

Chris Andrichak, Chief Financial Officer
Richard Oslund, Director of Management & Budget



Lynn von Koch-Liebert
Executive Director
California Strategic Growth Council

“The East 12th Street project is an example of what can be accomplished with multi-agency collaboration. By EBALDC, City of Oakland, AC Transit, and BART coming together to apply for the Affordable Housing and Sustainable Communities program (AHSC) not only will residents have an affordable place to call home, but pedestrian safety and sustainable transportation will be improved as well. This type of work is at the very core of what AHSC is about.”

BART

Lateefah Simon, BART Director
Robert Raburn, BART Director
Richard Fuentes, Manager of Special Projects
Heath Maddox, Bike Program Manager
Shannon Dodge, Principal Property Development Officer

CITY OF OAKLAND DEPARTMENT OF TRANSPORTATION

Craig Raphael, Funding Program Manager
Kerby Olsen, Transportation Planner III

IIG CATALYTIC QUALIFYING INFILL AREA PROJECT TEAM

Craig Shields, Branch Chief
Lynn Jones, Section Chief
Hector Leyva, Section Chief
Sherri Kerth, Staff Services Manager
Jim Claybaugh, Loan Closing Manager
Gabriel Farr, HCD Representative II
Amy Turner, HCD Representative II
Margaret Silver, HCD Representative II
Mae Dao, HCD Representative II



Gustavo Velasquez, Director
California Department of Housing
and Community Development

“We are proud of this public-private partnership on the East 12th Street site in Oakland! The level of teamwork across all the agencies - and the resiliency of EBALDC and its affordable development partners to navigate COVID setbacks - has been a testimony to our shared commitment to housing and infrastructure investment.”



The project's AHSC grant will fund a new AC Transit bus.

ENTERPRISE COMMUNITY PARTNERS
Tax Credit Investor

CITI COMMUNITY CAPITAL
Construction Lender

“East 12th Street represents the kind of efficient solutions Oakland needs to address the housing crisis. Particularly when combined with resident-tailored services, affordable homes deliver more than shelter; they offer residents a foundation for dignity, health, education, wealth, and community that is fundamental to Enterprise’s work. We’re grateful to EBALDC, TUC, and JREI for their leadership and proud to leverage the Low-Income Housing Tax Credit in service of such a transformative project.”



Kari Downes
President
Housing Credit Investments



Celebrating construction closing with Enterprise and Citi.

ENTERPRISE COMMUNITY PARTNERS

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- Claire Parisa**, Director
- Sara Erickson**, Underwriter
- Yadira Olivo**, Associate
- Dave Brenner**, Analyst
- Philip Porter**, Senior Vice President/Head of Acquisitions

Capital Division – LIHTC Asset Management

- JoAnn Rodriguez**, Asset Manager
- Vince Fiocco**, Development Risk Manager

Capital Division – Credit

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- Michelle Morosin**, Financial Analyst
- Joe Fusco**, Vice President and Chief Credit Officer

Capital Division – LIHTC Structuring

- Donna Rodney**, VP
- Myra Carroll**, Senior Manager

Capital Division – General Counsel

- Gail Bayarin**, VP & Deputy General Counsel

Solutions Division

- Heather Hood**, Vice President & Market Leader, National Programs
- Sally Greenspan**, Senior Director, Programs

Gallagher Evelius & Jones LLP

- Kenneth S. Gross**, Partner
- Sarah Hernandez**, Associate
- Engin K. Nural**, Associate
- Lissette C. Klaus**, Paralegal

CITI COMMUNITY CAPITAL

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- Tim Lohmann**, Assistant Vice President
- Sean Veal**, Analyst
- Raisa Ma**, Vice President / Underwriter
- Jocelyn Jung**, Vice President and Transaction Manager
- Mayra Alexius**, Real Estate Closer

KMO Partners LLP

- Karen Michail Shaw**, Partner
- Ken Krug**, Partner

NEIGHBORWORKS CAPITAL

Pre-Development Lender



Ribbon cutting celebration at EBALDC's Frank G. Mar rehabilitation project involving use of NeighborWorks Capital line-of-credit.

Our NeighborWorks Capital line-of-credit has supported 17 EBALDC projects, with the 15th project to be revolved by East 12th Street's construction financing.

In 2017, EBALDC teamed up with NeighborWorks Capital to create a corporate line-of-credit for its acquisition, new construction, and rehabilitation pipeline. Seven years later, this creative and flexible revolving fund has been catalytic to EBALDC's real estate business, readying the organization for adaptability and success in a fast-paced affordable financing landscape.



Jim Peffley
CEO

Our relationship with EBALDC is one of our longest and most productive – providing financing to support 17 high-impact developments is a fantastic result, and it won't stop there. The work that EBALDC did to get East 12th Street under construction is testament to their perseverance and dedication to serving Oakland, and we're excited at the opportunity to continue working with them on creative and community-focused projects.

LEADERSHIP TEAM

Jim Peffley, *Chief Executive Officer*
Steve Peelor, *Chief Lending Officer*
Beth O'Leary, *Chief Risk Officer*
Matt Glattig, *Chief Financial Officer*
Nancy Wagner-Hislip, *Chief Consulting Officer*

LENDING TEAM

Lanie Wasserman, *Senior Loan Officer*
Mike Haas, *Senior Loan Officer*
Maya Dickens, *Director of Loan Closings*
Hripsime Grigoryan, *Loan Closer*
James Henson, *Loan Underwriter*

PORTFOLIO MANAGEMENT

Adam Coile, *Director of Portfolio Management*
Vince Episcopo, *Portfolio Manager*
Alexas Wilson, *Portfolio Analyst*
Jarrod Brennet, *Former Senior Portfolio Manager*

BAY AREA LISC AND PARTNERSHIP FOR THE BAY'S FUTURE

Pre-Development Lender



Cindy Wu
Executive Director

"EBALDC is a leading East Bay, non-profit developer at the intersection of housing policy, resident and neighborhood programs, and long-term community investment. We are proud to partner with them on another high-impact, Oakland project that will support permanent affordability and community benefit."
– Cindy Wu



Celebration at EBALDC's West Grand and Brush groundbreaking, a pre-development partnership with CSH, Bay Area LISC, and Partnership for the Bay's Future.

EBALDC is excited to partner with Bay Area LISC and Partnership for the Bay's Future to fund a corporate line-of-credit, which served as pre-development sources for EBALDC's East 12th Street, Frank G. Mar, and Lake Merritt BART projects. The depth of our collaboration with LISC extends far beyond real estate to include regional and local policy, programs, and developer trainings. One of the key funding sources for this line-of-credit was the Partnership for the Bay's Future, which launched in 2019 to create a more livable Bay Area. Created in collaboration with the community and in response to their needs, the public-private Partnership is working with faith-based and community leaders, like EBALDC, with the goal of protecting people already living in affordable homes, and preserving and producing affordable homes to meet the region's housing needs.

LISC BAY AREA

PARTNERSHIP FOR THE BAY'S FUTURE
Community Housing Fund

BAY AREA LISC

Cindy Wu, *Executive Director*
Elizabeth Wampler, *Deputy Director*
Asha Rao, *Senior Director of Investments*
Sally Smyth, *Senior Community Development Underwriter*
Shannon Sheets, *Former Underwriter*
Sasha Werblin, *Senior Program Officer*
Jasmine Curtis, *Program Officer*
Bryant Duong, *Assistant Program Officer*
Rudy Licea, *Program Assistant and Office Manager*

PYATOK ARCHITECTURE + URBAN DESIGN

Architect

PYATOK architecture + urban design is a mission-driven, full-service architectural firm based in Oakland, California. The firm specializes in the master planning and design of multifamily residential projects, including affordable housing of all types as well as market-rate, mixed-use, and student housing. Staff work together under the belief that the best urban communities come about through strong partnership between project sponsors, community, city staff, and an open-minded design team.



The PYATOK team has been the leading designer on many of EBALDC's flagship projects in Downtown Oakland, including Swan's Market, Lake Merritt BART, and East 12th Street.



Michael Pyatok, FAIA
Founder, Retired

"It brings me great joy and pride to see this project become a reality, in the neighborhood where I've lived for 45 years. To see both halves of the lot now dedicated to affordable housing is a relief in a time when affordable housing is so desperately needed. And in such a great location – near BART, Lake Merritt, the Oakland Museum of California, the Oakland Public Library, the Kaiser Center for the Arts and a half block from La Escuelita and Dewey Schools. Kudos to the development team for re-assembling the necessary capital and approvals, and to the design team in my office – Marcial Chao as Principal-in-Charge and Gary Struthers as Project Architect – for their talents, patience, and perseverance. And I cannot forget to mention the important role of the neighborhood for their tireless efforts to ensure that all of the land would be developed for affordable housing. I can now retire in peace!"

J.H. FITZMAURICE

General Contractor



Mohammad Hakimi
President and CEO

We are thrilled to be apart of such a wonderful project, which is bringing much needed affordable housing to our Community. Grateful for our many years of partnership with EBALDC, The Unity Council, and PYATOK."

J.H. Fitzmaurice, Inc. started as a landscaping, grading and paving company in the early 1900's. In 1922, the company was incorporated as a General Engineer & Contractor. For the past 50 years, J.H. Fitzmaurice, Inc has provided construction services to include multi-family housing, hospitals, schools, and various civic projects. In the last 20 years J.H. Fitzmaurice has established long lasting relationships with EBALDC, The Unity Council, and their peers, specializing in the construction of affordable multi-family and senior assisted living projects.

FIRM LEADERSHIP

Mohammed Hakimi, *President and CEO*
Kyan Hakimi, *Vice President*
Adel Moghaddas, *Senior Project Manager*
Kai Tong, *Pre-Construction Manager*

PROJECT TEAM

Amir Mohammed, *Project Manager*
Greg Butler, *Assistant Project Manager*
Steve Fisher, *Field Operations Manager*
Dave Tobler, *Site Superintendent*
Abby Guzman, *Contract Compliance*



J.H. Fitzmaurice's field team at the East 12th Street project site.

ADDITIONAL ACKNOWLEDGMENTS

In addition to the names previously listed, we express our gratitude for the following partners. Please accept our advance apologies for any omissions.

A2Z MEDIA GROUP, LLC

Angelica Contreras, Co-Founder & President of Strategy
Zuleyka Jinks, Co-Founder and Chief Creative Officer
Karina Ibarra, Director of Events and Experiential Marketing
Tony Cafarelli, Senior Manager, Events and Experiential Marketing
Noemi Gomez, Coordinator, Events and Experiential Marketing

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Sydney Turner, Client Services Manager

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Steven Martinez, Designer

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Scott Chen, BIM Designer
Nelly Agranovsky, BIM Designer

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Azlinah Tambu, Transition Specialist
Ms. Rosa, Facilities

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EAST BAY ASIAN YOUTH CENTER

David Kakishiba, Executive Director

EAST BAY FOR EVERYONE

EASTLAKE UNITED FOR JUSTICE

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Antonio Isais, External Affairs

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Chance Kawar, Senior Manager of Operations, People and Finance
Victor Flores, Resilience Manager – East Bay
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Karen Hayes, Partner
Meaghan Murphy, Project Coordinator

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HIGHLINE CONSULTING, INC.

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Glenn Casabar, Revit Designer

HOUSING ACTION COALITION

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Priscilla Hoang, Team Member Emeritus
Stephanie Hoang, Consultant

LA ESCUELITA ELEMENTARY SCHOOL

Faris Jabar, Principal
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LAKE MERRITT COMMUNITY ALLIANCE

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Justin Ray, Senior Project Manager
Jon Oyan, Senior Staff Engineer
Colleen Taggart, Project Engineer
Maria Lorca, Former Langan Project Geologist

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METWEST HIGH SCHOOL

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MHC ENGINEERS, INC.

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Michael Magee, Project Engineer

NOMOS

Garret Murai, Partner

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Jennifer Senhaji, Escrow Officer
Martha Kendall, Advisory Title Officer

OAKLAND CHINATOWN CHAMBER OF COMMERCE

Jessica Chen, Executive Director

OAKLAND LATINO CHAMBER OF COMMERCE

Joe Partida, President

THANK YOU ALL FOR YOUR PARTNERSHIP

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OAKLAND UNIFIED SCHOOL DISTRICT

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Pranita Ranbhise, Director, Facilities Planning and Management
Tanisha Bacon, Cordoba Consultant

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Nicholas Chandler, Project Engineer
Greg Trela, Design Engineer

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SPLASH PAD NEWS

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SUN LIGHT AND POWER

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Jim Sanetra, Project Manager
Brianna Lester, Project Assistant
Elvira Didic, Labor Compliance Specialist

THORNTON TOMASETTI

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THE TOWN REPROGRAPHICS

Jack Wakileh, Owner

TURNER DEVELOPMENT RESOURCE GROUP

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Nick Lawrus, Project Manager
Victor Sardon, Project Manager

VST

Michael Stanwick, Chief Operations Officer



EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION



JORDAN
REAL ESTATE INVESTMENTS



Alameda County OFFICE OF
Behavioral Health Care Services



CALIFORNIA STRATEGIC GROWTH COUNCIL



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BRIGHT GREEN STRATEGIES



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