



## EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION

# Strategic Refresh

### 2025 - 2026

**ABOUT EBALDC** East Bay Asian Local Development Corporation (EBALDC) is a non-profit community development organization with 50 years of experience in building healthy, vibrant, and safe neighborhoods in Oakland and the East Bay.

We envision an East Bay where everyone can live in an affordable home, and where every neighborhood provides opportunities for people to live long, healthy lives, regardless of income or ethnic background.

We help strengthen our community fabric so people can connect with each other and grow together. We partner with residents and local leaders to co-create neighborhood solutions so everyone plays a role in shaping our future.



**OUR MISSION** Emphasizing our historic and continuing commitment to Asian and Pacific Islander communities, EBALDC works with and for all the diverse populations of the East Bay to build healthy, vibrant, and safe neighborhoods through community development.

**COMMUNITY CONTROL AT SCALE**

**EBALDC OWNS**

**2,314** homes

**370,000+** sq ft of commercial space

**SERVING ANNUALLY**

**6,000+** residents and neighbors

**114+** small businesses and nonprofits

## Building on What Works: Ongoing Approaches for Success

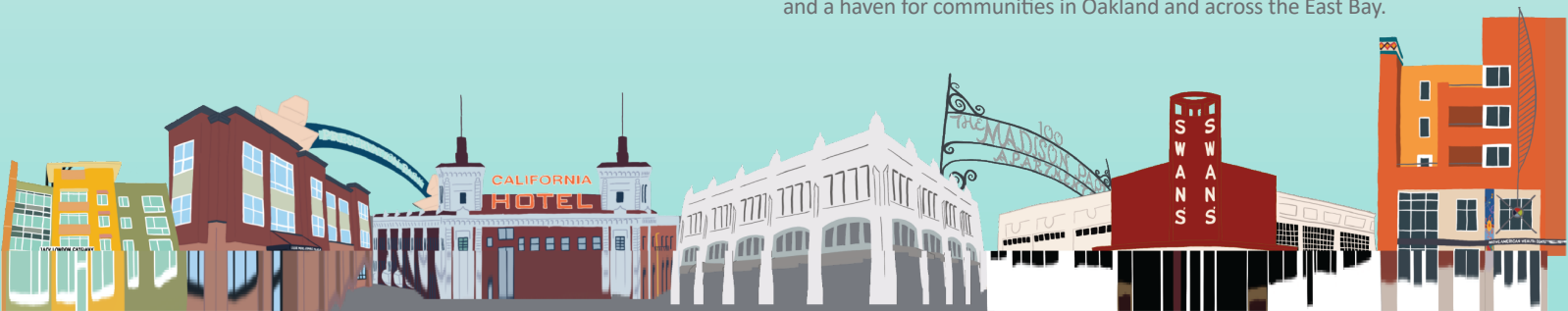
EBALDC continues our commitment to healthy neighborhoods and the wellbeing of communities. As we celebrate our 50th year, we're proudly building on our strengths.

EBALDC remains **Oakland's largest private provider of affordable housing** – representing 25% of Oakland's affordable housing stock. Annually, we provide services and programs to empower over 6,000 residents and neighbors to attract resources and shape thriving neighborhoods. We also continue to actively create more homes every day with:

- 7 projects representing nearly 700 homes under construction
- 13 projects representing nearly 900 homes in pre-development

EBALDC's commercial portfolio, rooted in community-focused real estate, remains a key strength for both our organization and for Oakland. Since we first transformed a 50,000 sq. ft. dilapidated warehouse in the heart of Chinatown into a commercial and non-profit hub for the neighborhood, we've grown to become the **East Bay's largest nonprofit commercial landlord**. EBALDC is home to over 100 BIPOC- and/or women-led businesses and nonprofits. With a 92% occupancy rate (well above the citywide average), we continue to steward significant anchor properties like Preservation Park, Swan's Market, Asian Resource Center, and the upcoming Oakland Chinatown BART station, strengthening downtown Oakland.

EBALDC will continue to build on these strengths to create safer homes and a haven for communities in Oakland and across the East Bay.



# Focusing on What's Core: Current Strategic Priorities

Under new executive leadership and an expanded board of directors, EBALDC is currently engaged in a realignment of our portfolio and operational resources to focus on what **we know works** and **what Oakland needs now**. These three core priorities will guide organizational strategy, operations, and resources for the next two years:



## STABILIZE A SUSTAINABLE PORTFOLIO OF QUALITY AFFORDABLE HOUSING

EBALDC properties are a form of community ownership at scale. During the pandemic, EBALDC expanded services despite losing over \$5 million in rental revenue due to City and County extended eviction moratoriums. In this post-pandemic era, we remain focused on stabilizing residents, repairing organizational finances, and building internal capacity and resilience against major shifts in traditional funding sources. Our goal remains stewarding and fortifying Oakland's affordable housing base, while ensuring our properties remain sustainable community assets.



## INCREASE ECONOMIC VIBRANCY TO INCUBATE OAKLAND'S RECOVERY

EBALDC catalyzes Oakland's economic vitality by supporting non-profit and small business tenants that create a lively mosaic of destinations and activate our streets — creating safety and vibrancy essential for the City's recovery. As a community anchor and business incubator, we provide affordable space, technical assistance, and support to small businesses and community organizations driving Oakland's growth. Our commercial tenants continue to transform Oakland, reframing the narrative from urban decline to thriving places of innovation and belonging. Through partnerships with community leaders, residents, artists, and businesses, including spearheading the Chinatown Complete Streets initiative, we make neighborhoods safer, more connected, and inclusive.

We also enhance community commercial hubs, including Preservation Park, the Asian Resource Center, and Chinatown BART, with ongoing investments and stewardship.



## STRENGTHEN AND BUILD STRATEGIC PARTNERSHIPS

EBALDC builds community power by strengthening partnerships with residents, government, community, and business leaders. We bring people together to reimagine and advocate for meaningful change across Oakland and the East Bay, ensuring our communities have a seat at the table in shaping the places and policies affecting them. We push for local and state investments to address a legacy of disinvestment, such as our mixed-use development atop the BART station in Chinatown, which sparked a movement to revitalize and reclaim a piece of the neighborhood lost to eminent domain. Through public/private partnerships, we build the community capacity to drive meaningful change and foster healthy neighborhoods for all.

### EBALDC BOARD OF DIRECTORS

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### STAY IN CONTACT

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