

“Developing Opportunities by Connecting Communities”



EBALDC

Update

Winter 2008

The Newsletter of the East Bay Asian Local Development Corporation

Health and Home: Seven Directions Multi-Use Facility

By Ener Chiu

EBALDC has a record of building complicated mixed-use developments in its 33 year history. Observers of the organization might think it is in our blood. We have committed ourselves to the idea that each of our projects is not just a home to its residents. It is also a community hub, a place that offers its residents – and many other people in the community – services in a convenient, accessible, and beautiful location. These community hubs serve to bring lots of different people together in one place, so that they can share information, discover solutions to common problems, and expand their social networks.

EBALDC's newest accomplishment is the Seven Directions building, a mixed-use facility composed of two entities: a 20,000 square foot medical space owned by the Native American Health Center (NAHC), and an apartment complex with 35 units of affordable rental housing and one manager's unit. The building will also have an outdoor ceremonial garden for NAHC's community events, and two shared patio spaces upstairs on the third floor for



the building's residents. The site is very dense, but still manages to provide play space for children, quieter recreation space for seniors, and community rooms available for group-oriented activities. The Health Center contains a medical clinic and a state of the art dental clinic, as well as administrative offices for NAHC. Pyatok

Architects, the designer of the building, took many cues from traditional Native American images, and independent artists from around the country were hired to create specific pieces of art like the totem poles in the clinic lobby. They were assisted by SGPA Architects, a group with experience in medical facility development.

It was an extraordinary challenge to accommodate two different uses on the same site. The clinic facility was designed and inspected in accordance with State standards for medical facilities, which are very different from residential design and construction standards. Construction was also made more

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Message from the Executive Director

PARTNERSHIPS ARE THE BASIS FOR COMMUNITY

By Lynette Jung Lee

There is an old Chinese story about people in the afterlife facing a huge feast with three-foot-long chopsticks. Those who thought they were in hell could not manage the long chopsticks to feed themselves. Those who thought they were in heaven were feeding each other across the table with the chopsticks.

In tough economic times as we are facing today, there are many reasons for us to stick together and work as partners. EBALDC started out with the vision of creating a multiservice center out of an old warehouse. EBALDC worked with many service providers within the Asian community to create a joint vision. Many representatives of these service providers—Asian Law Caucus, Asian Community Mental Health Services, Asian Health Services, and Oakland Chinese Community Council—also served on the EBALDC board. In the mid-70's many of these providers were in their infancy or toddler stage, just like EBALDC. The concept for the Asian Resource Center (the converted warehouse) evolved not as a landlord/tenant relationship but one of nonprofit agencies working together. Today, 27 years after the first two floors of the Asian Resource Center were completed; the building is still home to nine nonprofit agencies and ten businesses (including medical offices). Because of grant support and the retirement of loans, rent for these nonprofits has been frozen for the last 15 years, and occasionally, building profits are shared with the nonprofit

tenants. From this original project, EBALDC developed the concept that other nonprofits are part of who we serve as well as work with.

This idea of working together with other nonprofits was continued as EBALDC moved out of Chinatown and Downtown Oakland to develop projects in East and West Oakland, following the flow of immigrants and refugees who were moving to those areas. Not wanting to be seen as an outsider coming into long established communities, EBALDC sought to develop partnerships with locally based nonprofits. EBALDC partnered with Jubilee West to develop the 22-unit Marcus Garvey Commons. EBALDC partnered with San Antonio Community Development Corporation to develop the mixed-use Hismen Hinu Terrace. While not all of EBALDC's projects involve partners, many of them do. Recently, we were proud to complete the beautiful Seven Directions Multi-Use Facility with the Native American Health Center. Giant Road Apartments in San Pablo is a partnership between EBALDC and Rubicon Partners Inc.

Over time EBALDC also developed partnerships with for-profit partners. Pulte Homes enabled the development of Giant Road by purchasing excess land from us and developing the Devon Square Townhomes next door. Related Companies of California is a major partner in the development of Lion Creek Crossings, a HOPE VI

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EBALDC MISSION

EBALDC is a community development corporation that develops affordable housing and community facilities with integrated services focused on tenants and neighborhood residents with emphasis on Asian & Pacific Islanders communities and, the diverse low income populations of the East Bay.

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development of 435 apartments and townhomes. Local governments, cities and redevelopment agencies are also key partners providing critical infusions of tax increment financing and HOME dollars. Local Housing Authorities provide Section 8 vouchers and certificates, enabling developers to serve very low income households. County agencies provide funds for services and state agencies provide additional dollars for housing development. Financial institutions and corporate investors provide necessary loans and equity investments.

Over the three decades, EBALDC's many partnerships have also helped transform EBALDC. EBALDC's board and staff are very diverse, representative of the many populations we serve. Indeed, EBALDC currently has as many African American as Asian American board members, and it includes Caucasian and Latina representatives.

Our work with social service providers has helped us to take a more comprehensive approach to neighborhood revitalization with the concept of creating community hubs that serve not only our tenants, but also the residents in the surrounding neighborhood. It has also inspired us to create major programs around family economic success and asset building. Our work with investors and for-profit developers has helped us to be both entrepreneurial as well as mindful about the bottom line.

This tapestry of interwoven relationships has helped EBALDC provide more services in more ways to the neighborhoods we serve. Our supporters are in many ways the frame of that tapestry. Without your assistance, these other partnerships couldn't persist. Thank you for your interest in EBALDC, our mission and our future. 

Faces of EBALDC



Mary Hennessy
Director of Property Management

Mary Hennessy remembers where she was at 4:30 a.m. on January 17, 1994. She was jolted out of bed by the Northridge Earthquake in Southern California. This was the very day she was to start her first professional position as a property manager for the Community Corporation for Santa Monica. "I should have taken it as an omen," she said. "Most of our buildings sustained some damage and several were red-tagged, with some residents moving out to local parks, and then into to a nearby gymnasium. We spent days locating everyone and making sure they were all ok. Our office was red-tagged and we moved our operations into the maintenance shop. It was truly baptism by fire (or rather earthquake)," she explained.


Welcome to the complicated and unpredictable world of property management.

Later, Mary found herself working at a building that suffered greatly by being located at the nexus of two gangs, adjacent to the Port in Wilmington. There she started a Resident Services

program for the Los Angeles Community Design Center, now Abode Housing. "We rehabilitated a distressed complex called Harbor Vista transforming it into New Harbor Vista, where we created a community center, parent center, arts and theater program, and a computer lab." Mary remembered.

But the Bay Area had always beckoned Mary and in the summer of 2001 she relocated to San Francisco. "I always said that once my husband retired and my son went to college we'd move to San Francisco. I knew the folks at Citizen's Housing and they wanted someone to start up their property management affiliate. I've never regretted the move."

After rising through the ranks at Citizens Housing, Mary went on to become Chief Operating Officer for the City of San Francisco Mayor's Office of Housing, did some consulting work and started at EBALDC in August 2008. "As Director of Property Management I oversee all property operations, their physical condition and occupancy of residential and commercial properties," Mary said. "I am excited about working with the real estate development team to incorporate property management expertise into the planning and design of new properties."

When she's not worrying about earthquakes, leaking roofs, or rent rolls, Mary is active on several nonprofit boards including the Nonprofit Housing Association of Northern California, Conard House, and Building Futures with Women and Children. She's also an amateur photographer, landscape and portrait painter, and hiking enthusiast. 

Displaced, Evicted, Homeless

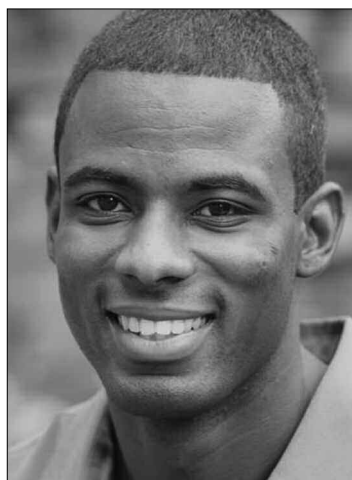
Who lives at Seven Directions Apartments?

By Mark Baldwin



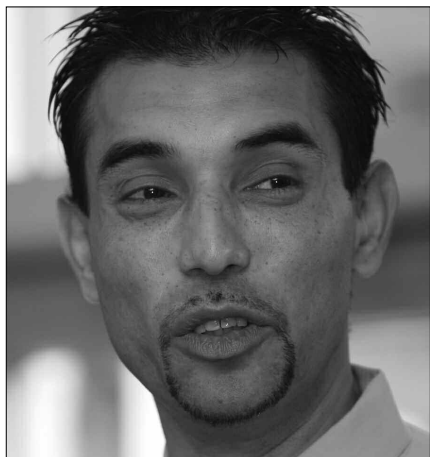
Yang family

Hua Yan Yang and Liugxice Hui were living in a bedroom in a house on East 17th Street that was owned by a relative. When that relative's son returned home, they had to find a new place to live—fast! “We saw an ad in one of the Chinese newspapers for housing at Seven Directions,” Yang said through EBALDC interpreter May Mui. “We went to the EBALDC office and a staff member who spoke Chinese helped us fill out the application and explained the selection process. They said that residents would be selected by a lottery system. We thought we'd have to know somebody to have a chance. We were lucky to get picked,” Yang said. The couple now lives in a one-bedroom, one-bathroom apartment at Seven Directions Apartments. “We feel safe here. The staff is very friendly, and we're looking forward to meeting the other tenants. Yang works at a meat and fish counter at a local supermarket and Hui frequently babysits for their grandson. The couple was joined by their daughter, Amanda Yang and grandson Darren Hang for the reception after the Seven Directions Grand Opening celebration on October 17, 2008.



Charles Thompson

Jacqueline Thompson was disabled, living in a studio in downtown Oakland when her apartment building was sold. The new owner kept raising her rent even though it was capped by the housing subsidy program she was enrolled in. “My mother couldn't pay the increased rent,” explained Charles Thompson, her son and caregiver. “When she paid a week late, the landlord evicted her. We are fighting the eviction in court, but my mother's health deteriorated and she ended up in the hospital.” During this ordeal, Charles heard about the affordable housing available at EBALDC's Seven Directions Apartments from one of his mother's neighbors. The Thompson's filled out an application and 2.5 months later they are sharing a two-bedroom, one bathroom apartment. “We have a lot more space and the apartment is accessible for my mother. I like the security here and the staff has been terrific.”



Carlos Martinez




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had a job lined up and a place to stay. Or so he thought. “When we got here I couldn’t find a job, the housing didn’t materialize and we couldn’t go back to Nevada,” said Carlos. “I didn’t know how I was going to support my family. It was a desperate time.”

The Martinez’s found temporary refuge from the street at an emergency shelter while Carlos looked for work, and the family accessed medical care at Oakland’s Native American Health Center. “We were at the clinic getting vaccinations for my son when we saw a flyer about EBALDC’s Seven Directions Apartments. We filled out an application the same day. Three months later we moved into a brand new two-bedroom apartment.” Today, Carlos works two jobs—one at Old Navy and one at a dry cleaner in Alameda. His wife is working part-time at the same dry cleaning shop. “Life is great now. We’re living in a fantastic complex where everyone

looks out for each other. I can’t thank the staff at EBALDC enough for what they did for me and my family. They were truly warriors, fighting for us every step of the way!”


Seven Directions Apartments provides homes for 35 low income families who have easy access to the state-of-the-art Native American Health Center that occupies the first two stories of the apartment complex. For more information on Seven Directions Apartments and Health Clinic, contact Ener Chiu at (510) 287-5353, extension 338. 



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difficult by having to coordinate so much activity and different sets of contractors for each facility. Oliver and Company was retained as the general contractor because of their experience working within the tight confines of urban infill sites, and the high quality of their work and coordination.

Like every EBALDC project, Seven Directions has had many saviors at many moments along the way. In particular, our partnership with the Native American Health Center and the various compromises that we were able to reach over the course of the development, helped get the building out of the ground. NAHC was willing to take on a bigger share of construction expenses when it appeared that the housing costs were too high. They have also shared many of the other costs, like insurance and engineering and security services, which has made development of the project more cost effective. Finally, NAHC’s advocacy, community support, and long-standing reputation in the Fruitvale have all enhanced EBALDC’s own image to the local neighborhood. The Seven Directions building, and its 40-foot-tall steel feather marquee that we have added to the local skyline is another symbol of EBALDC’s long-term commitment to the area, and our capacity to create beautiful structures and enduring, successful partnerships. 

“Driving Force: Build a Better East Bay!”

By Frances Rosario

For the first time in its history EBALDC held its 10th Annual Golf Tournament in our home city of Oakland. On June 16, 2008 over 100 players joined us at the Metropolitan Golf Links for a myriad of contests before and during the round, a silent auction during the hosted reception, and a special awards banquet for players and guests. We were honored to end the day with guest speaker California State Controller **John Chiang** during the awards ceremony and buffet dinner. The 2007 graduating class of Lion Creek Crossings’ **Youth Digital Connections Program**, a program addressing barriers to technology adoption and use, spoke about the difference their participation has made in their lives. Other honored guests included **Ray Leon** representative of Council Member **Larry Reid**.


Golfers enjoyed a number of contests before and during the round. The winning overall foursomes or the day were: in 1st Place - **Jason Balance, Ron Galli, Fletcher Gustafson, and Robert Hatton**; in 2nd Place - **Rich Benson, Edward Chin, Dean Okamura and Douglas Shimada**; and in 3rd Place - **Chuck Chavez, Kim Chavez, Vance Verderame and Ben Wheeler**.

The four winning teams of the “Skins” contests were: 1) **Chuck Chavez, Kim Chavez, Vance Verderame and Ben Wheeler**, 2) **Peter Fong, Brian Garrett, Jim Hill and Wil Hobbs**, 3) **Blair Allison, Howard Carlson, Jim Farmer and Chuck Palley**, and 4) **Rich Benson, Edward Chin, Dean Okamura and Douglas Shimada**.

Brian Garret was the “\$10,000 Putt Finalist” and **Todd Ellinwood** won 1st Place in the “Putting” contest. **Dianne Richmond, John Evans, Kevin Williams and Tommy Edwards** all won a “Closest to the Pin” contest. The Long Drive for men winner was **Tommy Edwards**, and the women’s Long Drive winner was **Kim Chavez**. **Shirley Douglas** and **Ken Shin** were the winners in the “Straightest Drive” contest.

A special thanks to the 10th Annual Golf Tournament Committee members: **Robert Apodaca, Darlene Ayers-Johnson, Jeffrey Cheung, Judy Chu, Tommy J. Edwards, John Evans, David Gerry, Wil Hobbs, Victor Jin, Tad Lacey, Radziah Loh, Monique Thomas, David Tucker, Daryle L. Whyte,**



Kevin Williams, Scott Wink, Kimberly Winston, and Moe Wright for planning another successful tournament. 

The 10th Annual Golf Tournament would not have been possible without the generous support of our Sponsors:

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Madison Park Apartments Celebrates 100 Years

By Frances Rosario

The Madison Park Apartments is a handsome, five-story, 98-unit Edwardian style building located at 100 – 9th Street at Oak. An EBALDC property serving low income residents since 1995, the building was born from and shaped by two major bay area earthquakes.

Built by C.M. MacGregor in 1908 during the housing boom after the devastating 1906 Earthquake, it was then known for its grand scale. Designed for executive transplants from the East Coast, early advertisements claimed these apartments to be the largest and finest apartments west of Chicago. Notably, the Madison is also said to have housed a Speakeasy in its basement during Prohibition.

Eighty one years after its construction, the Madison Park Apartments was so damaged by the 1989 Loma Prieta Earthquake that the City of Oakland declared it uninhabitable. Tenants were allowed almost no time to extract their belongings and were forced to move immediately. Bay Area Rapid Transit (BART) purchased the building intending to demolish it and build new office space. However, historic

preservationists, housing organizations and community members fought for the preservation of the building as housing. With their effort and support, EBALDC was able to buy and restore the building as low and moderate income housing. Renovated without compromising its historic details such as its claw-footed bathtubs, the California Preservation Foundation awarded EBALDC its Design Award and the Madison is also listed on the National Registry of Historic Places.

Significant to Oakland, the Madison Park Apartments is one of the few remaining large wooden structures from the early 1900's available for housing. Currently all 98 units are fully subsidized through the Section 8 Moderate Rehabilitation Program requiring tenants to pay no more than 30% of their income on rent. Through EBALDC's Neighborhood and Economic Development programs, residents have the additional benefits of having social services, job training and senior programs on-site. 