

“Developing Opportunities by Connecting Communities”



EBALDC


Update

Summer 2009

The Newsletter of the East Bay Asian Local Development Corporation

Face painting, karaoke, balloons, barbequed chicken and warm weather were all part of the Grand Opening at Sausal Creek Homes on Sunday, May 17, 2009. The celebration welcomed first-time homebuyers and showcased the available homeownership opportunities in the 17-unit complex in Oakland’s San Antonio neighborhood.

For over a decade EBALDC has been helping East Bay residents become homeowners through its Individual Development Accounts program. It encourages and matches savings from participants to be used for the down payment of a house, education or small business development. EBALDC is working with first-time homebuyers with low and moderate incomes to purchase single-family houses at Sausal Creek Homes for as little as \$500 down. Two-bedroom, 1.5 bathrooms homes sell for \$195,000 and come with a washer and dryer, dishwasher, range, refrigerator, parking, a deck or backyard, and a ten-year home warranty.

For renters who are hoping to become homeowners, but are uncertain how to make that dream a reality, EBALDC will guide them through the somewhat intimidating process of purchasing a home, especially in these tough economic times. Prospective homebuyers can call the Sausal Creek Homes hotline at (510) 287-5472 or go to the website www.SausalCreekHomes.com. 

Sausal Creek Homes



Inside this issue

- 2 Executive Director’s Message
- 3 Return to Paradise
- 4 Faces of EBALDC
- 5 Pacific Renaissance Plaza
- 6 Tribute Campaign
- 7 Spark Point Center
- 8 Website Update



Farewell

By Lynette Jung Lee

I'm the kind of person who gets excited being in an airport – even if it is going to a meeting. It means being out of my usual routine and going somewhere where I will be in a different world for awhile. I'm now getting ready for another big journey in my life - leaving EBALDC, my world for almost 33 years, and embarking on a new adventure.

I gave notice to the EBALDC board two years ago that I would be retiring. The board wisely decided to retain Compass Point to work with a Transition Committee of the board and myself to plan a smooth transition. Both the board and the staff, especially the senior managers, have been amazing and willing to step up as we go through this process. I want to especially give appreciation to the Evelyn and Walter Haas Jr. Fund for not only providing us with general operating support for many, many years but also giving us Flexible Leadership Award grants that have enabled me, the board, and the senior managers to work with consultants and coaches to grow and become integrated as a true team.

Two years notice is a long time and some of you have thought that I have already retired but I am glad that we have taken the time to allow for the contingencies that inevitably happen. The board, with input from staff, is now getting ready to select the new executive director, and I look forward to introducing him/her to many of you before I leave.

How is EBALDC faring as I prepare to leave, especially during a time of national economic challenge? I am happy to say that EBALDC has followed many old sayings over the last three decades – “Work hard,” “Be careful with resources (both human, physical, and fiscal),” “Save for a rainy day,” “Be good to people, you never know when you will see them again.” And, “Be honest and do what you say you will do.” Following those sayings and staying close to our mission has led EBALDC to be in a solid position today, with a great staff and board, a good reputation and solid programs, and some reserves to help it through these economic uncertainties. The board of directors has just approved a three-year strategic plan that maps out some possible new geographic directions and program focuses. We are figuring out how to do more supportive housing well, working on acquiring and fixing-up apartment buildings that are in default or have been foreclosed on, doing due diligence for moving into areas of unmet need, especially for the Asian/Pacific Islander community, and exploring 501 (C)(3) bond financing.

What will I do when I leave EBALDC? A number of you know that I was born and raised in Hawaii. I plan to spend more time in Hawaii where my brother and sister and most of my relatives still live. I have also started volunteering with a coalition of churches to see if we can get more affordable

continued on page 3

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.

2009 BOARD OF DIRECTORS

Natalia Fanta Lawrence, Chair
Anita Rees, Co-Chair
Ted Dang, Secretary
John Benson, Treasurer
Brother Ayinde
Debra Chester
Karl Gusner
Kathryn Hoover
Roy Ikeda
J. Hadiah McLeod
Thomas Mishima
Felicia Scruggs-Wright
Yoshio Takakuwa
Dr. K. M. Tan
Rosalyn Tonai
Joanne Tornatore-Pili
Vien Truong

Lynette Jung Lee, Executive Director

UPDATE

Mark Baldwin, Editor

Contributors

Wanda Zhao, Faces of EBALDC

Terry Lim, Graphic Designer

Mark Baldwin, Dwayne Marsh,

Melissa Jenkins, Photographers

Coast Litho, Printing

East Bay Asian Local Development Corporation

310 Eighth Street, Suite 200

Oakland, CA 94607-4253

510-287-5353 tel

510-763-4143 fax

www.ebaldc.org

Here's your chance to say Aloha to Lynette Jung Lee as she bids farewell to EBALDC after 33 years of service to the East Bay. The 34th Annual Dinner will be transformed into a Luau with traditional Hawaiian food and entertainment to pay tribute to Lynette as she retires. The Dinner and Luau will be Lynette's last official event as EBALDC's Executive Director. Following her retirement she will be returning to her native Hawaii to assist a coalition of church groups with affordable housing development. We encourage you to join us as we say thank you to Lynette for her service, vision, leadership and commitment to promoting self-sufficiency among low income residents throughout the East Bay.

EBALDC is also providing community service awards to the United Way of the Bay Area and the S.H. Cowell Foundation for their profound contributions to community development and support of EBALDC's mission, programs, and operations.

Please consider sponsoring a table, placing a tribute ad, or purchasing tickets for this unique, fun, memorable event. Table sponsorships range from \$1,500 to \$25,000 and come with ten seats and varying benefits. Program Book Ads range from \$50 for an eighth-page ad to \$500 for a full-page ad. Standard tickets cost \$150 each; however, tickets for the staff of nonprofit organizations are \$75 each. Tickets can be purchased online on EBALDC's website at www.ebaldc.org, or directly from Lisa Wong. She can be contacted by telephone at (415) 665-1150, ext.1; by fax at (415) 665-1115, or email at lisa@wongway.net.

We hope to see you Friday, October 2, 2009 at Historic Sweet's Ballroom, 1933 Broadway in downtown Oakland starting at 5:30 p.m. Mahalo! 🍻

Join the Celebration



continued from page 2

housing built there. And like many new retirees, I want to take art classes and yoga and garden and slow down a bit.


Now is my turn to say a big THANK YOU! Thank you for supporting me and EBALDC, for being great partners in our mission to create and maintain community hubs for low income

people of color in Oakland and the East Bay. I am proud to be an Oaklander and I love this city! I will still be around from time to time. Please continue to give your love and care to EBALDC.

Much love and aloha,
Lynette



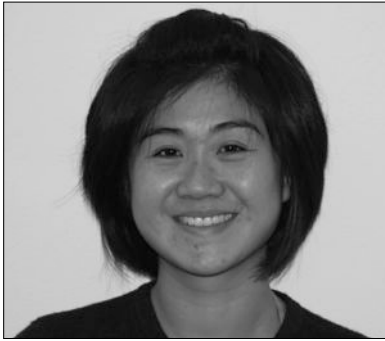
From left to right: **Mark Baldwin**, Director of Fund Development; **Carlos Castellanos**, Director of Real Estate Development; **Charise Fong**, Director of Neighborhood Economic Development; **Lynette Jung Lee**, Executive Director; **Mary Hennessy**, Director of Property Management/Iterim COO; **Mary Lucero Dorst**, Director of Asset Management; **La'Netha Oliver**, Director of Human Resources; and **Don Piyathaisere**, Chief Financial Officer.

Pictured above is EBALDC's senior management team. Collectively, they have 146 years of community development experience. In addition to the expertise they provide in administration, accounting, human resources, fundraising, real estate development, asset management, property management, and neighborhood economic development, they are all unique individuals who possess talents, interests and life experience which contributes to EBALDC's diversity. Can you match each senior manager with their special descriptor? The answers are at the bottom of this article. 

- | | |
|--|-----------------------|
| 1. Pen collector and a cigar aficionado | A. Mark Baldwin |
| 2. Former marathon runner and fencer | B. Carlos Castellanos |
| 3. Neighborhood Watch activist expecting third child | C. Charise Fong |
| 4. Photographer and painter of portraits and still life | D. Lynette Jung Lee |
| 5. Flunked a Hula class | E. Mary Hennessy |
| 6. 5th generation Berkeley resident | F. La'Netha Oliver |
| 7. Someone who bakes because they like precision and control | G. Don Piyathaisere |
| 8. Algonquin Indian who crafts wampum jewelry. | H. Mary Lucero Dorst |

1. (G); 2. (C); 3. (B); 4. (H); 5. (D); 6. (E); 7. (F); 8. (A)

Faces of EBALDC



Elaine Kam
Assistant Project
Manager
(Real Estate
Development)


When Elaine Kam's family immigrated to the United States, Elaine recalls that her parents had the feeling they didn't belong. Years later, while completing her undergraduate degree at UC Santa Cruz, Elaine discovered that the feeling was shared by the Asian Pacific Islander student population; 11% of the API students on campus felt a lack of community. These poignant realizations have ignited Elaine's drive to resolve API issues. For the rest of her time at UC Santa Cruz, Elaine did a lot of work to raise awareness, including serving as Asian Pacific Community Research Roundtable Conference Project Coordinator.

After school, the drive continued through Elaine's career. It has taken her all over California and then all the way to Washington D.C. At the U.S. Department of Housing and Urban Development, Elaine completed a governmental internship. She fondly recalled the first day she was in D.C., "I went to a John Kerry fundraiser and saw a lot of political figures. I met a lot of people during that time that I still stay in contact with."

When she returned to California, Elaine had a stint as an EBALDC intern. In the Real Estate Development

department, she assisted with the California Tax Credit Allocation Committee Application for Jack London Gateway, which at the time had yet to be built. At the end of the internship, Elaine returned to school to pursue a Masters in Urban Planning. Elaine confessed that she didn't really plan for this. It was on a visit to the University of Southern California that Elaine found Urban Planning to be really interesting and just the right avenue for her interest in community development.

Upon graduation, Elaine decided to forego other offers to take a job as an assistant project manager at EBALDC. She is now a project manager for Real Estate Development and just completed work on Jack London Gateway – the department and project she started with when she was an intern! Elaine has come full circle; having been involved in the meticulous application details in the beginning and now witnessing the grand end result. Elaine was exposed to and learned a lot of the many different aspects of the process of building up an EBALDC property. Reflecting on their uncanny relationship with Jack London Gateway, Elaine says, "It's great to see it really built. I have great appreciation for the building now." One of the things Elaine learned from this project was what to be aware of during the loan process. This is serving her well, as she is now working on the new 7-Directions permanent loan closing and gearing to work on the Pacific Renaissance renovation project.

At EBALDC, Elaine has found like-minded people who share her concern for API and other minority populations. "Work and business is done here. But there is a work difference. EBALDC still has an intimate feeling, we're closer knit here than at other organizations." 



Pacific Renaissance Plaza

EBALDC is now selling below-market rate condominium units in the Pacific Renaissance Plaza in the heart of Oakland Chinatown! These units are available for any buyers that earn below 100% of the Area Median Income, or \$80,350 for a household with three people. One-bedroom units in the building start as low as \$185,000, and two-bedroom units start at \$275,000. The Pacific Renaissance building is highly amenitized, and includes 24 hour security, a 15,000 square foot private terrace located on the third floor, assigned garage parking, on-site property management, easy access to the Oakland Public Library and local restaurants, a location that is just blocks away from BART, jobs and restaurants in Downtown Oakland, and recreation at Lake Merritt and Jack London Square. For more information, please visit www.PacRenBMR.com, or contact Metro Bay Realty at (510) 452-1927.

Lynette Jung Lee Tribute Campaign



How do you honor someone who has spent the past 33 years of their life helping others, building communities and neighborhood resources, growing and providing leadership to the East Bay's premier community development nonprofit? If you're Lynette Jung Lee and that nonprofit is the

East Bay Asian Local Development Corporation, you embark on a campaign to raise \$500,000 to increase access to technology, fund critically-needed resident services, establish an Emergency Loan program for EBALDC residents facing hard times, and launch innovative financial coaching programs.

To date, we have raised \$304,135 for the Tribute Campaign. Recently, Steve Oliver of Oliver & Company, made a \$60,000 challenge grant to support the Campaign. For every new contribution he will provide a 2:1 match. We need an additional \$12,075 in order to completely utilize the Oliver & Company challenge grant, and we are hoping you can help us make this goal.

Please access the Tribute Campaign webpage at www.ebaldc.org/tribute-campaign for more information or to make a donation. You can also contact Mark Baldwin, Director of Fund Development at (510) 287-5353, extension 343 to discuss all giving options. Or simply mail a check to us at: EBALDC, 310 8th Street, Suite 200, Oakland, CA 94607 and note that the donation is for the Tribute Campaign. Help us honor Lynette for all she has done for thousands of low income residents of the East Bay and help us prepare EBALDC for future opportunities, expanded services and organizational growth.

"I started at Community Economics about the same time Lynette began at EBALDC. From the beginning Lynette showed a broad vision of community development. She seemed committed to tackling difficult projects. Through her leadership, EBALDC has grown to a staff of 85. Although modest in demeanor, Lynette's passion is evidenced in every development EBALDC has created over the past 33 years. Her work has transformed the lives of thousands of low income people who have accessed support services, built assets and moved out of poverty. Lynette is leaving a legacy of profound accomplishment that many of us will try to emulate over the next decades." —Joel Rubenzahl—

TRIBUTE CAMPAIGN PLEDGE/ CONTRIBUTION LIST

CORPORATE/FOUNDATION	AMOUNT
Oliver & Company	\$60,000
Anonymous	\$50,000
Wachovia	\$45,000
Making Connections	\$25,000
Citi	\$25,000
Y & H Soda Foundation	\$20,000
Wells Fargo	\$15,000
Union Bank of California	\$7,500
Kaiser Permanente	\$5,000
Cahill Contractors	\$1,000
Alliance for West Oakland	\$500
Metro Bay Realty	\$500
Siegel & Yee	\$300
SUBTOTAL	\$254,800

INDIVIDUALS

\$5,000+

Yoshio Takakuwa
Rosalyn Tonai

\$2,500-\$4,999

Lynette Jung Lee
Dr. K.M. Tan

\$1,000-\$2,499

Victor Jin
Sun Hee Lee
Roy & Joanne Ikeda
Lydia Tan
John Benson
Serena Chen
John & Sharon Tastor

\$500-\$999

Catherine Merschel
David Fong
Stefani Komaru
Arnie Fong
Nicholas Targ/Holland + Knight
United Way
Neal Taniguchi
Mary Kathleen Hennessy
Carl Anderson
Arthur Chen/Peggy Saika
Leah Segawa
Warren Quin Seeto
Joshua & Ruth Simon

\$250-\$499

Michael Allison
Julie Chin & Warren Chiang
Ted Dang
Debra Chester
Danny Young & Maribel Bulnes
Vanitha Venugopal

\$100-\$249

Diane & Michael Omi
David Borgen & Sharon Moy
Pat Kernighan & Paul Gordon
Jane and George Collier
Brandon Lee
Karl Gusner
Wai Leung
Ener Chiu & Tiffany Eng

The Spark Point Center

A Comprehensive Approach to Meeting the Economic Needs of Local Residents

This spring the Lion Creek Crossing Community Center welcomed the addition of the SparkPoint Center, a collaborative of six nonprofits offering a range of services to LCC tenants and neighborhood residents. The Center is part of the larger 435-unit Lion Creek Crossings Complex (near the Coliseum BART Station) jointly developed by EBALDC, the Related Company of California, and the Oakland Housing Authority. The LCC SparkPoint Center is the pilot for a series of such centers sponsored by United Way of the Bay Area. A larger Center is being planned for the Eastmont Mall but it is possible that

United Way will maintain a smaller version of the Center at LCC. The six nonprofit partners are 1) United Way – coordination, data tracking and marketing; 2) EBALDC – Volunteer Income Tax Preparation and financial counseling; 3) Operation HOPE – financial counseling, homeownership and foreclosure counseling; 4) LIFE-TIME – education counseling, Individual Development Accounts, and benefits advocacy; 5) Workforce Collaborative – workforce development; and 6) Women’s Initiative for Self Employment – small business training. The City of Oakland also plays a role through the marketing and promotion of the Bank on Oakland program.

The Center is located at 885 – 69th Avenue, Suite 102, in Oakland. It is open Monday through Thursdays from 3 to 8 p.m. and on Fridays from 9 a.m. to 2 p.m. The phone number is (510) 969-8774. 📍

Felicia Scruggs-Wright
George & Grace Chin
Joanne Tornatore-Pili
Wendy & Peter Horikoshi
J. Hadiyah McLeod
Sarah Ishikawa
Alan Nakasato/Linda Okamoto
Johnnie Norway/Duke Crest-Field
Katie Davis
John Tornatore-Pili
Michael Schafer/Suzanne Van Houte
Mary & Peter Weinstein
Anita Rees
Dong Suh & Susan Park
Michael & Susan Coleman
Joani Blank

\$1-\$99
James Berdoll/Gladys Idelfonso
Karen Fong
Zachary Lopez
Ann Kawamoto
Anonymous
Anonymous
Shukuru Sanders
Deborah Taylor
Julie Liou & Sam Yang
Maureen Cadle

SUBTOTAL \$37,955

EBALDC EMPLOYEES

\$1,000-2499
Don Piyathaisere

\$500-999
Mark Baldwin

\$250-\$499
Charise Fong
Janice Yan

\$100-\$249
Anh Cam
Jade Chu
Thomas Lo
Kyle Lee
La’Netha Oliver
Frances Rosario
Lai Tang
Angela Fung
Karim Sultan
May Mui
Clifford Gatewood
Robin Smith
Wilson Pho
William Birdsall
Helen Chen

\$1-\$99
Su Rim

SUBTOTAL \$5,565

MATCH TO DATE \$5,565

EMPLOYEE/MATCH TOTAL \$11,130

TOTAL \$304,135




Citi representatives presented a \$25,000 check to EBALDC to help fund its Family Economic Success programs. From left to right: Mark Baldwin, Director of Fund Development; Lynette Jung Lee, Executive Director; Georgette Bhatena, Citi Community Relations Officer; and Damon Coakley, Citi Vice President and Relationship Manager.

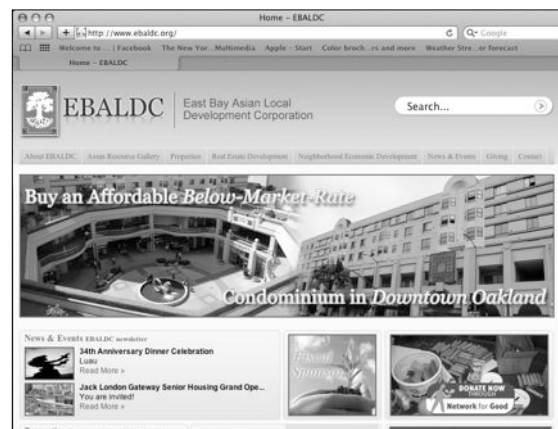


**East Bay Asian Local
Development Corporation**
310 Eighth Street, Suite 200
Oakland, CA 94607-4253

Nonprofit Org.
U.S. Postage
PAID
Permit No. 3741
Oakland, CA

Check Out the New and Improved EBALDC Website

Thanks to Kyle Lee, our IT Manager, EBALDC's website is chock full of pictures and information. Check it out at www.ebaldc.org. You can find out about affordable homes and condos for sale, apartments for rent, our financial economic success programs, upcoming events, and ways to support EBALDC. You can even download applications for our apartments and find out about income guidelines and eligibility requirements. 



www.ebaldc.org