

2017 Board of Directors of East Bay Housing Organizations (EBHO)

Natalie Bonnewit

Bonnewit Development Services

Phone: 510-325-3601

Oakland, CA

Natalie has worked in the field of real estate development since 1994 with direct experience developing permanent supportive housing since 1999. Her consulting practice began in 2006 and is based in Oakland, California. Bonnewit Development Services focuses on managing the affordable housing development process from conceptual design through project occupancy. Natalie specializes in supportive housing development, providing project management, owner's representative and capacity building services to a variety of service providers and non-profit affordable housing developers. She has expertise with occupied rehabilitations and housing for people who are homeless. Natalie also has expertise in organizational development with a focus on the absorption of new projects into an agency's existing infrastructure across multiple departments; and with military base reuse.

Ener Chiu (Vice President)

Commercial Planning and Services Manager

East Bay Asian Local Development Corporation (EBALDC)

Phone: 510-287-5353 ext. 338

Oakland, CA

Ener Chiu has been with EBALDC since 2004. He worked in Real Estate Development for nine years, where he successfully completed more than 375 units of affordable rental and ownership housing, along with clinic and childcare space, totaling more than \$130 million in total development costs. He was responsible for negotiating deal and partnership structures, securing financing and entitlements, managing contractors, and community relations. In 2014, he transitioned into a new role within EBALDC that focused on Commercial Planning and Business Support Services. In this role, he has been developing proactive strategic and financial plans for EBALDC's 300,000 square foot commercial real estate portfolio, which is comprised of ground floor retail space in mixed-use buildings, nonprofit office space, a shopping center, and community facilities. He has developed an introductory training curriculum for microenterprises which focuses on space planning and commercial leasing, and has managed tenant improvement planning and construction for small businesses and nonprofit tenants of EBALDC.

Stevi Dawson

EBHO Resident Leader

Phone: 510-915-8530

Stevi Dawson is member of EBHO and an active Resident Leader. She lives at St. Patrick's Terrace, a SAHA building, in West Oakland. She has been involved in the Resident and Community Organizing Program and EBHO's campaigns for over 2 years, including the Oakland budget, tenant protections, the Impact Fee, Boomerang Funds, the eviction moratorium and the Tenant Protection Act of 2016. One of the most important current campaigns is the MTC/ABAG Plan Bay Area process for determining the disposition of \$300 Billion from the Federal Government for regional transportation, infrastructure, land use and

population growth for the next 25 years – Stevi has been active with the 6 Wins coalition to reduce transportation and housing costs, along with reducing displacement through this process. Stevi has lived in the Bay Area for most of her life, raised her children in the Bay Area. She moved to Oakland three years ago, and considers it a perfect fit. Stevi will continue to speak out for Housing Justice in Oakland, Alameda County, California and everywhere that people need a safe, secure and healthy place to lay their head.

Kenneth Jones

Principal

Landis Development, LLC

Phone: (510) 868-2865

Oakland, CA

Mr. Kenneth N. Jones is a human rights activist, entrepreneur, and urban real estate development consulting professional. Mr. Jones is currently the Principal of Landis Development, LLC, a boutique development and consulting firm based on Oakland, CA. Working predominantly in minority and low-income communities, Mr. Jones has been involved in the fields of housing, community and economic development for the past 20 years. His leadership in a number of important initiatives surrounding affordable housing, urban infill, and transit-oriented and mixed-development has impacted the lives of thousands of families and individuals. He has worked with a variety of public and private clients throughout the Bay Area and the nation. He is also the author of an upcoming book, the Affordable Housing Development Memory Jogger, and the brainchild behind a new online service that will target the affordable housing development community.

Mr. Jones is a frequent guest lecturer on community and sustainable development at the University of North Carolina Chapel Hill MBA Program. Through this effort Mr. Jones was selected as part of a national team to evaluate the development potential and develop a master plan for Atlantic Beach, South Carolina. The Master Plan for Atlantic Beach centered on the theme of an entertainment and wellness destination. With the health disparities faced by many low-income communities, Mr. Jones has been a leader and staunch advocate for “healthy living” and sustainable development.

Mr. Jones graduated with a B.S. Degree in Business Administration from the University of California at Berkeley and is currently in the process of completing an Executive Master Program in Real Estate and Construction Management at the University of Denver.

Woody Karp

Senior Project Developer

Eden Housing, Inc.

Hayward, CA

Phone: (510) 247-8119

Woody Karp has been a developer with Eden Housing since 2001 and has developed over 600 units of affordable housing in Alameda and Contra Costa counties for low income seniors, families and people with disabilities. He was responsible for negotiating deal and partnership structures, securing financing and entitlements, managing contractors, and community relations. Recognizing that each development is unique and must address the needs of the

community and the future residents within the constraints of the limited financial resources available, Woody emphasizes community process that engages all stakeholders. Woody is a member of the California Bar and prior to coming to Eden, practiced law for 18 years with an emphasis in real estate and coverage litigation.

Lillian “Lilli” Lew-Hailer (Treasurer)
Director of Housing Development
MidPen Housing Corporation

Phone: (510) 426-5668

Foster City, CA

Lilli puts her passion for creating vibrant, sustainable, and inclusive communities into her role at MidPen where she leads a team that develops affordable housing communities throughout the greater Bay Area. At MidPen, Lilli has focused on the environmental and financial sustainability of the pipeline and portfolio. Her work at MidPen includes developing the highest GreenPoint-Rated multi-family community in California today, new construction and renovation projects in Alameda County, an array of complex financing structures, and much valued collaboration with in-house property management and services teams. During her 10 years in the housing field, Lilli has worked on over 2500 units of housing. Move-in day remains her favorite moment of every project. Prior to MidPen, Lilli held key positions at New Boston Fund, Inc. - where she developed real estate for a triple-bottom line equity fund - and BRIDGE Housing. Lilli has an M.S. in City Planning from MIT and a B.A. in Visual and Environmental Studies from Harvard University. She lives, eats, and plays in Oakland.

Amit Price Patel, AIA, AICP, LEED AP
Principal

SITELAB urban design

Phone: (415) 852-6940

Deeply committed to high-quality design for affordable housing, Amit C. Price Patel is passionate about creating spaces that support human connection. At David Baker Architects, Amit oversees the firm’s Urban Design Studio, leading teams for multifamily housing and urban planning projects and representing the firm nationally as a design resource. Amit has won or been on the winning teams of several international design competitions, and his writing has appeared in *Architect*, *Residential Architect*, *Places Journal*, and other architectural publications and online resources. Amit holds Masters Degrees in architecture and urban planning from the University of California, Berkeley.

Lena Robinson
Director of Community Development
First Republic Bank

Phone: (415) 248-8533

Oakland, CA

Before joining First Republic Bank in September 2016, Lena Robinson served as a regional manager in community development at the Federal Reserve Bank of San Francisco covering the area of northern California. In both roles, Lena has worked to increase investments and improve access to capital, credit and banking services for low-income communities and households in compliance with the Community Reinvestment Act. This objective is achieved in

part by providing technical assistance and training on successful initiatives and programs, convening key stakeholders to identify community development needs, and facilitating partnerships between financial institutions and community-based organizations. Outcomes from such partnerships may result in increased affordable housing and neighborhood revitalization; environments that promote better health, loans and training for small businesses; and expanded services and facilities that benefit low-income individuals.

Luis Rodriguez (Secretary)

Partner

Goldfarb & Lipman LLP

Phone: (510) 836-6336

Oakland, CA

Luis Rodriguez practices in the areas of community economic development and affordable housing. He provides legal advice to nonprofit entities and public agencies on matters involving affordable housing, property tax exemption, and the New Markets Tax Credit program. Luis also advises nonprofit entities on 501(c)(3) tax exempt and nonprofit corporate governance issues. Since graduating from the UCLA School of Law, Luis has focused his legal work on affordable housing and community economic development programs. He also has a Master's degree in Social Sciences, with an emphasis in Sociology, from the University of Chicago, and a Bachelor's degree in Sociology from UCLA. For the past 9 years, Luis has resided, worked and started a family in the East Bay.

Sister Marie Taylor (President)

President

Westlake Christian Terrace Resident Council

Phone: 510-986-0974

Oakland, CA

Sister Marie Taylor is an EBHO Resident Leader and member who lives in Westlake Christian Terrace in Oakland, an affordable housing senior property of Christian Church Homes. She has been active in EBHO's Resident and Community Organizing Program for four years, serving as a leader in EBHO's campaigns in Oakland including Broadway Valdez, Boomerang funding, and now in our housing impact fee campaign. Sister Marie brings over 40 years of experience as a community leader, program administrator, and educator in Oakland. As President of Westlake Christian's Resident Council for four years, Sister Marie currently organizes and leads residents to become advocates for affordable housing and tenants' issues in Oakland.

Prior to her work with resident organizing, Sister Marie served as the Associate Pastor at St. Benedict's and worked extensively with the Catholic ecumenical community in East Oakland to improve living conditions for East Oakland residents. She was the Director of Community Based Services of the Catholic Youth Organization, where she directed a number of community services programs. She has also served as Executive Director of the National Black Sisters Conference, an organization that brings together black Sisters across the US for spiritual and justice-related activities. Along with her social justice work in the Catholic Church, Sister Marie also worked as a Special Assistant to former Oakland Mayor Elihu Harris

and a Program Development Specialist for Alameda County Supervisor Mary King. Drawing on her diverse background in community advocacy, Sister Marie serves as the current Board President of Oakland Citizens Committee for Urban Renewal (OCCUR), where she continues to direct the design and implementation of community programs and services for low-income communities in Oakland.

Liz Varela

Executive Director

Building Futures with Women and Children (BFWC)

Phone: 510-357-0205 x.202

San Leandro, CA

Liz is the Executive Director of Building Futures with Women and Children ("Building Futures"), a San Leandro-based social services agency providing a continuum of care--from crisis intervention to housing--for Alameda County residents. Under her leadership, Building Futures has become a county leader in ending homelessness and domestic violence in the lives of those they serve. Each year, the agency's two homeless shelters lead the county in rates of linking shelter residents to permanent housing; its supportive housing site and rapid re-housing program has also been recognized for superlative outcomes. The agency touches the lives of 10,000 each year through a 24-hour crisis line, two homeless shelters, a domestic violence safe house, domestic violence outreach services, a supportive housing site, and a housing assistance program. Building Futures' mission is to build communities with underserved women and children where they are safely and supportively housed, free from homelessness and family violence.

Ellen Wu

Executive Director

Urban Habitat

Phone: (510) 839-9510 x305

Ellen Wu is the Executive Director of Urban Habitat, whose mission is to democratize power and advance equitable policies to create a just and connected Bay Area for low-income communities and communities of color. Urban Habitat works to equalize transportation investments and stabilize communities, as well as train low-income communities and communities of color to participate in land use planning, housing, and transportation decisions. Previously Ellen was the Executive Director of the California Pan-Ethnic Health Network, a statewide health advocacy organization. She is on the City of Oakland's Office of Parks and Recreation Commission. She received her Master's in Public Health from UCLA.