

A Tour of Affordable D Housing Developments

The new generation of affordable housing is green—it's environmentally sustainable and it features the highest-quality architecture and design. These developments are well-managed and maintained, providing valuable services and amenities for residents and the surrounding neighborhood and creating vibrant, healthy communities. The following profiles of recently built or rehabilitated properties provide just a few examples of how local non-profit developers are investing in communities. Take a look for yourself!

East Leland Court – Mercy Housing California

555-2571 East Leland Road, Pittsburg, CA 94565, Contra Costa County

NEWLY DEVELOPED PROPERTY

Completion Date: May 2009

Financing Package: Redevelopment Agency of the City of Pittsburg, County of Contra Costa (HOME), Citi Community Capital, U.S. Bancorp Community Development Corporation, Federal Home Loan Bank-Affordable Housing Program, State of California Housing & Community Development Department (Prop 46), California Tax Credit Allocation Committee, California Debt Allocation Committee.

Architect: Van Meter Williams Pollack

Contractor: James E. Roberts Obayashi Corporation

Type of Housing: Family

East Leland Court is a 63-unit development serving very low and extremely low-income families by offering three- and four-bedroom units at affordable, regulated rents. The property is an infill site located between two market-rate apartment complexes and across the street from Los Medanos Community College. The building incorporates numerous green features, including green design, materials, construction techniques and appliances. Landscaping includes a high-efficiency irrigation system, drought-tolerant plants and drought-resistant soil. The development also has bike racks and provides green household items to the residents. The building's location—directly across from a community college—offers many opportunities both for the residents and the college. East Leland has a childcare center and tot lot, outdoor courtyards, parking, a laundry room, community room, computer room and property management offices. The staffing includes a property manager, maintenance person and a resident services coordinator. Additionally, First Baptist Head Start program is located at the property, serving both residents and the greater community. Offering this amenity was a high priority for the City of Pittsburg, since the community has historically lacked adequate affordable childcare.



Photo by Keith Baker



The Orchards on Foothill – Affordable Housing Associates

2719 Foothill Blvd, Oakland, Alameda, California 94601, Alameda County

NEWLY DEVELOPED PROPERTY

Completion Date: October 2008

Financing Package: 9% federal and state tax credits, Wells Fargo construction and permanent loans, City of Oakland Redevelopment Agency and HOME loans and grants from NCCLF and the FHLB Affordable Housing Program

Architect: Pyatok Architects

Contractor: J.H. Fitzmaurice, Inc.

Type of Housing: Senior

Located in Oakland’s Lower San Antonio District, close to the Fruitvale Transit Village, the Orchards on Foothill transformed a vacant industrial property on one of Oakland’s primary transit corridors into 65 apartments for very low-income seniors. The building is located near services and includes universal design

features that are adaptable to residents with disabilities. The building’s layout includes a variety of common interior and outdoor spaces where both casual and organized social activities can take place. The spacious lobby and mailbox area allows residents to wait for transit or sit and enjoy the neighborhood, while the large outdoor terrace has seating areas and an array of fruit trees and native plants. Residents can also plant their own small gardens in the community vegetable beds. The Orchards includes many green features which enable it to operate efficiently and minimize its environmental impact, including photovoltaic solar panels that power the common area energy load.



Oxford Plaza – Resources for Community Development

2175 Kittredge Street, Berkeley, CA 94704, Alameda County

NEWLY DEVELOPED PROPERTY

Completion Date: February 2009

Financing Package: City of Berkeley Housing Trust, City of Berkeley Redevelopment, County of Alameda, CalHCD MHP, Tax Credit Investor (Enterprise), General Partner Equity, Foundation Grants, Enterprise Green Communities, Home Depot, Local Initiatives Support Corporation, Surdna Foundation, Wells Fargo Permanent Loan, AHP / Far East Bank

Architect: WRT Soloman ETC - Dan Soloman

Contractor: Cahill Contractors, Inc.

Type of Housing: Family, Special Needs

Oxford Plaza is an exciting new development with 97 apartments for very low and low-income individuals and families. This dynamic mixed-use downtown complex includes the world-class David Brower Center, a green office space and hub for Bay Area environmental non-profits. Within walking distance of BART, UC Berkeley, public schools, the library, YMCA, the farmers’

market, retail stores, restaurants and a growing arts district, Oxford Plaza is an architecturally striking example of high-density, urban infill development. It pushes the envelope of affordable green building with its design, materials and energy-efficient systems, which conserve energy and resources and provide residents with energy savings and excellent indoor air quality. RCD provides resident services, including programs for children and youth as well as computer and job search training. An active community garden club serves Oxford residents and the surrounding neighborhood. The property also provides residents with a street-level garage and a reserved City CarShare space. Oxford Plaza won the 2009 Association of Bay Area Governments Growing Smarter Together Awards for Urban Design and also earned a GreenPoint Rating by Build It Green.



Saint Patrick's Terrace – Satellite Housing

1212 Center Street, Oakland, CA 94607, Alameda County

RECENTLY REHABILITATED

Completion Date: October 2009

Financing Package: US Department of Housing and Urban Development, California Department of Housing and Community Development Multi-family Housing Program, City of Oakland, Citibank, Federal Home Loan Bank of San Francisco Affordable Housing Program.

Architect: Gelfand Partners Architects

Contractor: Fine Line Construction; Financial Consultant: California Housing Partnership; Legal: Goldfarb & Lippman

Type of Housing: Senior

Saint Patrick's Terrace provides affordable housing paired with comprehensive supportive service programs to 81 very low-income seniors in West Oakland. Satellite Housing developed St. Patrick's in 1972 and has operated it successfully as a HUD Section 236 property for the past 38 years. In 2009, the property

underwent green rehabilitation and refinancing, which modernized the building and helped revitalize the surrounding community. By reinvesting in the property, Satellite has worked to make sure St. Patrick's remains a great place to live and a lasting pillar in its community. St. Patrick's has been retrofitted with a second elevator to help improve building accessibility, energy-efficient windows and doors, additional community and administrative areas, photovoltaic solar panels and other green features and updated architectural and interior designs. Additionally, every residential unit in the property was completely renovated. Satellite hopes that the green rehab of St. Patrick's will help spur further efforts throughout the housing industry to go green while preserving older HUD properties.



Walker Landing – Eden Housing, Inc.

1433 North Lane, Hayward, CA 94545, Alameda County

NEWLY DEVELOPED PROPERTY

Completion Date: June 2008

Financing Package: Funders included U.S. Bank, CDLAC, HCD MHP, HCD NSSS, FHFB of SF AHP, City of San Pablo Redevelopment Agency, Contra Costa County CDBG, Contra Costa County HOME, U.S. Environmental Protection Agency Brownfields Grant, National Equity Fund, Contra Costa County Housing Authority Project-Based Voucher Program, EBALDC Equity

Financial Consultant: Community Economics, Inc.;

Architect: KTG Group, Inc.

Legal: GCA Law Partners, Joyce Hiyama Glatt, Gubb and Barshay

Contractor: L&D Construction, Inc.

Type of Housing: Family and Special Needs

Walker Landing is an affordable housing development with 78 apartments serving low-income families in Hayward. Built as a result of the City of Hayward's flexible inclusionary housing policy, Walker Landing stands as an innovative solution to providing needed affordable housing in the context of limited government resources. The development includes nine

apartment buildings arranged around three courtyards with outdoor seating, play areas and barbeque/picnic areas. The community room and computer learning center offer resident activities and programs provided by Eden Housing's resident services team. Designed and constructed to be more energy- and water-efficient than required by code, Walker Landing includes many green features. The building process minimized demolition and construction waste and created a tight, well-insulated building envelope, using optimal-value engineered wood framing, durable and healthy flooring and finishes, water-efficient and climate-appropriate landscaping, and natural shading and ventilation to keep units cool. Its inviting design respects the single-story context of the surrounding neighborhood. Situated on the site of an abandoned pickle plant, Walker Landing enhances and revitalizes the community with its scale, high-quality design and attractive landscaping.



Jack London Gateway – East Bay Asian Local Development Corp.

989 Brush Street, Oakland, CA 94607, Alameda County

NEWLY DEVELOPED PROPERTY

Completion Date: June 2009

Financing Package: Silicon Valley Bank, Union Bank, City of Oakland, Federal Home Loan Bank of San Francisco, Alameda County Source Reduction and Recycling Board, Oakland Housing Authority, Bay Area LISC, Evelyn and Walter Haas Jr. Foundation

Architect: SGPA Architecture and Planning

Contractor: Branagh, Inc.

Type of Housing: Senior

Jack London Gateway (JLG) Senior Housing provides 61 units of affordable senior housing as part of a mixed-use development that infills an underutilized neighborhood shopping center parking lot at Jack London Gateway Plaza. The JLG Senior Housing complex is a four-story building that provides one- and two-bedroom apartments and a 10,000 square-foot courtyard on a 0.9 acre lot. JLG Senior Housing scored the highest

GreenPoint Rating ever for multifamily buildings (167 points), thanks to its green construction techniques and practices. The building’s green features include solar-powered common areas and hot water heating, an energy efficiency rating 30% above California Title 24 standards, low-VOC interior paints and interior flooring, energy-efficient appliances and water-saving toilets and landscaping. Serving residents with an average annual income of \$11,000, JLG Senior Housing integrates critically-needed housing for the aging population with a shopping center that provides important basic goods and services. Developed with strong community participation, the development helps to address historic health disparities faced by the residents of West Oakland.



Montego Place – Satellite Housing

180 La Casa Via, Walnut Creek, CA 94598, Contra Costa County

NEWLY DEVELOPED PROPERTY

Completion Date: October 2009

Financing Package: US Department of Housing and Urban Development, City of Walnut Creek, County of Contra Costa, The Mechanics Bank, Federal Home Loan Bank of San Francisco

Architect: Kodama Diseno Architects

Financial Consultant: Community Economics

Contractor: Segue Construction

Legal: Gubb & Barshay

Type of Housing: Senior

Montego Place is Walnut Creek’s newest affordable senior housing community. Funded under HUD’s Section 202 program—in collaboration with the City of Walnut Creek, Contra Costa County, the Federal Home Loan Bank and the

Mechanics Bank—the property provides 33 brand-new units of rent-subsidized, service-enriched housing for extremely low-income seniors. Montego Place is located adjacent to the John Muir Medical Center and next to Satellite’s existing Casa Montego housing development. Montego Place integrates seamlessly into a steeply-sloping site that was once considered undevelopable while preserving stunning views of Mt. Diablo and the surrounding landscape. On-site services, activities and free van transportation provide residents with the opportunity to age in place at Montego Place and thrive in their new home.

Shinsei Gardens – Resources for Community Development

401 Willie Stargell Avenue at Coral Sea Street, Alameda, CA 94501, Alameda County

NEWLY DEVELOPED PROPERTY

Completion Date: October 2009

Financing Package: City of Alameda, CalHCD MHP, Tax Credit Investor – NEF, General Partner Equity, Citibank Permanent Loan, County Alameda, Stop Waste. Org, Home Depot Foundation, Bay Friendly Landscaping

Architect: Mikiten Architecture

Contractor: Branagh, Inc.

Type of Housing: Family, Special Needs

Shinsei Gardens Serviced-Enriched Housing is a stunning new residential development serving low-income families and providing permanent housing for formerly homeless veterans with special needs on a former naval base in the city of Alameda. Located just a short distance from Alameda Community College, the development is also situated near an elementary school, a park, public transportation, stores and other community resources. The 39-apartment complex comprises four separate two-story buildings which are organized around a large central courtyard with passive green space and an active children's play area. Using universal design applications, the project offers equal access to all residents and visitors. Residents enjoy well-integrated indoor and outdoor spaces and benefit from the use of green building materials and practices. Shinsei Gardens is GreenPoint Rated and a candidate for the US Green Building Council's highest certification, LEED Platinum, in the multifamily residential category. To date, Shinsei Gardens is the only LEED Platinum multifamily development in the East Bay.



Good Neighbors Today and for the Future...

Non-profit affordable housing developers are building healthy, sustainable communities. Residents enjoy high-quality, professional property management, committed on-site staff and valuable services and amenities to meet the diverse needs of each community.

Asset management is also a critical aspect of developing and preserving affordable housing for the long term. Asset management ensures that affordable properties remain in excellent condition for

the residents and the surrounding neighborhood, addressing not only the physical health of occupied buildings but also their financial health, with the goal of serving residents at affordable rents for decades to come. Non-profit developers continue to build and upgrade properties to a higher-quality standard than the private rental market in order to sustain their investment in the building—and its residents—today and for the future.

Non-Profit Developers & Service Providers

Below is a list of non-profit affordable housing developers and service providers working in Alameda and Contra Costa counties. These community-based organizations construct and manage affordable housing and provide services..

Non-Profit Housing Developers

Abode Services/Allied Housing

40849 Fremont Boulevard
Fremont, CA 94538
(510) 657-7409
www.abodeservices.org/index.html
(510) 979-2003
www.abodeservices.org/allied.html

Affordable Housing Associates (AHA)

1250 Addison Street, Suite G
Berkeley, CA 94702
(510) 649-8500
www.ahainc.org

Alameda Development Corporation

851 West Midway Avenue
Alameda, CA 94501
(510) 523-4460

BRIDGE Housing

345 Spear Street, Suite 700
San Francisco, CA 94105
(415) 989-1111
www.bridgehousing.com

Christian Church Homes of Northern California

303 Hegenberger Road, Suite 201
Oakland, CA 94621
(510) 632-6712
www.cchnc.org

Community Development Corporation of Oakland

5636 Shattuck Avenue
Oakland, CA 94609
(510) 428-9345
www.cdcoakland.org

Community Housing Development Corporation of North Richmond (CHDC)

1535-A Third Street
Richmond, CA 94801
(510) 412-9290
www.chdcnr.com

EAH Housing

2169 East Francisco Blvd, Ste B
San Rafael, CA 94901
(415) 258-1800
www.eahhousing.org

East Bay Asian Local Development Corporation (EBALDC)

310 Eighth Street, Suite 200
Oakland, CA 94607
(510) 287-5353
www.ebaldc.org

East Oakland CDC

1406 Seminary Avenue
Oakland, CA 94621
(510) 569-8231

Eden Housing

22645 Grand Street
Hayward, CA 94541
(510) 582-1460
www.edenhousing.org

Habitat for Humanity East Bay

2619 Broadway
Oakland, CA 94612
(510) 251-6304
www.habitatetb.org

Housing Consortium of the East Bay

1736 Franklin Street, 6th Floor
Oakland, CA 94612
(510) 832-1315
www.hceb.org

Lutheran Social Services of Northern California

988 Oak Grove Road
Concord, CA 94518
(925) 825-1060
www.lssnorcal.org

Mercy Housing California

1360 Mission Street, Suite 300
San Francisco, CA 94103
(415) 355-7100
www.mercyhousing.org/
MenuLocation.aspx?LocationID=1

Mid-Peninsula Housing

303 Vintage Park Drive, Suite 250
Foster City, CA 94404
(650) 356-2900
www.midpen-housing.org

Northern California Land Trust

3122 Shattuck Avenue
Berkeley, CA 94705
(510) 548-7878
www.nclt.org

Resources for Community Development (RCD)

2730 Telegraph Avenue
Berkeley, CA 94705
(510) 841-4410
www.rcdev.org

Satellite Housing, Inc.

1521 University Avenue
Berkeley, CA 94703
(510) 647-0700
www.satellitehousing.org

The Unity Council

1900 Fruitvale Avenue, Suite 2A
Oakland, CA 94601
(510) 535-6900
www.unitycouncil.org

Non-Profit Housing Service Providers

Alameda Point Collaborative

677 West Ranger Avenue
Alameda, CA 94501
(510) 898-7800
www.apcollaborative.org

Anka Behavioral Health, Inc.

1850 Gateway Boulevard, Suite 900
Concord, California 94520
(925) 825-4700
www.ankabhi.org



Bay Area Community Services (BACS)

1814 Franklin Street, Fourth Floor
Oakland, CA 94612
(510) 613-0330
www.bayareacs.org

Berkeley Food and Housing Project

2140 Dwight Way
Berkeley, CA 94704
(510) 649-4966
www.bfhp.org

Bonita House, Inc.

6333 Telegraph Avenue, Suite 102
Oakland, CA 94609
(510) 923-1099
www.bonitahouse.org

Building Futures with Women and Children

1395 Bancroft Avenue
San Leandro, CA 94577
(510) 357-0205
www.bfvc.org

Building Opportunities for Self Sufficiency (BOSS)

2065 Kittredge Street, Suite E
Berkeley, CA 94704
(510) 649-1930
www.self-sufficiency.org

Contra Costa Interfaith Housing

978 2nd Street, Suite 240
Lafayette, CA 94549
(925) 299-1067
www.ccinterfaithhousing.org

East Bay Community Recovery Project

2551 San Pablo Avenue
Oakland, CA 94612
(510) 446-7100
www.ebcprp.org

East Oakland Community Project

7515 International Boulevard
Oakland, CA 94621
(510) 532-3211
www.eocp.net

Family Emergency Shelter Coalition (FESCO)

21455 Birch Street, Box 5
Hayward, CA 94541
(510) 886-5473
www.fescofamilysHELTER.org

First Place for Youth

519 17th Street, Suite 600
Oakland, CA 94612
(510) 272-0979
www.firstplaceforyouth.org

Rubicon Programs

2500 Bissell Avenue
Richmond, CA 94804
(510) 235-1516
www.rubiconprograms.org

SHELTER, Inc.

1815 Arnold Drive
Martinez, CA 94553
(925) 335-0698
www.shelterincofccc.org

Volunteers of America Bay Area

1601 Harbor Bay Parkway, Suite 150
Alameda, CA 94502
(510) 473-0500
www.voaba.org

The Many Faces of Affordable Housing

Meet the families and individuals who live in affordable homes developed by East Bay non-profit organizations. They reflect the vibrant, diverse and inclusive communities where they live. These inspiring people share their stories about how affordable housing has benefited their lives and strengthened their families and communities—and how they are giving back.

Asia Barrow Mi Casa, Concord – Transitional & Supported Housing for Transition Age Youth by Lutheran Social Services

Unfortunate events early in Asia's life led her to spend six years in foster care, moving from place to place for most of her teen years. When she turned 19, Asia emancipated from the foster care system. However, she immediately found herself with no option but to move temporarily into a friend's place where a constant stream of people came in and out of the two-bedroom apartment. Living in a house full of activity, people and noise, Asia was unable to take the steps needed to get her life on track.

With the help of her Independent Living Skills Program (ILSP) social worker, Asia applied for Lutheran Social Services' Mi Casa Transitional Housing Program for Emancipated Youth in Concord and was accepted in 2009. This two-year program provides Asia and five other emancipated youth with on-site

social workers who guide them towards becoming self-sufficient adults. Providing both the independence Asia needs to feel like an adult and the structure she needs to get on a positive path, the program at Mi Casa has helped Asia turn her life around.

Asia has found a job and has also recently started attending classes at Diablo Valley College. Asia is taking a Career Exploration class which is introducing her to different possibilities and helping her preparing herself for the future. Best of all, she has a community of friends at Mi Casa with whom to experience this new journey. Now, armed with dreams of attending college at UC Berkeley, Asia says, "The doors for my future are now open. They worked with me to guide me onto the right path and have made it possible for me to succeed."



"The doors for my future are now open. They worked with me to guide me onto the right path and have made it possible for me to succeed."

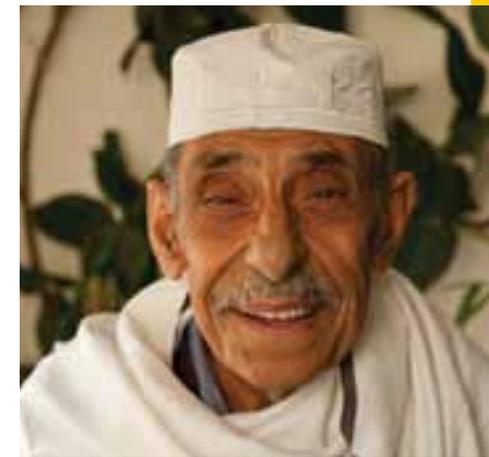
Azizullah Hadaf Avelina Village, Fremont – Senior Housing by Mid-Peninsula Housing

Mr. Azizullah Hadaf has lived decades of his life on the stage, sharing his charisma and wonder at the depth of human emotion with others. Born in Afghanistan, Mr. Hadaf's acting career began when he was recruited by a director on a seemingly normal day in his 21st year. From that day on, Azizullah spent years filming over 30 movies and performing in numerous plays—a career that made him one of Afghanistan's most beloved actors.

Azizullah's time in his native country was cut short when an Afghan rebel group threatened him after the opening of a play (directed by Mr. Hadaf) in which one of the actresses' ears was not covered. His life in danger, Azizullah fled to Moscow, where he lived for five years, and then to Uzbekistan, all the while continuing to act. Finally in 1997 he was sponsored by an

Afghan acting company and allowed to immigrate to the United States, a blessing that allowed Azizullah to finally be close to the rest of his family.

After spending years living in his brother's living room, Azizullah was told that he had won a lottery for an apartment in Mid Peninsula Housing Coalition's Avelina Village in Fremont. Now, Mr. Hadaf enjoys the privacy of his own space—a space that is quiet, clean and safe. His friends tell him he "lives like a millionaire" with a beautiful home that overlooks the green hills of Fremont. Retired now, Mr. Hadaf remains a bright and engaging spirit who spends his time mentoring young people who want to act. He lives a peaceful life and says, "Of all the places in this world I have traveled to and live, I finally feel rested and at home."



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"It's not enough to just live in and own your own house. We belong to a larger neighborhood and community."

Teshome Yadete & Simgne Yirdaw Edes Avenue, Oakland – By Habitat for Humanity East Bay

Since immigrating to the United States from Ethiopia, the Yadete/Yirdaw family has wanted to own their own home and be part of a close-knit neighborhood. After hearing about Habitat for Humanity's programs from a friend, they immediately applied to the program. In 2008, following years of waiting, Teshome and Simgne received the call that changed their lives.

Teshome immigrated to the States in 1992 to pursue higher education. After receiving a degree in industrial technology and electrical design, Teshome returned to Ethiopia in 2001 to marry Simgne and bring her with him to live in the Bay Area. Together with their newborn son, Barnabas, they lived in a small apartment in Oakland, where their activities were restricted by thin walls and neighbors who complained at every disturbance. Unable to find another affordable home, they simply lived their lives under constant restraint.

With the aid of Habitat for Humanity, not only are the Yadete/Yirdaws homeowners, but they can also proudly say they helped lay the very foundations upon which their new home was built. Teshome says, "I didn't believe it when they told me I could become a homeowner." Now, they live in a beautiful two-bedroom house in a nice neighborhood in Oakland where they can move about freely in a space that is their own. Recognizing that owning their home was only made possible by the help of many others and thankful to all those who donated their time and money, Teshome and Simgne actively try to encourage this sense of mutual community at their own church. As Teshome says, "It's not enough to just live in and own your own house. We belong to a larger neighborhood and community."



"Every day I feel better and better about living here. I need people who are happy around me and this place provides that."

Bertha "Belle" Owens Helios Corner, Berkeley – Senior Housing by Satellite Housing, Inc.

At 101 years old (and nearing 102), Bertha Owens has seen her share of life's challenges. Through it all, she has remained undaunted and continues to embody her nickname "Belle."

Belle spent the majority of her life working in the fashion industry and was the first African-American to be hired by fashion legend Neiman Marcus. She retired to the Bay Area and lived with her sister in the second story of a house. After an unfortunate accident on their steps, her sister was injured and eventually passed away. Just months later, Belle lost her son and was subsequently diagnosed with cancer. After a miraculous recovery, Belle was left to deal with the suffering of losing two of those closest to her. As Belle says, "I didn't know what I was doing or where I was going to go. I was so confused and I felt so alone."

Needing a new place to live, Belle wanted to make sure she would feel safe and at home. With the help of friends, she moved into Satellite Housing's Helios Corner Senior Housing in Berkeley when it first opened. Now, Belle overflows with joy as she talks about the helpful staff, the kind neighbors and the beautiful accommodations which she now calls home. Like a family, the staff and residents gathered to celebrate Belle's 100th birthday together, filling the day with laughter. Belle says, "Every day I feel better and better about living here. I need people who are happy around me and this place provides that." Truly a beautiful spirit who loves people, Belle is ever ready with a smile and her willingness to share the joy of a good home with those around her.

Kathy and Carlton Colbert Camellia Place, Dublin – Family Housing by EAH Housing

Before the Colbert family's luck turned and they received the last three-bedroom apartment available at EAH Housing's Camellia Place in Dublin, they lived with their three children in a small apartment in a dangerous neighborhood. Owned by a slumlord, their apartment was overrun with mold, leading to multiple bouts of pneumonia. Alongside health risks, the surrounding neighborhood was high in crime and the family frequently heard gunshots—confining the Colberts to the tight quarters of their two-bedroom apartment.

When Carlton and Kathy heard about the opening at Camellia Place in 2007, they jumped on the opportunity. With easy access to public transportation, good schools and a secure neighborhood, this new home has allowed the Colberts to start a new chapter in their family's life.

Once unable to have family dinners due to lack of space, the Colbert family now shares dinnertime together—a new tradition

reflecting their renewed sense of family and community. Serene, 13, and Jonathan, 12, can walk in their neighborhood without fear. Jonathan, the most outgoing of the three children, has many friends in the complex, all of whom enjoy the playground located in Camellia Place's courtyard. Kathy, a full-time mother, has neighbors who help her with her youngest, Jeremiah—an autistic three-year-old who needs specialized care. Carlton's business has also exponentially expanded since the move. As Kathy says, "Everything in our lives has fallen into place after moving. Before, I had a place that was affordable but we lived under horrible circumstances. Now, I first and foremost have a wonderful home but it's also a place I can afford."



"Everything in our lives has fallen into place after moving. Before, I had a place that was affordable but we lived under horrible circumstances. Now, I first and foremost have a wonderful home but it's also a place I can afford."

Tina McClain McKinney Linkages, Fremont – Supported Jobs/Housing Program by Abode Services

Tina McClain and her three children—Leahnideas, 15; Timothy, 13; and Krystal, 10—were separated due to difficult circumstances. They first became homeless after their mobile home caught on fire. Subsequently, they were evicted from a two-bedroom apartment after a cosigner backed out of the lease and left them trapped with an apartment they couldn't afford.

With her credit tarnished, Tina was unable to find an affordable home and resorted to moving her family from shelter to shelter. In 2004, Tina's children were taken away and put under the care of relatives. It was then that Tina realized she needed to get on the path towards stability if her family was ever to be reunited. Through Abode Services' McKinney Linkages Program, Tina worked diligently on her recovery and began working towards a clinical medical assistant degree. The final step to reunification was to obtain stable housing, which the program helped her find in July of 2008.

Reunited, the McClain family is thriving in a two-bedroom apartment in Union City. With good schools nearby and a safe neighborhood to grow up in, Leahnideas, Timothy and Krystal are happy to be back at home with their mom. Tina herself feels renewed hope and confidence. She says, "I never thought I was smart enough to get a degree but having an affordable home allowed me to go to school and discover I could do it. I can raise my family and take steps towards a better future for all of us." Now, Tina works with the Alameda County Social Services Agency's Parent Leadership Team. She provides expertise to social service agencies as a mom who has successfully reunified her family, and she mentors parents who are in the process of reunification. Tina says, "I want to give back what was freely given to me."



"I never thought I was smart enough to get a degree but having an affordable home allowed me to go to school and discover I could do it. I can raise my family and take steps towards a better future for all of us."



“Art gets me moving and going and thinking and I found it through the help of this place. Now, not only do I have a place where I get to be on my own, but I also have the chance to get out into the world and be active in it.”

David Albertsen Lincoln Oaks Apartments, Fremont – Supportive Housing by Housing Consortium of the East Bay

David Albertsen was one of the first tenants to move into HCEB and Satellite Housing’s Lincoln Oaks apartments in Fremont when it opened in 2006. Containing 11 units of independent living apartments for people with disabilities, Lincoln Oaks has transformed David’s life, setting it on a path of independence and self-discovery.

Prior to moving into Lincoln Oaks, David was living in a one-bedroom apartment with his mom and brother. With very little room for the three of them, there was certainly no room for David to learn to live as an independent adult. Now, at 25, David is living on his own for the first time and has formed tight-knit relationships with fellow Lincoln Oaks residents—and he has uncovered his love for art.

It was the management at Lincoln Oaks who first noticed David’s artwork in a corner of his room. The discovery led the manager to connect David to Creative Growth Art Center in Oakland—an art center that serves adult artists with developmental, mental and physical disabilities. Creative Growth has taught David an array of art skills including cooking, ceramics, wood work, sewing and painting. “Art gets me moving and going and thinking and I found it through the help of this place. Now, not only do I have a place where I get to be on my own, but I also have the chance to get out into the world and be active in it.” Before, on any given afternoon David could be found at home watching TV by himself. He can now be found happily creating art pieces that frequently headline Creative Growth’s art shows, and he’s fast becoming a renowned artist.



Shi Rui and Qi Kuan have found more than just a safe space to call home; they have also found purpose and community.

Shi Rui Shen & Qi Kuan Chen Jack London Gateway, Oakland – Senior Housing by EBALDC

In 1998, Shi Rui Shen immigrated to the United States from China without her husband to help care for her daughter’s newborn son. Acting as a caretaker during the day and working in a restaurant at night, Shi Rui labored strenuously to survive. Following years of separation, Shi Rui’s husband, Qi Kuan Chen, was finally allowed to join his wife in the United States in 2005.

The reunited couple moved into a house shared by many other people, which made it impossible to have any sense of personal space. Unable to stand the overcrowded situation, they moved into a small studio. They worked multiple jobs, but were still barely able to afford rent month to month. Shi Rui and Qi Kuan were overjoyed when, in 2009, they were told they had been chosen to live at East Bay Asian Local

Development Corporations’ Jack London Gateway. Now, the couple shares a spacious apartment in a well-maintained property with a community garden in their backyard and surrounded by the convenience of Chinatown. Enjoying the freedom and space, Shi Rui says, “Every day here is happy. When you feel safe, you feel better about life. Everyone should feel like that.”

Eager to spread the joy they now feel, Shi Rui and Qi Kuan say that “helping others is our own happiness.” They organize weekly singing sessions for their fellow residents, many of whom are immigrants who suffer from loneliness and depression. The couple hopes to uplift others’ spirits through song, thus allowing their physical health to improve as well. At Jack London Gateway, Shi Rui and Qi Kuan have found more than just a safe space to call home; they have also found purpose and community.

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