

HOUSING NEWS

WINTER 2011

HCEB Celebrates the Grand Opening of Magnolia Terrace!



Newly renovated Magnolia Terrace

Magnolia Terrace opened on a beautiful Monday in May 2011. HCEB and the development team were joined by the Mayor of Emeryville, several members of City Council, Creative Growth Art Center artists and staff, funders and supporters, and our partners and friends in the affordable housing community.

Magnolia Terrace is home for 5 very low-income households with developmental disabilities. HCEB completely rehabilitated the 100-year old building with a commitment

to preserving Magnolia Terrace' historic character while also providing ADA-accommodating apartments on the first floor. Residents benefit from green features that improve indoor air quality, reduce waste, and cut the costs of utilities and other operating expenses. HCEB is especially pleased to announce that Magnolia Terrace is a **2011 Green Builder Magazine Finalist!** Visit www.greenbuildermag.com for more details.

HCEB welcomes the Magnolia Terrace residents to their new homes and the wonderful City of Emeryville! 🏠

Creative Growth Installs Handmade Mosaics at Magnolia Terrace

The HCEB development team collaborated with Creative Growth Art Center (CGAC, www.creativegrowth.org) to install custom mosaics on the front entrance steps, landscape planter boxes, and apartment kitchens at Magnolia Terrace.

Creative Growth serves adults artists with developmental, mental and physical disabilities, providing a professional studio environment for artistic development, gallery exhibition and representation and a social atmosphere among peers. HCEB sincerely thanks the CGAC artists and staff for their beautiful work. 🏠



Details from Creative Growth mosaic installation at Magnolia Terrace

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Letter from Our Board President

Special Thanks to HCEB Supporters...

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Oakland Housing Authority

Regional Center of the East Bay

Saffron Strand, Inc.

The San Francisco Foundation

Silicon Valley Bank Foundation

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Dear Friends -

*We're all feeling the results of the economic downturn. The affordable housing community has lost established housing developers and cuts to services funding has resulted in providers having to close their doors or reduce programs. At a time when the people we serve need it most, housing and supportive services are diminishing. Despite these challenges, HCEB has been working diligently to **expand housing opportunities** for people with disabilities or other special needs.*

*Our efforts are certainly being recognized! HCEB has been granted many opportunities to expand our mission in the last year. We **successfully opened Magnolia Terrace**, a project that is an award finalist for Green Builder Magazine. We've been creating new housing options for people who are homeless and with mental health disabilities. Options like **Oakland Project Connect**, which helps individuals living on the streets into housing, or a crisis home for people with developmental disabilities who also have mental illness, which offers a safe, community based treatment alternative. Our **innovative, responsive housing options** are what led to HCEB receiving a Saffron Strand Homelessness Program Achievement Award.*

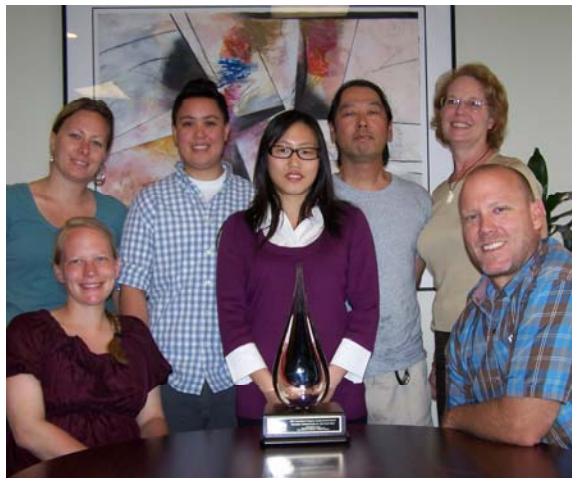
*Our work has also been recognized by the **San Francisco Foundation!** We're pleased to be one of their recipients of funding, especially during a time when there are record numbers of organizations needing support.*

*And speaking of support - **won't you help us to continue our mission** in the coming year? Your donations are tax deductible and vital to our well being. Quite frankly, we've never seen a worse year in terms of funding for affordable housing and social services programs than the one we're entering. It's going to take individual contributors to keep us strong and building into the future.*

Come build the future with us!

A handwritten signature in black ink that reads 'King Fah'.

HCEB Receives Saffron Strand Achievement Award!



HCEB Staff with the Saffron Strand Award

We are very pleased to announce that **Saffron Strand, Inc.** has presented HCEB with the inaugural '**Homelessness Program Achievement Award,**' for our extraordinary performance in helping to reduce homelessness in Contra Costa County.

For more information about Saffron Strand's efforts to end homelessness, visit them on the web: www.saffronstrand.org

HCEB Thanks:

THE SAN FRANCISCO FOUNDATION

The Community Foundation of the Bay Area

New Homes Join the HCEB Portfolio

HCEB has added several new affordable properties for people with developmental disabilities or mental health issues.

Consistent with HCEB's existing portfolio, all of the new homes are recently renovated and include high quality fixtures and finishes, and are ideally located near transit, community services, and other amenities. 🏠

- **Bayfair Home** - San Leandro
- **Sutters Mill Duplex** - Walnut Creek
- **Locomotive Lane Condo** - Livermore
- **Fairview Home** - Hayward Hills



Top: Bayfair Home; bottom: Fairview Home

Oakland Project Connect Brings People Home

HCEB is proud to announce **Oakland Project Connect**, our newest program serving homeless adults with mental health issues. HCEB provides Housing Specialist functions for our partner, **Bay Area Community Services (BACS)**, connecting homeless adults to emergency and permanent housing in and around Downtown Oakland.

Oakland Project Connect will serve a total of 40 program participants in its first year. Currently, 21 formerly homeless participants are housed and receiving quality supportive services from BACS. We look forward to connecting more clients with permanent housing options in the beautiful city of Oakland.

HCEB thanks BACS and **Alameda County Behavioral Health Services** for this opportunity. 🏠

HCEB Welcomes New Staff Members!

- Cheyenne has provided valuable administrative and property management support;
- Farzan moved in to Lincoln Oaks and supports our tenants as Resident Manager;
- Jacee is our new Oakland Project Connect Housing Specialist (see below);
- Joan recently joined our finance team as Bookkeeper.

The entire HCEB Staff appreciates our dedicated Board of Directors for their leadership, support, and guidance - thank you!

HCEB Thanks:

SVB *Find a way*

SVB Financial Group

Special Thanks to HCEB Supporters...

INDIVIDUALS

Eleanor Atkins
Natalie Bonnwit and Matthew Myers
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Get Involved!

Please contact HCEB if you are interested in joining our Board of Directors, volunteering at one of our community events, donating household items to our residents, or giving to our general fund.



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OF THE EAST BAY**

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