



**HOUSING  
CONSORTIUM  
OF THE  
EAST BAY**

**HCEB creates  
inclusive  
communities  
through  
affordable housing  
for people  
with developmental  
disabilities.**

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# Housing News

Volume 7

Winter 2008

## *HCEB Builds on Property Management Success*

HCEB's Property Management role increased greatly over the past year. In May 2008, HUD certified HCEB to self-manage Lincoln Oaks Apartments (LOA) in Fremont. The HUD certification was the result of a year and a half of mentorship by Marcia Brown and the John Stewart Company.



HCEB practices a double-bottom line approach to property management at LOA. Much effort is taken to balance the needs of the building, with the needs of the resident community. HCEB's Program Manager of Properties, Jessie Radford, not only takes great care of the building, but also hosts regular community events and field trips aimed at supporting friendships and positive neighbor relations, while decreasing isolation for our residents. Whenever possible, the LOA community makes collective decisions on issues affecting them. This arrangement creates an environment of community and individual empowerment, and is a key contributor to LOA resident stability and care for the building. HCEB looks forward to bringing the double-bottom line values to potential future housing projects in cities like Emeryville and Walnut Creek.

HCEB also took over ownership and operations of our 15 Bay Area Housing Plan (BAHP) homes (—>) in 2008. Licensed Service providers lease the homes from HCEB's affiliate, Inclusive Communities East Bay, and

provide individualized services to meet the needs of people leaving Agnews Developmental Center. HCEB's homes are located all over Alameda and Contra Costa Counties. To best serve these homes, HCEB has developed a scattered-site property management model that keeps Jessie busy. The BAHP homes are beautiful, and HCEB's property management team will keep them this way.

The success of our scattered-site and double-bottom line property management models allows HCEB to consider operating smaller apartment buildings and duplexes as well as participate as a partner in larger affordable housing buildings. These efforts, in conjunction with HCEB's successful housing development activities help us realize our mission of creating inclusive communities through affordable housing for people with developmental disabilities in Alameda and Contra Costa Counties.



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**Patrick Gallery**

**Saumil Shah**

## Letter From the President of the Board

HCEB celebrated its 10 year anniversary last year. We had a lot to celebrate, but even more to look forward to. HCEB strives to be a model housing organization for people with developmental disabilities-not only creating affordable, accessible housing, but also creating change in our communities and change in the way our system looks at housing options for the people we serve.

We're thrilled that HUD has awarded us certification in property management. When the board decided that it was time to pursue housing development, we knew that we also wanted to manage our own properties. Property management is a thankless task in many regards- it's hard to fund and hard to manage. However, we knew that our residents would have a greater quality of life and have greater housing stability if their property managers not only understood their needs, but were committed to HCEB's ideals. We see providing our own property management services as best practice and part of being a leader in our industry.

We've also been providing leadership on a local level through preparing our housing needs survey and presenting data to regional planning efforts. We hope you will help us in this effort.

HCEB has several new housing development projects that are in the planning stages. I'm not allowed to say anything further, because our Executive Director is superstitious. But, keep an eye on new development in Emeryville and Walnut Creek and you may just see an HCEB banner coming soon!

Lastly, I want to thank all of our contributors and supporters. We're asking for your continued support and if you haven't used that envelope we enclose yet, please do! Your tax deductible contribution helps us provide the very best housing services for people with developmental disabilities and ensures that they have not just a roof over their heads, but a true home and community.

Best wishes for 2009-



## Meet Donald— Lincoln Oaks' 'Dancing Man'



Donald started dancing 5 years ago as part of a Serra Center program. His favorite dances are the waltz and two-step. LOA is convenient to his favorite dancing locations, the Fremont Health Care Center and the Community Assistance for the Retarded and Handicapped. Donald says dancing is a great form of exercise and he would like to teach his LOA neighbors to dance.

Donald lived in a group home before moving to LOA. He enjoys his independence at LOA, he can come and go as he pleases. One of the things he likes at LOA is a kitchen he shares with his roommate. Now, he can eat the foods he likes, especially french fries and spaghetti. Donald also says he feels safe and he appreciates the quiet and peaceful setting.

Donald even enjoys completing the chores necessary to maintain his apartment. He also attends school and work in Hayward. Donald uses Para-transit to go to school and dances. Bowling, basketball, and arts and crafts are some of Donald's other interests.

## Thanks to our Supporters

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# Meet Tyairia



Please welcome HCEB's newest resident, Tyairia, to the Court-yards at 65<sup>th</sup> Street in Emeryville. Tyairia's beautiful, affordable apartment is a result of a great partnership between HCEB, the City of Emeryville and Alliance Residential.

Tyairia's home comes with covered parking, pool, a washer-dryer combo in the unit, and easy access to shopping, AC Transit and free BART shuttle service.

Tyairia works in San Francisco and receives services from Tool-works. Living so close to transit options shortens her commute to the City. Toolworks is helping Tyairia settle into her new home and make it hers.



## HCEB's 10th Anniversary Party— A Night to Remember



May  
14

2008



David, one of LOA's "Artists in Residence"



"Lights, Camera... Action"

Check Out the Cool New Videos at [www.hceb.org](http://www.hceb.org)

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### **Housing Needs Survey: Your Feedback is Requested...**

HCEB would love to hear from you. We are conducting a housing needs survey, and we are requesting your participation. The valuable information that you share will be used by HCEB and RCEB to determine housing needs as well as local municipalities in their planning processes. Once you have completed and returned the enclosed survey, you will be eligible for the prize raffle.

**Berkeley Board Fellows...** The board is pleased to welcome **Saumil Shah** and **Patrick Callery**, our new UC Berkeley board fellows. They will be working on our housing needs survey and other marketing and outreach efforts. A big thanks also goes to last year's fellow, **Vikas Shah**.

### **The Housing Connection**

HCEB operates the Housing Connection, a free email subscription service for housing issues for people with developmental disabilities. Subscribers receive emails with current information about affordable rental and homeownership opportunities, Section 8 waiting list openings, roommate matching, vacancies in below market rate rental housing and other relevant housing information. HCEB networks with landlords, housing authorities, non-profit housing agencies and others to connect people with developmental disabilities to housing opportunities. The Housing Connection has hundreds of subscribers including Regional Center of the East Bay case managers, non-profit service staff, special education teachers, and people with developmental disabilities and their family members.

If you are interested in subscribing, please send an email to [info@hceb.org](mailto:info@hceb.org).

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## Volume 7

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