

# HOUSING NEWS

WINTER 2012



Rendering provided by Van Meter Williams Pollack

## Jack Capon Villa

In December 2012, HCEB and Satellite Housing will break ground on Jack Capon Villa (JCV), a 19-unit affordable independent living community in the City of Alameda for adults with developmental disabilities. This beautiful property is named after the late Jack Capon, a pioneer in the special education and developmental disabilities communities, and founder of the Alameda Special Olympics.

JCV is on Lincoln Avenue near Park Street, ideally located near public transportation, work, recreational, supportive service, shopping and educational needs. JCV will include an on-site manager and feature a large community room, computer lab, and environmentally – friendly landscape and building materials. And once again, we are collaborating with Creative Growth Art Center in Oakland to create place-based art throughout the property. To see the progress of construction and art, visit HCEB on facebook at [www.facebook.com/HousingConsortiumoftheEastBay](http://www.facebook.com/HousingConsortiumoftheEastBay)

The HCEB effort was led by Brianne Steinhauser and Cindy Rancatore. Our success is also due to the support provided by our partners and the community of Alameda. In particular, thank you to our co-owner and co-developer Satellite Housing, our architect Van Meter Williams Pollack, the Housing Authority of the City of Alameda, and to the City of Alameda. We would also like to thank all the individuals and advocacy organizations who have spoken out or written letters of support – our success is shared with you! 🏠

### Interested in Living at Jack Capon Villa?

If you are interested in receiving more information about the rental application process for Jack Capon Villa, contact:

510-809-8290

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# Letter from Our Board President

## Special Thanks to HCEB Supporters...

### New Project / Program Funding Through

Alameda County HCD  
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The San Francisco Foundation  
Silicon Valley Bank Foundation  
Van Meter Williams Pollack



Dear Friends -

*When the governor decided to abolish redevelopment agencies from the state budget last year, HCEB was concerned that this would be the death of affordable housing development for people with special needs. And while local governments are struggling with how to continue their redevelopment efforts, and HCEB has had to make some reductions to our staffing, we're pleased to say that HCEB will be bringing new special needs housing to the market in 2013.*

*The development of Jack Capon Villa is underway. This project, in partnership with Satellite Housing (soon to be Satellite Affordable Housing Associates), will bring 18 units of affordable, accessible housing for people with developmental disabilities to the City of Alameda. We are thrilled to have this project get off the ground, as Alameda has an extremely limited stock of affordable housing.*

*As we head into 2013, we also see the final home in our Ashland Neighborhood Stabilization Program being completed with Dogwood House in Livermore. We are pleased to say that Ashland NSP will provide permanent housing for 14 formally homeless individuals with serious mental illness, while turning properties that were vacant eyesores in the community into beautiful homes with good neighbors.*

*We are thrilled that the San Francisco Foundation and the Silicon Valley Bank Foundation have shown their faith in HCEB's ability to create innovative, award winning housing for people with developmental disabilities and other special needs through the grants we received last year. As funds become more scarce, we are going to need the help of all of our funding community, including individual donors to continue to do the work we do.*

*HCEB has a portfolio of 23 properties housing 86 people with developmental disabilities or other special needs, and 3 more properties housing 26 people coming in the next year. We're preventing homelessness, beautifying neighborhoods, and creating more inclusive communities. And we simply can't do it without your support. HCEB has been green lighted for two additional projects- one each in Walnut Creek and Berkeley- that we are waiting on development funding for. We need to keep our doors open so we can see these projects and more come to fruition in 2013. Won't you please support us and make a tax-deductible contribution? We need you now more than ever.*

Here's to a great 2013!

A handwritten signature in black ink that reads 'Liz Fahn'.

THE SAN FRANCISCO FOUNDATION

The Community Foundation of the Bay Area

SVB Find a way

SVB Financial Group

## Ashland NSP– A Model of Success

In 2012, HCEB continued to bring previously homeless adults "inside". The final three Ashland NSP shared housing properties opened their doors to previously homeless adults with serious mental illness. Each tenant has a private bedroom and storage within a single-family home. The tenants share and care for the kitchen, bathrooms, and community space, while receiving quality supportive services from our partners at BACS.

The shared housing model is getting a lot of attention across the state. Shared Housing is easier to create, and homes can come "online" much faster than traditional affordable housing development. Due to HCEB's success with this model, Ashland NSP will be profiled in a video produced by our principal funder, CA Housing Finance Agency. HCEB will post the video on our Facebook page and website.

With assistance from BACS' Housing Service Coordinator, HCEB's shared housing tenants find ways to work together to care for their home and support each other. HCEB's initial Ashland NSP tenants have all maintained their housing with us while they work, study, and live fulfilling lives. 🏠



*Lights, Camera, Action! A behind-the-scenes photo from CalHFA's video shoot*

## Special Thanks to HCEB Supporters...

### Individuals

Stephen Beard  
Natalie Bonnewit & Matthew Myers  
William Bonville  
William Brooke  
Burgoyne, Christa  
Steven Crabiel  
Kristy Feck  
Matthew Fitzgerald  
Mildred Frederick  
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Emilie & Herbert Steiner  
Steven Shotland  
Uta Swiatecki  
Larry & Gwen Ulibarri  
Gerald Westheimer  
Norma & Leon Zeff  
Andrea Zeppa

## Oakland Project Connect– First Year's Success

In July 2011, HCEB began connecting previously homeless adults with serious mental illness in the North Oakland area to quality, affordable housing through Oakland Project Connect (OPC). HCEB's Housing Specialist, Jacee Santos, worked tirelessly with the Bay Area Community Services (BACS) support team, leading to 40 adults coming off the streets and into temporary or permanent housing. HCEB is thankful for the many landlords and housing providers who have partnered with HCEB and BACS to make permanent housing a reality for our program partners.

In June 2012, Jacee also began providing housing specialist services to BACS' North County Senior Homeless program. Building on the success of OPC, Jacee and HCEB's Housing Assistant, Kristina Abrenica, are building bridges to permanent housing for 30 homeless older adults in North Alameda County.

HCEB thanks BACS and Alameda County Behavioral Health Services for their ongoing collaboration. 🏠

## 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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