

HOUSING NEWS

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Volume 8

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MAGNOLIA TERRACE
Gonzales Architects Rendering

Magnolia Terrace

HCEB is excited to present Magnolia Terrace, one of our latest projects in development! Magnolia Terrace will offer five long-term, affordable apartments in Emeryville, CA for very low-income individuals with developmental disabilities, and will feature two wheelchair accessible apartments on the first floor and three apartments on the second floor. It will also include on-site laundry, a small entry foyer for gathering, solar panels, and a healing garden and art installation by the Creative Growth Art Center and landscape architect T. Delaney / SEAM Studios.

The development is centrally located amidst a wide array of shopping, employment, and transportation options in downtown Emeryville. HCEB's work will include the rehabilitation of a classic early 20th century four-plex (converted to five

units) and the protection of its namesake magnolia tree. In addition to securing the development funding to acquire, rehab, and operate the project, HCEB has also been awarded grants from the National Endowment for the Arts and from Green Communities. These grants will further our abilities to incorporate green building principles and art into Magnolia Terrace. Construction is scheduled to begin in March 2010.

We want to commend development consultant Arnie Fischman, Gonzales Architects, and D&H Construction for their work on Magnolia Terrace. HCEB is also proud of the collaboration with the City of Emeryville. The City has demonstrated a strong commitment to Magnolia Terrace and its future residents, and contributed greatly to the early successes of the proposed development.



Thanks to our Supporters...

ORGANIZATIONS / CORPORATIONS

- Alameda County
- CA Department of Housing and Community Development
- Predevelopment Loan Program
- CA Housing Finance Agency
- CA Housing Foundation
- City of Emeryville
- Creative Growth
- Enterprise Green Communities
- Hallmark Community Solutions
- Lindquist von Husen & Joyce, LLP
- National Endowment of the Arts
- Regional Center of the East Bay
- Salazar Architects Studio
- Silicon Valley Bank Foundation

INDIVIDUALS

- William Bonville
- Kristy Feck
- Mildred Frederick
- Norman Glendenning & Laura Louis
- Margaret Gold
- Inge Horton
- Donna Kelley and David Alvarez
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- Norma Zeff

Letter from the President



Dear Friends-

HCEB has had a busy year creating and advocating for affordable, accessible housing. It's been exciting to see our efforts to create housing that offers a real alternative to large institutional settings, like Agnews Developmental Center, pay off for the people we serve. As Agnews doors closed, HCEB opened the door for people with developmental disabilities to live in their own communities.

HCEB will be opening a lot of doors in the coming year. We are busy working on Magnolia Terrace, a project that not only helps to preserve the architectural character of a neighborhood in the midst of rapid redevelopment, but also adds vibrancy through artwork, green building, and, most importantly, through the inclusion of people with developmental disabilities in its resident community.

Most significantly, the board made a new year's resolution to open our doors to a broader community of individuals who need affordable, accessible housing. HCEB has realized that our model of affordable housing development, with its focus on workable scale and accessible housing, partnered with supportive services, can create opportunities for inclusion for many underserved individuals in our community. We're starting with our involvement Alameda County's Neighborhood Stabilization Plan, creating supportive housing for individuals with mental health disabilities (including those with developmental disabilities) based on the model we used with the Agnews closure.

We'd like to ask you to help us open doors (and keep our doors open!). Your contribution to our organization is tax deductible, and it goes directly to creating communities that are inclusive, for people with developmental disabilities and others who have been marginalized because of their need for supportive housing. Please be our partner to advocate and create change in our community.

Thanks for all that you do!

A handwritten signature in black ink, appearing to read 'Kristy Feck'.

Neighborhood Stabilization Program: From Foreclosed Homes to Supportive Housing

HCEB is excited to announce two new projects in development and our work with the Mental Health Services Act. Ashland NSP and Livermore NSP reunite HCEB and Hallmark Community Solutions to acquire and rehabilitate 3-4 foreclosed single-family homes and a small multi-family apartment building in Livermore, San Leandro and Unincorporated Alameda County.

These homes will be owned and managed as permanent, affordable supportive housing for very low income homeless adults with serious mental illness (including those with developmental disabilities). This expansion in who HCEB serves is exciting and challenging. HCEB has demonstrated success creating and operating small, inclusive communities linked to the services needed to maintain housing. This model will work

for other people in our community as well.

HCEB would also like to thank our newest partners, for their support, wisdom and dedication to individuals with serious mental illness. Bay Area Community Services will be providing support services focused on coordination, community-building and liaison with property management. Development and operating capital, as well as technical support, will be provided through Alameda County Behavioral Services Mental Health Services Act / CA Housing Finance Agency, as well as additional financing through Alameda County HOME.



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From The Courtyards at 65th St, Meet Tyairia



Photo: Clay Harada

Tyairia has lived at The Courtyards at 65th Street in Emeryville for about a year. She appreciates the quiet setting with shopping, movie theaters, and transportation nearby. Talk about a great location! Her commute to work in San Francisco is quick and she has the convenience of stopping off and picking

up groceries on her way home. Tyairia uses the on-site gym and appreciates the convenience of the in-unit washer and dryer. No more lugging clothes to a laundromat! Her unit features track lighting, an outdoor swimming pool, and high-speed Internet access.

Along with Tyairia, several other HCEB residents call The Courtyards home. HCEB immensely appreciates and enjoys the support of The Courtyards and their property management staff.

**THANK YOU COURTYARDS
for supporting people with
developmental disabilities!**

Did you know that there has only been 1 vacancy at HCEB's Lincoln Oaks Apartments since its opening in 2006?

This fact indicates the effectiveness and necessity of thoughtfully developed and well-managed supportive housing, and underscores why HCEB must continue to create

For a copy of the most recent Federal Form 990 for HCEB and Lincoln Street Housing, Inc., please check out our website at www.hceb.org

Judy & Elaine: From Agnews, Into the Community

Judy and Elaine, residents of Agnews Developmental Center for 22 and 37 years respectively, were among those welcomed into the community after the institution's closure. With the support of their parents, the Regional Center of the East Bay (RCEB), HCEB, Hallmark Community Solutions, and service provider partners, these women successfully transitioned into the community through the Bay Area Housing Plan along with 60 other Agnews residents. Their mothers, Sherry and Margaret, once "utterly petrified" that their daughters might have nowhere to go, soon discovered that the closure of Agnews was a blessing.

Judy and Elaine are now housemates living in an expansive 3 bedroom, 2 bathroom home in Castro Valley. "I thought I had died and gone to heaven," Elaine's mother, Margaret, recounted feeling when she first saw where Elaine would be living. "I wasn't getting any younger," she said, citing the stress of looking for supportive housing as overwhelming. After months of worry, Margaret and Sherry received a call that one of HCEB's homes, just 2 miles from both families' homes, was opening. The family members would no longer have to

commute for an hour to see their daughters at Agnews—they would be living just down the street.

After meeting staff of Alegria Community Living, the home's service provider, neither Margaret nor Sherry could believe their luck. "Where did they find these amazing people?" Margaret asked. "They are simply perfect. We are like a family." Sherry agreed. "The staff at Alegria have all of the questions answered," she said. "When I bring Judy to my house for the afternoon, she can hardly wait to return to her home."

Both daughters have blossomed since their move nearly a year ago. Not only do they feel safe and comfortable, but they are truly happy, their mothers say. Elaine and Judy get out into the community as much as they can. "They're crazy busy," said Vicki, one of the support people at the home. "In fact, they're hardly ever home."



For more information on the Bay Area Housing Plan, see the California Department of Developmental Disabilities website: www.dds.ca.gov.

Clockwise from Left: Holidays at Judy's home; Goofing around at Elaine's home; Alegria's Fall for All Picnic; Going for a swim; St. Patrick's Day Parade; A's baseball game

Photos: Vicki Jones



Team HCEB

Over the past year, HCEB has welcomed two staff members and a board fellow to the team.

HCEB's newest staff, **Brianne Steinhauser**, Project Manager, and **Eleanor Atkins**, Associate Project Manager, team together to manage the housing development process from site acquisition through completion of construction and loan documentation, while continuously pursuing new housing opportunities.

Aurora Kiviat, HCEB's 2009-2010 UC Berkeley board fellow, works to analyze previous and current Housing Elements from local jurisdictions to determine where the organization's advocacy efforts are best met and uncover opportunities for new development.



Staff, L-R: Joyce Lively, Clay Harada, Eleanor Atkins, Brianne Steinhauser, Darin Lounds, Jessie Radford



Board of Directors, L-R Top: Denis Craig, Darin Lounds, Bill Bonville; Middle: Dan McLoughlin, Tahn Nguyen, Aurora Kiviat; Front: Eva Liebermann, Kristy Feck, Uta Swiatecki, Donna Kelley

Do you have an interest in serving on a Board of Directors? HCEB is looking for new board members. Contact Darin Lounds at dlounds@hceb.org for more information.

Over the past year, HCEB staff have increased involvement with East Bay Housing Organizations (EBHO). For more information, see www.ebho.org

Maddox House



For two weekends in April 2009, HCEB staff volunteered time and construction skills with Rebuilding Together Oakland (RTO) at the Maddox Home in West Oakland. RTO rehabilitates the homes of low-income homeowners, particularly those who are elderly or disabled, so they may live in safety, comfort and independence.



HCEB decided to be a part of this wonderful organization, working side by side with homeowners, family and other volunteers to further a mission close to our own heart. Thanks to house captain and

General Contractor Tom Judt for connecting us, and to Adell Maddox and her family for being fabulous hosts and group of individuals to work with. 🏠



Photos: Brittini Alberty

April 2011 Rebuilding Program

If you are a senior (62+) or disabled, low-income and own your own home in Oakland, you may qualify for a team of dedicated volunteers to come and make repairs on your home. HCEB would love to partner with one special family!

Please contact Eleanor Atkins at HCEB if you are interested in working with HCEB on this exciting opportunity at eatkins@hceb.org or 510-832-1382.



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OF THE EAST BAY**

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Photos: Staff

HCEB's Residents: Raising the Roof