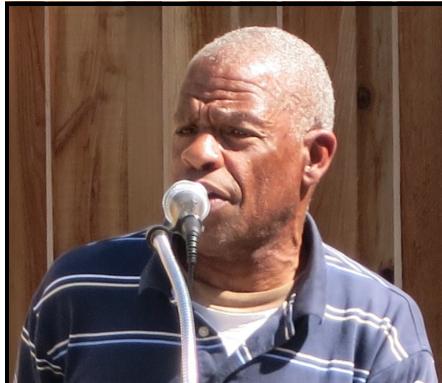


HOUSING E-NEWS

Spring 2015

Sharing the Benefits Award

Jack Capon Villa



Jack Capon Villa and JCV Resident Speaker at Grand Opening Event

The Association of Bay Area Governments (ABAG), 2015 Growing Smarter Together Awards recently recognized HCEB for its collaboration effort in the development of Jack Capon Villa.

Jack Capon Villa is the City of Alameda's first multi-family affordable housing project for adults with developmental and other disabilities, designed to help meet the extreme need for affordable supportive housing. The project is named after the late Jack Capon, an esteemed Alameda resident who founded the City's Special Olympics. The property provided 18 permanent affordable one- and two-bedroom apartments for households that include at least one member with a disability and total household income that is at or below 50 percent of the area median income. It was the City of Alameda's final project funded through the redevelopment agency prior to

dissolution. The project was developed by the Housing Authority of the City of Alameda, Satellite Affordable Housing Associates (SAHA) and Housing Consortium of the East Bay (HCEB), with significant support from the City of Alameda.

The project is sited to maximize opportunities for residents to interact with the surrounding neighborhood and open spaces. The urban infill site was formerly a City parking lot. Services for residents are provided by HCEB and the structure is extremely cost effective and efficient, and should serve as a model for service-supported housing throughout the State and the nation. 

Check out the ABAG Award video!

http://www.abag.ca.gov/growing-smarter/2015/mov/6_City_of_Alameda_Jack_Capon_Villa.mp4



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Letter from Our Board President



Dear Friends—

Recently, one of our HCEB staff members asked the question “Where would the people we serve be if not for HCEB?” The answer for many people with disabilities and those with special needs is “on the streets” or “in institutional care”.

HCEB is dedicated to making sure that our communities are inclusive for people with disabilities by developing affordable housing and providing supportive services. We do this through the efforts of our dedicated staff, board members, our partner non-profits and the contributions of our funders such as the San Francisco Foundation, Community Economics Inc., and our community supporters.

We’ve had a very successful year, and many people have homes to call their own due to our efforts. HCEB has 32 properties, in twelve cities, providing nearly 150 units of housing, in addition to providing property management and housing services for over 200 formerly homeless adults at the Henry Robinson Multi-service Center.

We also recently opened our California Community Transitions Homes in San Leandro, which allows individuals who would otherwise be restricted to a skilled nursing facility to live independently in their own home with supportive services.

And in keeping in the tradition of starting the new year right, we’re eagerly awaiting the opening of Arboleda. Arboleda at Third Avenue in Walnut Creek will provide 15 individuals with developmental disabilities beautiful new affordable and accessible apartments to call home. This includes individuals with developmental disabilities who have been housed in a State Developmental Center, allowing them to return to their community and receive support in their own home. Please join us for the Grand Opening on Thursday, May 14, 9:30 am in Walnut Creek.

HCEB’s staff has grown in the last year to help us deliver services and develop new housing opportunities for the communities we serve. Each person who works for HCEB is committed and dedicated to ensuring that people with disabilities and special needs have a place to call home. Won’t you share in their commitment by supporting us with a tax deductible contribution? The 400 individuals who have accessed housing through HCEB would appreciate it, and so would the next 400 individuals we serve!

A handwritten signature in black ink that reads "Liz Fahr". The signature is fluid and cursive, with "Liz" on top and "Fahr" below it, both starting with a capital letter.

Arboleda (formerly Third Avenue Apartments)

Construction is complete in Walnut Creek! The first wave of residents are moving into Arboleda, a 48-unit family affordable housing development in Walnut Creek. Fifteen (15) units are set-aside for adults with developmental disabilities, thanks to a grant from the CA Department of Developmental Services and support for Regional Center of the East Bay.

Arboleda is centrally located in Walnut Creek, offering the residents many opportunities to take advantage of everything the City offers. The common spaces and grounds of Arboleda provide space for all to come together with their neighbors, friends and family.

No Joke! HCEB's 2nd Annual Comedy Night Was a Huge Success

HCEB and the Oakland Mayor's Commission on Persons with Disabilities came together again last year to celebrate National Disability Employment Awareness Month. Thanks to our sponsors, volunteers, and the Comedians with Disabilities Act, HCEB built on the success of this amazing event. Over 100 of our friends came together at the recently-opened Oakland Impact Hub to enjoy delicious food and drink, listen to the talented Oakland Future Trio, and laugh with the unique, hilarious comedians.

Thanks to the event attendees, sponsors and contributors, HCEB raised money to support our activities and programs. We sincerely appreciate everyone's efforts and look forward to another entertaining event next year. 



Arboleda Apartments, Walnut Creek

SAHA and HCEB busily worked with applicants to get them ready for move-in day. HCEB provided assistance to those applicants with developmental disabilities and will continue to support the new residents through their transition into the building.

On May 14, 2015 Arboleda Apartments will celebrate its grand opening as a part of EBHO's Affordable Housing Week. 

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.

STAY CONNECTED!

'Like' us on Facebook

AND

Sign up to receive housing opportunities on our email listserv "Housing Connection". Email info@hceb.org with the subject line "Subscribe to Housing Connection".



1440 Broadway, Suite 700
Oakland, CA 94612

510-832-1328 (p)
510-832-1743 (f)
info@hceb.org



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Supporting Independent Living- Jack Capon Villa

Jamela Pepin, is the Resident Services Coordinator at Jack Capon Villa in Alameda, a 19-unit apartment complex for low-income adults who have developmental disabilities.

Providing support services in addition to building community within JCV, Jamela is assisting those residents in living an independent life, a role that she couldn't enjoy more.

The range of individual service needs vary- a simple explanation or assistance with completing paperwork; guidance regarding Social Security benefits; setting up an email account for the first time or communicating with the local food bank or Paratransit, and often times, she is just there to listen or encourage. She has often wondered where residents would go if someone wasn't here to point them in the right direction, which she further believes leads to the question, "Where would they be if JCV hadn't been built?"

Jamela's responsibilities aren't restricted to all work. She also includes time to have fun with the residents.

Art classes allow for unbelievable talents to emerge. It is during these times that it is just as much about connecting as it is about art. Other classes that are offered include cooking and money management. The skills that are learned are incredibly beneficial, as many residents are living on their own for the first time. Then, there are the ever popular movie nights and holiday celebrations that the residents absolutely enjoy!

According to Jamela, her position at JCV is more than a job. She has developed meaningful relationships with the residents, their families and care providers as well. She's also become a confidant to many. Recently, one of the resident's parents passed away and the family included her in their private gatherings. For her, that was quite touching and meaningful.

Jamela is beyond grateful to be a part of the JCV community and looks forward to a future with more housing like JCV. 



Housing Fast Support Network— Moving People from Homeless to Housed



By all measures HCEB's partnership with Bay Area Community Services (BACS) at the HFSN is a success. The program, located at the Henry Robinson Multi-Services Center, has provided interim housing for previously homeless adults and on-site support services provided by BACS and HCEB and assisted participants as they move towards their goals.

According to Jacee Santos, HFSN Senior Housing Specialist, the team employs a "whatever it takes" approach to transition participants into self sufficiency.

Today, the HFSN program includes a fully staffed team of counselors, employment coordinator, and housing specialists. Property management, provided by HCEB, works hand in hand with the support team to provide safe,

affordable interim housing while the program participants work on securing permanent housing and employment. 60 individuals have moved into permanent, affordable housing in the past year. Program participants secured permanent housing through traditional affordable housing owners, private landlords and shared housing providers.

Participants interested in gaining long term employment are assisted with development plans, interview preparedness, and a professional wardrobe closet. The combination of increased income through employment and an exhaustive housing search has led to success for many participants.

HCEB appreciates our partnership with BACS at HFSN and other homeless service programs in Alameda County. We have established a complimentary relationship that has proven effective in "Moving People from Homeless to Housed." 

Lincoln Oaks Apartments- Let's Revisit and Celebrate

In Fall 2006, HCEB and SAHA opened Lincoln Oaks Apartments in Fremont. It was a pretty big deal for us, our first housing created for people with developmental disabilities. HCEB was able to "build" on the success of Lincoln Oaks and we now own and operate 32 properties housing over 145 people with special needs.

Lincoln Oaks is a very special place. The Lincoln Oaks community has created and sustained a safe, supportive, comfortable home for all. Holiday events are a favorite way to get together and celebrate, but the critical community building work occurs every day. Please join us in celebrating the Lincoln Oaks Community! 



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