Investment in Communities, Homes, Our People & Our Foundation

Color Logo

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Black Only Logo

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Logo Reverse to White

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Color spaces shown on page 8.

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Annual Report 2018
Our mission is to build and maintain high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors and persons with disabilities.
At Eden Housing, we believe that everyone has a fundamental right to a home. In 2018, we celebrated our 50th anniversary by sharing 50 stories demonstrating the impact affordable housing has on people and communities. Although the need is staggering, we believe it’s the stories that drive home the message that a stable home is essential to everyday life and future success.

It’s hard to go anywhere in California without hearing the story of someone who is desperate for an affordable place to live, driving hours to work, or making big sacrifices to keep a roof over their head. Decades of obstacles and severe funding cutbacks have led to a dramatic underproduction of housing. Yet our hard work is paying off and we see measurable steps being taken to solve the challenge.

The passing of Propositions 1 and 2 was a huge step forward, providing $6 billion in funding – the state’s largest single investment in affordable housing in more than a decade. With increased funding, voter energy and new alliances being formed, we have an opportunity to further advance our mission and help every Californian have a place to call home.

As we reflect on the past 50 years, we could not have made it this far without our partners. Each day more than 20,000 people come home to an Eden Housing community, and our success relies heavily on you, our partners, funders, staff, board and volunteers. All of you help us to do our work and share the important message that affordable housing benefits residents and helps communities be more inclusive.

As we look forward, Eden has five projects in construction (551 homes) and 28 projects in predevelopment (2,701 homes). We continue to expand to new regions with our strategic investment in communities, homes, people and our foundation.

Thank you for your continued support.

Sincerely,

Nicholas Randall  
CHAIR, EDEN HOUSING  
BOARD OF DIRECTORS

Linda Mandolini  
PRESIDENT,  
EDEN HOUSING

“With increased funding, voter energy and new alliances being formed, we have an opportunity to further advance our mission and help every Californian have a place to call home.”
INVESTMENT IN communities

FORMER JAPANESE NURSERIES TRANSFORMED INTO AFFORDABLE HOUSING WITH NEW PUBLIC PARK

MIRAFLORES APARTMENTS, RICHMOND
More than 15 years in the making, Miraflores is a testament to the commitment of Eden Housing and its partners, working together to transform former Japanese flower nurseries into a diverse mix of housing, including 80 new affordable apartment homes for older adults. A new public park will honor the history of the Japanese-American flower industry with original structures relocated and preserved. A bicycle and pedestrian path will also connect the community to the Richmond Greenway, local commerce and transportation.
EDEN VOLUNTEER PROGRAM

In 2018, Eden’s Volunteer Program grew by 35%. Here’s what happened:

32,250 Volunteer hours
1,949 Volunteers
33 Companies engaged
64 Events hosted

2018 Corporate Volunteers
Angius & Terry
Apple
Bank of America
Bank of the West
Chase Bank
Facebook
Glassdoor
Hewlett-Packard
Kaiser
Orbital Insight
Robinhood
Ross Stores
Salesforce
SAP
Silicon Valley Bank
Starbucks
Tanium
Wells Fargo
Workday
VivAsia Fitness
VMWare

Alison Shirey has volunteered at 10 Eden properties over the past year. She, together with groups of colleagues, facilitates games of Financial Fraud Bingo, helping Eden residents protect their finances. "After every event I am left with a feeling of purpose and gratification," she says. "I have learned that it is important to give back, not only to improve the quality of someone else’s life but my own as well.”
INVESTMENT IN HOMES
NORTHERN CALIFORNIA

NORTH BAY
1,609 total apartment homes in this region

EAST BAY
4,532 total apartment homes in this region

SILICON VALLEY
1,911 total apartment homes in this region

MONTEREY BAY
960 total apartment homes in this region

Pauline Weaver Place, Fremont
University Village, Marina
NATIONAL NIGHT OUT

In 2018, Eden hosted 85 National Night Out community events with more than 4,000 attendees including community members, local elected officials, police, sheriff and fire department representatives.

“Affordable housing provides an opportunity to live in the Bay Area in a safe place...Ashland Village is the model. Not only do they have affordable housing but they have crime-free housing. Crime-free housing and affordable housing go hand-in-hand.”

- OSCAR PEREZ, SERGEANT
ALAMEDA COUNTY SHERIFF’S OFFICE,
YFSB/CRIME PREVENTION UNIT

SOUTHERN CALIFORNIA
775 total apartment homes in this region

Arroyo Vista Apartments, Mission Viejo
EDEN’S COMMUNITY MANAGER APPRENTICESHIP PROGRAM

Eden’s Apprenticeship Program trains Community Manager Apprentices to be skilled in the key phases of property management in our communities. Apprentices come to Eden from Cal State East Bay and are mentored by existing Eden Community Managers over an 18 month period.

Blake Miller is the first apprentice to officially join the Eden team as a Community Manager at Hana Gardens Apartments.

“I think this is a very good program. I believe it gives students an opportunity to get to know the community manager role to see if this is something they would be interested in as a career. It also gives management an opportunity to receive feedback from students that they would not get from [other] employees.”

- KAREN GOMEZ, COMMUNITY MANAGER
Collectively, these measures will invest $6 billion in affordable housing throughout the state. Thank you to everyone who voted and helped to make this possible. It’s the biggest single investment in affordable housing in more than a decade and will allow Eden and others to build more affordable homes in response to the housing crisis in California.
Eden’s rehabilitation work and on-going improvements keep housing affordable, environmentally friendly and sustainable for the long-term. It also improves the quality of life for residents and neighbors for generations to come.

One example is Stoney Creek in Livermore. In 1992, Eden transformed five acres of vacant land into a vibrant neighborhood with 70 affordable homes for individuals and families.

This past year, Stoney Creek underwent a significant rehabilitation with substantial site improvements including new roofing, energy-efficient windows, solar installations and drought resistant landscaping. Individual apartments were updated with accessibility features and upgraded interior finishes. Stoney Creek will now provide apartment homes and services for previous homeless families referred by CityServe of Livermore, and Transitional Age Youth in addition to its current residents.

Eden’s 2018 Energy Dashboard

**SOLAR SAVINGS:**
$1.3 million from 5.03 megawatts of installed solar electricity assets

**HOME USAGE REDUCED:**
A 12% reduction in energy use per apartment generated a 21% reduction in energy costs for residents

**INVESTMENT PAY OFF:**
Energy efficient rehabs and solar energy provided 20% in cost savings
In 2018, Eden had the following successes, building, acquiring or preserving 1,682 affordable homes for more than 3,000 residents.

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Apartment Homes</th>
<th>Community Served</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CONSTRUCTION STARTED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Portfolio Renovation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennyson Gardens and Faith Manor, Hayward</td>
<td>158</td>
<td>Family</td>
</tr>
<tr>
<td>Charles and Cypress, Marina</td>
<td>201</td>
<td>Family</td>
</tr>
<tr>
<td><strong>CONSTRUCTION COMPLETED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NEW CONSTRUCTION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hana Gardens, El Cerrito</td>
<td>63</td>
<td>Older Adults</td>
</tr>
<tr>
<td>Miraflores, Richmond</td>
<td>80</td>
<td>Older Adults</td>
</tr>
<tr>
<td>Pauline Weaver Place, Fremont</td>
<td>89</td>
<td>Older Adults</td>
</tr>
<tr>
<td><strong>PORTFOLIO REHAB</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catalonia, San Jose</td>
<td>50</td>
<td>Family and Special Needs</td>
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<tr>
<td>Stoney Creek, Livermore</td>
<td>70</td>
<td>Family</td>
</tr>
<tr>
<td>Coronado Terrace, San Diego</td>
<td>312</td>
<td>Family</td>
</tr>
<tr>
<td>Connell, Gilroy</td>
<td>28</td>
<td>Family and Special Needs</td>
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<tr>
<td>Monterra Village, Gilroy</td>
<td>34</td>
<td>Family and Older Adults</td>
</tr>
<tr>
<td>The Redwoods and Wheeler Manor, Gilroy</td>
<td>134</td>
<td>Family and Older Adults</td>
</tr>
<tr>
<td><strong>ACQUISITIONS/PRESERVATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacaville Community Housing</td>
<td>359</td>
<td>Family</td>
</tr>
<tr>
<td>Quail Run 2, San Leandro</td>
<td>104</td>
<td>Family</td>
</tr>
<tr>
<td><strong>TOTAL HOMES:</strong></td>
<td>1,682</td>
<td></td>
</tr>
</tbody>
</table>
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Zion Floors

PHOTOS:
Alain McLaughlin
Jeffrey Peters
Carol Sonstein
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LOGO COLOR

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