investment in communities, homes, our people & our foundation

annual report 2017
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.
It’s hard to put 2017 into any kind of perspective. It was a challenging year in so many ways! Yet here in California it is heartening to say that we are making good progress in our work to increase funding and support for affordable housing.

When redevelopment funds went away, we worked to find new ways to help Californians. Our strategic plan focuses on “Investment in Our People, Our Foundation, Homes and Communities” and in some ways, the last year has been a return to our roots. We are very proud of our accomplishments:

- We helped secure the passage of 3 separate ballot initiatives for affordable housing
- We worked on 15 bills passed in the state legislature, including a permanent source of funding
- We are laying the groundwork for November of 2018 to pass the largest single housing bond--$4 billion--in the history of the state and the country

Other achievements in 2017 included being named one of the Bay Area’s Healthiest & Best Places to Work; and the continuing success of our scholarship program.

In 2018, Eden is celebrating 50 years of providing affordable homes for individuals and families throughout California. Our homes create a launching pad for children to go to college and families to get ahead, and a landing place for seniors to age in place with dignity and respect.

To mark this milestone, we are sharing 50 of our favorite stories—about lives that have changed because of an affordable home and about our work to provide solutions in a changing, challenging world. We hope you will follow the #50Stories narrative throughout the year.

We are grateful for your continued support, and look forward to sharing more of our successes in the coming weeks and months.

Nicholas Randall
CHAIR, EDEN HOUSING
BOARD OF DIRECTORS

Linda Mandolini
PRESIDENT, EDEN HOUSING
INVESTMENT IN communities

**VOLUNTEER PROGRAM**

14,944 Volunteer hours

378 Resident volunteers

424 Community volunteers

469 Corporate volunteers

25 Companies engaged

**SCHOLARSHIP PROGRAM**

$58,000 AWARDED

49 SCHOLARSHIPS

Helping residents of all ages to pursue their academic and career dreams
RESIDENT PROGRAMS
improve lives

National Night Out

5000+ residents participated
80 community events
62 sites with police and fire department visitors
120 volunteers

“What an amazing event. I was blown away! What Eden Housing does for residents is so wonderful”
- Uber Volunteer

Raz Kids
This program promotes a love of reading with digital access to a library of books at home or on-the-go
117 youth ages 4-11 participated at 15 housing sites

Active Aging
Supportive programs allow older adults to age in place with dignity and grace
INVESTMENT IN HOMES: NORTHERN CALIFORNIA

North Bay
Sereno Village in Vallejo is a new Eden acquisition. This transit-oriented community was built on a five-acre site near the former Mare Island shipyard.

1,250 total apartment homes in this region

Silicon Valley
801 Alma Family Apartments in Palo Alto was developed by Eden Housing and the Community Working Group in partnership with the City of Palo Alto.

1,911 total apartment homes in this region

East Bay
Valor Crossing in Dublin is a “first” of its kind in California — family homes and supportive services for veterans in a suburban, transit-oriented community.

4,196 total apartment homes in this region

Monterey Bay
Jardines de Boronda in Salinas
Eden acquired Jardines de Boronda from South County Housing in 2014. This property provides 14 homes to farmworker families.

960 total apartment homes in this region
In 2017, we built, acquired and preserved 400 affordable homes for nearly 1,000 residents in California.

<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>Mission Court, Fremont</td>
<td>89</td>
<td>Seniors</td>
</tr>
<tr>
<td>Miraflores, Richmond</td>
<td>80</td>
<td>Seniors</td>
</tr>
<tr>
<td>Hana Gardens, El Cerrito</td>
<td>63</td>
<td>Seniors</td>
</tr>
<tr>
<td><strong>CONSTRUCTION COMPLETED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valor Crossing, Dublin</td>
<td>66</td>
<td>Veterans, Families</td>
</tr>
<tr>
<td>Cranes Landing, Lodi</td>
<td>80</td>
<td>Seniors</td>
</tr>
<tr>
<td><strong>ACQUISITIONS/PRESERVATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacaville Community Housing</td>
<td>82</td>
<td>Families</td>
</tr>
<tr>
<td>Sobrato Transitional, Gilroy</td>
<td>60</td>
<td>Families</td>
</tr>
<tr>
<td>Vista Point, Pacific Grove</td>
<td>49</td>
<td>Seniors</td>
</tr>
<tr>
<td>Nuevo Amanecer, Pajaro</td>
<td>63</td>
<td>Families</td>
</tr>
<tr>
<td><strong>TOTAL HOMES</strong></td>
<td><strong>634</strong></td>
<td></td>
</tr>
</tbody>
</table>

“The preservation of affordable homes is absolutely necessary — given the high cost of housing in California,”

- LINDA MANDOLINI, EDEN HOUSING PRESIDENT

Southern California

Coronado Terrace Apartments in San Diego was acquired by Eden Housing, preserving 312 affordable homes for future generations.

775 total apartment homes in this region
INVESTMENT IN
our people & our foundation

Eden U Training & Leadership Development
“It's a big family. They really invest in their employees. They believe in hiring from within and promoting from within.”
- MALISSA ROYBAL, EDEN PROPERTY SUPERVISOR

Strengthening our Infrastructure
“They not only provide a platform to move up in the company, they provide training to build our skills. They set us up for success with our day to day jobs, and also provide after work opportunities.”
- EDEN STAFF MEMBER

Board Excellence in Governance
Eden’s board of directors participated in this program in 2017, designed to help responsible boards become exceptional boards.

Staff Appreciation
Eden recognizes staff for actions that support our mission and performance goals.
California Legislature Passes Affordable Housing Bills!

This housing package that Eden helped pass will increase the supply of affordable housing in California by:

- Directly financing affordable housing production,
- Facilitating private-market housing production by streamlining local review processes,
- Increasing local accountability for a fair share of new housing development,
- Harnessing private funding for affordable housing development through inclusionary zoning, and
- Preserving the affordability of existing subsidized housing.
Whole-Building Energy Use Efficiency

In 2017, with support from local utilities, HUD and the Dept. of Energy, Eden began to benchmark whole-building energy use by residents and in common areas, quantifying greenhouse gas emissions for an entire property, and measuring the effectiveness of whole-building rehabilitations.

• 100% of 14 rehabbed properties implemented solar energy, solar thermal and water efficiency measures

Increased Solar Energy Performance

• Improved remote monitoring capabilities of Eden’s solar energy assets, lowered energy costs for over 50% of Eden Housing communities

• Improved performance of solar thermal systems, lowered the amount of gas required for central water heating systems

Improved Irrigation and Resident Water Conservation

• Bay Friendly landscaping at major rehabs and new properties

• Common area landscape and tenant water conservation measures
Eden Housing Financials

* Eden changed its fiscal year to a calendar year effective December 31, 2016

JUNE 30, 2016
Total Assets $1,431,282,174
Total Liabilities $1,065,803,335
Total Net Assets $365,478,839
Total Liabilities and Net Assets $1,431,282,174

DECEMBER 31, 2017
Total Assets $1,526,905,110
Total Liabilities $1,149,638,210
Total Net Assets $377,266,900
Total Liabilities and Net Assets $1,526,905,110

For full financials, please visit www.edenhousing.org
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