



IMPACT REPORT

2025 & 5-YEAR REVIEW

Eden Housing creates and sustains high-quality affordable housing communities that advance opportunity for all.

TO OUR FRIENDS, SUPPORTERS AND PARTNERS,

For 57 years, Eden Housing has worked to create and sustain communities where everyone has the opportunity to thrive. As we reflect on the final year of our 2021–2025 Strategic Plan, we are proud of the extraordinary progress we have made—together with our partners, supporters and dedicated staff—to expand opportunity and strengthen communities throughout California.

This report reflects the collective impact of five years of focused work guided by a clear vision: supporting the stability and economic mobility of residents, significantly increasing the supply of affordable housing, investing in our people and culture, and strengthening the organizational infrastructure needed to scale our impact. Across each of these priorities, Eden Housing has delivered meaningful results.

This report also highlights our accomplishments in 2025. We launched the CalAIM program in four communities, connecting residents to critical health and social services that support housing stability. We also introduced “Revitalization: Evolving with Purpose,” a new business planning framework guiding the continued evolution of our property management and resident services work.

At the same time, we are expanding access to affordable housing across California. With 6,141 homes built, preserved and in our pipeline toward our goal of 10,000 homes in 10 years, Eden Housing continues to grow its impact. In 2025 alone, we celebrated six grand openings, four groundbreaking, and reached an all-time high of 18 projects under construction.

Behind these achievements is a strong and resilient organization. Over the past five years we have strengthened our culture, invested in staff development, expanded our partnerships and enhanced our financial and operational capacity—including achieving an AA- credit rating from S&P Global.

While we are proud of the progress reflected in these pages, our work is far from finished. The need for safe, affordable housing remains urgent, and Eden Housing remains deeply committed to meeting that challenge—changing our world, one corner at a time.

With gratitude for your continued partnership,



Linda Mandolini

Linda Mandolini
President & CEO, Eden Housing



Rudolph Johnson

Rudolph Johnson III
Chair, Eden Board of Directors

CHANGING OUR WORLD, ONE CORNER AT A TIME

Significantly
increase housing
for low-income
Californians

Support the
stability and
economic mobility
of residents



Foster
commitment
to **people, culture**
and **community**

Invest in key
infrastructure to **increase**
organizational agility
and **readiness for scale**



SUPPORT THE STABILITY AND ECONOMIC MOBILITY OF RESIDENTS

Eden Housing Resident Services provides a broad spectrum of supportive services and enrichment programs at all Eden communities, designed to center the needs of residents.

In 2025, Eden Housing Resident Services launched the CalAIM program in four communities, connecting residents to sustaining services that promote housing stability and improved health outcomes. Additionally Eden launched its “Revitalization: Evolving with Purpose” business plans for Property Management and Resident Services.

6,041

households benefited from services

\$125,940

in **scholarships** awarded to **43** residents

1,265

residents received **Economic Empowerment** services

46

graduates of the **Eden Savers Program**

409

youth and teens participated in **Expanded Learning Programs**

407

residents participated in **physical activities**

848

residents attended **tech support** and education programs

39,665

meals & grocery bags distributed at **83** sites

3,363

Community Engagement events; **7,334** participants, **108** sites

GROWTH OF VOLUNTEER PROGRAM



Life Science Cares Bay Area and Novo Nordisk volunteered at Josephine Lum Lodge

8,364

hours

316

volunteers

48

sites

“It’s been a wonderful opportunity to give back and to meet some folks that I wouldn’t have otherwise. Hopefully I provided some benefit and ripple that can go out into the world.”

- **Albert Meng**, Eden Savers Financial Coach



ACCOMPLISHMENTS IN THE PAST 5 YEARS:

- ▶ Implemented a rent stabilization program promoting housing stability post-COVID for 568 households, with the support of \$5.99M in emergency rental assistance funds (ERAP)
- ▶ Expanded permanent supportive housing (PSH) capacity and practices
- ▶ Launched and updated resident web portal
- ▶ Partnered with Language Link for interpretation services
- ▶ Responded to resident survey of needs with workplans completed at 100% of properties



“This neighborhood is perfect. My kids can go outside and play. I’m not hearing gunshots. Literally if I want to let my kids play outside, I’ll still be able to see them and won’t have to stress that they’re outside by themselves.”

- **Doris**, Crescent Grove resident



See more online





SIGNIFICANTLY INCREASE HOUSING FOR LOW-INCOME CALIFORNIANS

GOAL: **10,000** HOMES IN **10** YEARS

NORTH BAY

1,683

Marin 219
Sonoma 698
Solano 766

total apartment homes in this region



Casa Canal, San Rafael



Legacy Court, Richmond

EAST BAY

5,215

Alameda 3,701
Contra Costa 1,204
San Joaquin 310

total apartment homes in this region



La Avenida, Mountain View

SILICON VALLEY

2,385

San Mateo 217
Santa Clara 2,168

total apartment homes in this region



Downtown Library Affordable Housing, Santa Cruz

MONTEREY BAY

1,045

Santa Cruz 445
Monterey 480
San Benito 120

total apartment homes in this region



Iris Ave Trolley Apartments, San Diego

SOUTHERN CALIFORNIA

894

Orange 156
Los Angeles 164
San Diego 574

total apartment homes in this region

TOTAL HOMES TO-DATE: 6,141



1,614
homes completed

1,126
homes rehab & acquisition

3,401
homes in pipeline

= 100 homes

ACCOMPLISHMENTS IN THE PAST 5 YEARS:

- ▶ New regional office in Sacramento
- ▶ First modular construction project
- ▶ First 100% Permanent Supportive Housing developments
- ▶ Secured \$19 million in two Federal Treasury Capital Magnet Funds to support eligible new developments and rehabs of our buildings

DEVELOPMENT HIGHLIGHTS IN 2025:

- Affordable Housing Finance Top 50 Owner and Top 50 Developer
- Secured permanent expansion of the federal 4% tax credit projected to support 1.22M affordable homes nationally
- \$78.1 millions in State funding secured for Eden developments statewide
- Landmark 2025 Court of Appeals victory in Livermore
- 4 Groundbreakings, 6 Grand Openings, 18 projects in construction (Eden all-time high)
- Blue Oak Landing in Vallejo won multiple design awards



See more online



FOSTER COMMITMENT TO PEOPLE, CULTURE AND COMMUNITY



See more online



Refined Eden Housing's mission and core values



Collaborated with community partners to drive collective impact



For the winter holidays, Eden Housing organized a One Warm Coat donation drive. Collectively, we raised **\$1,532** and donated over **1,300** coats to Eden residents.

EDEN HOUSING MAINTENANCE UNIVERSITY TRAINING CENTER (EMU)

Launched the **Eden Housing Maintenance University Training Center (EMU)** to deliver hands-on technical training for maintenance staff and a leadership development program for managers focused on coaching, performance management and neutral leadership



ACCOMPLISHMENTS IN THE PAST 5 YEARS



Focused on growing new talent in the industry with Project Destined and other internship programs

Hired Vice-President of Culture and Engagement

Advocated for anti-NIMBY legislation and other affordable housing bills

Partnered with Cal Berkeley to develop scholarship program metrics to drive educational opportunities

Awarded Best in Class Employer all five years!



Grew Eden's staff volunteer hours dedicated to community service each year





INVEST IN KEY INFRASTRUCTURE TO INCREASE ORGANIZATIONAL AGILITY AND READINESS FOR SCALE

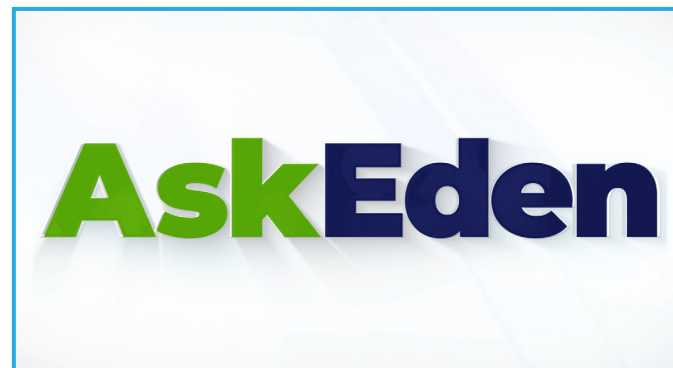
Achieved **AA- S&P Global Rating**

Secured **\$9.2M** in sustainability initiatives including PV solar installations and major retrofits

Launched **“AskEden” AI Chatbot** powered by Notion, a self-service tool that allows staff to access information in real time – like having a personal assistant in your pocket



See more online



THANK YOU TO OUR SUPPORTERS!

Individual & Community Partners

Alain McLaughlin
 Alan Billingsley
 Alazne Solis
 Amy Neches
 Andrea Osgood
 Andrew Faber
 Ann Schroeder
 Annette Billingsley & Terry Bergmann
 Bernadine Martin
 Beth Mullen
 Blake Davis
 Bryan Dove
 Calvin Whitaker
 Carrie Byles
 Charlene Liao
 Cheryl A. O'Connor
 Cleveland Arrington
 Connie Luo
 Debra McKnight Higgins
 Donald and Susan Wilson
 Evelyn Ragonton
 Francisco Arroyo
 Frederick Keeley
 Grace Li
 Howard and Irene Levine Family Foundation
 Howard T. Collins' Family:
 Sherry & Arthur Watkins
 Melanie, Mark, Mason, Maverick, Marley
 & Makena Westlake
 Melissa, Bryan Reagan
 & Brynn Waggonner
 Inman Rouse

James Kennedy
 Janice Bergmann
 Jeff Schroeder
 Joaquin Zaror
 Joe O'Hehir
 John & Sharon Tastor
 John Gaffney
 John Podolsky
 John Tastor
 Joseph Dworkin
 Joseph Postigo
 Kara Douglas
 Kathleen McKay
 Katia Kamangar
 Linda Mandolini
 Lindsey Stringham
 Lyle Merdler
 Marc Steyer
 Mary Ellen Shay
 Melissa Catolos
 Nancy Skinner
 Niels Povlsen
 Rudy Johnson
 Sean Callum
 Sheila Burks
 Steven Curry
 Sue C. Diehl
 Susan Gallardo
 Terrance Carroll
 Terrie Scherwin
 Yorkman Lowe

Corporations & Foundations

ACEEE
 Advanced Facility*
 All Seasons Roofing*
 AMS Flooring*
 Aquinas*
 Architects FORA
 B. Taylor Painting*
 Bay Oaks Solutions*
 Bridgeway Electric*
 C&A Paint*
 Cache Creek Casino*
 Century Carpet*
 CHDC
 Crocker Art Museum*
 DKI*
 Dsoto*
 East Bay Flooring*
 Five Guys*
 Freestone Reconstruction*
 Gallaher*
 Golden Shark*
 Guittard Chocolate Company*
 HKIT Architects
 Ideal Restoration*
 Il Fiorello Olive Oil Co.*
 James E. Roberts-Obayashi Corporation
 JK2 & Associates

Low Voltage Security*
 Medrano*
 MG Quick Solutions*
 Multi Pro*
 Murphy Burr Curry, Inc.
 NEF
 Novo Nordisk
 Oakland Zoo*
 Okamoto Saijo Architecture
 OMNIA Partners*
 Princeton Area Community Foundation
 Rocknasium*
 Russos Construction and Flooring*
 SavA Tree*
 Scandia Golfland*
 SF Giants*
 Sherwin Williams*
 Sidewalk Safety*
 Strategic Industry*
 SVA Architects Inc
 The San Francisco Foundation
 Todd Jersey Architecture*
 Unique Catering*
 Unisource Discovery
 Unlimited Master Plumbing*
 Winchester Mystery House*
 Zion Floors

* In-Kind Donors

2025/26 Board of Directors

Ali Solis
 Amy Neches
 Andrea Jones
 Annette Billingsley
 Cheryl O'Connor
 David Garcia
 Deborah Ruane

Grace Li
 Joe O'Hehir
 Kara Douglas
 Katia Kamangar
 Rudolph Johnson III
 Sean Callum
 Sheila Burks

Departing Board Members 2025

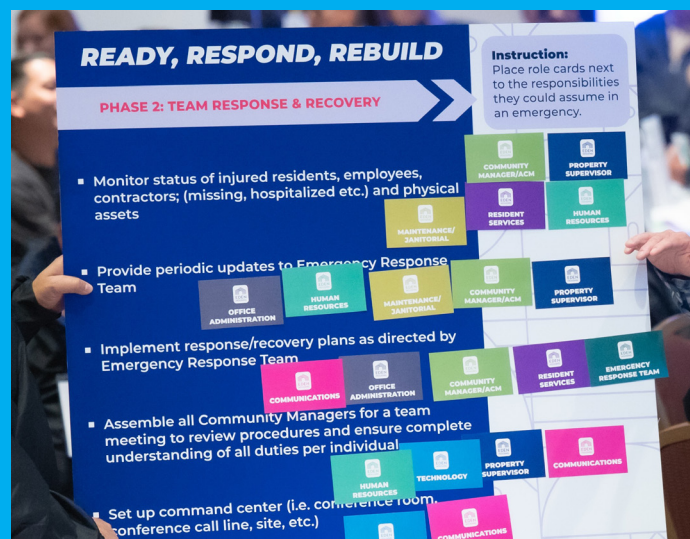
Candice Gonzalez
 Doug Kuerschner
 Joseph M. Postigo

New Board Members 2026

Don Capobres
 John Gaffney

ACCOMPLISHMENTS IN THE PAST 5 YEARS

Expanded emergency planning and response capacity



Expanded Eden's risk management capacity by hiring General Counsel and Eden's first Risk Manager

Secured **\$250,000** in grants to complete portfolio audits for sustainability improvements

Launched first AI-enabled Knowledge Management System



Downtown River, Petaluma

“The Turner Center’s partnership with Eden Housing is rooted in a shared commitment to advance innovative and scalable solutions that can fully address California’s affordable housing crisis. Yes, Eden offers a powerful, integrated approach that combines housing production and preservation with long-term investment in residents’ economic mobility and stability. But equally importantly, by working with organizations like the Turner Center to provide data and shape cutting edge research and policy reforms, Eden’s impact extends far beyond its own properties, offering leadership that helps drive meaningful progress for communities and policymakers seeking lasting solutions.”

- **Ben Metcalf**, Managing Director, Turner Center for Housing Innovation at UC Berkeley



Crescent Grove, Castro Valley



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