CCDC 43 YEARS

CELEBRATING CHINATOWN RESILIENCE

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Proud to work with the Chinatown Community Development Center to provide San Francisco residents with quality affordable housing.

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WELCOME

TWENTY-ONE YEARS AGO, I met a reverend who changed my life. But I didn’t meet him in a church, I met him in the living room of Chinatown—Portsmouth Square. I was a law student embarking on my first clerkship with what was then known as the Asian Law Caucus. They had asked this reverend to lead our summer orientation.

During the orientation, the Reverend Norman Fong preached the gospel of social justice. He told us about the history of Chinatown, the history of the International Hotel, and the struggle for housing and tenants’ rights that our community has waged block by block, unit by unit. He personified what it was to love a community, and in turn be loved by that community.

In that moment, I committed myself to Chinatown. And after two decades of serving this community in one form or another, I feel deeply honored and humbled to succeed Reverend Norman Fong as Executive Director of Chinatown CDC. I feel equally honored to have developed a meaningful friendship with both Norman and founding Executive Director Gordon Chin along the way.

It’s no question, I have big shoes to fill—Norman and Gordon are both living legends in their own right. But I would never expect to fill these shoes alone. I am honored to work alongside the incomparable leadership and staff here at Chinatown CDC. Our new Deputy Director of Operations, Whitney Jones, is a multi-decade veteran of the Chinatown CDC “system,” having worked in and led our housing development team for nearly three decades. Our new Deputy Director of Programs, Tammy Hung, has worked in and led our community organizing work for over twelve years. Our CFO, Karen Gansen, has led our fiscal team for over two decades. Our Policy Director, Matthias Mormino, has had over 10 years of experience at Chinatown CDC working on SRO programs in particular. And our General Counsel, Gen Fujioka, has eight years of tenure at Chinatown CDC, but 30 years of experience defending tenants in every notable eviction lawsuit in Chinatown. I also have the privilege of calling Gen my first mentor in this community.

While the past six months have been the most unsettling period of our lives, I bore witness to our leadership team and staff rising to the occasion to serve our community in heroic ways. In late March, Chinatown CDC mounted an immediate response to the COVID 19 crisis by launching Feed + Fuel Chinatown. In the first twelve weeks of shelter in place, our team helped provide 122,000 meals to SRO and public housing residents in partnership with 34 Chinatown based restaurants, Self-Help for the Elderly, World Central Kitchen, and SF New Deal. We could only have accomplished this with the support of 300+ volunteers, foundations, and hundreds of individual donors.

What the future will bring is entirely uncertain. Chinatown is facing the greatest challenges any of us can remember. Small businesses are failing and residents are suffering. But even in these dark moments, I am reminded that Chinatown’s enduring legacy is one of resilience. This community has faced racist immigration exclusion and segregation policies, multiple great earthquakes, and waves of “redevelopment” and gentrification that have wiped out entire communities of color. Chinatown survived these crises time and again.

Today, grassroots leaders like the Community Tenants Association and Ping Yuen Resident Improvement Association; community leaders like the Chinese Consolidated Benevolent Association and Chinese Chamber of Commerce; health leaders like Chinese Hospital and NEMS; non-profit leaders like Self-Help for the Elderly, Community Youth Center, and the API Council; and emerging leaders from our community’s youth programs, including our own Adopt-an-Alleyway and Youth for SROs, can and will ensure that Chinatown survives this moment as well. We are resilient.

Malcolm Yeung, Chinatown CDC Executive Director
SINCE OUR FOUNDING IN 1977, Chinatown Community Development Center has worked to strengthen the San Francisco community by helping children, families, and older adults realize their full potential and lead healthy, thriving lives. We achieve these goals for our community through our leadership training, civic engagement, resident services, and organizing and advocacy.

Our mission is to build community and enhance the quality of life for San Francisco residents. We are developing homes in San Francisco—Chinatown, Mission, Tenderloin, and South of Market—and making it possible for people to be stably housed. We are a community development organization with many roles—as neighborhood advocates, organizers and planners, and as developers and managers of affordable housing.

We provide our residents with events that include workshops, enrichment programs, and informational sessions on accessing community resources. Our work is comprehensive. We help to improve community resources such as parks, open space, and business where our residents live.

This year, CCDC adapted to the significant challenges of the COVID-19 pandemic, which has severely impacted the vulnerable populations that we serve. In response, we continued our work providing essential services such as affordable housing, food resources, and other direct services to residents and community members. Further, we expanded our work to address the increased food security needs for seniors and families in SROs during this time.

In 2019, our total assets were $34.6M, an increase in 3% over the previous fiscal year. Our current budget is $16.5M.
New Housing Developments

We completed our two most recent housing developments, Edwin M. Lee Apartments at 1150 3rd Street, and Casa Adelante–1296 Shotwell, with a third site, Casa Adelante–2060 Folsom currently under construction. With these new sites, CCDC has expanded to serve two new San Francisco neighborhoods and partner with Swords to Plowshares and Mission Economic Development Agency (MEDA).

Edwin M. Lee Apartments, located in the Mission Bay area, has units for 62 veterans and 56 low-income families, with on-site supportive services for residents. We joined forces with Swords to Plowshares, a nonprofit that provides services for veterans including counseling, employment and training, and supportive housing.

This development helps combat the ongoing issue of veteran homelessness in San Francisco, and provides these residents with stable, affordable housing that also fosters a sense of support and community. Additionally, Edwin M. Lee Apartments is the first San Francisco housing site that serves the dual purpose of housing both veterans and low-income families.

Our Two New Sites in the Mission neighborhood are Casa Adelante–1296 Shotwell, providing 94 units of senior affordable housing, and Casa Adelante–2060 Folsom, which, when completed, will have 127 affordable apartments. Both developments grew from a partnership with MEDA, an organization that works to support under-resourced San Francisco families and preserve the cultural identity of the rapidly changing Mission District.

We’re proud to include these sites in our portfolio, as they both support especially vulnerable members of our community. 1296 Shotwell’s housing units include 19 apartments set aside for formerly homeless seniors, and 17 units at 2060 Folsom will be for transitional-age youth. These two sites also provide on-site supportive services by CCDC and Larkin Street Youth Services.
NEW HOUSING DEVELOPMENTS

• **MACEO MAY APARTMENTS**: construction is underway for this project which includes 105 units for formerly homeless veterans that will be the first new building built as part of the redevelopment of Treasure Island.

• **730 STANYAN**: in partnership with Tenderloin Neighborhood Development Corporation, we won the rights to 730 Stanyan, which will provide new affordable housing in the Haight-Asbury neighborhood.

• **PING YUEN NORTH**: completed the last of our RAD projects for this building.

• **SMALL SITES PROGRAM**: completed 462 Green and started construction on 1335 Jackson. This program is focused on acquisition/rehabilitation to preserve affordable housing.

THE LUNAR NEW YEAR LUNCHEON was held on Friday, February 21, 2020 at New Asia Restaurant. Over 720 people attended the event, which also celebrated Reverend Norman Fong’s retirement as CCDC’s Executive Director, and honored his 30 years of service with our organization.

NEW HOUSING DEVELOPMENTS

**NEW HOUSING DEVELOPMENTS**

**OTHER HIGHLIGHTS**

OTHER PROGRAM HIGHLIGHTS included an address by Mayor London Breed, and a special presentation to Mrs. Anita Lee for her late husband, Mayor Edwin M. Lee’s induction into the Affordable Housing Hall of Fame. During his career, he made lasting contributions to affordable housing and significantly advanced the cause. Under his leadership, San Francisco created more affordable housing than any other Mayor in the City’s history. As a result of this event, CCDC raised close to $100,000.00 in funding from sponsors and supporters.
in response to the covid-19 pandemic and shelter-in-place orders, we shifted our organizational work plan in March to make the reduction of disease transmission in Chinatown SROs and public housing our highest priority. During that time, we launched the Feed + Fuel Chinatown program, providing meals to our most vulnerable populations—seniors and families living in SROs and public housing—by directly funding the reopening of Chinatown legacy restaurants to feed these residents.

For the grand finale of our Feed + Fuel Chinatown program, on June 26 we distributed and delivered groceries and household goods totaling almost 10,000 lbs. to over 250 Ping Yuen households. The materials included culturally appropriate grocery items, cleaning supplies, and face masks. This day of giving was made possible with the help of the San Francisco Housing Authority, which provided the goods, and our dedicated volunteers and supporters.

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**FEED + FUEL HIGHLIGHTS**

- **122,000 MEALS** provided to seniors and residents living in SROs and public housing.
- **15 CHINATOWN CDC STAFF** deployed to help with food packaging and distribution each day.
- **150+ VOLUNTEERS** mobilized over the past 3 months, completing 1,400 volunteer shifts and 2,000 volunteer hours.
- **34 CHINATOWN RESTAURANTS** participated in the program.

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**FEED + FUEL CHINATOWN**

Left: CCDC volunteers deliver PPE to residents; Top right: Ping Yuen North resident/volunteers deliver meals inside their buildings; Bottom right: New Asia Restaurant employees prepare meals for the Feed + Fuel program.

Top left: Feed + Fuel volunteers package meals with the help of Self Help for the Elderly; Bottom left: seniors in Ping Yuen North receive delivered meals; Right: seniors at Clayton Hotel SRO.
CRANKSTART FOUNDATION

CRANKSTART IS DEDICATED to creating a more just and inclusive society by investing in individuals and communities who face the greatest structural inequities. They work collaboratively to support education, economic mobility, health, housing, human rights, the environment, the arts, and basic science.

We’d like to thank the Crankstart Foundation, for their early support of Chinatown CDC’s Feed + Fuel Chinatown meal program. Crankstart was our first major donor to sign on to assist us when COVID first hit. In fact, Executive Director, Jackie Downing proactively reached out to CCDC in the first week of Shelter-in-Place to ask us how and what kind of support Chinatown needed. When we pointed to food security and SRO safety as the immediate needs to address, Crankstart didn’t hesitate to support us.

We are grateful to Crankstart not only for stepping in so quickly, but also for trusting us and the community to identify and channel efforts towards the unique and specific needs of Chinatown. Your support gave our Feed + Fuel Chinatown program the vital jump start it needed.

JACKIE DOWNING
Executive Director, Crankstart Foundation

ROOM TO BREATHE PROJECT

THE GOAL FOR ROOM TO BREATHE PROJECT’s relief program was to quickly assist community members throughout San Francisco in an area that immediately surfaced as a primary need when the COVID-19 pandemic began: food security. Founder, Jen Hamilton reached out and worked with Malcolm Yeung and the Chinatown CDC team to move quickly to generate and test ideas, and to scale the ones that were most impactful.

We thank Room to Breathe Project for their generous support of Chinatown CDC’s Feed + Fuel Chinatown meal program. Before the COVID-19 crisis, CCDC had no previous relationship or partnerships with Room to Breathe—which made it so remarkable to us that they immediately supported us in such a significant way, and at such an early stage.

Room to Breathe’s immediate trust in CCDC allowed us to shift our precious time and resources from the pressures of fundraising towards a laser-focused effort to providing food security for our most vulnerable populations in Chinatown.

JEN HAMILTON
Founder, Room to Breathe Project
The Stupski Foundation was founded by Joyce Stupski in 2015, as a tribute to her husband, Larry Stupski, and to their decades-long work to create opportunities for under-resourced members in their home communities. The Stupski Foundation invests in local institutions and community-based organizations as partners to help affect this change.

In response to the COVID-19 pandemic, the Stupski Foundation’s Elvin Padilla reached out to CCDC to provide food security to API communities. We thank the Stupski foundation for their tremendous support of Chinatown CDC’s Feed + Fuel Chinatown meal program. Stupski’s early investment helped us quickly ramp up the program to address this urgent.

In addition to being a significant supporter of Chinatown CDC, we also want to acknowledge the numerous ways Stupski has (and continues to) support ALL OF CHINATOWN during this pandemic crisis including: supporting the API Council, supporting Chinese Hospital to increase COVID testing in Chinatown, and their ongoing commitment to partnering with API organizations working towards food security for our low income communities.

**ANGEL AWARD**

**STUPSki FOUNDATION**

**SUPER VOLUNTEER AWARD**

**Aaron Lim**

Aaron Lim was born and raised in San Jose, but had many strong ties to Chinatown before his Chinatown food delivery project. His mother, Bonnie grew up in the Ping Yuen Housing projects and his father Tommy in North Beach. If the name ‘Tommy Lim’ sounds familiar, it’s because he was on the Board here at CCDC. Aaron has lived in Nob Hill/Chinatown for 8 years.

As the Bay Area began sheltering in place, Aaron wanted to help Chinatown restaurants that he’s frequented all his life stay afloat. He started asking close friends and family if they wanted a meal delivered to their door from one of his favorite restaurants in Chinatown. What started as 15 orders one Saturday, more than doubled each week thereafter for the next few months. Over time, he was joined by a number of family and friends who volunteered to help by organizing, bagging orders, and delivering to 14 pickup locations around the Bay Area.

Aaron also created a Facebook Fundraiser to help CCDC’s Feed + Fuel program. After three months, Aaron and the crew delivered over 1,600 meals and raised over $34,000 with donations coming from family, friends, and complete strangers around the world. We are amazed by and grateful for Aaron’s efforts to help Chinatown restaurants and the community stay resilient!
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SPECIAL RECOGNITION:
Thank you to Thomas Li and Facebook for their generous $30,000 matching fund that kicked off our successful Facebook Fundraiser in April 2020, to benefit Feed + Fuel Chinatown.

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FUND-A-NEED

THIS YEAR, OUR FUND-A-NEED DRIVE, which raises money to address a specific need, is aimed at upgrading Single Room Occupancy Hotels’ (SROs) air ventilation systems.

THE JESSIE CHENG CHARITABLE FOUNDATION has generously agreed to match your donation, dollar-for-dollar, up to $10,000. Our goal is to raise $30,000—to be used towards the cost of these upgrades.

UNPRECEDENTED CHALLENGES:
Due to the City’s Covid-19 health orders, SRO residents have no choice but to stay indoors. Unfortunately, SRO buildings are not designed with the type of layouts that allow for proper social distancing. Residents live in close proximity to each other and share common spaces such as bathrooms and kitchens on each floor. Furthermore, existing windows are not designed to allow for adequate air flow. Improved ventilation is urgently needed to minimize the accumulation of COVID-19 aerosols in enclosed areas and to improve the air quality for the entire building.

PROPOSED UPGRADES:
• Ventilation systems in nearly 60 SRO kitchens and baths will be updated
• Intake and output fans will be added where none exist
• Existing systems will be fixed and cleaned to make sure they work more efficiently

SO FAR WE’VE RAISED $9,269
HELP US REACH OUR GOAL OF $30,000

TO DONATE VISIT:
WWW.CHINATOWNCDC.ORG/FUND-A-NEED

Thank you for your support in helping us keep our residents and seniors safe and healthy!
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WITH YOUR HELP, WE CAN PROVIDE A HAND, A HOME,
AND A VOICE TO MANY OTHERS.

HERE’S HOW YOU CAN SUPPORT OUR WORK:

• Make a one-time or recurring donation, through Chinatown CDC’s website:
  www.chinatowncdc.org

• Contribute by check by sending it to:
  Chinatown Community Development Center
  1525 Grant Avenue
  San Francisco, CA 94133

• Visit Chinatown CDC’s website for more ways to support:
  www.chinatowncdc.org/ways-to-give

We’re happy to assist with any questions you might have about supporting Chinatown CDC.
For more information, please email us at donate@chinatowncdc.org, or call us at 415-984-1488,
415-984-1462 or 415-984-1472.
When we invest in our communities, we help turn impossible challenges into possible solutions. By sharing, growing, and encouraging, we can create a “can-do” spirit for our communities. Chinatown Community Development Center, we proudly celebrate the success of your commitment and service to the community.

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THANK YOU!

We honor and thank Chinatown CDC’s staff and volunteers for their efforts in the successful Feed + Fuel Chinatown. This program was implemented in the early days of the COVID-19 pandemic. Its efforts made an immense difference in supporting our Chinatown businesses and community members.

CONGRATULATIONS FROM THE CHINATOWN CDC BOARD OF DIRECTORS!

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From the Yeung Family

Joseph & Katherine  Wilfred & Cherry  Malcolm & Suosdey

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STRONG COMMUNITIES

Brookfield Properties is a proud supporter of the Chinatown Community Development Center and their efforts to enhance the quality of life for San Francisco residents.
We applaud your valuable work building communities and improving the lives of families and veterans in San Francisco.

CONGRATULATIONS to CHINATOWN COMMUNITY DEVELOPMENT CENTER

Congratulations on 43 years of building community and enhancing the quality of life for San Francisco residents. Our firm is proud to support your efforts!

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HMS Associates congratulates CCDC on its 43rd Anniversary. Thank you for all you do to build a community of resilience and generosity during this time of need and always.

Karin Johnston, April Veneracion Ang and Elsie Burke

HMS Associates
“LISC would like to congratulate the CCDC on an incredible 43 years.”

Century honors Chinatown Community Development Center for their dedication to helping communities grow.

Principal Architect for the rehabilitation of the Pings, Ping North, 990 Pacific Avenue and 227 Bay Street, Jim Fagler (retired), now on the CCDC Board of Directors, with Gelfand Partners Architects and Lori Yamauchi congratulate CCDC for the incredible work by staff in support, services and leadership in guiding the Chinatown neighborhood through the pandemic and moving forward.

Congratulations Chinatown CDC on 43 years!

We are proud to support your ongoing work with Chinatown and the API community. Thank you for being a national model of community development.

Ben Golvin, Karen Klein and Gabriel & Sonya Klein
Congratulations and Thank You to Chinatown Community Development Center for 43 years of providing affordable housing and services to San Francisco!
HOLLINS CONSULTING IS PROUD TO SUPPORT CCDC AND THE INVALUABLE WORK THEY DO EVERY DAY.

CONGRATULATIONS ON YOUR 43RD ANNIVERSARY!

870 Market Street, Suite 700
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A better tomorrow starts today.

We are proud to sponsor Chinatown Community Development Center’s 43 Anniversary Gala and we applaud CCDC for its leadership in providing social services and community outreach for San Francisco while advocating for and developing affordable housing.

For more information on Chase Community Development Banking, visit chase.com/cdb or contact:

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Thank You

To our friends at CCDC for 43 years of strong advocacy on behalf of the community.
Congratulations on 43 years of Responsive Community Service and Consequential Leadership!

-Phil Chin

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Claudine Cheng
APA Heritage Foundation
Facebook is proud to partner with the Chinatown Community Development Center to provide meals to our most vulnerable population during COVID-19.