



# ANNUAL REPORT

## 2025

Building Brighter Futures:  
One Roof at a Time



## EXECUTIVE TEAM

Larry Florin, *Chief Executive Officer*

Kim August, *Chief Financial Officer*

Jocelyn Lin, *Chief Real Estate Officer*

Ben Wickham, *Chief Operating Officer*

Judith Yera, *Chief People Officer*

## BOARD OF DIRECTORS

David Gouin, *Chair*

Paul Donaldson, *Vice Chair*

Dorothy Beattie, *Treasurer*

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*To our community of supporters,*

*I am pleased to share this important update on the difference you have helped make in our community. At Burbank Housing, we focus on more than homes, we focus on the people who live in them. These stories and numbers help paint the picture of the Burbank Housing community impact.*

*While Burbank Housing continues to drive meaningful progress in the North Bay, we operate within an affordable housing landscape that presents significant and evolving challenges. The volatility in the financial markets, coupled with unpredictable shifts in regulatory policies and resources make securing and sustaining funding for vital projects increasingly complex. To maintain the development pipeline and continue supporting property management and resident services across our portfolio, these external factors require our team to be more resourceful and innovative than ever.*

*This is my 8th year leading our incredible team of staff and I'm amazed at their remarkable work. We are developing more projects that allow individuals, families, seniors and those facing chronic homelessness move into affordable housing. We continue to expand the services to our residents so that they can thrive now and into the future. In addition, we are overseeing the rehabilitation of a large public housing site in Marin County and providing management services to two properties in San Francisco. While our footprint is expanding, our mission remains the same: provide the best affordable housing while arming our residents with the support they need for a fulfilling life.*

*With gratitude,  
Larry*

A handwritten signature in blue ink, appearing to read 'L Florin'.

Larry Florin, CEO  
Burbank Housing



## EXPANDING OUR IMPACT

Burbank Housing is relentlessly focused on addressing the critical need for affordable housing across the region. **This past year, we have made significant strides in bringing new, high quality homes to individuals, families, seniors, and those facing homelessness.** Our new projects are strategically developed to serve a variety of communities, ensuring that more of our neighbors have access to safe, stable and affordable places to call home.

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### Recently Completed & Nearing Completion:

Elderberry Commons, Sebastopol - 29 homes

Petaluma River Place, Petaluma - 50 homes

Burbank Ave. Apartments, Santa Rosa - 64 homes

Comstock Village, Healdsburg - 53 homes

### Breaking Ground & Underway:

George's Hideaway, Guerneville - 22 homes

Golden Gate Village Revitalization,  
Marin City - 300 homes

The Terraces at Copeland Creek,  
Rohnert Park - 72 homes

Dry Creek Commons, Healdsburg - 58 homes







These projects, alongside others in our development pipeline, are more than just buildings; they are beacons of **hope** and **stability**.



They represent Burbank Housing's proactive response to the housing crisis, driven by a deep understanding of community needs and a steadfast commitment to providing opportunity through affordable homes for all.





## MANAGED PROPERTIES

At Burbank Housing, we're driven by the mission to provide high quality, affordable housing that fosters vibrant, thriving communities. In 2025, we are proud to celebrate significant milestones in expanding our portfolio and enhancing our services, demonstrating our commitment to addressing the critical need for affordable housing in the region.



**This past year, we've continued to grow our footprint, adding SEVEN additional properties to our management portfolio.**

Glenridge, San Francisco - 275 homes

Diamond View, San Francisco - 58 homes

Petaluma River Place, Petaluma - 50 homes

Burbank Avenue Apartments,  
Santa Rosa - 64 homes

4th & Division, Napa - 24 homes

Maysonnave Apartments, Sonoma - 18 homes

The Beverly Apartments, Cotati - 40 homes







# BY THE NUMBERS:



**4,428**  
Homes

**700**  
Pipeline Units

**94**  
Communities



**COUNTIES SERVED: Sonoma, Napa, Marin & San Francisco**

# BUILDING A FOUNDATION FOR SUCCESS

For over forty-five years, Burbank Housing has helped fill a gap in housing affordability with over 70 properties across North Bay providing homes to 10,000 residents. While we are proud of that achievement, we at Burbank Housing know affordable housing alone is not enough for low- income people to achieve housing stability and enable families and individuals to move up and out of poverty.

Beyond housing, we are bringing vital services that enhance the well-being of our residents. Through partnerships with great organizations across the region, we provide a host of services and programming at our properties at no cost to the residents.

Programming is specific to the respective needs of each property and community, some of which include food access services, after-school programs for youth, adult education programs, health & wellness programs and a variety of seasonal family events







*“At Laurel, there is always something going on. Between our weekly movie watching, games, puzzles, JC classes and gardening... **you don’t ever feel alone.** The Resident Services staff at Burbank Housing have been so consistently powerful here. **They support us with so many activities and are always here for us whenever we need it.**”*

- Jeannette, Resident at **Laurel at Perennial Park**



# GROW WITH US

*“Every single home we build is a testament to the **power of partnership**. Burbank Housing is proud to stand with the residents, community leaders, and elected officials who believe, as we do, that a healthy and prosperous North Bay starts with a home. Our success is a shared success, and together, we are **building a more resilient and equitable community for all.**”*

– Board Chair, David Gouin



***“This is my home. I don’t know where I’d be if I didn’t have this place. We are family here and I’m so grateful.”***

– Marlus, Resident at **Laurel at Perennial Park**





# HOME STARTS HERE

Help Burbank Housing keep building the first step for families, seniors and essential workers struggling with housing instability. Help us pave the way for a strong and secure foundation for our community.

**Donate via the link here or scan the QR code:**  
[classy.org/give/405263#!/donation/checkout](https://classy.org/give/405263#!/donation/checkout)



