

Housing Development



DEVELOPMENT PIPELINE QUARTERLY UPDATE

Housing Development Under construction:

The Housing Authority of the City of Alameda and Island City Development hosted the North Housing Construction Start Celebration with a focus on The Estuary I and Linnet Corner on April 24th. The event brought together past staff, funders, elected officials, Alameda community members, City staff, and our service provider partners for a wonderful afternoon of speeches and networking. *See the third page of this newsletter for more photos of the event!*



1. Funders, partners, and board members of ICD and AHA celebrating the construction start event.

The Estuary I Permanent Supportive Housing Project would not have been possible without the years of hard work put in by all past members of this purchase. Building Futures and Alameda Point Collaborative, in particular, were integral to getting these projects off the ground. Their work and support on getting the 2012 land transfer of the 12 acres of North Housing set the pace for these projects today. APC and BF continue to support The Estuary I by providing expertise from their experience working with homeless and vulnerable populations.

Construction started this year for both buildings and has progressed smoothly despite the rain delays experienced this spring. Estuary I is nearing 14.5 % completion, with third floor framing going up this month. Just across the dirt Linnet Corner, nearing 8% completion, has finished its cement slab pours and has begun its initial framing of the first floor. The development team is conducting weekly progress site visits and inspections of the property with the General Contractor and Architect.

The Estuary II has emerged from the funding pool fog with awards from the City of Alameda HOME and PLHA funds in the amount of \$753,707. The Estuary II continues to apply to open funding pools this year for Low Income Tax Credits and Exempt Bonds. The development team will apply to the Housing and Community Development SuperNOFA this summer. If funding can be established from these additional sources.

The Poplar, located in the fern side neighborhood of Alameda, received competitive ECRG Brownfield funding in the amount of \$543,565.00. The funding will provide for environmental testing of the sites current state in anticipation of remediation and demolition of existing buildings. In the meantime, the development department continues to plan and procure services for environmental consulting, architecture, and civil engineering. Leasing for this property is not open at this time, but you may sign up for updates on The Poplar via our newsletter.

Construction In Progress:

AHA has been busy procuring various services and consultants to complete much anticipated improvements across its portfolio. Particular focus is placed on the assessment and repair of balconies at our Anne B. Diamant senior apartment homes. This work is moving forward into Construction work which will repair any needed structural work and bring the Balconies up to current codes for their railings.

Parrott Village, Parrott Gardens and Eagle village are in the final stages of siding repairs and paint work. Each property was assessed for areas of damage or wear and those sidings replaced. Each property has been newly repainted. Other work completed around the properties includes siding repair, Way Finding signage installation, steel guardrail work, electrical upgrades, and sanitary sewer certifications, SB721 Inspections, CNA repairs.

Multiple Request for Proposals (RFP) are open for bidding and can be located on our website's procurement vendor page.

Sign up for our e-newsletter to receive project updates and news from the comfort of home or on the go! <https://www.alamedahsg.org/about-us/news/>

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2. Parrot Gardens Homes Repainted beige, tan, and green.



3. Parrot Village Apartments painted blue, yellow, and white.



4. Eagle Village Apartments painted blue and white.



5. Eagle Village Apartments painted white, red and tan.



