

Housing Development



DEVELOPMENT PIPELINE QUARTERLY UPDATE

Under Construction:

The Estuary I is 37% complete as of July 2024, with the roof top going up and exterior finishings beginning this month to make the building weather tight. Just across the dirt Linnet Corner, nearing 27% completion, has finished all floor framing and will start on the installation of the roof mid-August. The AHA housing development team conducts weekly progress site visits and inspections of the properties with the General Contractor and Architect.

The Estuary II continues to apply to open funding pools this year for Low Income Tax Credits and Exempt Bonds. If funding can be established from these additional sources the project hopes to begin the process of construction loan closing soon after.

The Poplar development team has completed procurement for civil engineer and environmental consultant. Various studies at the site will begin by the end of 2024. Leasing for this property is not open at this time.



1. Active construction of The Estuary I and Linnet Corner as of July 2024.

Construction In Progress:



2. ABD Finished Balconies

AHA continues to actively procure various services and consultants to complete a multitude of improvements across its portfolio. An update to AHA's procurement process was implemented and AHA now uses a new e-procurement platform called Bonfire. **Vendors and consultants will need to register with Bonfire to submit qualifications, proposals, or bids for AHA, AAHC, and ICD solicitations.** <https://www.alamedahsg.org/contracting-with-aha>

The balcony repairs on senior apartment homes at Anne B. Diamant (ABD) are underway and 72% complete. Work at several properties across the portfolio for SB721 balcony inspections, siding and paint repairs, private sewer lateral certifications, and electrical subpanel replacement have been completed.

Independence Plaza (IP) has made significant headway (45% completion) on the items addressed during the assessment of the property. Those items include work on hearing-impaired ADA units, elevator upgrades, automatic door opener installations, laundry rooms, stairwells, ADA parking spaces, siding and trims, and exterior walkway pergolas. AHA also submitted a Mixed Finance Development Proposal to HUD for the property's Faircloth to RAD conversion, which will help preserve this asset for the future service of senior residents in Alameda.



3. IP Community Room Chimney Repairs Before (left) and After (right)

Other News

Join our team, we are hiring! (AHA) is recruiting for a Construction Project Manager, Rehab Specialist, to oversee projects and initiatives in support of AHA's affordable housing portfolio circa 1897-2022. This is an incredible opportunity to join a growing organization and gain valuable experience while exploring decarbonization, sustainability features and other cutting-edge renovations. Are you or someone you know interested? Visit our website for a full brief on the position and how to apply at: <https://www.alamedahsg.org/working-with-aha/careers-at-aha/>

Rosefield Village won a NAHRO Award of Merit and was nominated for the Award of Excellence. The AAHC's scattered sites known as Pulte Homes won an Award of Merit from NAHRO this year.

Electric Vehicle Charging may be coming to AHA properties. In partnership with the City of Alameda and third-party vendors, AHA has been exploring different opportunities to bring EV charging to its portfolio.

This summer, the Department of Housing Development hosted an Intern for 10 weeks. Her research projects included compiling information on AHA's tax credit solar photovoltaic systems and documenting municipal development impact fees, specifically on school fees for new developments across the state. This work is integral and will be used as a reference that will support the department's future projects.

The Alameda Local Housing Trust Fund 2024 annual report has been published and is now available to view on the Housing Authorities website. <https://www.alamedahsg.org/about-us/alameda-affordable-housing-corporation#trust-fund-info>

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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