

Housing Development



DEVELOPMENT PIPELINE QUARTERLY UPDATE

In Development:

The Estuary I is 89% complete as of February 2025, The building's exterior has been completed and is now weather tight, interior finishes, flooring, cabinets, and paint are being finalized on all four floors. The Estuary I will also have the first onsite resident pet relief area available to residents and their companions to enjoy an enclosed area outdoors. Lease-up efforts will begin in Q2 of 2025 with move ins starting around August. This is a great time to sign up for the Housing Authority of the City of Alameda (AHA) newsletter to be informed of leasing activities. To sign-up for AHA's email newsletter, please visit www.ahagroup.click . All units will be leased via Alameda County Coordinated Entry System, providing homes to formerly homeless individuals and families. All units will be fully furnished.



Linnet Corner is 80% complete as of February 2025. Standing on Mabuhay Street you see the bright soothing colors of Linnet Corner and begin to see the exterior grounds take shape as construction moves closer to completion. The project will host various amenities and in particular residents have access to a resident garden, patio lounge areas, roof top patio on the 3rd floor with sweeping views, and workout stations in the outdoor patio areas. Linnet Corner will start lease activities early in Q3 of 2025. These homes will be leased via three criteria, Housing Authority of the City of Alameda's Project Based Voucher Waitlist, Alameda County's Coordinated Entry System (CES), and a Property Management managed interest list. All leasing information will be provided via the AHA website (www.alamedahsg.org) and AHA newsletters. AHA is looking for formerly homeless elderly veterans for sixteen reserved apartments. As projects move forward AHA's housing development team continues to conduct weekly progress site visits and inspections of the properties with the General Contractor and Architect.

The Estuary II continues to apply for funding this year. The Development team submitted a HOME application to the City of Alameda in January. If funding can be established from additional sources the project hopes to start construction in early 2026.

The Poplar development team has completed procurement for civil engineer, environmental consulting, and NEPA consultant. Other procurements for The Poplar are actively closing out or starting and we encourage interested parties to visit and register onto our bonfire portal to review and submit bids. (see “other news” section below for details on how to register) As environmental testing and site assessment occurs, AHA Housing Development team is ramping up to host community meetings that will begin in the coming months. The details of these meetings, including timing and attendance, will be posted on the project webpage at (<https://www.alamedahsg.org/project/poplar/>) and Island City Development (ICD) (<https://www.islandcitydevelopment.org/project/the-poplar/>) websites.

Construction In Progress:



1. Siding work at IP in progress.



2. IP Community Room exterior wall repairs completed

Construction Management remains busy with multiple projects underway and upcoming procurement opportunities. The construction in progress (CIP) work includes a variety of property maintenance and building updates. Over the last year CIP projects completed over \$ 3,000,000.00 of work.

The balcony repairs on apartment homes at Anne B. Diamant (ABD) are complete. Stanford House and Sheman House are receiving property signage updates. China Clipper and Lincoln house are starting balcony renovations. Parrot Garden’s leasing office will undergo an office ADA renovation and have a perimeter fence installed.

Independence Plaza (IP) underwent a myriad of updates to the property and has completed all work to date, with exception to a renovation of the community room kitchen, Fence painting and property signage updates. AHA submitted and closed on the property’s Faircloth to RAD conversion, also called the Restore-Rebuild transaction, which assists in the preservation of the asset for the future service of residents in Alameda. AHA’s housing development department contributed by completing multiple upgrades and renovations to the site, prepared a mixed finance development application for the transaction, and managed the real estate transaction through closings and recording. The Development team is submitting awards to Novogradac’s Development of Distinction award and NAHRO’s Affordable Housing Award of Merit in March for IP’s Restore-Rebuild transaction, celebrating the success of the preservation of affordable housing at the property.

Electric Vehicle Charging

In partnership with the City of Alameda and third-party vendors, AHA has been exploring different opportunities to bring Electric Vehicle charging to its portfolio. This work continues under the Asset Management department. Staff are working to host the electrical connection, at Everett Commons, for the public street EV charging stations to be installed along Eagle Avenue, in cooperation with the City of Alameda. These spots will be open to the public but will benefit tenants who have lacked access to charging infrastructure.

Procurement

AHA continues to actively procure various services. Vendors and consultants will need to register with Bonfire to submit qualifications, proposals, or bids for AHA, AAHC, and ICD solicitations. To register onto Bonfire, please visit this webpage <https://www.alamedahsg.org/contracting-with-aha> Currently a RFP for The Poplar - Remediation and Demolition of the Existing Property Improvements is due March 26th and future opportunities include SB 35 entitlement consultation, ADA amenity and restroom renovations, balcony renovations, seismic assessments, general contractor predevelopment consultation services, and Office ADA renovations and fencing.

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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