



ISLAND CITY DEVELOPMENT AGENDA

AGENDA

DATE & TIME

SPECIAL MEETING OF ISLAND CITY DEVELOPMENT

Wednesday, April 16, 2025 - 6:15 PM

LOCATION

703 Atlantic Avenue, Alameda, CA 94501 - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

To Attend In-Person -

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

To Join Zoom Meeting -

<https://us06web.zoom.us/j/82617583123?pwd=BM3TenEVxEayocip8V0NHIZ9Qi0nYb.1>

Meeting ID: 826 1758 3123

Passcode: 406791

Persons wishing to address the Board of Directors are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to sraskin@alamedahsg.org prior to or during the Board of Directors meeting
- Call and leave a message at (510) 571-1700.

When addressing the Board, on agenda items or business introduced by Directors, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Island City Development Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711, or sraskin@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.

1. CALL TO ORDER & ROLL CALL
2. AB2449 COMPLIANCE - The Chair will confirm that there are 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must



disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances.” For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for ICD within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

3. PUBLIC COMMENT (Non-Agenda)
4. CONSENT CALENDAR (Action)
 - A. Approve Minutes of the Regular Board of Directors Meeting held on March 19, 2025.
 - B. Accept the Monthly Construction Report for The Estuary I.
 - C. Accept the Monthly Construction Report for Linnet Corner.
 - D. Accept the Monthly Report for North Housing Offsites.
 - E. Accept a Report for The Poplar (2615 Eagle Avenue) and Presentation from TWM Architects + Planners.
5. NEW BUSINESS
6. NON-AGENDA (Public Comment)
7. WRITTEN COMMUNICATIONS
8. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF
9. ADJOURNMENT

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NOTES:

- If you need special assistance to participate in the meetings of the Island City Development Board of Directors, please contact Sarah Raskin at (510) 747-4360 (TTY/TRS: 711) or sraskin@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Island City Development Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.
- Documents related to this agenda are available for public inspection and copying at the Office of the Housing Authority, 701 Atlantic Avenue, during normal business hours.



- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist Island City Development's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help Island City Development accommodate these individuals.

IF YOU WISH TO ADDRESS THE BOARD:

- Anyone wishing to address the Board on agenda items or business introduced by Board members may speak for a maximum of three (3) minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Board President. Upon recognition by the President, approach the rostrum and state your name.
- Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
- Applause and demonstrations are prohibited during Board meetings.





Minutes – Draft until approved

Island City Development

Regular Meeting, March 19, 2025

In person at Independence Plaza Community Room, 703
Atlantic Avenue, Alameda CA 94501, and Teleconference
via Zoom

1. CALL TO ORDER & ROLL CALL

Director Cooper called the meeting to order at 6:15 PM. The following Board members were present: Director Vanessa Cooper, Director Alicia Southern, and Director Carly Grob; quorum established. Staff in attendance: Jasmine Polar, Paris Howze, Jenny Wong, Sarah Raskin, Steven Zhao, Sylvia Martinez, Ron Babiera, Stacey Wilson, Tonya Schuler-Cummins, Louie So, Janet Lee, and Leon Ko.

2. PUBLIC COMMENT (Non-Agenda) **NONE**

3. AB2449 COMPLIANCE - The Chair confirmed that there were 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances." For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for ICD within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

4. CLOSED SESSION – **Director Cooper adjourned to Closed Session at 6:16 PM.**

A. **Conference with Real Property Negotiations**

(Government Code § 54956.8)

Property: 2000 Lakehurst Circle, Alameda, CA 94501, APN 074-0905-012-09.

Agency Negotiation: Vanessa Cooper, Executive Director, Tonya Schuler-Cummins, Director of Data and Policy, Adrian Guerra, Legal Counsel

Negotiating Parties: Mabuhay and Lakehurst LP

Under Negotiation: Price and terms payment



Director Cooper adjourned Closed Session at 6:26 PM.

Announcement of Action Taken in Closed Session, if any:

Informal action was taken. During Closed Session the Board discussed Item 4A and the Board gave staff direction.

5. CONSENT CALENDAR (Action)

- A. Approve the Minutes of the Special ICD Board Meeting on February 19, 2025.
- B. Accept the Monthly Construction Report for The Estuary I.
- C. Accept the Monthly Construction Report for Linnet Corner.
- D. Accept the Monthly Report for North Housing Offsites.
- E. Accept an Updated Fee Schedule for Third Party Real Estate Transactions.

Director Southern motioned to accept Consent Calendar items 5A-5E; Director Grob seconded. A call for all in favor, the motion passed unanimously.

6. NEW BUSINESS

- A. Accept Update on a Potential Change Order with J.H. Fitzmaurice Not to Exceed \$3,000,000 for North Housing Soil Offhaul Costs.
- B. Approve Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$2,769,519.07 between the Housing Authority of the City of Alameda and Lakehurst and Mosley LP and Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$6,639,696.14 between the Housing Authority of the City of Alameda and Mabuhay and Lakehurst LP, and Approve a Consultant Services Agreement Not to Exceed \$2,141,922.79 between the Housing Authority of the City of Alameda and Mosely and Mabuhay LP for North Housing Block A Master Development Work.

Staff S. Martinez presented items 6A and 6B as one item. Item 6A did not require action from the Board.

Director Grob moved to accept item 6A. Director Southern seconded. A call for all in favor, the motion passed unanimously.

Item 6B asks the Board to: approve an amendment for the Consultant Services Agreement between AHA and Lakehurst and Mosley LP, the LP for The Estuary I; approve an amendment for the Consultant Services Agreement between AHA and Mabuhay and Lakehurst LP, the LP for Linnet Corner; and to approve a Consultant Services Agreement between AHA and Mosley and Mabuhay LP, the LP for the Estuary II.

Staff S. Martinez clarified that the Consultant Services Agreements



are Reimbursement Agreements between AHA and the North Housing LPs, that are split on a pro rata basis.

Director Grob moved to accept item 6A; Director Southern seconded. A call for all in favor, the motion passed unanimously.

- 7. NON-AGENDA (Public Comment) **NONE**
- 8. WRITTEN COMMUNICATIONS **NONE**
- 9. ORAL COMMUNICATIONS – BOARD MEMBERS AND STAFF

Director Cooper announced that there will be more information about the leasing process for the Estuary I and Linnet Corner at the next Board of Directors meeting.

10. ADJOURNMENT

Director Cooper adjourned the meeting at 6:30 PM.



**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors
Island City Development

From: Jocelyn Layte, Acting Associate Project Manager

Date: April 16, 2025

Re: Accept the Monthly Construction Report for The Estuary I.

BACKGROUND

The Housing Development Department provides monthly reports on projects under construction where either the Housing Authority of the City of Alameda (AHA) or Island City Development (ICD) is acting as developer and provides performance guarantees.

The Estuary I project is located at 500 Mosley Avenue. ICD is the developer. The project scope includes 45 new construction permanent supportive housing units for homeless or formerly homeless individuals or households, including one manager's unit. Amenities include property management offices, social service coordination offices, a community room, a mail room, central laundry, central courtyard, and secure bike parking. J.H. Fitzmaurice, Inc. (JHF) initiated construction on January 30, 2024, and is scheduled to achieve completion on or before August 8, 2025.

Please see previous monthly Board Reports for project details prior to this month's update.

DISCUSSION**Construction**

The overall project completion and billing percentage, through March 31, 2025, is approximately 90%. All units have been completed and are receiving appliances at the end of the month and will continue to have contractor punch walks. The AHA team and the General Contractor, JH Fitzmaurice (JHF), completed the pre-punch walk in March that identified common fixes and adjustments to finished units that would be carried out across the remaining units. The lobby started its tiling installation prep. Office spaces have complete finishes and doors with hardware installed. Pavers have been placed in the courtyard along with sidewalks, curbs and gutters on the south side of the building. Bioretention work and the north-side exterior work for cement pours and landscaping will continue throughout the month. Closed Circuit Television (CCTV) cameras and the live guard, patrolling the site after hours and on weekends, provide security at the site as JH Fitzmaurice (JHF) continues to make good construction progress. The project received its green tag and clear for construction status, which allows Alameda Municipal Power to schedule and install individual meters at the site, bringing the project even closer to full energization. Currently, there are 38 rain days (the project budgeted 24 rain delay days) which were used due to the rain's impact onsite and offsite work.. The interiors are on or ahead of schedule. At this time, the GC still



anticipates early completion despite the rain delays, so long as electrical and elevator trades move forward on time. Staff are tracking this and continue to monitor delays, weather, and project schedule to consider if acceleration would be needed to finish on time. There is an allowance reserved for site work acceleration if needed. Temporary certificate of occupancy (TCO) is dependent on the completion of specific offsite scopes which staff are tracking.

April's active construction activities include: installation of corridor flooring and tiling, remaining doors and door hardware, electrical lighting fixtures in hallways, punch walk fixes on interior units, appliance delivery and installation, flooring and tile in community spaces, painting of community and office spaces, continuing excavation and installation of bio-retention areas and drains, exterior courtyard and pathway work on the west and north elevations, pet relief area installation, and irrigation and topsoil delivery. The AHA team looks to have final punch walks for interiors in early May. Interior and exterior work this month is moving forward according to schedule.

No new change orders have been approved over the past month, keeping the total approved change orders to \$427,181. An Owner's hard cost contingency and a General Contractor's contingency (already budgeted within the GC contract) are available for upgrades, master-plan cost overruns, as well as unexpected costs detailed below. Owner contingency funds are held separately from the contract. Executed change orders have utilized 23.8% of the owner's hard cost contingency and a General Contractor's contingency combined.

The total projected use of owner contingency (including General Contractor's Contingency and soft cost savings) is 74.5%. This includes conservative soil off haul estimates. Only the Executive Director can approve additional costs to the contract and staff closely review all prospective change orders at the site. All supplies needed to finish the project have been bought out so there is not expected to be a significant impact from the recently announced tariffs.

Operation and Lease Up Activities

Staff are working with cross-agency departments and external partners to prepare the project for leasing and operations in 2025. Weekly all-hands meetings and task coordination have begun and will continue throughout the projects lease up and transition to property operations. This month, the team walked through the office spaces to allocate rooms for leasing effort logistics.

All units will be filled from referrals – there are no units open to the general public at Estuary I and 40 of the 44 units will also receive Project-based vouchers (PBV). FPI Management staff are on board working on lease-up reviews as of 4/1/2025. As of March 31st, AHA has received eight referrals from the Alameda County Coordinated Entry System (CES) and has scheduled six interviews for the first week of April. Focus is continued on finalizing the Memorandum of Understanding with the County of Alameda for referrals from the CES, finalizing lease-up and operating budgets, and executing contracts with property management (FPI) and services (Building Futures). All units are leased fully furnished. Furnishings for units have been ordered, and model units will be set up for viewing during pre-leasing activities and move-ins.



FISCAL IMPACT

AHA and ICD have completion and lease up guarantees on this development. The construction is currently trending a few weeks early and is on budget. Operations and lease up planning activities are meeting project milestones. See attachment for the monthly budget update.

CEQA

Not Applicable.

RECOMMENDATION

Accept the Monthly Construction Report for The Estuary I.

ATTACHMENTS

1. Att1_Estuary I Photo updates 04.16.2025
2. Att2_Est I Monthly Budget Report 04.16.2025

Respectfully submitted,



With support from Neil Saxby, Renew Urban, Consultant
Jocelyn Layte, Acting Associate Project Manager

The Estuary I Progress Photos March 2025



Aerial photo looking south showing the northern and western elevation exterior walls.



Aerial view looking down on NH Block A showing roof tops and exterior grading work.



Corridor lighting fixtures have gone in.



Unit Pre Punch walks were completed in March.



Exterior courtyard cement pours, pathways, pavers and bioretention areas were installed.

The Estuary I
Monthly Update - as of March 31 2025

Total Development Costs to Date				
	\$ Budget	\$ Disbursed	% Disbursed	\$ Balance
Land & Holding Costs	\$2,461,115	\$2,444,510	99%	\$16,605
Hard Costs	\$28,906,749	\$19,491,661	67%	\$9,415,089
Soft Costs	\$11,597,407	\$3,658,956	32%	\$7,938,451
Total	\$42,965,271	\$25,595,126	60%	\$17,370,145

General Contract Status	
Total Contract Value	\$24,898,007
Change Orders	\$427,181
Revised Contract Value	\$25,325,188
Value of Work Completed to Date	\$22,745,160
Retention Withheld	\$2,223,146
Amount Paid to Date	\$20,522,013
Balance to Finish less retention	\$2,580,028
% Construction Complete	90%

Contingency Utilization		
	Hard Cost	Soft Costs
Total Contingency Approved	\$1,394,525	\$250,000
Approved Change Orders to Date	\$427,181	
Remaining Balance of Contingency	\$967,344	\$250,000
% of Contingency Used	31%	0%
Anticipated Soil Off-Haul Costs	\$687,700	
Remaining Balance of Contingency	\$279,644	
Projected Use of Contingency	\$967,344	
Remaining Balance After Projected Use	\$0	
% of Contingency Projected	100%	

**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors
Island City Development

From: Paris Howze, Project Manager

Date: April 16, 2025

Re: Accept the Monthly Construction Report for Linnet Corner.

BACKGROUND

The Housing Development Department provides monthly reports on projects under construction where either the Housing Authority of the City of Alameda (AHA) or Island City Development (ICD) is acting as developer and provides performance guarantees.

Linnet Corner is located at 2000 Lakehurst Circle, Alameda, CA 94501. The project is the new construction of a single, four (4) story residential building, with 64 units. There will be 40 studio units and 23 one-bedroom units targeting seniors aged 62 and over. There will also be one two-bedroom unit dedicated as a manager's unit. Affordability levels will range between 30% and 40% of the Area Median Income (AMI). The project will also have 25% or 16 units serving formerly homeless or currently homeless senior veterans. Amenities will include a community room, onsite property management and service provider offices, shared unassigned parking, a laundry room, a resident garden, and a roof terrace.

Staff delivered a notice to proceed on March 6, 2024, and J.H. Fitzmaurice, Inc. (JHF), commenced construction activities on March 14, 2024. The project is expected to achieve completion on or before October 30, 2025.

Please see previous Board of Commissioner reports for project details before this month's update.

DISCUSSION***Construction:***

The overall project completion and billing percentage, through March 31, 2025, is approximately 85%. This month's construction activities included installation of PTAC heating/cooling appliances at all units, installation of blinds at all units, completion of corridor painting at all units, installation of bathroom flooring at all units, as well as installation of wire shelving at all units. Additionally, elevator installation of both carts has been completed and the switchgear has been installed and received its green tag approval from Alameda Municipal Power to start meter installation.

The project currently has 17 rain delays, attributable to the rain's impact on sitework and offsite items. The interiors are on or ahead of schedule. At this time, the General Contractor



(GC) still anticipates early completions despite the rain delays so long as electrical and elevator trades move forward on time. Staff is reserving an allowance for sitework acceleration if needed.

Change orders over the past month totaled \$0, keeping the total approved change orders at \$466,247. Owner contingency funds are held separately from the contract. Executed change orders have utilized 27% of the available hard cost contingency. Only the Executive Director can approve additional costs to the contract, within the planned contingency amounts, and staff closely review all prospective change orders at the site. Staff are also tracking soft cost savings and the use of contingencies, which can also be applied to hard cost uses later in the project's cycle.

Additional funding update:

The project applied to The Home Depot Foundations Grant Program with awards anticipated to be announced in May. If awarded, funds will be used to offset project costs by \$200,000.

Deferred Developer Fee:

At the time of construction loan closing in March 2023, the project anticipated approximately \$3.7 million in permit and impact fees and an 8.50% interest rate. Since then, the project has realized a \$1.2M reduction in permit and impact fees, and is projecting \$650k in interest fee savings due to a slightly reduced interest rate environment (the interest rate has fluctuated down to 7.42% on average). However, staff continue to watch the recent economic changes for potential interest changes. All supplies needed to finish the project have been bought out so there is not expected to be a significant impact from the recently announced tariffs. The project is also anticipating to spend less than the available hard and soft cost contingency on typical line items.

However, Linnet Corner is bearing a significant portion of the anticipated soil-off haul costs, which may reduce the amount of eligible basis, and thus reduce the equity investment from the tax credit limited partner, resulting in a considerable gap. The majority of the gap will be filled by an additional \$1.7 million in deferred fees. However, using conservative estimates, staff calculate that the worst-case scenario may require an additional infusion of funds as equity from AHA in 2026, at the project's conversion. This will help support the future payout of the developer fee and allow the closing of the permanent financing. This is being watched closely. If necessary, Staff will return to the Board in 2026 to request the additional funds.

There are multiple factors that could reduce the need for AHA funds. The Home Depot grant could benefit the project and additional cost savings beyond the current conservative estimates could be realized. A swift lease up could reduce the time to conversion and lower interest costs. If fully leased, the project could use income from operations to fund the gap for part of this and reduce the need for more of ICD or AHA funds.

At the time of closing, the project was expected to defer \$1,284,044 of developer fees which was projected to be paid off by year 12. The project must pay off the deferred fee by year 15 or the owner must contribute the funds to the project. After year 15, the deferred fee is no longer a preferred payment, and other funders will take a significant part of the cash flow. For this reason, staff are working diligently to reduce any need for ICD/AHA cash flow or extra deferred fees.



Draw Down Schedule:

Linnet Corner, like many affordable projects, relied heavily on soft loans at the beginning of the project, and then went into a longer phase of relying on its construction loan to pay each month's draw costs. For the final six months of construction, however, it has \$9.5 million of equity available to use for paying draws. This structure was planned all along and was agreed to by all parties, and is fairly common for 4% tax credit transactions. The main benefit of using equity for monthly draws is to save on interest. The current month's interest rate is 6.71%, versus the original projection of 8.50%, which means that we are saving on interest now. However, keeping the outstanding balance low by using the equity will continue to save on interest expense. A rough estimate of the interest saved is \$200,000.

It is estimated that for about seven months of draws (May through November), including the retention draw, we will use limited partner equity. After those payments, the project will shift back to using its construction loan resources for the final interest carry until stabilization in fall 2026. Staff have reviewed these proposed uses of the different sources with the lenders, and they support the proposed plan. Estuary I does not have any early equity funds available and will continue to rely on its construction loan for monthly draws.

Operation and Lease-Up Activities:

Starting in January 2025, staff worked across agency departments and with external partners to prepare Linnet Corner for lease-up commencement in April 2025. The team has initiated a weekly all-hands meeting to coordinate the deliverables required for a smooth lease-up and transition to property management upon commencement of operations. Linnet Corner's lease-up will utilize a combination of three different sources to lease its 63 units (excluding the manager's unit):

1. CES units: 16 one bed and studio units are reserved for un-housed, disabled senior veterans referred by Alameda County Health Services Agency's (HCSA) Coordinated Entry System (CES) or through other social services agencies. These units all have Project-Based Vouchers (PBVs). Referrals from CES are expected soon. An interest list has also been stated in case CES is unable to provide 16 referrals.
2. PBV units: 24 one bed and studio units will be filled through AHA's existing Project-Based Voucher (PBV) waitlist; lease-up will begin in May for these units, and
3. Lottery Units: 23 studio units will be filled through a public lottery for the units not tied to a subsidy nor CES. The application period for the 23 units leased through a public lottery was opened on April 4, 2025, and will close on April 18, 2025. Links to the application will be made available on Linnet Corner's new leasing website at www.linnetcorner.com.

Outreach efforts for both the public lottery and units reserved for veterans have included social media campaigns and lease-up presentations at city board meetings and community organizations in Alameda. To conduct leasing activities, property management staff have temporarily moved into AHA's offices to intake applications and coordinate with AHA's Housing Programs Department for a seamless review period. Eligibility and compliance verification will be ongoing through the start of move-ins with all eligible residents anticipated to be identified upon receipt of temporary certificate of occupancy (TCO) at the end of September.



Staff also continues to work closely with agency departments on the finalization of first year operating budgets, lease-up agreements, property operations contracts, and supportive services contracts.

FISCAL IMPACT

AHA and ICD have completion and lease-up guarantees on this development. To date, the construction is on time, and may deliver one month early, weather permitting. At this time, any cost overruns are covered by contingency, savings, and deferred developer fees. Linnet Corner is a 4% tax credit project which is reliant on basis-eligible costs for part of its financing. In a conservative scenario, the project may lose tax credit equity because of the changes during construction (including the soil offhaul cost, basis-eligible cost savings, and interest savings due to lower interest rates). This loss will be covered by cost savings, and also by additional deferred developer fee. The project has a \$3 million developer fee in total of which \$1,295,000 was deferred at closing. The maximum additional deferred fee is \$1,705,000. Staff will continue to review and come back to the Board if additional ICD or AHA funding is needed.

CEQA

Not applicable.

RECOMMENDATION

Accept the Monthly Construction Report for Linnet Corner.

ATTACHMENTS

1. 25_04_Linnet Corner - Budget Tracking
2. 25_04_Linnet Corner - Progress Photos

Respectfully submitted,



Paris Howze, Project Manager

Linnet Corner
Monthly Update - as of March 31, 2025

Total Development Costs to Date				
	\$ Budget	\$ Disbursed	% Disbursed	\$ Balance
Land & Holding Costs	\$640,864	\$526,338	82%	\$114,526
Hard Costs	\$36,513,061	\$25,740,398	70%	\$10,772,663
Soft Costs	\$16,118,331	\$4,608,745	29%	\$11,509,586
Total	\$53,272,256	\$30,875,481	58%	\$22,396,775

General Contract Status	
Total Contract Value	\$29,561,507
Change Orders	\$466,247
Revised Contract Value	\$30,027,754
Value of Work Completed to Date	\$25,409,183
Retention Withheld	\$2,481,087
Amount Paid to Date	\$22,928,096
Balance to Finish	\$7,099,658
% Construction Complete	85%

Contingency Utilization		
	Hard Cost	Soft Costs
Total Contingency Approved	\$1,738,717	\$450,000
Approved Change Orders to Date	\$466,247	(\$50,686)
Remaining Balance of Contingency	\$1,272,470	\$500,686
% of Contingency Used	27%	111%
Anticipated Master Plan Costs	\$573,433	
Projected Use of Contingency	\$699,037	
Remaining Balance of Contingency	\$0	
% of Contingency Projected	100%	

Linnet Corner
Progress Photos
(March 31, 2025)



Figure 1: Bird's-eye view of Linnet Corner & Estuary I



Figure 2: Bird's-eye view from Lakehurst Circle

Linnet Corner
Progress Photos
(March 31, 2025)



Figure 3: View from Mosley and Mabuhay Avenue



Figure 4: View from corner of Lakehurst Circle & Mabuhay Street

Linnet Corner
Progress Photos
(March 31, 2025)



Figure 5: Wire shelving within unit closets

Linnet Corner
Progress Photos
(March 31, 2025)



Figure 6: Elevator Installation

Linnet Corner
Progress Photos
(March 31, 2025)



Figure 7: Blinds and PTAC installation in Units

**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors
Island City Development

From: Jocelyn Layte, Acting Associate Project Manager

Date: April 16, 2025

Re: Accept the Monthly Report for North Housing Offsites.

BACKGROUND

The Housing Development Department provides monthly reports on projects under construction, and the Housing Authority of the City of Alameda (AHA) is leading the North Housing Master-Plan work to prepare the sites and provide infrastructure for Linnet Corner and Estuary I. This report provides updates on the North Housing Block A offsite work.

DISCUSSION

Site: North Housing Block A Offsite Improvements, 501 Mosley Ave Alameda, CA 94501

Total cost: \$4,015,747

Source of funds: Budgeted within the North Housing Block A projects with Estuary I covering 23%, Linnet Corner covering 60%, and Estuary II covering 17% of the offsite improvement costs.

Purpose: AHA contracted with J.H. Fitzmaurice, Inc. (JHF) for offsite improvements to North Housing Block A, such as the realignment of Lakehurst Circle, the new water main extension, and the new Mabuhay Street. Offsite improvement work is expected to be on a parallel track to the two active housing development projects (Estuary I and Linnet Corner). Therefore, the contract end date is October 2025, which aligns with the latter of the two housing projects' expected completion date. To date, the project has received 30 rain delay day notices (the contract only provided for 20). Despite these notices, the GC still anticipates early completion by July 2025. In order to achieve a Temporary Certificate of Occupancy (TCO) on Estuary I and Linnet Corner, portions of the offsite work must be completed on time with those projects' intended TCO dates. Staff are tracking this and continue to monitor delays, weather, and project schedule to consider if acceleration would be needed to finish on time. There is an allowance reserved for site work acceleration if needed.

The contracted value for the offsite improvements is budgeted in each of the housing developments at Block A and funding was approved by the Board of Commissioners in December 2023. The contractor's contingency of \$150,000 in the contract is 99% used and expected to be 100% used.. Staff anticipate that the contract contingency will be fully used.

The Board approved an additional \$450,000 in owner's contingency, and in March 2025, approved up to amount of \$3 million in budget authority for the soil offhaul. Use of the owner's contingency or soil offhaul budget authority are included pro rata in the contingency



April 16, 2025

trackers of Estuary I, Linnet Corner, and Estuary II.

The City of Alameda has approved a phasing plan so that appropriate levels of offsite completion are delivered with Estuary I, with the remainder completed concurrent with Linnet Corner, to allow certificates of completion for the earlier project.

Timeline: February 2024 to October 2025.

Status: As of the end of March 2025, offsite improvement work is about 87.5% complete. Contractor billing for March 2025 is \$498,589.62 and consists of earthwork, survey and staking, erosion control, AC paving, onsite and offsite concrete paving, landscape and irrigation, dry utilities joint trench work. The completed work on the Lakehurst Circle realignment and final paving of street surface. All sidewalks and gutters along Lakehurst Circle have also been completed. The parking lot for Linnet Corner is almost complete and received final lifts of asphalt late March. Mabuhay is the next target phase of this project along with a permanent fencing plan. Work continues to be on track to allow for Estuary I's Temporary Certificate of Occupancy to be received on time and not delay lease-up of the project. There is a zero total change order for the offsite contract which does not affect current contingency amounts. The project is on schedule. Details on the contract status and contingency used are attached to this report.

FISCAL IMPACT

The Board of Commissioners approved the funding for the North Housing Master-Plan, including the offsites work for this first phase in August and December 2023.

CEQA

Not Applicable

RECOMMENDATION

Accept the Monthly Report for North Housing Offsites.

ATTACHMENTS

1. Att1_NH Offsite Budget Update 04.16.25

Respectfully submitted,



With support from Neil Saxby, Consultant, Renew Urban
Jocelyn Layte, Acting Associate Project Manager



North Housing Block A - Offsite Improvements Contract Tracking
Update - as of March 2025

General Contract Status	
Total Contract Value	\$4,015,747
Change Orders	\$0
Revised Contract Value	\$4,015,747
Value of Work Completed to Date	\$3,515,527
Retention Withheld	\$341,995
Amount Paid to Date	\$3,173,532
Balance to Finish	\$842,215
% Construction Complete	88%

Contract Contingency Utilization	
	Hard Cost
Total Contract Contingency	\$150,000
Approved Contract Contingency Usage To Date	\$148,457
Remaining Balance of Contract Contingency	\$1,543
% of Contract Contingency Used	99%

Owner Contingency Utilization	
Total Owner Contingency Outside of Contract	\$450,000
Approved Owner Contingency Usage To Date	\$0
Remaining Balance of Owner Contingency	\$450,000
% of Owner Contingency Used	0%

**ISLAND CITY DEVELOPMENT**

Fax (510) 522-7848 | TTY/TRS 711

To: Board of Directors
Island City Development

From: Jenny Wong, Senior Project Manager

Date: April 16, 2025

Re: Accept a Report for The Poplar (2615 Eagle Avenue) and Presentation
from TWM Architects + Planners.

BACKGROUND

The Housing Authority of the City of Alameda (AHA) purchased the property at 2615 Eagle Avenue in March 2022. AHA has a goal of serving 50 families with affordable housing at this development, with up to 25% supportive housing apartments if required by funding sources. The development will have a preference for Alameda Unified School District (AUSD) staff, as well as a live/work preference for Alamedans.

In December 2023, the Board agreed to enter into a \$3.4 million pre-development loan from Capital Impact Partners Bay's Future Fund (BFF) to fund the acquisition and pre-development of this site for up to four years. In February 2024, the Board approved a \$2.1 million pre-development loan from the Reserve Policy to supplement the BFF loan amount. In March 2024, the Board approved an option to ground lease with a 20-year term to Island City Development (ICD).

AHA has received redevelopment funding from the City of Alameda totaling \$4,888,053. The project is able to spend an additional \$2,000,000 on work to further the project by June 2025. In March 2024, the project was awarded \$534,565 in Equitable Community Revitalization Grant (ECRG) funds from the Department of Toxic Substances Control Office of Brownfields. The grant has a two-year term (March 2024 to March 2026). Grant funds are disbursed on a reimbursement basis and can only be used for environmental site investigation activities.

Please see previous Board Reports for project details prior to this month's update.

DISCUSSION**Funding**

Staff is working with Capital Impact to modify the due dates for financial audits in the BFF Loan to align with HUD required deadlines. Additionally, the definitions in the loan documents for permitted indebtedness and transactions with affiliates inadvertently treat AHA as a single purpose entity controlling a sole property and requires Capital Impact consent for acquiring new debt and for doing transactions with its affiliates, AAHC and ICD. The definitions will be modified to give AHA flexibility to conduct its usual business without having to request Capital



Impact consent unless it is related to The Poplar project. The loan modification will be negotiated and executed by the Executive Director and brought back to the Board in May 2025 for ratification.

Procurement

TWM Architects + Planners (TWM, Website: <https://www.twmarchitects.com/>) was selected as the qualified and highest-ranking architect for The Poplar project through the November 2022 RFQ process. TWM is an architectural firm based in the Bay Area with project experience in the City of Alameda, affordable multifamily housing, and historically significant buildings. They are attending the April AHA Board meeting to introduce their firm and relevant qualifications to the AHA Board of Commissioners. The total contract amount is \$136,230. Refer to Attachment 2 for their presentation.

Rockridge Geotechnical Inc. (Website: <https://www.rockridgegeo.com/>) was selected as the highest-ranking consultant to provide geotechnical consulting services. The geotechnical engineer evaluates soil and groundwater conditions and provides design recommendations and quality control measures to ensure the building foundation can safely support the future structure. The total contract amount is \$44,300.

AHA has active solicitations for an Abatement and Demolition Contractor and a SB35 Entitlement Consultant. Proposals are due April 11, 2025 and April 7, 2025, respectively. Solicitations for a Pre-development Contractor and a Dry Utility Consultant are anticipated to be published in April 2025.

Design and Entitlements

TWM has begun work on the conceptual design plans. The development programming includes site amenities and resident services programming that aim to support the future tenant's day-to-day life. A detailed program will be available in Summer 2025.

The development will not require CEQA review and is zoned for the planned use. The site will have to submit drawings for a ministerial design review process on objective design standards, and for offsite public works approvals. As an affordable housing project on an infill site, the project is seeking SB35 streamlined review. To qualify for SB35, the project must demonstrate the existing buildings are not on a historic register and the site will be cleared of hazardous waste for residential use, among other requirements. Staff anticipate multiple rounds of interdepartmental review of the plans prior to submitting the preliminary entitlements application to the City of Alameda in July 2025. The SB35 review process typically takes about three to six months.

Community Outreach

Staff drafted a communication plan that will guide the community outreach efforts on the project. The ECRG funding requires the project to perform community engagement, which includes sharing regular project updates and facilitating community meetings. Project details, including project updates and timeline, will be shared via the AHA website and project newsletter. As part of the design and entitlements process, staff will host community meetings to ensure that members of the Alameda community are made aware of The Poplar redevelopment project, including the environmental cleanup and demolition activities onsite, and given the opportunity to get involved with the process and/or comment on the Development Plan for the site as it takes shape.



The proposed community meeting schedule and topics are as follows:

- Project Site and Development Process Overview – April 30th at 6pm-7pm
- Design Charette – May 17th at 10am-12pm
- Site Reuse and Resiliency – June 4th at 6pm-7pm
- Environmental Conditions and Remediation – Date TBD
- Final Development Plan Discussion – June 25th at 6pm-7pm

All meetings will be held in person. Board members and the public are encouraged to attend. The public can also sign up for notifications about The Poplar by following these instructions:

1. Go to this link: <https://www.alamedahsg.org/future-communities/>
2. Scroll down and click “Newsletter Sign Up”
3. Fill out the contact information and check the box for “The Poplar”

In addition to the topics of discussion, each meeting will include a timeline overview, a summary of the last meeting, and a status update on site work including the environmental scope.

Environmental

Staff continues to work with Rincon Consultants, Inc. (Rincon) under the oversight of the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) to document the low levels of environmental concerns and prepare for remediation. Staff will present the full findings along with a proposed remediation plan to the Board next month.

Demolition

A National Environmental Policy Act (NEPA) Part 58 environmental study, abatement of hazardous building materials, and disposition of surplus property on site will be completed prior to demolition of the existing buildings. The HUD Authority to Use Grant Funds (AUGF) is required prior to taking any choice limiting actions on the site, which includes abatement and demolition activities. The NEPA Part 58 will be submitted to HUD for review this month. Additionally, as required by the NEPA Part 58 study, a Section 106 consultation letter was submitted to the State Historic Preservation Office (SHPO) to assess the project’s impact on historic properties. Through extensive research, the NEPA consultant found no evidence that the site has historical or cultural significance, nor will the project have a potential effect on nearby existing historical properties. This information is included in the NEPA, which once submitted and reviewed by HUD will result in an AUGF.

AHA has listed the surplus property at the site for public auction (Website: <https://www.publicsurplus.com/sms/alamedahsg,ca/list/current?orgid=18603>). Any items that do not receive any interest will be hauled and disposed of by May 2025. Prior to demolishing the existing buildings, materials containing lead, asbestos, and/or PCBs need to be properly abated and disposed of by a licensed contractor according to state and local regulations. Abatement and demolition are expected to be completed in Winter 2025.

FISCAL IMPACT



Pre-development expenses at The Poplar are currently being funded by AUSD ROPS funding and the Capital Impact BFF loan. Environmental specific costs can be reimbursed through the ECRG grant. Please refer to Attachment 1 for the pre-development budget.

CEQA

Not applicable.

RECOMMENDATION

Accept a Report for The Poplar (2615 Eagle Avenue) and Presentation from TWM Architects + Planners.

ATTACHMENTS

1. Att1_The Poplar Predevelopment Budget
2. Att2_The Poplar TWM Architects Presentation 2025
3. 2615 Eagle Ave - Celebration Poster

Respectfully submitted,



Jenny Wong, Senior Project Manager

The Poplar – Predevelopment Budget
Update as of March 31, 2025

Uses	Budget	Obligated	Spent to Date
Acquisition	\$2,500,000	\$2,500,000	\$2,500,000
Demolition & Carrying Costs	\$600,000	\$69,231	\$69,231
Design Consultants	\$800,000	\$265,530	\$0
Entitlements & Permitting	\$175,000	\$0	\$0
LIHTC and Financing Fees	\$206,000	\$0	\$0
Predevelopment Financing Fees	\$375,261	\$375,261	\$375,261
Environmental Costs	\$500,000	\$294,754	\$114,932
Other Soft Costs & Contingency	\$280,739	\$175,278	\$132,769
Total	\$5,437,000	\$3,680,054	\$3,192,193

	AUSD ROPS	Capital Impact BFF	ECRG
Total Budget	\$4,888,053	\$3,337,000	\$534,565
Amount Drawn through March 31, 2025	\$3,721,518	\$2,645,457*	\$157,147
Remaining Loan Available	\$1,166,535**	\$691,543	\$377,418

**Amount of Capital Impact BFF funding that has been drawn down, including an interest reserve of \$266,960. The funds minus interest are being held in LAIF for potential use.*

***Amount required to be spent by June 30, 2025. AUSD ROPS is available on a reimbursement basis.*



TWM Architects + Planners
1011 C Street
San Rafael, CA 94901

Formed in 1977
Incorporated in 1979

**30 ground up affordable housing
communities completed**
providing over 3,300 residences

**21 affordable communities
rehabilitated with over 1,800
residences**



Clients Include

Abode Housing
BRIDGE Housing

Burbank Housing
Citizens Housing
EAH Housing
Eden Housing
**County of Santa Clara Housing
Authority**

Mercy Housing of California
MidPen Housing

PEP Housing
Satellite Affordable Housing

Associates
South County Housing



CITY OF ALAMEDA REVIEWS & APPROVALS

PLANNING DEPARTMENT

Pre-Application - Building Exteriors

Design Review - Building Exteriors

Design Review - Site Amenities

Design Review - Retail Building

BUILDING DEPARTMENT

Building Permit - Building Exteriors

Demolition Permit - Restaurant Building

Building Permit - Site Amenities

Building Permit - Clubhouse Renovation

Building Permit - Operations Center Renovation

Building Permit - Office Building

Building Permit - Fitness Center

Multiple Building Permits (ongoing) - Units

SOUTH SHORE APARTMENTS RENOVATION

MAXIMUS REAL ESTATE
PARTNERS

450 UNITS + AMENITIES

ALAMEDA, CA





Lake Merritt Pergola

AveVista is located on a prominent Grand Avenue site in Oakland's historic Adams Point neighborhood. The design is inspired by many of the neighborhood's prewar historic buildings, including the historic pergola at the north end of Lake Merritt.

AVÉ VISTA

BRIDGE HOUSING

AFFORDABLE FAMILY
APARTMENTS
68 UNITS

OAKLAND, CA





University of San Francisco

The Coronet is located on the site of the old Coronet Theater on Geary Boulevard in San Francisco. The building's Mediterranean take its inspiration from many of the Inner Richmond neighborhood's Mediterranean buildings and at nearby University of San Francisco.

THE CORONET

BRIDGE HOUSING
INSTITUTE ON AGING

AFFORDABLE SENIOR
APARTMENTS
150 UNITS

SAN FRANCISCO, CA





1300 Main is located in historic downtown Napa, CA. The building design is inspired the city's historic masonry buildings, including the Vintners Collective.



Vintners Collective

1300 MAIN

THE WISEMAN COMPANY

MIXED USE COMMERCIAL
BUILDING

NAPA, CA





MEADOWLANDS

DOMINICAN UNIVERSITY

HISTORIC REHABILITATION
ACADEMIC BUILDING

SAN RAFAEL, CA





10. Entry Portal

The Villas at Hamilton, Novato, California



VILLAS AT HAMILTON

RHC COMMUNITIES

HISTORIC REHABILITATION
SENIOR APARTMENTS
128 UNITS

NOVATO, CA





DOMINICAN CONVENT

DOMINICAN SISTERS OF
SAN RAFAEL

SPECIALIZED RESIDENTIAL
27 UNITS

SAN RAFAEL, CA





LA LOMA

EAH HOUSING

NEW CONSTRUCTION
AFFORDABLE SENIOR
APARTMENTS
67 UNITS

RODEO, CA





LYNCH CREEK

PEP HOUSING

NEW CONSTRUCTION
AFFORDABLE MIXED USE
SENIOR APARTMENTS
103 UNITS

PETALUMA, CA





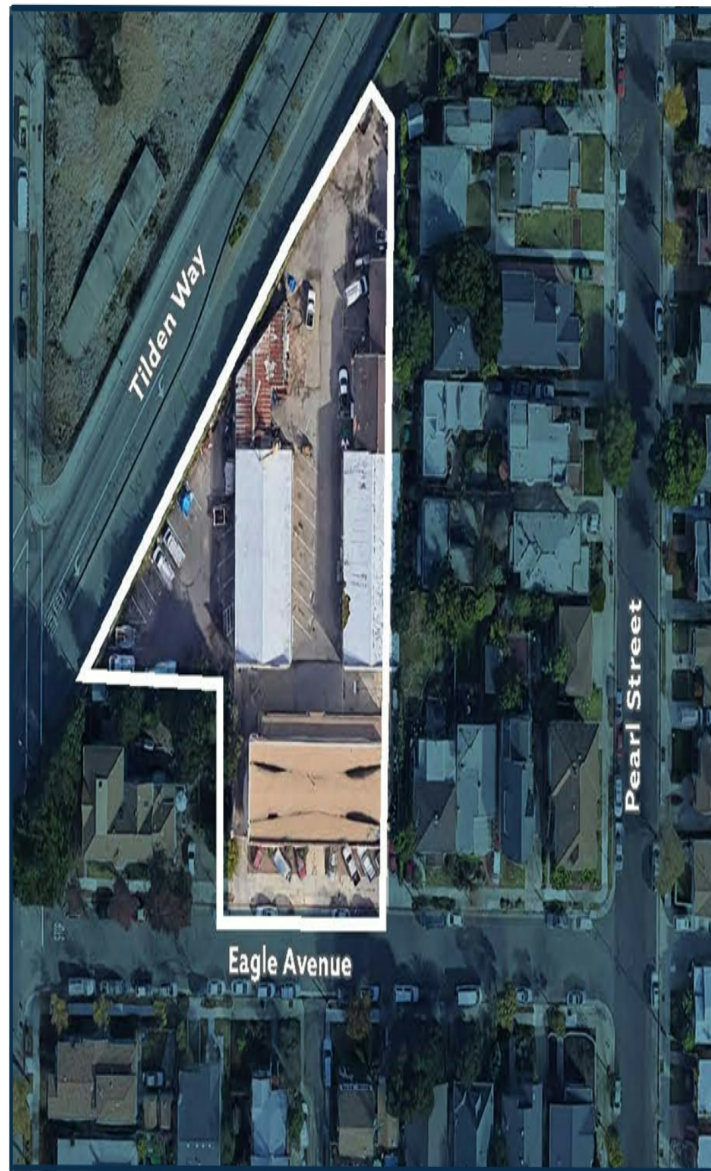
NEIGHBORING
PROPERTIES





ARCHITECTS
+ PLANNERS





2615 EAGLE AVE, ALAMEDA
CA 94501

