

Housing Development



DEVELOPMENT PIPELINE QUARTERLY UPDATE

In Development:

The Estuary I completed construction in July 2025 and began lease up of the property via the Alameda County Coordinated Entry System (CES) referrals in August. The property reached 100% lease up by September 1, 2025. Estuary I is the first new construction development in the City of Alameda dedicated to serving the formerly homeless. AHA and its property manager, FPI, are working to shepherd the property through its stabilization period which will enable the property to meet its financial commitments and continue property operations.



Linnet Corner completed construction early in August 2025 and began lease up efforts on September 3, 2025. To date the property is 80% leased and continues to finalize move ins through the end of this calendar year. These homes are leased via referrals from the Housing Authority of the City of Alameda's Project Based Voucher Waitlist or Alameda County's Coordinated Entry System referring disabled veterans, and a Property Management managed interest list which is closed at this time.



The Estuary II continues to apply for funding. The lot for the building has recently received semi-permanent fencing and hydro seeding to stabilize slopes during the next months as the project awaits final funding. Estuary II is shovel ready and construction could start after final funds are received. The AHA completed all required sidewalk and perimeter site improvements for the property as part of the construction of Estuary I and Linnet Corner. This work included the construction and dedication of Mabuhay Street to the City of Alameda.

The Poplar development of 50-60 family apartments continues its work with environmental testing, design, reporting, and entitlements. AHA Housing Development team has hosted three community meetings. The details of these meetings, including dates, and attendance, are posted on the project webpage at (<https://www.alamedahsg.org/project/poplar/>) and Island City Development (ICD) website (<https://www.islandcitydevelopment.org/project/the-poplar/>).

Construction In Progress:

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 to preserve AHA's portfolio of older affordable housing. Over the last year AHA completed over \$ 3,100,000 in CIP work.

Roofing upgrades will begin at the AHA main office and the Independence Plaza. This work has completed the procurement process and is slated to take roughly 60 days to complete both buildings. New roofs and gutters will add to the longevity of the buildings as well as keep up the structural integrity. Other buildings will follow in 2026.

Anne. B. Diament balcony repairs were completed in 2024-2025. China Clipper and Lincoln House have completed the procurement process to begin work on the SB721 recommended balcony repairs. These two properties are slated to take roughly 9 months to complete. Plans and permit applications began in October 2025.

Concurrently, ADA accessibility renovations are occurring across various properties including the Independence Plaza lobby, mailboxes and restroom. Plus, the Community Director's office and community room kitchen are in the design and permit phase. Parrot Village and Parrot Gardens is planning for ADA upgrades to the office entrance and parking which should take a month to complete once permits are issued. Anne B. Diament will receive community room kitchen renovations in the coming year. This project has completed procurement and is currently in the design phase.

Seismic Assessments were conducted in August on a number of properties. No structural remediation or improvements were required. AHA will install seismic gas shutoffs at 10 properties, as an additional safety recommendation, and is in the procurement process.

Events



On Sept 22nd AHA hosted a ribbon cutting at Everett Commons for the City of Alameda's first building-powered public curbside Electric Vehicle (EV) charger. The EV charger is designed for residents without garages and driveways and avoids the heavy infrastructure work typically required for curbside chargers. This was installed with partnership between the City of Alameda, Alameda Municipal Power, and Its Electric. (www.itselectric.us)



On September 25th, The Housing Authority of the City of Alameda (AHA) hosted the Grand Opening for North Housing projects (Estuary I and Linnet Corner). These first two buildings at North Housing are open and residents include veterans, seniors, and the previously unhoused. Speakers celebrated the completion of the project by highlighting partnerships, community outreach, staff dedication, and most importantly the residents who now call North Housing home. Speakers that participated in the presentation included Alameda County (District 3) Supervisor Lena Tam, Alameda City Manager Jennifer Ott, AHA Executive Director Vanessa Cooper, and AHA Board Chair Carly Grob. Plus, representatives from Enterprise Community Partners, Bank of America NA, LifeSTEPS, and Alameda Point Collaborative. Tours were provided of the building showcasing the community spaces such as the courtyard, community room, lobby, and nooks at the end of each floor's corridors. Attendees enjoyed live music, refreshments, and food as they mingled during the event.

Over the past two months (AHA) staff hosted community meetings for the Poplar project and with over forty people in attendance at each meeting. AHA staff provided updates on the property site and development process during these meetings and described the environmental review process. The meetings were collaborative and informative for both staff and attendees.

Linnet Corner will host a Home Depot Day in 2026 where residents will collaborate with the Home Depot Team for a day of fun and education. The event is celebrating residents and a veteran housing grant awarded to Linnet Corner by the Home Depot Foundation for \$200,000 to cover costs of materials used in construction and landscaping.

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>

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