

Housing Development

DEVELOPMENT PIPELINE QUARTERLY UPDATE

Thank you for your continued interest in our work. We're pleased to share the progress being made to build and preserve affordable housing for people in our community.

In Development:

We are excited to announce that Estuary II is shovel-ready, and the team is actively pursuing funding to bring the project into construction. AHA has already completed all required sidewalk and perimeter site improvements, including construction and dedication of Mabuhay Street to the City of Alameda.

Estuary I and Linnet Corner are now fully leased. The team is working to ensure both properties are running smoothly as they transition into long-term operations by late 2026.

On the Poplar, a new affordable housing community of approximately 50-60 family apartments, the project is moving through California Environmental Quality Act (CEQA) review and entitlements process. In 2025, AHA hosted three community meetings and received a variety of feedback. The next community meeting will occur in 2027 as part of that CEQA process. More information on the project is available at <https://www.alamedahsg.org/project/poplar/> and the Island City Development (ICD) website: <https://islandcitydevelopment.org/project/the-poplar/>. There is also an interest list for families and individuals who are interested in living at Poplar : [Sign up for Poplar Interest List](#)



1) New fencing has been installed at 1625 Eagle (Poplar).

Construction In Progress:

Property upkeep is a core part of our work, ensuring our communities remain safe, functional, and long-lasting. Recent improvements include:

- Concrete repairs at Sherman House
- Roofing upgrades at Independence Plaza (ongoing)
- Roof and gutter replacement at the AHA office (completed in March)
- Installation of seismic gas shut-off valves at 10 properties for added safety

Looking ahead, additional upgrades are in progress across multiple properties, including balcony repairs, electrical and water system improvements, ADA upgrades, parking lot safety features, and building renovations. Independence Plaza is also updating site signage to enhance safety.



2) Concrete repair work completed at Sherman House.



3) New roofs being installed at Independence Plaza.



4) New roofs being installed at the AHA office.

Events

With 2026 well underway, we're taking a moment to highlight a few key moments from this past year.

In September, AHA celebrated its 85th anniversary, recognizing staff and local leaders for their ongoing commitment to providing safe, affordable housing in Alameda.

In December, AHA hosted the Northern California and Nevada Chapter of the California Association of Housing Authorities. More than 30 housing professionals from across the region came together to share ideas, best practices and tour local properties.

During the holiday season, AHA partnered with the Alameda Firefighters Toy Program to create an online application which allowed over 230 AHA households to apply for toys through the program. The department also welcomed a new Construction Project Manager and Housing Development Specialist, both of whom are now supporting current and upcoming projects.



2. The AHA 85th celebration venue (Left). Association of Housing Authorities Meeting (Center). Alameda Firefighters Toy Program (Right).

Interested in Housing?

Poplar Interest Form: [Sign up for Poplar Interest List](#)

Procurement

AHA continues to seek qualified vendors and consultants for a range of services. Interested firms can register through Bonfire to view opportunities and submit proposals:

- <https://www.alamedahsg.org/contracting-with-aha>
- <https://alamedahsg.bonfirehub.com/portal/?tab=openOpportunities>

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