



ANNUAL REPORT

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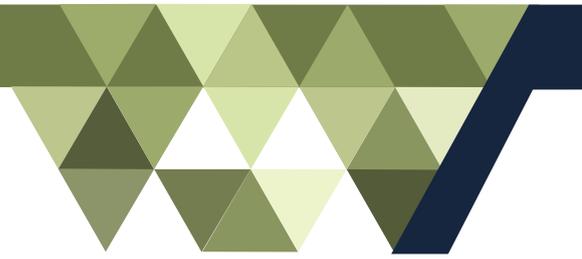
FISCAL YEAR
2021-2022

JULY 1, 2021 - JUNE 30, 2022



Housing Authority
— of the —
City of Alameda

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Message from the Executive Director and Board Chair

Dear Friends,

The pandemic has brought challenges to every person, and all organizations, and the Housing Authority of the City of Alameda (AHA) is no different. These headwinds brought on by the pandemic created opportunity for re-evaluation, innovation, and growth. Not only did AHA staff adapt, but AHA residents and program participants also displayed incredible resolve and adapted to many operational and service delivery changes. AHA is grateful for their understanding and flexibility over the past two plus years.

We would like to thank you for all the support the agency and staff have received from the community and stakeholders; including landlords, business partners, vendors, funders, local government, and non-profit agencies. Their support strengthened AHA's affordable housing communities during a difficult time.

Fiscal year 2021-2022 was an exciting and productive year for the agency. AHA attained a "Moving to Work" (MTW) program designation from HUD, which will allow it additional programmatic and funding flexibility to meet its housing and community goals. At the same time, the agency continues to expand local housing opportunities, with a goal of building an additional 500+ new affordable homes by 2030. Some highlights from our development pipeline include:

- Rosefield Village opened during summer of 2022 and the site density was increased to 92 units, by adding 39 affordable homes.
- North Housing planning continues, construction on the first 90 units for formerly homeless households is targeted to start in 2024.
- AHA purchased one acre of land at 2615 Eagle Avenue from the Alameda Unified School District; this is the future site of 40-50 new affordable rental homes.
- AHA negotiated a purchase and sale agreement to convert Hawthorn Suites Hotel into 50 studio apartments.

AHA's affordable housing communities exist to serve its residents, so it is important to remember the types of households that AHA serves. Sixty-four percent of our households are headed by a senior or person with a disability. On average, households served by AHA earn less than 30% of Area Median Income. This data underscores the wide range of health, social and economic barriers faced by the population we serve.

In addition to the development of new housing, AHA continues to manage over 1,500 Housing Choice Vouchers (HCV), while partnering with over 400+ private landlords to provide housing to families in need. These landlords are critical to meeting the consistently high demand for affordable housing in the Bay Area. While 400+ landlords serve as a baseline, AHA's goal is to increase the number of landlords that rent to HCV holders. Our recruitment strategy features new landlord incentives (via the Moving to Work program) and expanded outreach via our newly created marketing assets (including our new website www.alamedahsg.org).

AHA remains committed to comprehensive quality control in order to ensure that we are providing the highest level of customer service to all our stakeholders and meeting the standard expected of us by HUD, our community partners and the greater public. AHA's focus is, and will continue to be, providing excellent customer service, maximizing housing opportunities and providing the essential services needed to promote and preserve housing stability and economic self-sufficiency.

Vanessa Cooper
AHA Executive Director

Carly Grob
AHA Board Chair

AHA Program Statistics

July 1, 2021 to June 30, 2022



An average of 1,510 Housing Choice Vouchers under lease per month



1,655 Housing Quality Standard (HQS) inspections completed



278 total Reasonable Accommodations processed



AHA responded to 250+ urgent and after-hours emergency calls from residents



AHA processed over 3,000 work orders



AHA conducted 4 mobile COVID vaccination/booster clinics which enabled residents with limited mobility to receive their vaccination or booster



Since 2015, Family Self Sufficiency Program participants have saved a total of \$470,000



Total bonuses paid to landlords is \$45,500

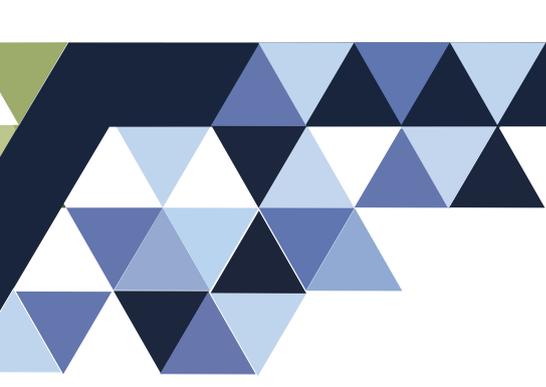


6,702 case management meetings provided by LifeSteps with Housing Authority households



\$34,686,065

in Housing Assistance was paid to provide permanent housing for Section 8 program participants



AHA Program Achievements

Wait Lists

There is considerable demand for housing in the City of Alameda. In September 2021, AHA opened several housing wait lists and received over 22,000 applications. In January 2022, AHA opened a housing wait list for Rosefield Village and received a further 8,000 housing applications. With AHA refreshing housing wait lists, AHA is able to fill newly vacant units faster since the individuals and families listed on the wait lists are recent applicants with vetted contact information to ensure greater response rate. AHA is also actively working to increase the number of affordable homes in the City of Alameda so that more low-income individuals and families on our housing wait lists can be served. All of AHA's housing wait lists are now closed.

Local Housing Trust Fund

In fall 2021, the Housing Authority of the City of Alameda (AHA) created the Alameda Affordable Housing Trust Fund (AAHTF) and applied for funding. In December 2021, the State of California Department of Housing and Community Development awarded \$2.5 million to the Housing Authority of the City of Alameda via AAHTF. This \$2.5 million-dollar award matches an existing \$7.5 million-dollar commitment already made by AHA (in July 2021) to the newly created AAHTF. AHA will use these AAHTF funds to start the first two phases at North Housing, which will include ninety affordable rental homes for formerly homeless households.

Moving To Work

On January 27th, 2022, AHA was selected by the Department of Housing and Urban Development (HUD) for admission to the Landlord Incentives Cohort of the Moving to Work (MTW) Demonstration Program. AHA was one of only twenty-nine housing agencies from across the nation that was granted admission to the MTW Demonstration Program. As part of this program, AHA will test the effectiveness of landlord incentives and administrative streamlining in the City of Alameda, to maximize the efficiency and utility of the Housing Choice Voucher Program. The proposed MTW plan can be found on our website.

Community Partnerships

AHA provides social services for each of its program participants and tenants through a relationship with LifeSTEPS. In addition, AHA has developed relationships with a wide range of service providers in the local community, some of which are highlighted below.



In 2022, the City of Alameda Recreation and Park Department (ARPD) started a new Mobile Recreation Program with the intent to serve families that either cannot afford or have transportation barriers to after-school recreation. The "Mobile Rec" Unit hosted two events per month at the Esperanza Housing Community.



LifeSteps (AHA's social services partner) conducts classes, workshops, community building activities, and case management for AHA tenants and program participants. LifeSteps also provides connection to resources; including Alameda Food Bank, medical, rental assistance, transportation, hoarding resources, trade school scholarships, just to name a few.



During the COVID pandemic, AHA staff volunteered their time to pack and distribute food (fresh fruit, vegetables, grains, hard goods, proteins) from the Alameda Food Bank to Housing Authority households. AHA staff delivered food to AHA residents twice per month and each food delivery was equivalent to 16 meals. AHA delivered approximately 20,040 meals from January 2022 through July 2022.



Membership to the Alameda Boys and Girls Club is FREE for all AHA residents and program participants with children ages 6 through 18. The Alameda Boys & Girls Club provides a safe place for young people to participate in activities and experiences that enrich their lives. Plus, youth learn the skills needed to achieve academic and professional success.



Watch this video to learn more about AHA's partnership with Alameda Boys & Girls club.

AHA Updates



Rosefield Village

Rosefield Village is a mixed income family housing development located on the 700 Block of Buena Vista Avenue and site density was increased from 53 units to 92 units. Rosefield Village offers affordable housing options for Alameda’s low-income residents. There are studio, 1-, 2-, and 3-bedroom units that serve households earning 20-80% of the Area Median Income. In the summer of 2022, tenants started to move in, and these new neighbors now enjoy the benefits of living at a beautiful, affordable, housing community in an amenity-rich neighborhood.

Emergency Housing Vouchers

In August 2021, 57 Emergency Housing Vouchers were granted to AHA by HUD to help assist individuals and families who are homeless or at risk of homelessness; and those fleeing domestic violence; with a distribution focus on inclusion and equity.

As of September 2022, AHA has issued all 57 Emergency Housing Vouchers with over 70% of those vouchers leased up. AHA staff continues to work with the unhoused individuals to find homes using these special one-time Emergency Housing Vouchers.

Alameda Rent Program

It has been a pleasure for AHA to develop, launch, and expand the Alameda Rent Program over the past 6 years, in partnership with the City of Alameda. The Alameda Rent Program has been critical in providing stable rental housing in the City of Alameda, especially during the pandemic. The Alameda Rent Program transferred to the City of Alameda on September 30, 2022. AHA thanks its partners at the City and all those who have worked on the program over the years.

Affordable Housing on the Horizon

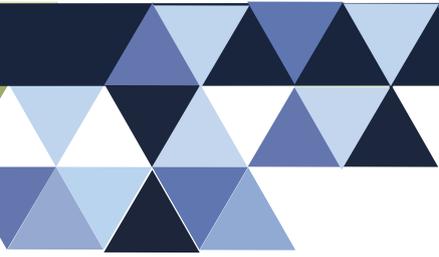
North Housing - North Housing is a planned housing development that will add up to 586 new affordable rental apartments, in various phases, on the west end of the City of Alameda by 2030. The North Housing development will be undertaken by Island City Development, a non-profit affiliate of the Housing Authority of the City of Alameda. North Housing will enable AHA to further its commitment to end homelessness within the City of Alameda by starting to build the first two phases in 2024, which will include 90 apartments for formerly homeless households. The designs for the first three buildings are already complete.



Tilden Commons - 2615 Eagle Ave - Tilden Commons is a property that was purchased from the Alameda Unified School District and the transaction was completed in March 2022. The Eagle Avenue property is in the preliminary stages of planning to eventually build 40 to 50 affordable rental apartments. The Housing Authority hopes to reach out to the surrounding neighborhood with its initial ideas in early 2023. AHA is hopeful that a preference will be provided to staff of the Alameda Unified School District.

Alameda Hotel Conversion - 1628 Webster St - In spring of 2022, a physical needs assessment and financing plan was completed on the Webster Street property to adapt the existing hotel/building (Hawthorn Suites) into affordable housing (50 studio apartments). The advantage of AHA acquiring an existing structure, instead of building new construction, is that AHA can house low-income residents faster and more cost-efficiently. This real estate acquisition is subject to receiving state funding which will not be determined until the end of 2022. Outreach to the neighborhood is expected in early 2023, if funding is successful.





Housing Authority
— of the —
City of Alameda

Mission and Vision

AHA Mission

The Housing Authority of the City of Alameda, in partnership with the entire community, advocates and provides quality, affordable, safe housing; encourages self-sufficiency; and strengthens community inclusiveness and diversity in housing.

AHA Vision

The Housing Authority of the City of Alameda shall continue to be recognized for creatively seeking ways to expand the availability of affordable housing throughout Alameda, for caring professional staff, and excellent service provided fairly to all.



Commissioners and Leadership

AHA Board of Commissioners

Carly Grob, Board Chair

Kenji Tamaoki, Vice Chair

Bachir Hadid, Commissioner

Eric Husby, Commissioner

Michaelea Joseph-Brown, Commissioner

Alex Kaufman, Commissioner

Vadim Sidelnikov, Commissioner

AHA Leadership

Vanessa Cooper, Executive Director

Janet Basta, Director of Operations & Human Resources

Lynette Jordan, Director of Housing Programs

Greg Kats, Director of Administrative Services

Sylvia Martinez, Director of Housing Development

Stephanie Shipe, Director of Portfolio Management

Louie So, Director of Finance

Tonya Schuler-Cummins, Principal Management Analyst

Thank you!

The Housing Authority of the City of Alameda would like to acknowledge the dedicated service and commitment of the Commissioners (below) that ended their terms during the FY 2021-2022 fiscal year.

Stuart Rickard

Sandra Kay

Christina Mun



Key Data

The Housing Authority annual operating budget revenue for Fiscal Year 2021-2022 is \$59,821,487. This budget revenue is inclusive of HUD funding, local grants, tenant rents and investment income, with a budgeted staff of 52 full-time employees.

AHA has two affiliated nonprofits, Alameda Affordable Housing Corporation and Island City development. These entities own a total of 665 units in Alameda.

AHA Ombudsman Program

The Housing Authority of the City of Alameda Ombudsman Program is a solution-oriented community resource available to all AHA tenants, AHA program participants, AHA landlords, City of Alameda residents, City of Alameda property owners, City of Alameda businesses, and other community organizations. The Ombudsman Program provides an array of services, including:

- Resolving tenant complaints or tenant disputes
- Identifying AHA staff members to answer specific questions
- Developing and expanding community partnerships
- Serving as an unbiased AHA representative to help find a resolution

Ombudsman Program Contact Info:

(510) 747-4358

ombudsman@alamedahsg.org





Housing Authority
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(510) 747-4300



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