



Housing Authority
of the
City of Alameda

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701 Atlantic Avenue • Alameda, California 94501-2161

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The Housing Authority of the City of Alameda secures \$13.4 million in funding for the Webster Street Hotel Conversion

Alameda, CA – The Housing Authority of the City of Alameda (AHA) has received \$13.4 million in funding from the California Department of Housing and Community Development in a new category of funding that targets developments that can move forward quickly, without having to apply for additional layers of financing.

“As we demand more housing to be built at the local level, it is incumbent upon the state to reimagine and modernize our own approval process,” said Governor Newsom. “State applications that were once redundant, and overly bureaucratic are now streamlined to ensure projects are not stalled in an endless bureaucracy that favored process over production.”



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This funding will provide AHA the financial capital to adapt the existing Hawthorn Suites Hotel (1628 Webster Street) into affordable housing (50 Studio apartments) in October 2023. The current property owner, Mr. Sandip Jariwala of the Alameda Hospitality group, (a long time Alamedan and business owner) sees the need for more affordable housing in the area, "Although this hotel has been successful, other local hotels can absorb the guests who want to stay in Alameda. More affordable homes in Alameda will help the business community by allowing employees to live near their work."

The 50 studios will be high-quality units, with private baths and kitchenettes, designed to maximize every inch of square footage, while also serving a great housing need for many individuals and small families. The affordable studio apartments will be positioned in the heart of the Webster business district providing easy access to public transportation, shopping, schools, and employment. AHA is a key member of the Webster Street neighborhood as the owner of over 300 existing affordable homes in the adjacent community, including Rosefield Village on Buena Vista Avenue which opened summer of 2022.

The advantage of AHA acquiring an existing structure, instead of building new construction, is that the Housing Authority can house residents faster and with greater cost efficiency. "Getting small households out of housing instability, and into housing stability faster, positively impacts the small household and the community and overall makes this project a great addition to AHA's affordable housing portfolio." says AHA Vice Board Chair Kenji Tamaoki.

Island City Development (ICD), an affiliate of AHA, will be the developer of this project and the Housing Authority of the City of Alameda will own the land and provide long-term financial support. The development will serve households at 60% of area median income, or no more than approximately \$60,000 for one person (rents subject to government regulations). Thirteen units will be set aside for supportive housing, with services provided by LifeSTEPS (www.lifestepsusa.org). Once the property opens in early 2024, all leasing and property management services will be provided by FPI Management (www.fpimgt.com). Pre-lease up activities (including interest lists) will begin in mid-2023. Interested parties can sign-up to receive "Webster Street Hotel Conversion" updates, via email notification, by completing the form on this webpage: www.ahagroup.live.



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About AHA

www.alamedahsg.org

For over 80 years, The Housing Authority of the City of Alameda (AHA) has provided a range of housing assistance to low-income households. The primary goal of the Housing Authority is to provide quality, affordable, and safe housing in the City of Alameda. Our programs include Housing Choice Vouchers, Project-Based Vouchers, specialized housing assistance, family self-sufficiency, affordable real estate development, resident services, and management of AHA owned property.



About ICD

www.islandcitydevelopment.org

Island City Development (ICD), established in 2014, is a non-profit public benefit corporation and housing developer focusing on providing decent, safe, and accessible affordable homes to working families, seniors, veterans, and households of low income where no adequate housing exists. ICD, with its partners and affiliates, own, acquires, develops, provides, finances, rehabilitates, and operates 3 properties to date. The actions or partnerships of Island City Development promote social welfare, combat blight and deterioration, work to eliminate discrimination and prejudice and seek to benefit renters within the City of Alameda. ICD partners with the Housing Authority of the City of Alameda to develop new affordable homes and execute major renovations of older properties.

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