

2022-23

Fiscal Year (July 1, 2022 - June 30, 2023)

Annual Report



Housing Authority
— of the —
City of Alameda

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This past fiscal year, AHA won some noteworthy recognition, including an Award of Merit from the National Association of Housing and Redevelopment Officials for its Alameda Affordable Housing Trust Fund program. The Alameda Affordable Housing Trust Fund (AAHTF) is a program that secures new funding sources to build affordable housing developments throughout the City of Alameda. Rosefield Village, which opened in 2022, received the Small Agency Development award from Nan McKay and Associates and an Honorable Mention for Preservation of Existing Rental Housing by the Novogradac Journal of Tax Credits Developments of Distinction. Finally, AHA's re-designed website (launched in September 2022), received an Award of Distinction from the California Association of Public Information Officials.



Message from AHA Executive Director & AHA Board Chair

Hello AHA Stakeholder,

Amidst the ongoing housing crisis in the San Francisco Bay Area, this past fiscal year (July 1, 2022 - June 30, 2023) proved to be yet another productive year for the Housing Authority of the City of Alameda (AHA). AHA staff and leadership continued to focus on utilizing a variety of strategies to generate new affordable housing choices, while also optimizing property operations, and expanding services for AHA residents and program participants.

One of AHA's most significant accomplishments this past fiscal year was that AHA began to implement HUD's Moving to Work (MTW) Demonstration Program. Participation in MTW enables AHA to test the effectiveness of landlord incentives, such as vacancy loss payments and individual lease-up incentives for landlords. One example of a lease-up incentive is that a landlord can now receive \$2,000 for renting an ADA accessible rental unit to participants in AHA's Housing Choice Voucher program. This incentive can be combined with other landlord incentives to total up to a maximum of one month of rent. MTW also allows for administrative streamlining, resulting in AHA now performing income certifications (for most households in AHA's housing programs) every three years (instead of every year) and limiting the number of total interims per year. These new MTW changes create additional capacity for AHA staff while maximizing the efficiency and utility of the Housing Choice Voucher Program.

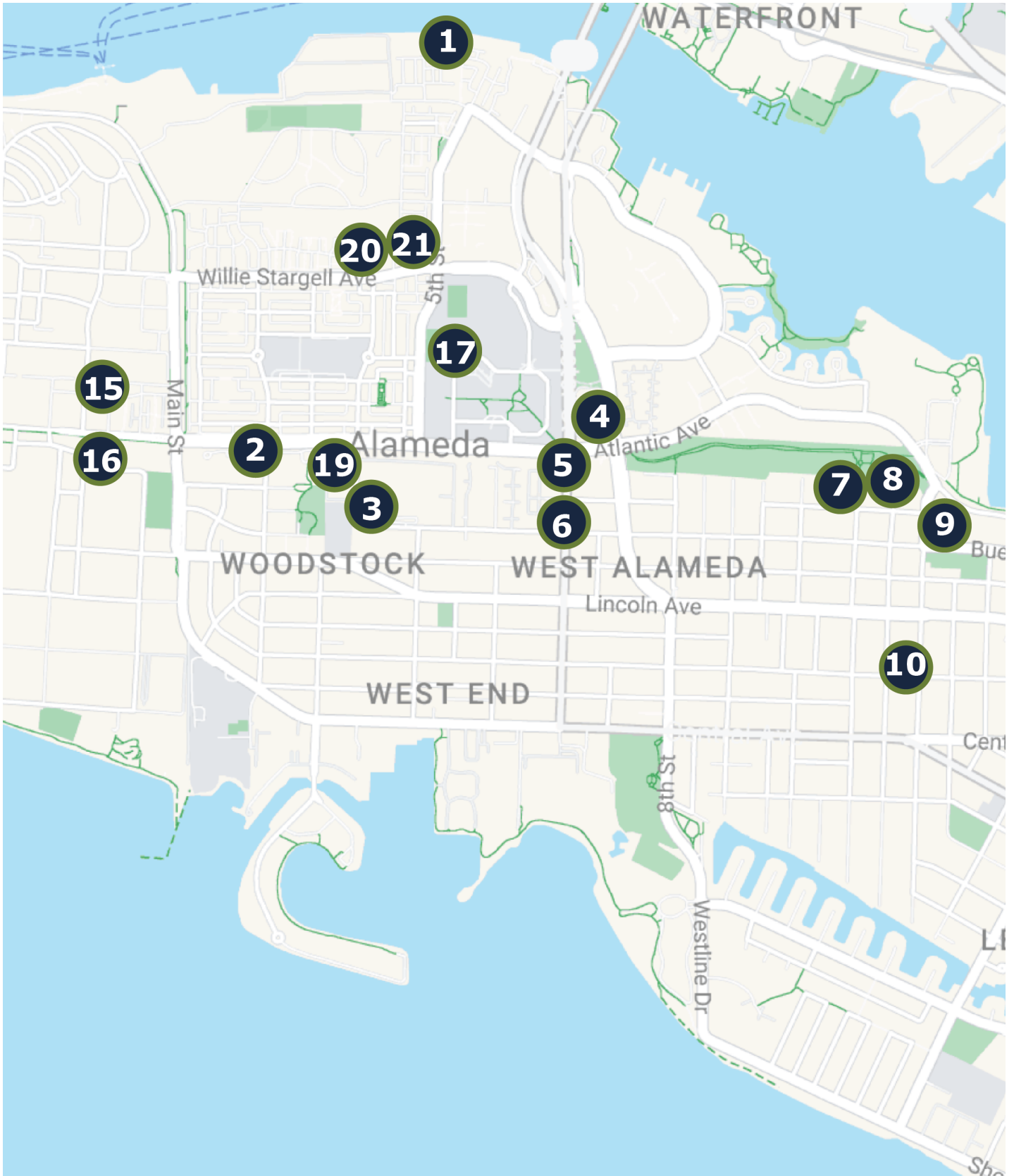
With the goal of building 600+ new affordable homes by 2030, AHA staff is planning for several new housing communities, including Poppy Place, currently a hotel (Hawthorn Suites) at 1628 Webster Street. AHA plans to transform the hotel into 50 affordable studio apartments, and residents are expected to move in starting early 2024. AHA also signed a regulatory agreement with Lincoln Avenue Capital (owner of Rica Vista Apartments) to preserve up to 132 affordable housing units at Rica Vista Apartments for the next 55 years. Rica Vista Apartments will serve middle-income households earning up to 80% of the Area Median Income (AMI).

Beyond adaptive reuse and regulatory agreements, AHA has also utilized the traditional strategy of new construction to add more affordable housing to the City of Alameda. In February 2023, AHA's most ambitious new construction project, North Housing, received \$20.6 million from the State of California Department of Housing and Community Development. This funding, along with other awards, provides AHA with the capital to begin construction in early 2024 on two North Housing projects (Linnet Corner and Estuary I). Linnet Corner will serve as a future home to 64 senior households, and Estuary I will serve as the future home to 45 formerly homeless households.

All of the accomplishments listed above could not have been achieved without the support, diligence, and hard work of AHA's Staff, Commissioners, Resident Advisory Board members, partner agencies, vendors and stakeholders.

Vanessa Cooper, Executive Director & Carly Grob, Board Chair

AHA Communities



AHA Communities

LEGEND

AHA Properties

1. **Bay 37 at Pulte Homes** - 2437 Eagle Ave
18 Affordable Housing Units
2. **Esperanza Apartments** - 1903 3rd Street
112 Affordable Housing Units
3. **China Clipper** - 460 Buena Vista Ave
26 Affordable Housing Units
4. **Independence Plaza** - 703 Atlantic Ave
186 Affordable Housing Units
5. **Eagle Village** - 700 Block of Eagle Ave
42 Affordable Housing Units
6. **Rosefield Village** - 700 Block of Buena Vista Ave
91 Affordable Housing Units
7. **Parrot Village** - 1850 St. Charles Street
50 Affordable Housing Units
8. **Parrot Gardens** - 1845 Bay Street
8 Affordable Housing Units
9. **Littlejohn Commons** - 1301 Buena Vista Ave
31 Affordable Housing Units
10. **Sherman House** - Sherman Street near Central Avenue
9 Affordable Housing Units
11. **Stanford House** - Stanford Street and Clement Street
4 Affordable Housing Units

12. **Lincoln Willow** - 2100 Block of Lincoln Ave
5 Affordable Housing Units
13. **Anne B. Diament Plaza** - 920 Park Street
65 Affordable Housing Units
14. **Everett Commons** - 2437 Eagle Avenue
20 Affordable Housing Units

AHA Subsidized Properties

15. **Corsair Flats** - 171 W Atlantic Ave
60 Affordable Housing Units
16. **The Starling** - 170 Coronado Ave
70 Affordable Housing Units

AHA Partnership Properties

17. **Breakers at Baypoint** - 459 Neptune Gardens Ave
52 Affordable Housing Units
18. **Jack Capon Villas** - 2216 Lincoln Ave
19 Affordable Housing Units
19. **Rica Vista** - 1825 Poggi St
186 Affordable Housing Units
20. **Shinsei Gardens** - 401 Stargell Ave
39 Affordable Housing Units
21. **Stargell Commons** - 2700 Bette St
32 Affordable Housing Units
22. **The Park Alameda** - 2428 Central Ave
62 Affordable Housing Units



AHA Property Highlights

Rica Vista Apartments

In December 2022, Lincoln Avenue Capital (LAC), a developer of affordable housing, and the Housing Authority of the City of Alameda signed an agreement to preserve the affordability of up to 132 units at Rica Vista Apartments for the next 55 years. This agreement uses an existing market-rate property to bolster the supply of affordable workforce housing in the City of Alameda. This agreement provides long-term access to high-quality, affordable homes for Alameda residents earning up to 80 percent of the Area Median Income (AMI). Housing that includes one and two-bedroom apartments that are in especially high demand in the area. Rica Vista Apartments' location provides easy access to public transit, schools, and employment. Rica Vista Apartments' amenities include a swimming pool, playroom, fitness center, laundry facility, and grilling/picnic area.

www.ricavista.com



Poppy Place

In February 2023, the California Department of Housing and Community Development awarded AHA \$13.4 million dollars in a new category of funding that targets developments that can move forward quickly, without having to apply for additional layers of financing. This funding will provide AHA with the financial capital to adapt the existing Hawthorn Suites Hotel, at 1628 Webster Street, into affordable housing (50 studio apartments). In addition to the previously mentioned \$13.4 million award, AHA is investing \$8,000,000 of its own funds into Poppy Place as well. 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 individuals and small families. Thirteen households will be placed into Poppy Place through the County of Alameda's Coordinated Entry System and will receive intensive case management services. The affordable studio apartments are located in the heart of the Webster Street business district providing easy access to public transportation, shopping, schools, and employment. Lease ups are expected to begin in late 2023 with move-ins starting in January 2024. www.poppystudiosalameda.com



Affordable Housing on the Horizon

North Housing

The North Housing Master Plan has been a multi-year commitment of the Housing Authority, along with Island City Development, the Alameda Point Collaborative, and Building Futures, to create 586 homes (on twelve acres) to serve Alamedans in need of affordable housing.

In a full circle moment, these twelve acres (on the former Alameda Naval Base) were originally owned by the Housing Authority in the 1940s and were granted back to the Housing Authority (in 2019) via the Surplus Land Act by the U.S. Department of Navy. This parcel of land will now serve as the site for a 64 unit senior property (Linnet Corner), with twenty-five percent of the units at Linnet Corner reserved for homeless veterans. Another housing community in the first phase of the North Housing Master Plan will be Estuary I, which will include forty-five apartments for formerly homeless individuals.

As of September 1, 2023, both projects are fully funded, including receiving vouchers through the Project-Based Voucher program, and AHA staff is actively planning for Linnet Corner and Estuary I to begin construction in early 2024.



AHA Statistics



An average of 1,572 Housing Vouchers under lease per month.

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1,034 Housing Quality Standard (HQS) inspections completed.



263 total Reasonable Accommodations processed.



AHA processed over 2,546 work orders for residents at AHA owned properties.



Paid a total of \$72,000 in bonuses to landlords.



1,647 households participate in AHA housing programs. 66% of those households served are seniors or disabled.



76,181 unique visitors have visited AHA's website, with over 250,000 webpage views.



57 Emergency Housing Vouchers leased up to households that were homeless or were at risk of homelessness, and those fleeing domestic violence.



AHA Updates

The Housing Authority of the City of Alameda (AHA) was selected by the Department of Housing and Urban Development (HUD) for admission into 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 under this cohort.



MTW is key in moving away from a “one-size-fits-all” approach to affordable housing and allows AHA to effectively address the distinct local issues that influence housing needs in the City of Alameda. This cohort of the MTW expansion will evaluate landlord incentives and their effect on landlord participation in the Housing Choice Voucher (HCV) program for the next four years. The locally tailored policies will also inform HUD about “what works” in housing here in the City of Alameda. Participant and landlord programs were launched in July 2023 after receiving approval from HUD for AHA’s first MTW plan. https://www.alamedahsg.org/housing_programs/moving-to-work/

FPI MANAGEMENT
CULTURE GROUNDED IN **H.E.A.R.T.** 

In early 2023, the Housing Authority transitioned the last two AHA-managed properties (Independence Plaza and Anne B. Diament) to a new property management company, FPI Management. With this final transition, AHA no longer directly manages any properties, although AHA does closely monitor the performance of FPI.

www.fpimgt.com



AHA Commissioners and Leadership

AHA Board of Commissioners

Carly Grob, Board Chair
Bachir Hadid, Commissioner
Eric Husby, Commissioner
Michaelea Joseph-Brown, Commissioner
Alex Kaufman, Commissioner
Vadim Sidelnikov, Vice Chair/ Commissioner
Kenji Tamaoki, Vice Chair/Commissioner

AHA Leadership

Vanessa Cooper, Executive Director
Lynette Jordan, Director of Housing Programs
Greg Kats, Director of Administrative Services
Sylvia Martinez, Director of Housing Development
Tonya Schuler-Cummins, Director of Data and Policy
Louie So, Director of Finance
Alicia Southern, Director of Human Resources



Financial Data & AHA Ombudsman

Financial Data

The Housing Authority annual operating budget revenue for Fiscal Year 2022-2023 is \$59,821,487. This budget revenue is inclusive of HUD funding, local grants, tenant rents and investment income, with a budgeted staff of 59 full-time employees. \$36,236,732 in housing assistance was paid to provide decent, safe, and sanitary housing for AHA program participants.

AHA has two affiliated nonprofits, Alameda Affordable Housing Corporation, and Island City Development. These entities own a total of 897 units in Alameda.



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 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



Contact Us



(510) 747-4300



hainfo@alamedahsg.org



www.alamedahsg.org

AHA Provides more than Housing

Housing is just one aspect of how AHA impacts lives, AHA's community partnerships further enhance the quality of life for program participants and its tenants by providing access to critical services and resources from agencies like LifeSTEPS, Alameda Food Bank, Alameda Family Services, Alameda Recreation and Parks Department, Alameda Boys & Girls Club, Alameda Point Collaborative, Building Futures, and the City of Alameda.

