

North Housing (Linnet Corner and Estuary I)

Frequently Asked Questions

What is North Housing?

AHA and its affiliate, Island City Development, is developing a new mixed-income affordable housing community targeting 586 new rental apartment homes by 2030.

How did the Housing Authority of the City of Alameda (AHA) acquire the land for North Housing?

In 2019, AHA was officially awarded twelve-acres of land at the North Housing site by the Navy (which formerly owned this property). This land was donated to AHA, under a homeless conveyance that requires that the new development provide housing for formerly homeless households.

What are the first two North Housing developments and when will construction start?

Linnet Corner and Estuary I are the first two buildings to begin construction, per AHA's North Housing Master Plan. AHA will invest \$6.8 million dollars of its own funds and has allocated 80 Project Based Vouchers towards Linnet Corner and Estuary I. Demolition of the prior buildings was completed in 2020 and the initial soil stabilization work started in 2023. Construction of these first two buildings is set to start in early 2024. Construction will be completed in the second half of 2025.

Who is eligible to live at these first two properties?

The Estuary I community will provide 45 apartments (studios and one bedroom homes) for formerly homeless individuals. Linnet Corner will offer one-bedroom homes to 64 senior households, of which 16 will be permanent supportive housing (serving disabled veterans). The properties will be affordable to households at up to 60% AMI (or approximately \$54,000 for a single person household, although exact limits may change prior to lease up).

Who is the developer and owner of North Housing?

Island City Development (www.islandcitydevelopment.org), an affiliate of AHA, is the developer and the Housing Authority of the City of Alameda owns the land.

What types of amenities will be provided at North Housing communities?

All residents of North Housing will have access to community rooms, computers, Wi-Fi hotspots, central onsite laundry, Bay-friendly, water-conscious, drought-tolerant landscaping, outdoor picnic gathering areas for intimate or communal gatherings, a pet play and relief area, along with a resident garden. Supportive services will be provided by Building Futures (www.bfwc.org), the Alameda Point



Collaborative (www.apcollaborative.org) at Estuary I and by LifeSTEPS (www.lifestepsusa.org) at Linnet Corner; to help residents thrive in this North Housing community. Several units are fully ADA accessible at each property and all units are adaptable. Parking is available on a limited basis.

How will housing communities be sustainable and environmentally friendly?

Island City Development, an affiliate of AHA, is focused on building communities with sustainability in mind, and will apply for a Green Point Gold certification for the North Housing site, by using green materials, water-conscious and energy-efficient technologies. All buildings constructed at North Housing will be completely electric-powered and will have solar panel systems installed on the roof, to ensure the site is using renewable energy. To become GreenPoint Gold certified, the building must meet environmental standards for a sustainable, efficient, durable, and healthy home.

Who will manage the communities?

The communities will be managed by FPI Management (www.fpimgt.com), an experienced property management firm.

When will lease up begin? Is there an interest list?

Lease up will begin in 2025, and the interest list (www.ahagroup.click) is likely to open in fall of 2024. The lottery will likely be held in early 2025. Construction is expected to finish in mid-2025, with move-ins happening shortly afterwards. Please note that 40 units in each property will have Project-Based vouchers. These units will not be filled through the general lottery.

Is there a preference for Alameda residents?

Applicants who can verify that they live or work in the City of Alameda, at the time their application is processed, may be eligible for a preference.

How can I find out more information about the properties, construction, and lease up?

Please see our website at <https://www.alamedahsg.org/project/north-housing/> or enroll to receive our newsletter at <https://www.alamedahsg.org/about-us/news/>. Click the “Sign up for newsletter” button and select “North Housing” from the list of topics available for alerts.