



Housing Authority
— of the —
City of Alameda

ANNUAL REPORT FISCAL YEAR 2024-2025

JULY 1, 2024 – JUNE 30, 2025

Celebrating AHA's

85TH

ANNIVERSARY

1940 - 2025

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NAHRO AWARD

THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA (AHA) RECEIVED THE NATIONAL AWARD OF MERIT FROM THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS (NAHRO). THIS AWARD RECOGNIZES OUTSTANDING WORK IN AFFORDABLE HOUSING SPECIFICALLY RELATED TO AHA'S RESTORE-REBUILD PROJECT AT INDEPENDENCE PLAZA. MORE INFO ON PAGE 9.

MESSAGE FROM AHA EXECUTIVE DIRECTOR & AHA BOARD CHAIR

Dear AHA Stakeholder,

In 2025, the Housing Authority of the City of Alameda (AHA) celebrates its 85th Anniversary! AHA was officially formed on August 9th, 1940, when AHA was created through a resolution passed by the Alameda City Council, to meet the demand for affordable housing after the Alameda Naval Air Station opened in November 1940. AHA's legacy of creating affordable housing opportunities for low-income households continues to this day, with AHA still developing affordable housing communities, administering federal housing programs, empowering local landlords to generate more affordable housing opportunities, and partnering with community organizations to provide access to social services that enhance the quality of life for AHA's housing program participants.

AHA has a staff of approximately 45 employees, manages assets of more than \$338 million, and has an annual budget of \$77 million, \$45 million of which is housing assistance paid to provide safe and affordable housing for AHA housing program participants. Currently, over 1,600 households participate in AHA's housing voucher programs and AHA has grown its real estate portfolio to include 944 affordable rental homes with an additional 500+ homes currently in its development/acquisition pipeline. AHA is the city's leader in providing a comprehensive array of affordable and permanent housing solutions to low-income residents.

The 2024-2025 Fiscal Year (July 1, 2024 to June 30, 2025) was another productive year in which AHA reached agency milestones and critical program benchmarks. Most notably, after decades of planning, AHA opened the first two buildings (Estuary I and Linnet Corner) of the North Housing Master Plan. The North Housing Master Plan is a multi-year commitment for AHA to create 586 homes to serve low-income Alamedans in need of affordable housing. Another noteworthy agency accomplishment, occurring during this reporting period, is that AHA became the first Housing Authority in the nation to leverage HUD's Restore-Rebuild initiative (formerly known as Faircloth-to-RAD) for an acquisition-only conversion. This conversion provides AHA with the necessary resources to maintain long-term financial and operating viability for AHA's largest property, Independence Plaza.

AHA's services and support extend beyond just housing, as AHA continues partnerships with local government and community organizations including the Mastick Senior Center, College of Alameda, City of Alameda Zero Waste program, Alameda Municipal Power, Center for Elders' Independence, Alameda Point Collaborative, Alameda Family Services, LifeSTEPS, Drawbridge, Boys and Girls Club of Alameda, Building Futures, Operation Dignity, AC Transit, Alameda Food Bank, and the City of Alameda Recreation and Parks Dept. As well as many other funding and construction partners.

We would like to thank AHA's Board of Commissioners, AHA staff, AHA's community partners, the City of Alameda's elected officials and staff, and the U.S. Department of Housing and Urban Development, for their support of AHA in its mission to providing Alameda residents with affordable housing. Lastly, AHA wants to extend a sincere thank you and appreciation to AHA housing program participants and AHA residents for the enrichment they contribute to AHA communities.

Respectfully,

Vanessa Cooper, AHA Executive Director & Carly Grob, AHA Board Chair



AHA-Owned Communities

- | | | | |
|---|---|----|---|
| 1 | Esperanza Apartments - 1903 3rd Street
120 Affordable Housing Units | 9 | Sherman House - Sherman Street near Central Avenue
9 Affordable Housing Units |
| 2 | China Clipper - 460 Buena Vista Ave
26 Affordable Housing Units | 10 | Stanford House - Stanford Street and Clement Street
4 Affordable Housing Units |
| 3 | Independence Plaza - 703 Atlantic Ave
186 Affordable Housing Units | 11 | Lincoln Willow - 2100 Block of Lincoln Ave
5 Affordable Housing Units |
| 4 | Eagle Village - 700 Block of Eagle Ave
36 Affordable Housing Units | 12 | Anne B. Diament Plaza - 920 Park Street
65 Affordable Housing Units |
| 5 | Rosefield Village - 700 Block of Buena Vista Ave
92 Affordable Housing Units | 13 | Everett Commons - 2437 Eagle Avenue
20 Affordable Housing Units |
| 6 | Parrot Village - 1850 St. Charles Street
50 Affordable Housing Units | 14 | Shinsei Gardens - 401 Stargell Ave
39 Affordable Housing Units |
| 7 | Parrot Gardens - 1845 Bay Street
8 Affordable Housing Units | 15 | Estuary I - 500 Mosley Avenue
45 Affordable Housing Units |
| 8 | Littlejohn Commons - 1301 Buena Vista Ave
31 Affordable Housing Units | 16 | Linnet Corner - 2000 Lakehurst Circle
64 Affordable Housing Units |



NORTH HOUSING

North Housing is a multi-year commitment for the Housing Authority of the City of Alameda (AHA), along with Island City Development (ICD), to create at least 586 homes to serve low-income Alamedans in need of affordable housing. The twelve acres allocated for North Housing are situated at the former US Naval Air Station (NAS) base and was granted to the Housing Authority (in 2019) by the U.S. Department of Navy.

In 2024, AHA started construction on the first two buildings (Estuary I and Linnet Corner) of the North Housing Master Plan. Estuary I is the City of Alameda's first new 100% permanent supportive housing community for the previously unhoused and features 45 units (mix of 20 one bedroom apartments, 24 studio apartments, and a two-bedroom managers unit). Linnet Corner houses seniors (ages 62+ and older) and features 64 units (40 studio units, 23 one-bedroom units, a two bedroom managers unit). Sixteen of these 64 units at Linnet Corner are reserved for military veterans that are seniors, previously unhoused, and disabled. Residents started to move in at Estuary I in July 2025 and Linnet Corner in September 2025. Between both buildings 109 new, affordable rental homes have been established in the City of Alameda.

Some North Housing property highlights include:

- 1)** Units at Estuary I are fully furnished and the 16 units at Linnet Corner that are reserved for previously unhoused, disabled and senior veterans are furnished as well.
- 2)** AHA has contracted with LifeSTEPS (www.lifestepsusa.org) to provide onsite social services assistance.
- 3)** Each household receives an AC transit EasyPass, which provides a free rides on AC Transit.
- 4)** All units have been auto-enrolled into Alameda Municipal Power's, Energy Assistance Program, providing a 25% discount on electric bills for all Estuary I and Linnet Corner residents.



BECOME AN AHA LANDLORD

Private market landlords that participate in AHA's Housing Choice Voucher (HCV) program perform a critically important role in providing low-income housing to Alamedans. AHA invites you to join the team of over 350+ City of Alameda landlords that currently participate in AHA's HCV landlord program, all of which enjoy these benefits:

- On-time monthly rent payments
- Free online vacancy listing on AHA website
- Free property inspections
- AHA staff is ready to assist
- Online portal to complete administrative tasks
- Full rent always paid (AHA increases its portion on monthly rent due if a tenant experiences a reduction of income)

To become an AHA landlord today, please call (510) 747-4312 or send email to hainfo@alamedahsg.org.

To learn more about all the landlord benefits, please scan the QR Code below to watch an informational video:



MORE AFFORDABLE HOUSING ON THE HORIZON

The Poplar will be a new family housing community developed on an one acre site in the Fernside neighborhood (2615 Eagle Avenue) in the City of Alameda. The Poplar development is in a highly walkable neighborhood near grocery stores, restaurants, health clinics, schools, well-served transit stops, and community parks. The Poplar will be a family development with an estimated 50-60 apartment homes reserved for low-income families including one manager unit. The development will be a multi-story residential building with parking, onsite laundry room, property management, social services offices, and community spaces. The development will be sustainably constructed, Greenpoint Rated, have Bay Friendly landscape, and be Baywise Certified. The Poplar will be designed to exceed ADA requirements with an increased amount of ADA units inside the building and more ADA building features than required by the California Building Code.

The Poplar



More information can be found online at:
<https://www.islandcitydevelopment.org/project/the-poplar/>

The proposed Estuary II development located at 520 Mosley Avenue will consist of 46 affordable rental homes, which will include 25 studios and 21 one-bedroom apartments. To ensure that future Estuary II residents have long term access to these affordable rental homes, AHA has allocated forty Project Based Vouchers (PBV) to the Estuary II. The Estuary II property will feature amenities such as a multi-purpose community room, outdoor/community spaces, elevator, laundry room, secure bike storage, gated access, and a reception area. The Estuary II building will also be GreenPoint rated and 100% powered by solar electricity.

Estuary II



The construction of Estuary II is expected to be completed (at the very earliest) in 2027 and represents the final affordable housing development of the first phase of AHA's North Housing Master Plan. Upon completion of the three developments of the first phase, AHA will add a total of 155 more affordable homes in the City of Alameda. To stay informed on future housing developments by AHA, please sign-up for AHA's email newsletter via www.ahagroup.click

AGENCY HIGHLIGHTS

In late 2024, the Housing Authority of the City of Alameda completed a Restore-Rebuild transaction formerly known as Faircloth-to-RAD to preserve 120 units of affordable housing for seniors at Independence Plaza. This is the first ever Restore-Rebuilt transaction nationwide to solely rely on acquisition and preservation of existing housing instead of new construction. Built in 1990, Independence Plaza (186 units) was facing the impending expiration of a city subsidy that would have made its units unaffordable to the seniors residing in them.



To avoid the loss of desperately needed affordable housing, AHA utilized the Restore-Rebuild program as a preservation tool. Because Independence Plaza had been well-maintained, AHA was able to execute the \$37.5 million transaction without debt or tax credits, instead drawing on its own funds to acquire the property and complete modest exterior rehabilitation. AHA also used its Moving to Work flexibility to supplement the RAD rents in each unit. The 66 units not subsidized through the Restore-Rebuild program will also remain affordable.

In 2024, AHA worked with the Oakland Housing Authority and the Housing Authority of the County of Alameda to re-allocate 36 vouchers to AHA under the Veteran Affairs Supportive Housing (VASH) program. The Department of Veteran Affairs (VA) and AHA have worked together to ensure all those VASH vouchers were either issued or leased. At end of June 2025, 32 of these 36 VASH vouchers were leased up. VASH is designed to provide permanent housing to eligible homeless veterans, who receive case management services, in order to assist them with independent community living.



For the past 85 years, the Housing Authority has been committed to one critical mission of creating affordable housing opportunities for low-income individuals and families in the City of Alameda. As the Housing Authority marches towards the next 85 years, AHA would like to sincerely thank all present and past Commissioners, staff, community partners, residents, and all our housing program participants. Together we carry on the mission of giving everyone the chance to have a safe place to call home. To watch AHA's 85th Anniversary video, please scan this QR code.



COMMISSIONERS & LEADERSHIP

AHA Board of Commissioners

Thelma Decoy, Commissioner

Carly Grob, Board Chair

Eric Husby, Commissioner

Michaelea Joseph-Brown, Commissioner

Alex Kaufman, Commissioner

Vadim Sidelnikov, Vice Chair/Commissioner

Kenji Tamaoki, Vice Chair/ Commissioner



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AHA Leadership

Vanessa Cooper, Executive Director

Nancy Gerardin, Director of Property Operations

Greg Kats, Director of Administration & Services

Sylvia Martinez, Director of Housing Development

Tonya Schuler-Cummins, Director of Data and Policy

Louie So, Chief Financial Officer

Alicia Southern, Director of Human Resources

FINANCIAL DATA & PROGRAM METRICS

The Housing Authority's annual operating budget for Fiscal Year 2024-2025 is \$77 million. This budget revenue is inclusive of HUD funding, local grants, tenant rents and investment income, with a budgeted staff of 53 full-time employees. AHA has two affiliated nonprofits, Alameda Affordable Housing Corporation and Island City Development. AHA and its affiliates own a total of 944 affordable rental homes.

During Fiscal Year 2024-25 (July 1, 2024 through June 30, 2025) the program data collected by AHA staff reflected the following:

279

is the number of Reasonable Accommodations that were processed.

\$45,000,000

in housing assistance was paid to provide safe and permanent housing.

2,351

Housing Quality Standards (HQS) inspections were completed.

1,690

Is the average number housing vouchers under lease per month.

\$25,132

is the average income of the households that participate in AHA's housing programs.

147

is the number of language translation services provided to AHA housing program participants and applicants,

68%

of AHA housing program households are seniors or disabled.

77

inquiries were resolved by AHA's Ombudsman program.

13 YEARS & 2 MONTHS

is the average tenure of the households that participate in AHA's housing programs.

\$3.1 MILLION

was spent by AHA to perform repairs and renovations at various AHA-owned properties.



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hainfo@alamedahsg.org

www.alamedahsg.org

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 housing 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 complaints or disputes from AHA residents, participants, and landlords.
- 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