



PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **SPECIAL MEETING OF THE BOARD OF DIRECTORS**
DATE & TIME **Monday, April 13, 2026 - 7:01 PM**
LOCATION

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION Public access to this meeting is available as follows:

To Attend In-Person -
Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

Join Zoom Meeting
<https://us06web.zoom.us/j/85229497654?pwd=ERF4c2daq8Agm7t8SwqaXfix0iHEve.1>

Meeting ID: 852 2949 7654
Passcode: 141405

By Phone (through Zoom):
Find your local number: <https://us06web.zoom.us/u/kelQZ99OFI>
Meeting ID: 852 2949 7654
Passcode: 141405

Persons wishing to address the Board of Directors are asked to submit comments for the public comment period of the Agenda as follows:

- Send an email with your comment(s) to jpolar@alamedahsg.org and hainfo@alamedahsg.org prior to or during the Board of Directors meeting.
- Call and leave a message at (510) 871-7435, TTY/TRS: 711.
- Complete a speaker card in the meeting room on the day of the meeting.

Written comments may also be submitted via US Mail to:
Attn: Clerk of the Board
Housing Authority of the City of Alameda
701 Atlantic Avenue
Alameda, CA 94501

Written comments received by the Housing Authority prior to 12 Noon on the day of the meeting will be posted on the Housing Authority's website and presented at the meeting



during the public comment period. Written comments received by the Housing Authority after 12 Noon, but prior to the meeting start time, will only be presented during the public comment period. Please mark any submission as "Public Comment" and indicate which agenda item they relate to.

- The public comment period is limited to three minutes per speaker.

Persons in need of special assistance to participate in the meetings of the Housing Authority of the City of Alameda, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 72 hours prior to the meeting will assist the Housing Authority of the City of Alameda to make reasonable arrangements to provide accessibility or language assistance.

PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. REMOTE PARTICIPATION PURSUANT TO RALPH M. BROWN ACT (Government Code Section 54950 et seq.) ("Brown Act"): The Chair will identify whether any Commissioners are attending the meeting via teleconference pursuant to the Brown Act.
3. DIRECTOR RECUSALS
4. Public Comment (Non-Agenda)
5. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Directors or a member of the public.
 - 5.A. Approve Minutes of the Regular Board of Director Meetings held on March 18, 2026. **Page 4**
 - 5.B. Approve the Draft Alameda Affordable Housing Corporation (AAHC) Federal and State Tax Returns for the Fiscal Year Ending June 30, 2025 and Authorize the Executive Director or designee to Finalize with Non-Material Changes. **Page 7**
6. AGENDA
 - 6.A. Authorize the Executive Director to negotiate and execute all documents necessary for the refinance of Eagle Village and Parrot Village including a loan of up to \$16 million with a term of up to 10 years. **Page 89**
 - 6.B. Approve changes to the procurement policy for the Alameda Affordable Housing Corporation (AAHC) effective immediately. **Page 96**
7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
8. WRITTEN COMMUNICATIONS
9. EXECUTIVE DIRECTOR'S COMMUNICATIONS
10. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
11. ADJOURNMENT OF REGULAR MEETING

*** Note ***



Documents related to this agenda are available for public inspection and copying at the Alameda Affordable Housing Corporation office, 701 Atlantic Avenue, during normal business hours.

Know Your RIGHTS Under the Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review, subject to limited statutory exceptions.

In order to assist the Alameda Affordable Housing Corporation's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Alameda Affordable Housing Corporation accommodate these individuals.





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**DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, March 18, 2026**

PLEDGE OF ALLEGIANCE

Director Grob called the meeting to order at 8:24 p.m.

1. ROLL CALL - Board of Directors

Present: Director Grob, Director Sidelnikov, Director Decoy,
and Director Kaufman

General
Counsel: Gabrielle B. Janssens, Goldfarb & Lipman LLP

Absent: Director Husby, Director Joseph-Brown, and Director Tamaoki

2. REMOTE PARTICIPATION PURSUANT TO RALPH M. BROWN ACT (Government Code Section 54950 et seq.) ("Brown Act") : Remote Participation Pursuant to Ralph M. Brown Act (Government Code Section 54950 et seq.) ("Brown Act") : The Chair will identify whether any Commissioners are attending the meeting via teleconference pursuant to the Brown Act.

Director Grob confirmed that there were 4 members in same properly noticed meeting room within the jurisdiction of the City of Alameda, and no Directors requested reasonable accommodation to attend via teleconference.

3. DIRECTOR RECUSALS

None.

4. Motion to Accept the Order of the Board of Directors Agenda for the March 18, 2026 Meeting.

Director Sidelnikov moved to accept the Order of the Board of Directors Agenda for the March 18, 2026 Meeting, and Director Kaufman seconded. The motion passed unanimously.



Yes	4	Director Grob, Director Sidelnikov, Director Decoy, and Director Kaufman
No	0	
Abstentions	0	

5. Public Comment (Non-Agenda)

Vanessa Cooper, Executive Director, requested that if anyone attending virtually would like to make public comment, that they please raise their hand.

Public Comment: None.

6. CONSENT CALENDER

Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Directors or a member of the public.

- *6.A. Approve Minutes of the Regular Board of Director Meetings held on February 18, 2026.
- *6.B. Accept the Audited Financial Statements Report for Fiscal Year Ending June 30, 2025 and Authorize the Executive Director to Approve and Finalize, with no material changes to the financial position as presented in the Draft Audited Financial Statements.

Items accepted or adopted are indicated by an asterisk.

Public Comments: None.

Director Sidelnikov moved to accept the Consent Calendar items, and Director Kaufman seconded. The motion passed unanimously.

Yes	4	Director Grob, Director Sidelnikov, Director Decoy, and Director Kaufman
No	0	
Abstentions	0	

7. AGENDA

N/A

8. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

None.

9. WRITTEN COMMUNICATIONS



None.

10. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Ms. Cooper reminded the Board of the Form 700 due date.

11. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

None.

12. ADJOURNMENT OF REGULAR MEETING

Director Grob adjourned the meeting at 8:27 p.m.

Vanessa M. Cooper
Secretary and Executive Director

Carly Grob, President
Board of Directors

Gabrielle B. Janssens,
General Counsel, Goldfarb and Lipman LLC
Reviewed for form





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701 Atlantic Avenue • Alameda, California 94501-2161

To: Board of Directors
From: Louie So, Chief Financial Officer

Prepared By: Louie So, Chief Financial Officer

Date: April 13, 2026

Re: Approve the Draft Alameda Affordable Housing Corporation (AAHC) Federal and State Tax Returns for the Fiscal Year Ending June 30, 2025 and Authorize the Executive Director or designee to Finalize with Non-Material Changes.
5.B.

BACKGROUND

All tax exempt corporations must file an annual informational tax return to the Internal Revenue Service (IRS), known as Form 990, and to the State of California, known as Form 199. Additionally, a statement is required to be filed with the California Attorney General's office. The draft tax returns have been reviewed by Finance staff and additional non-material changes will be incorporated before filing with the tax authorities. The extended filing due date is May 15, 2026, as previously requested in IRS Form 8868.

DISCUSSION

Alameda Affordable Housing Corporation's (AAHC) auditor and tax firm Novogradac & Company LLP prepared IRS Form 990 and California Form 199 based on the audited financial statements which was presented to the Board of Directors in March 2026. The draft tax returns includes operating activities from July 1, 2024 – June 30, 2025 for Alameda Affordable Housing Corporation only. The Housing Authority of the City of Alameda (AHA) is not required to file a federal and state informational tax return.

FISCAL IMPACT

No penalties will be assessed if approved and filed by the extended deadline of May 15, 2026. Penalties will be incurred if the tax returns are not properly filed by the extended deadline.

CEQA

N/A



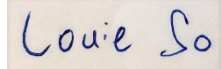
RECOMMENDATION

Approve the Draft Alameda Affordable Housing Corporation (AAHC) Federal and State Tax Returns for the Fiscal Year Ending June 30, 2025 and Authorize the Executive Director or designee to Finalize with Non-Material Changes.

ATTACHMENTS

1. Alameda Affordable Housing Corporation - Draft 2025 Tax

Respectfully submitted,



Louie So, Chief Financial Officer

TAX RETURN FILING INSTRUCTIONS

FORM 990

FOR THE YEAR ENDING

JUNE 30, 2025

PREPARED FOR:

ALAMEDA AFFORDABLE HOUSING CORPORATION
701 ATLANTIC AVENUE
ALAMEDA, CA 94501

PREPARED BY:

NOVOGRADAC & COMPANY LLP
3025 NORTH WOOSTER AVENUE
DOVER, OH 44622

AMOUNT DUE OR REFUND:

NOT APPLICABLE

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN AND CHECK (IF APPLICABLE) TO:

NOT APPLICABLE

RETURN MUST BE MAILED ON OR BEFORE:

NOT APPLICABLE

SPECIAL INSTRUCTIONS:

THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. IF YOU WISH TO HAVE IT TRANSMITTED ELECTRONICALLY TO THE IRS, PLEASE SIGN, DATE, AND RETURN FORM 8879-TE TO OUR OFFICE. WE WILL THEN SUBMIT THE ELECTRONIC RETURN TO THE IRS. DO NOT MAIL A PAPER COPY OF THE RETURN TO THE IRS.

**Application for Extension of Time To File an Exempt Organization
Return or Excise Taxes Related to Employee Benefit Plans**

Department of the Treasury
Internal Revenue Service

File a separate application for each return.
Go to www.irs.gov/Form8868 for the latest information.

Electronic filing (e-file). You can electronically file Form 8868 to request up to a 6-month extension of time to file any of the forms listed below except for Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts. An extension request for Form 8870 must be sent to the IRS in a paper format (see instructions). For more details on the electronic filing of Form 8868, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Part I - Identification

Type or Print	Name of exempt organization, employer, or other filer, see instructions. ALAMEDA AFFORDABLE HOUSING CORPORATION	Taxpayer identification number (TIN) 30-1010896
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. 701 ATLANTIC AVENUE	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. ALAMEDA, CA 94501	

Enter the Return Code for the return that this application is for (file a separate application for each return) **01**

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 4720 (other than individual)	09
Form 4720 (individual)	03	Form 5227	10
Form 990-PF	04	Form 6069	11
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 8870	12
Form 990-T (trust other than above)	06	Form 5330 (individual)	13
Form 990-T (corporation)	07	Form 5330 (other than individual)	14
Form 1041-A	08	Form 990-T (governmental entities)	15

• After you enter your Return Code, complete either Part II or Part III. Part III, including signature, is applicable only for an extension of time to file Form 5330.

• If this application is for an extension of time to file Form 5330, you must enter the following information.

Plan Name _____
 Plan Number _____
 Plan Year Ending (MM/DD/YYYY) _____

Part II - Automatic Extension of Time To File for Exempt Organizations (see instructions)

The books are in the care of **VANESSA COOPER**
701 ATLANTIC AVENUE - ALAMEDA, CA 94501

Telephone No. **510-747-4300** Fax No. _____

- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four-digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **MAY 15**, 20 **26**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

calendar year 20 _____ or
 tax year beginning **JUL 1**, 20 **24**, and ending **JUN 30**, 20 **25**

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Return of Organization Exempt From Income Tax

Form 990

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2024

Department of the Treasury Internal Revenue Service

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the 2024 calendar year, or tax year beginning JUL 1, 2024 and ending JUN 30, 2025

Form sections B through M: B Check if applicable, C Name of organization (ALAMEDA AFFORDABLE HOUSING CORPORATION), D Employer identification number (30-1010896), E Telephone number (510-747-4300), F Name and address of principal officer (VANESSA COOPER), G Gross receipts (\$13,435,554), H(a) Is this a group return, H(b) Are all subordinates included?, I Tax-exempt status, J Website (WWW.ALAMEDAHSG.ORG/ABOUT_US/AAHC), K Form of organization (Corporation), L Year of formation (2017), M State of legal domicile (CA)

Part I Summary

Table with 3 columns: Line number, Description, and Amount. Rows include: 1 Mission statement (LOW INCOME HOUSING, SEE PAGE 2 FOR FURTHER EXPLANATION), 2-7 Governance metrics, 8-12 Revenue (Total: 13,435,554), 13-19 Expenses (Total: 11,298,412), 20-22 Net Assets or Fund Balances (Total: -1,123,624)

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature fields for Officer (VANESSA COOPER, SECRETARY), Preparer (KARIE MCMILLEN), and Firm (NOVOGRADAC & COMPANY LLP) with dates and PTIN (P01891249).

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [] No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission: ALAMEDA AFFORDABLE HOUSING CORPORATION, IN PARTNERSHIP WITH THE ENTIRE COMMUNITY, ADVOCATES AND PROVIDES QUALITY, AFFORDABLE, SAFE HOUSING; ENCOURAGES SELF-SUFFICIENCY; AND STRENGTHENS COMMUNITY INCLUSIVENESS AND DIVERSITY IN HOUSING.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 6,449,152. including grants of \$) (Revenue \$ 3,503,102.) OWN AND MANAGE AFFORDABLE HOUSING. ALAMEDA AFFORDABLE HOUSING CORPORATION ("AAHC") AND MANAGES AFFORDABLE HOUSING. ADDITIONALLY, ALAMEDA AFFORDABLE HOUSING TRUST FUND IS A COMPONENT OF AAHC.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 6,449,152.

Part IV Checklist of Required Schedules

Table with 3 columns: Question ID, Yes, No. Rows include questions 1 through 21 regarding organizational requirements and schedules A through I.

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question, Yes, No. Rows 22-38. Includes questions about grants, compensation, tax-exempt bonds, excess benefit transactions, and Schedule O completion.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V []

Table with 3 columns: Question, Yes, No. Rows 1a, 1b, 1c. Includes questions about Form 1096, Forms W-2G, and backup withholding rules.

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No columns. Includes questions 2a through 17 regarding employee reporting, tax returns, gross income, foreign accounts, prohibited transactions, and charitable contributions.

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 3 columns: Question, Yes, No. Rows include: 1a Enter the number of voting members of the governing body at the end of the tax year; 1b Enter the number of voting members included on line 1a, above, who are independent; 2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?; 3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?; 4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?; 5 Did the organization become aware during the year of a significant diversion of the organization's assets?; 6 Did the organization have members or stockholders?; 7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?; 7b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?; 8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following: a The governing body? b Each committee with authority to act on behalf of the governing body?; 9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 3 columns: Question, Yes, No. Rows include: 10a Did the organization have local chapters, branches, or affiliates?; 10b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?; 11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?; 11b Describe on Schedule O the process, if any, used by the organization to review this Form 990.; 12a Did the organization have a written conflict of interest policy? If "No," go to line 13; 12b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?; 12c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done; 13 Did the organization have a written whistleblower policy?; 14 Did the organization have a written document retention and destruction policy?; 15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?; 15a The organization's CEO, Executive Director, or top management official; 15b Other officers or key employees of the organization; 16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?; 16b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed CA
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
[] Own website [] Another's website [X] Upon request [] Other (explain on Schedule O)
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records
VANESSA COOPER - 510-747-4300
701 ATLANTIC AVENUE, ALAMEDA, CA 94501

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) VANESSA COOPER SECRETARY/EXECUTIVE DIRECT	8.00 32.00			X				0.	375,401.	82,574.
(2) LOUIE SO TREASURER	8.00 32.00			X				0.	267,180.	49,553.
(3) MICHAELA JOSEPH - BROWN BOARD MEMBER	1.00	X						0.	0.	600.
(4) VADIM SIDENIKOV BOARD MEMBER	1.00	X						0.	0.	550.
(5) CARLY GROB CHAIR	1.00	X						0.	0.	450.
(6) KENJI TAMAOKI VICE CHAIR	1.00	X						0.	0.	400.
(7) BACHIR HADID BOARD MEMBER	1.00	X						0.	0.	200.
(8) THELMA DECORY BOARD MEMBER	1.00	X						0.	0.	50.
(9) ERIC HUSBY BOARD MEMBER	1.00	X						0.	0.	0.

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	9,892,863.				
	f All other contributions, gifts, grants, and similar amounts not included above	1f					
	g Noncash contributions included in lines 1a-1f	1g	\$				
	h Total. Add lines 1a-1f			9,892,863.			
Program Service Revenue	2 a TENANT RENT	Business Code 531110	3,202,002.	3,202,002.			
	b TENANT REVENUE - OTHER	531390	20,970.	20,970.			
	c						
	d						
	e						
	f All other program service revenue						
	g Total. Add lines 2a-2f			3,222,972.			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		39,589.			39,589.	
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents	6a	(i) Real				
			(ii) Personal				
	b Less: rental expenses	6b					
	c Rental income or (loss)	6c					
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities				
			(ii) Other				
	b Less: cost or other basis and sales expenses	7b					
	c Gain or (loss)	7c					
d Net gain or (loss)							
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a						
b Less: direct expenses	8b						
c Net income or (loss) from fundraising events							
9 a Gross income from gaming activities. See Part IV, line 19	9a						
b Less: direct expenses	9b						
c Net income or (loss) from gaming activities							
10 a Gross sales of inventory, less returns and allowances	10a						
b Less: cost of goods sold	10b						
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a OTHER REVENUE	Business Code 900099	280,130.	280,130.			
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a-11d			280,130.			
12 Total revenue. See instructions			13,435,554.	3,503,102.	0.	39,589.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX X

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	3,345,688.	1,381,291.	1,964,397.	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	856,592.	300,310.	556,282.	
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management	199,667.		199,667.	
b Legal	270,229.	9,963.	260,266.	
c Accounting	23,359.	12,260.	11,099.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)	3,018,718.	3,018,718.		
12 Advertising and promotion				
13 Office expenses	842,490.		842,490.	
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	27,052.		27,052.	
20 Interest	925,205.		925,205.	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	830,979.	830,979.		
23 Insurance	497,934.	435,132.	62,802.	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a TENANT SERVICES	266,695.	266,695.		
b OTHER GENERAL EXPENSES	125,619.	125,619.		
c BAD DEBT	66,922.	66,922.		
d PROTECTIVE SERVICES	1,263.	1,263.		
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	11,298,412.	6,449,152.	4,849,260.	0.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	3,480,170.	1	1,768,305.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	516,355.	4	443,689.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net	13,674,583.	7	12,188,000.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	27,909.	9	36,199.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 32,100,642.		
	b Less: accumulated depreciation	10b 21,877,491.	10c	10,223,151.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	1,668,376.	15	778,789.
16 Total assets. Add lines 1 through 15 (must equal line 33)	38,105,356.	16	25,438,133.	
Liabilities	17 Accounts payable and accrued expenses	623,764.	17	417,009.
	18 Grants payable		18	
	19 Deferred revenue	41,441.	19	31,847.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties	59,912,274.	23	24,692,359.
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	2,106,493.	25	1,420,542.
	26 Total liabilities. Add lines 17 through 25	62,683,972.	26	26,561,757.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	-24,578,616.	27	-1,123,624.
	28 Net assets with donor restrictions	0.	28	0.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	-24,578,616.	32	-1,123,624.
	33 Total liabilities and net assets/fund balances	38,105,356.	33	25,438,133.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	13,435,554.
2	Total expenses (must equal Part IX, column (A), line 25)	2	11,298,412.
3	Revenue less expenses. Subtract line 2 from line 1	3	2,137,142.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	-24,578,616.
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	21,317,850.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	-1,123,624.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1 Accounting method used to prepare the Form 990: Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.
- 2a Were the organization's financial statements compiled or reviewed by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b Were the organization's financial statements audited by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?
- b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		X
2b	X	
2c	X	
3a	X	
3b	X	

Form 990 (2024)

SCHEDULE A
(Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2024

Open to Public Inspection

Name of the organization ALAMEDA AFFORDABLE HOUSING CORPORATION	Employer identification number 30-1010896
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Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations 1

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
HOUSING AUTHORITY OF THE CITY OF ALAM	94-6003048	7	X		0.	0.
Total					0.	0.

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Table with 7 columns: (a) 2020, (b) 2021, (c) 2022, (d) 2023, (e) 2024, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Tax revenues levied for the organization's benefit; 3 The value of services or facilities furnished by a governmental unit; 4 Total. Add lines 1 through 3; 5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f); 6 Public support. Subtract line 5 from line 4.

Section B. Total Support

Table with 7 columns: (a) 2020, (b) 2021, (c) 2022, (d) 2023, (e) 2024, (f) Total. Rows include: 7 Amounts from line 4; 8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 9 Net income from unrelated business activities, whether or not the business is regularly carried on; 10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.); 11 Total support. Add lines 7 through 10; 12 Gross receipts from related activities, etc. (see instructions); 13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here.

Section C. Computation of Public Support Percentage

Table with 3 columns: Line number, Description, and Percentage. Rows include: 14 Public support percentage for 2024 (line 6, column (f), divided by line 11, column (f)); 15 Public support percentage from 2023 Schedule A, Part II, line 14; 16a 33 1/3% support test - 2024; b 33 1/3% support test - 2023; 17a 10% -facts-and-circumstances test - 2024; b 10% -facts-and-circumstances test - 2023; 18 Private foundation.

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Table with 7 columns: (a) 2020, (b) 2021, (c) 2022, (d) 2023, (e) 2024, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total. Add lines 1 through 5; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; b Amounts included on lines 2 and 3 received from other than disqualified persons; c Add lines 7a and 7b; 8 Public support. (Subtract line 7c from line 6.)

Section B. Total Support

Table with 7 columns: (a) 2020, (b) 2021, (c) 2022, (d) 2023, (e) 2024, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; c Add lines 10a and 10b; 11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on; 12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.); 13 Total support. (Add lines 9, 10c, 11, and 12.)

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

Table with 2 columns: Description, Percentage. Row 15: Public support percentage for 2024 (line 8, column (f), divided by line 13, column (f)) 15%. Row 16: Public support percentage from 2023 Schedule A, Part III, line 15 16%.

Section D. Computation of Investment Income Percentage

Table with 2 columns: Description, Percentage. Row 17: Investment income percentage for 2024 (line 10c, column (f), divided by line 13, column (f)) 17%. Row 18: Investment income percentage from 2023 Schedule A, Part III, line 17 18%.

19a 33 1/3% support tests - 2024. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2023. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>	X	
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		X
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		X
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		X
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		X
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		X
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		X
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		X
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		X
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		X
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		X
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		X
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?		X
b A family member of a person described on line 11a above?		X
c A 35% controlled entity of a person described on line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		X

Section B. Type I Supporting Organizations

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>	X	
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		X

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3 By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No," provide details in Part VI.</i>		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). See instructions.
 All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i>)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9	Distributable amount for 2024 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2024	(iii) Distributable Amount for 2024
1 Distributable amount for 2024 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2024 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2024			
a From 2019			
b From 2020			
c From 2021			
d From 2022			
e From 2023			
f Total of lines 3a through 3e			
g Applied to under distributions of prior years			
h Applied to 2024 distributable amount			
i Carryover from 2019 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2024 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2024 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2024, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2024. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2025. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2020			
b Excess from 2021			
c Excess from 2022			
d Excess from 2023			
e Excess from 2024			

Part VI

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

DRAFT

**Schedule B
(Form 990)**

(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

Name of the organization

ALAMEDA AFFORDABLE HOUSING CORPORATION

Employer identification number

30-1010896

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

501(c)(3) (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

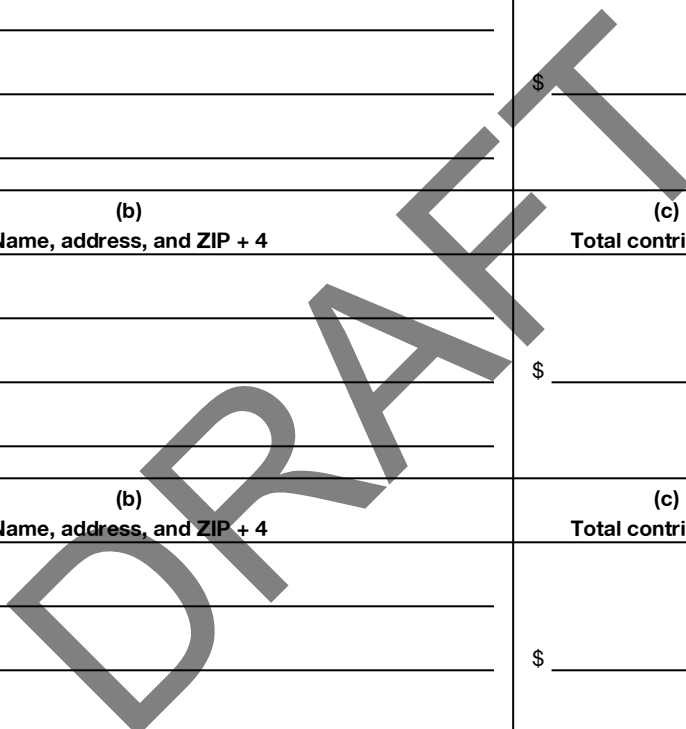
For Paperwork Reduction Act Notice, see the instructions for Form 990, 990-EZ, or 990-PF.

Schedule B (Form 990) (Rev. 12-2024)

Name of organization ALAMEDA AFFORDABLE HOUSING CORPORATION	Employer identification number 30-1010896
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

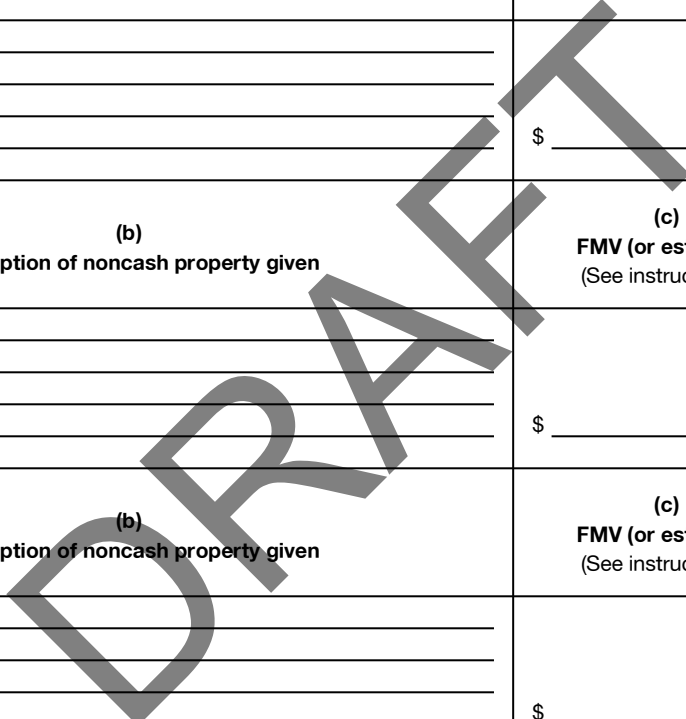
(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 451 7TH STREET, SW WASHINGTON, DC 20410	\$ 9,892,863.	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Name of organization ALAMEDA AFFORDABLE HOUSING CORPORATION	Employer identification number 30-1010896
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

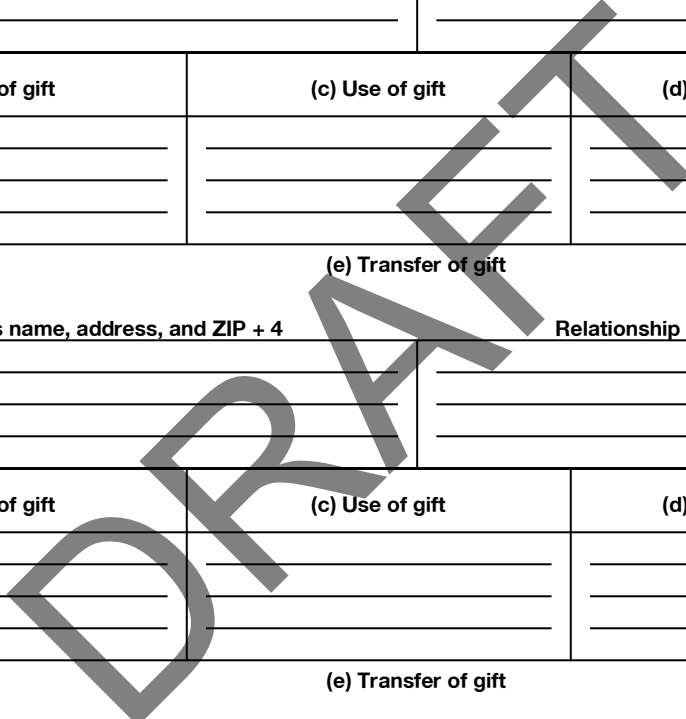
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____



Name of organization ALAMEDA AFFORDABLE HOUSING CORPORATION	Employer identification number 30-1010896
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
<hr/> <hr/> <hr/>		<hr/> <hr/> <hr/>	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
<hr/> <hr/> <hr/>		<hr/> <hr/> <hr/>	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
<hr/> <hr/> <hr/>		<hr/> <hr/> <hr/>	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
<hr/> <hr/> <hr/>		<hr/> <hr/> <hr/>	



SCHEDULE D
(Form 990)

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

ALAMEDA AFFORDABLE HOUSING CORPORATION

Employer identification number

30-1010896

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included on line 2a	2c
d Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year _____

4 Number of states where property subject to conservation easement is located _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 \$ _____

(ii) Assets included in Form 990, Part X \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 \$ _____

b Assets included in Form 990, Part X \$ _____

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule D (Form 990) (Rev. 12-2024)

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian, or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____%
 - b Permanent endowment _____%
 - c Term endowment _____%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations? | 3a(i) | |
| (ii) Related organizations? | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,150,673.		1,150,673.
b Buildings		30,949,969.	21,877,491.	9,072,478.
c Leasehold improvements				
d Equipment				
e Other				0.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, line 10c, column (B))				10,223,151.

Part VII Investments - Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, line 12, col. (B))		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, line 13, col. (B))		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 15, col. (B))	

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) DUE TO AHA	139,358.
(3) TENANT SECURITY DEPOSITS	317,187.
(4) PENSION LIABILITY & DEFERRED INFLOWS	301,395.
(5) ACCRUED INTEREST	461,700.
(6) ACCRUED LIABILITIES - OTHER	200,902.
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, line 25, col. (B))	1,420,542.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

**SCHEDULE J
(Form 990)**

(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

Open to Public
Inspection

Name of the organization ALAMEDA AFFORDABLE HOUSING CORPORATION	Employer identification number 30-1010896
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Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?

3 Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|--|--|
| <input type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input type="checkbox"/> Independent compensation consultant | <input type="checkbox"/> Compensation survey or study |
| <input type="checkbox"/> Form 990 of other organizations | <input type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?
- If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.

5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?
- If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1b		
2		
4a		X
4b		X
4c		X
5a		X
5b		X
6a		X
6b		X
7		X
8		X
9		

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

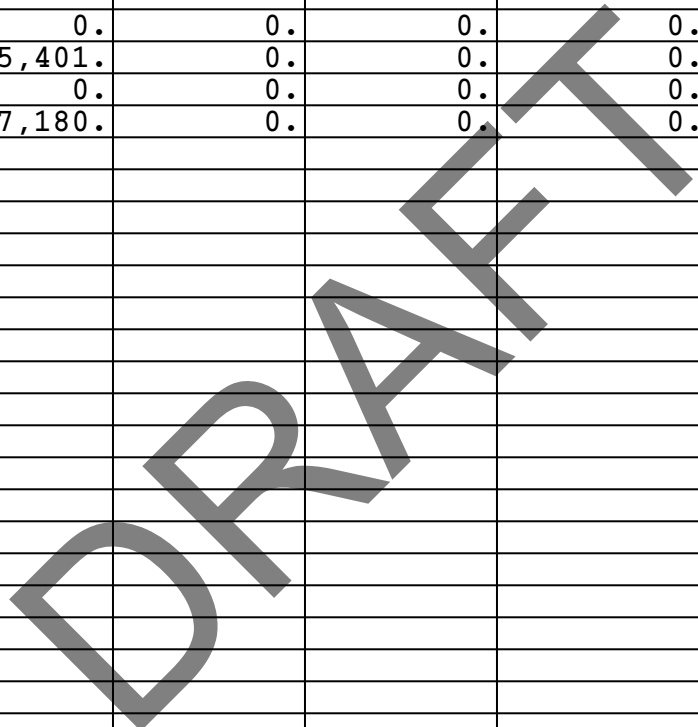
Schedule J (Form 990) (Rev. 12-2024)

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
(1) VANESSA COOPER SECRETARY/EXECUTIVE DIRECT	(i)	0.	0.	0.	0.	0.	0.	0.
	(ii)	375,401.	0.	0.	0.	82,574.	457,975.	0.
(2) LOUIE SO TREASURER	(i)	0.	0.	0.	0.	0.	0.	0.
	(ii)	267,180.	0.	0.	0.	49,553.	316,733.	0.
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							
	(i)							
	(ii)							



Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

DRAFT

**SCHEDULE O
(Form 990)**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization

ALAMEDA AFFORDABLE HOUSING CORPORATION

Employer identification number

30-1010896

FORM 990, PART VI, SECTION A, LINE 3:

MOST OF THE MANAGEMENT ACTIVITIES ARE PERFORMED BY THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA, A RELATED ORGANIZATION.

FORM 990, PART VI, SECTION A, LINE 8B:

THERE ARE NO COMMITTEES.

FORM 990, PART VI, SECTION B, LINE 11B:

THE 990 IS REVIEWED BY THE ACCOUNTING AND FINANCE STAFF OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA, BEFORE BEING SENT TO THE BOARD.

FORM 990, PART VI, SECTION B, LINE 12C:

ANNUAL CONFLICT OF INTEREST STATEMENTS ARE REQUESTED FROM THE BOARD MEMBERS.

FORM 990, PART VI, SECTION C, LINE 19:

ON THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA'S WEBSITE.

FORM 990, PART IX, LINE 11G, OTHER FEES:

UTILITIES:

PROGRAM SERVICE EXPENSES 593,855.

MANAGEMENT AND GENERAL EXPENSES 0.

FUNDRAISING EXPENSES 0.

TOTAL EXPENSES 593,855.

MAINTENANCE:

PROGRAM SERVICE EXPENSES 2,424,863.

MANAGEMENT AND GENERAL EXPENSES 0.

FUNDRAISING EXPENSES 0.

TOTAL EXPENSES 2,424,863.

TOTAL OTHER FEES ON FORM 990, PART IX, LINE 11G, COL A 3,018,718.

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

TRANSFER OF NET ASSETS TO DUE TO RELATED COMPONENT UNITS,
NET EFFECT \$0 21,317,850.

FORM 990 PART XII LINE 3B

THE ORGANIZATION IS CONSOLIDATED UNDER THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA DURING THE AUDIT PROCESS AND IS REQUIRED TO UNDERGO A SINGLE AUDIT.

FORM 990 PART XII LINE 2C

THE ORGANIZATION HAS A COMMITTEE THAT ASSUMES RESPONSIBILITY FOR THE OVERSIGHT OF ITS COMPILATION OF FINANCIAL STATEMENTS AS WELL AS THE CHOOSING OF AN INDEPENDENT ACCOUNTANT.

**SCHEDULE R
(Form 990)**

(Rev. January 2025)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships
Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

**Open to Public
Inspection**

Name of the organization **ALAMEDA AFFORDABLE HOUSING CORPORATION** Employer identification number **30-1010896**

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
HOUSING AUTHORITY OF THE CITY OF ALAMEDA - 94-6003048, 701 ATLANTIC AVENUE, ALAMEDA, CA 94501	TO PROVIDE FEDERALLY-FUNDED PUBLIC HOUSING PROGRAMS AND	CALIFORNIA	STATE GOVERNMENTAL				X

For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule R (Form 990) (Rev. 1-2025)

SEE PART VII FOR CONTINUATIONS

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

- a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity
- b** Gift, grant, or capital contribution to related organization(s)
- c** Gift, grant, or capital contribution from related organization(s)
- d** Loans or loan guarantees to or for related organization(s)
- e** Loans or loan guarantees by related organization(s)

- f** Dividends from related organization(s)
- g** Sale of assets to related organization(s)
- h** Purchase of assets from related organization(s)
- i** Exchange of assets with related organization(s)
- j** Lease of facilities, equipment, or other assets to related organization(s)

- k** Lease of facilities, equipment, or other assets from related organization(s)
- l** Performance of services or membership or fundraising solicitations for related organization(s)
- m** Performance of services or membership or fundraising solicitations by related organization(s)
- n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)
- o** Sharing of paid employees with related organization(s)

- p** Reimbursement paid to related organization(s) for expenses
- q** Reimbursement paid by related organization(s) for expenses

- r** Other transfer of cash or property to related organization(s)
- s** Other transfer of cash or property from related organization(s)

	Yes	No
1a		X
1b		X
1c		X
1d		X
1e	X	
1f		X
1g		X
1h		X
1i		X
1j		X
1k		X
1l		X
1m		X
1n	X	
1o	X	
1p		X
1q		X
1r		X
1s	X	

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

Part VII Supplemental Information

Provide additional information for responses to questions on Schedule R. See instructions.

PART II, IDENTIFICATION OF RELATED TAX-EXEMPT ORGANIZATIONS:

NAME OF RELATED ORGANIZATION:

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

PRIMARY ACTIVITY: TO PROVIDE FEDERALLY-FUNDED PUBLIC HOUSING PROGRAMS AND RELATED SERVICES.

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2024 DEPRECIATION AND AMORTIZATION REPORT

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
1	BUILDINGS	07/01/72	SL	30.00		16	2,168,890.				2,168,890.			0.	
2	BUILDINGS	07/01/76	SL	30.00		16	949,245.				949,245.			0.	
3	BUILDINGS	10/22/79	SL	30.00		16	2,658,871.				2,658,871.			0.	
4	BUILDINGS	03/01/83	SL	30.00		16	2,506,081.				2,506,081.			0.	
5	BUILDINGS	01/01/85	SL	30.00		16	472,968.				472,968.			0.	
6	BUILDINGS	01/01/86	SL	30.00		16	31,704.				31,704.			0.	
7	BUILDINGS	01/01/87	SL	30.00		16	293,331.				293,331.			0.	
8	BUILDINGS	01/01/88	SL	30.00		16	400,000.				400,000.			0.	
9	BUILDINGS	07/01/96	SL	30.00		16	304,262.				304,262.			10,142.	10,142.
10	BUILDINGS	07/01/96	SL	30.00		16	1,405,575.				1,405,575.			46,853.	46,853.
11	BUILDINGS	10/01/96	SL	30.00		16	199,780.				199,780.			6,659.	6,659.
12	BUILDINGS	06/01/97	SL	30.00		16	13,720.				13,720.			457.	457.
13	BUILDINGS	01/01/98	SL	30.00		16	1,157,587.				1,157,587.			38,586.	38,586.
14	BUILDINGS	01/01/99	SL	30.00		16	2,117,086.				2,117,086.			70,570.	70,570.
15	EQUIPMENT & VEHICLE	01/01/99	SL	5.00		16	4,673.				4,673.			0.	
16	EQUIPMENT & VEHICLE	01/01/99	SL	5.00		16	2,149.				2,149.			0.	
17	EQUIPMENT & VEHICLE	01/01/99	SL	5.00		16	2,641.				2,641.			0.	
18	EQUIPMENT & VEHICLE	01/01/99	SL	5.00		16	2,869.				2,869.			0.	

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
19	BUILDINGS	01/01/00	SL	30.00		16	1,013,972.				1,013,972.			33,799.	33,799.
20	BUILDINGS	01/01/01	SL	30.00		16	389,333.				389,333.			12,978.	12,978.
21	EQUIPMENT & VEHICLE	06/01/01	SL	5.00		16	4,095.				4,095.			0.	0.
22	EQUIPMENT & VEHICLE	06/01/01	SL	5.00		16	1,861.				1,861.			0.	0.
23	EQUIPMENT & VEHICLE	06/01/01	SL	5.00		16	1,531.				1,531.			0.	0.
24	EQUIPMENT & VEHICLE	06/01/01	SL	5.00		16	2,585.				2,585.			0.	0.
25	EQUIPMENT & VEHICLE	06/01/01	SL	5.00		16	1,671.				1,671.			0.	0.
26	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	3,765.				3,765.			0.	0.
27	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	2,392.				2,392.			0.	0.
28	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	1,285.				1,285.			0.	0.
29	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	1,621.				1,621.			0.	0.
30	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	648.				648.			0.	0.
31	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	127.				127.			0.	0.
32	EQUIPMENT & VEHICLE	10/01/02	SL	5.00		16	99.				99.			0.	0.
33	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	4,218.				4,218.			0.	0.
34	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	2,680.				2,680.			0.	0.
35	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	1,439.				1,439.			0.	0.
36	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	1,816.				1,816.			0.	0.

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
37	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	726.				726.			0.	
38	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	142.				142.			0.	
39	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	111.				111.			0.	
40	EQUIPMENT & VEHICLE	02/01/03	SL	5.00		16	3,149.				3,149.			0.	
41	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	2,137.				2,137.			0.	
42	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	1,377.				1,377.			0.	
43	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	1,832.				1,832.			0.	
44	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	695.				695.			0.	
45	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	136.				136.			0.	
46	EQUIPMENT & VEHICLE	06/01/03	SL	5.00		16	106.				106.			0.	
47	LEASEHOLD IMPROVEMENT	08/01/05	SL	15.00		16	48,917.				48,917.			0.	
48	LEASEHOLD IMPROVEMENT	08/01/05	SL	15.00		16	2,063.				2,063.			0.	
49	LEASEHOLD IMPROVEMENT	09/01/05	SL	15.00		16	65,284.				65,284.			0.	
50	LEASEHOLD IMPROVEMENT	09/01/05	SL	15.00		16	86,034.				86,034.			0.	
51	LEASEHOLD IMPROVEMENT	10/01/05	SL	15.00		16	6,263.				6,263.			0.	
52	LEASEHOLD IMPROVEMENT	10/01/05	SL	15.00		16	33,020.				33,020.			0.	
53	LEASEHOLD IMPROVEMENT	11/01/05	SL	15.00		16	29,611.				29,611.			0.	
54	LEASEHOLD IMPROVEMENT	11/01/05	SL	15.00		16	47,218.				47,218.			0.	

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
55	LEASEHOLD IMPROVEMENT	12/01/05	SL	15.00		16	43,681.				43,681.				0.
56	LEASEHOLD IMPROVEMENT	12/01/05	SL	15.00		16	11,040.				11,040.				0.
57	LEASEHOLD IMPROVEMENT	01/01/06	SL	15.00		16	23,760.				23,760.				0.
58	LEASEHOLD IMPROVEMENT	02/01/06	SL	15.00		16	7,609.				7,609.				0.
59	LEASEHOLD IMPROVEMENT	02/01/06	SL	15.00		16	13,900.				13,900.				0.
60	LEASEHOLD IMPROVEMENT	03/01/06	SL	15.00		16	25,000.				25,000.				0.
61	LEASEHOLD IMPROVEMENT	04/01/06	SL	15.00		16	26,877.				26,877.				0.
62	LEASEHOLD IMPROVEMENT	05/01/06	SL	15.00		16	64,050.				64,050.				0.
63	LEASEHOLD IMPROVEMENT	05/01/06	SL	15.00		16	25,300.				25,300.				0.
64	LEASEHOLD IMPROVEMENT	06/01/06	SL	15.00		16	82,409.				82,409.				0.
65	LEASEHOLD IMPROVEMENT	06/01/06	SL	15.00		16	11,817.				11,817.				0.
66	LEASEHOLD IMPROVEMENT	07/01/06	SL	15.00		16	58,195.				58,195.				0.
67	LEASEHOLD IMPROVEMENT	08/01/06	SL	15.00		16	43,567.				43,567.				0.
68	LEASEHOLD IMPROVEMENT	09/01/06	SL	15.00		16	41,850.				41,850.				0.
69	LEASEHOLD IMPROVEMENT	10/01/06	SL	15.00		16	14,794.				14,794.				0.
70	LEASEHOLD IMPROVEMENT	10/01/06	SL	15.00		16	5,792.				5,792.				0.
71	LEASEHOLD IMPROVEMENT	11/01/06	SL	15.00		16	1,393.				1,393.				0.
72	LEASEHOLD IMPROVEMENT	01/01/07	SL	15.00		16	121,154.				121,154.				0.

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
73	LEASEHOLD IMPROVEMENT	01/01/07	SL	15.00		16	60,844.				60,844.				0.
74	LEASEHOLD IMPROVEMENT	01/01/07	SL	15.00		16	38,646.				38,646.				0.
75	LEASEHOLD IMPROVEMENT	01/01/07	SL	15.00		16	19,200.				19,200.				0.
76	LEASEHOLD IMPROVEMENT	02/01/07	SL	15.00		16	2,764.				2,764.				0.
77	LEASEHOLD IMPROVEMENT	02/01/07	SL	15.00		16	44,120.				44,120.				0.
78	LEASEHOLD IMPROVEMENT	03/01/07	SL	15.00		16	2,100.				2,100.				0.
79	LEASEHOLD IMPROVEMENT	03/01/07	SL	15.00		16	85,453.				85,453.				0.
80	LEASEHOLD IMPROVEMENT	04/01/07	SL	15.00		16	107,125.				107,125.				0.
81	LEASEHOLD IMPROVEMENT	05/01/07	SL	15.00		16	97,726.				97,726.				0.
82	LEASEHOLD IMPROVEMENT	06/01/07	SL	15.00		16	27,997.				27,997.				0.
83	LEASEHOLD IMPROVEMENT	06/01/07	SL	15.00		16	70,000.				70,000.				0.
84	LEASEHOLD IMPROVEMENT	06/01/07	SL	15.00		16	119,682.				119,682.				0.
85	LEASEHOLD IMPROVEMENT	07/01/07	SL	15.00		16	50,000.				50,000.				0.
86	LEASEHOLD IMPROVEMENT	08/01/07	SL	15.00		16	50,000.				50,000.				0.
87	LEASEHOLD IMPROVEMENT	09/01/07	SL	15.00		16	105,000.				105,000.				0.
88	LEASEHOLD IMPROVEMENT	09/01/07	SL	15.00		16	15,740.				15,740.				0.
89	LEASEHOLD IMPROVEMENT	11/01/07	SL	15.00		16	5,000.				5,000.				0.
90	LEASEHOLD IMPROVEMENT	12/01/07	SL	15.00		16	20,000.				20,000.				0.

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
91	LEASEHOLD IMPROVEMENT	12/01/07	SL	15.00		16	30,765.				30,765.				0.
92	LEASEHOLD IMPROVEMENT	01/01/08	SL	15.00		16	9,200.				9,200.				0.
93	LEASEHOLD IMPROVEMENT	01/01/08	SL	15.00		16	82,550.				82,550.				0.
94	LEASEHOLD IMPROVEMENT	01/01/08	SL	15.00		16	5,464.				5,464.				0.
95	LEASEHOLD IMPROVEMENT	03/01/08	SL	15.00		16	71,600.				71,600.				0.
96	LEASEHOLD IMPROVEMENT	03/01/08	SL	15.00		16	37,651.				37,651.				0.
97	LEASEHOLD IMPROVEMENT	04/01/08	SL	15.00		16	31,547.				31,547.				0.
98	LEASEHOLD IMPROVEMENT	05/01/08	SL	15.00		16	47,422.				47,422.				0.
99	LEASEHOLD IMPROVEMENT	05/01/08	SL	15.00		16	122,184.				122,184.				0.
100	LEASEHOLD IMPROVEMENT	06/01/08	SL	15.00		16	23,140.				23,140.				0.
101	LEASEHOLD IMPROVEMENT	06/01/08	SL	15.00		16	110,311.				110,311.				0.
102	LEASEHOLD IMPROVEMENT	07/01/08	SL	15.00		16	6,030.				6,030.				0.
103	LEASEHOLD IMPROVEMENT	08/01/08	SL	15.00		16	23,765.				23,765.				0.
104	LEASEHOLD IMPROVEMENT	10/01/08	SL	15.00		16	10,451.				10,451.				0.
105	LEASEHOLD IMPROVEMENT	11/01/08	SL	15.00		16	61,997.				61,997.				0.
106	LEASEHOLD IMPROVEMENT	12/01/08	SL	15.00		16	16,361.				16,361.				0.
107	LEASEHOLD IMPROVEMENT	01/01/09	SL	15.00		16	89,970.				89,970.				0.
108	LEASEHOLD IMPROVEMENT	04/01/09	SL	15.00		16	19,965.				19,965.				0.

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(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
109	LEASEHOLD IMPROVEMENT	05/01/09	SL	15.00		16	76,161.				76,161.			0.	
110	LEASEHOLD IMPROVEMENT	06/01/09	SL	15.00		16	204,365.				204,365.			0.	
111	LEASEHOLD IMPROVEMENT	08/01/09	SL	15.00		16	53,829.				53,829.			299.	299.
112	LEASEHOLD IMPROVEMENT	09/01/09	SL	15.00		16	25,260.				25,260.			281.	281.
113	LEASEHOLD IMPROVEMENT	12/01/09	SL	15.00		16	5,600.				5,600.			156.	156.
114	LEASEHOLD IMPROVEMENT	03/01/10	SL	15.00		16	124,200.				124,200.			5,520.	5,520.
115	LEASEHOLD IMPROVEMENT	04/01/10	SL	15.00		16	13,500.				13,500.			675.	675.
116	LEASEHOLD IMPROVEMENT	05/01/10	SL	15.00		16	14,900.				14,900.			828.	828.
117	LEASEHOLD IMPROVEMENT	08/01/10	SL	15.00		16	26,423.				26,423.			1,762.	1,762.
118	LEASEHOLD IMPROVEMENT	09/01/10	SL	15.00		16	53,587.				53,587.			3,572.	3,572.
119	LEASEHOLD IMPROVEMENT	09/09/10	SL	15.00		16	1,400.				1,400.			93.	93.
120	LEASEHOLD IMPROVEMENT	10/01/10	SL	15.00		16	1,000.				1,000.			67.	67.
121	LEASEHOLD IMPROVEMENT	11/01/10	SL	15.00		16	8,890.				8,890.			593.	593.
122	LEASEHOLD IMPROVEMENT	01/01/11	SL	15.00		16	117,826.				117,826.			7,855.	7,855.
123	LEASEHOLD IMPROVEMENT	01/01/11	SL	15.00		16	48,000.				48,000.			3,200.	3,200.
124	LEASEHOLD IMPROVEMENT	02/01/11	SL	15.00		16	13,950.				13,950.			930.	930.
125	LEASEHOLD IMPROVEMENT	03/01/11	SL	15.00		16	13,340.				13,340.			889.	889.
126	LEASEHOLD IMPROVEMENT	04/01/11	SL	15.00		16	27,895.				27,895.			1,860.	1,860.

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127	LEASEHOLD IMPROVEMENT	06/01/11	SL	15.00		16	91,200.				91,200.			6,080.	6,080.
128	LEASEHOLD IMPROVEMENT	06/01/11	SL	15.00		16	93,611.				93,611.			6,241.	6,241.
129	LEASEHOLD IMPROVEMENT	06/01/11	SL	15.00		16	54,889.				54,889.			3,659.	3,659.
130	LEASEHOLD IMPROVEMENT	10/01/11	SL	15.00		16	27,120.				27,120.			1,808.	1,808.
131	LEASEHOLD IMPROVEMENT	10/01/11	SL	15.00		16	12,195.				12,195.			813.	813.
132	LEASEHOLD IMPROVEMENT	10/01/11	SL	15.00		16	5,258.				5,258.			351.	351.
133	LEASEHOLD IMPROVEMENT	12/01/11	SL	15.00		16	154,871.				154,871.			10,325.	10,325.
134	LEASEHOLD IMPROVEMENT	12/01/11	SL	15.00		16	13,560.				13,560.			904.	904.
135	LEASEHOLD IMPROVEMENT	01/01/12	SL	15.00		16	17,697.				17,697.			1,180.	1,180.
136	LEASEHOLD IMPROVEMENT	05/01/12	SL	15.00		16	510.				510.			34.	34.
137	LEASEHOLD IMPROVEMENT	06/01/12	SL	15.00		16	80,000.				80,000.			5,333.	5,333.
138	LEASEHOLD IMPROVEMENT	09/01/12	SL	15.00		16	70,310.				70,310.			4,687.	4,687.
139	LEASEHOLD IMPROVEMENT	09/01/12	SL	15.00		16	15,640.				15,640.			1,043.	1,043.
140	LEASEHOLD IMPROVEMENT	09/01/12	SL	15.00		16	560.				560.			37.	37.
141	LEASEHOLD IMPROVEMENT	09/01/12	SL	15.00		16	590.				590.			39.	39.
142	LEASEHOLD IMPROVEMENT	10/01/12	SL	15.00		16	68,945.				68,945.			4,596.	4,596.
143	LEASEHOLD IMPROVEMENT	10/01/12	SL	15.00		16	80,110.				80,110.			5,341.	5,341.
144	LEASEHOLD IMPROVEMENT	10/01/12	SL	15.00		16	13,275.				13,275.			885.	885.

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145	LEASEHOLD IMPROVEMENT	11/01/12	SL	15.00		16	22,895.				22,895.			1,526.	1,526.
146	LEASEHOLD IMPROVEMENT	11/01/12	SL	15.00		16	891.				891.			59.	59.
147	LEASEHOLD IMPROVEMENT	12/01/12	SL	15.00		16	1,289.				1,289.			86.	86.
148	LEASEHOLD IMPROVEMENT	12/01/12	SL	15.00		16	46,170.				46,170.			3,078.	3,078.
149	LEASEHOLD IMPROVEMENT	01/01/13	SL	15.00		16	1,475.				1,475.			98.	98.
150	LEASEHOLD IMPROVEMENT	05/01/13	SL	15.00		16	10,388.				10,388.			693.	693.
151	LEASEHOLD IMPROVEMENT	05/01/13	SL	15.00		16	311.				311.			21.	21.
152	LEASEHOLD IMPROVEMENT	06/01/13	SL	15.00		16	252,465.				252,465.			16,831.	16,831.
153	LEASEHOLD IMPROVEMENT	06/01/13	SL	15.00		16	2,850.				2,850.			190.	190.
154	LEASEHOLD IMPROVEMENT	08/01/13	SL	15.00		16	35,722.				35,722.			2,381.	2,381.
155	LEASEHOLD IMPROVEMENT	09/01/13	SL	15.00		16	11,970.				11,970.			798.	798.
156	LEASEHOLD IMPROVEMENT	10/01/13	SL	15.00		16	98.				98.			7.	7.
157	LEASEHOLD IMPROVEMENT	10/01/13	SL	15.00		16	630.				630.			42.	42.
158	LEASEHOLD IMPROVEMENT	11/01/13	SL	15.00		16	195.				195.			13.	13.
159	LEASEHOLD IMPROVEMENT	11/01/13	SL	15.00		16	9,142.				9,142.			609.	609.
160	LEASEHOLD IMPROVEMENT	11/01/13	SL	15.00		16	6,292.				6,292.			419.	419.
161	LEASEHOLD IMPROVEMENT	12/01/13	SL	15.00		16	10,317.				10,317.			688.	688.
162	LEASEHOLD IMPROVEMENT	12/01/13	SL	15.00		16	5,176.				5,176.			345.	345.

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163	LEASEHOLD IMPROVEMENT	01/01/14	SL	15.00		16	17,369.				17,369.			1,158.	1,158.
164	LEASEHOLD IMPROVEMENT	01/01/14	SL	15.00		16	9,520.				9,520.			635.	635.
165	LEASEHOLD IMPROVEMENT	02/01/14	SL	15.00		16	23,710.				23,710.			1,581.	1,581.
166	BUILDINGS	02/01/14	SL	30.00		16	96,000.				96,000.			3,200.	3,200.
167	LEASEHOLD IMPROVEMENT	02/01/14	SL	15.00		16	98,859.				98,859.			6,591.	6,591.
168	LEASEHOLD IMPROVEMENT	03/01/14	SL	15.00		16	22,638.				22,638.			1,509.	1,509.
169	LEASEHOLD IMPROVEMENT	04/01/14	SL	15.00		16	17,013.				17,013.			1,134.	1,134.
170	LEASEHOLD IMPROVEMENT	04/01/14	SL	15.00		16	12,175.				12,175.			812.	812.
171	LEASEHOLD IMPROVEMENT	05/01/14	SL	15.00		16	21,147.				21,147.			1,410.	1,410.
172	LEASEHOLD IMPROVEMENT	05/01/14	SL	15.00		16	130.				130.			9.	9.
173	LEASEHOLD IMPROVEMENT	06/01/14	SL	15.00		16	5,671.				5,671.			378.	378.
174	LEASEHOLD IMPROVEMENT	06/01/14	SL	15.00		16	26,800.				26,800.			1,787.	1,787.
175	LEASEHOLD IMPROVEMENT	06/01/14	SL	15.00		16	175.				175.			12.	12.
176	LEASEHOLD IMPROVEMENT	06/01/14	SL	15.00		16	8,118.				8,118.			541.	541.
177	LEASEHOLD IMPROVEMENT	08/01/14	SL	15.00		16	31,920.				31,920.			2,128.	2,128.
178	LEASEHOLD IMPROVEMENT	08/01/14	SL	15.00		16	23,765.				23,765.			1,584.	1,584.
179	LEASEHOLD IMPROVEMENT	09/01/14	SL	15.00		16	131,985.				131,985.			8,799.	8,799.
180	LEASEHOLD IMPROVEMENT	09/01/14	SL	15.00		16	1,585.				1,585.			106.	106.

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181	LEASEHOLD IMPROVEMENT	09/01/14	SL	15.00		16	159,362.				159,362.			10,624.	10,624.
182	LEASEHOLD IMPROVEMENT	09/01/14	SL	15.00		16	11,400.				11,400.			760.	760.
183	LEASEHOLD IMPROVEMENT	10/01/14	SL	15.00		16	56,015.				56,015.			3,734.	3,734.
184	LEASEHOLD IMPROVEMENT	10/01/14	SL	15.00		16	49.				49.			3.	3.
185	LEASEHOLD IMPROVEMENT	10/01/14	SL	15.00		16	77,884.				77,884.			5,192.	5,192.
186	LEASEHOLD IMPROVEMENT	11/01/14	SL	15.00		16	112,458.				112,458.			7,497.	7,497.
187	LEASEHOLD IMPROVEMENT	11/01/14	SL	15.00		16	65,566.				65,566.			4,371.	4,371.
188	LEASEHOLD IMPROVEMENT	11/01/14	SL	15.00		16	275,586.				275,586.			18,372.	18,372.
189	LEASEHOLD IMPROVEMENT	12/01/14	SL	15.00		16	80,592.				80,592.			5,373.	5,373.
190	LEASEHOLD IMPROVEMENT	12/01/14	SL	15.00		16	25,460.				25,460.			1,697.	1,697.
191	LEASEHOLD IMPROVEMENT	12/01/14	SL	15.00		16	1,939.				1,939.			129.	129.
192	LEASEHOLD IMPROVEMENT	12/01/14	SL	15.00		16	201,821.				201,821.			13,455.	13,455.
193	LEASEHOLD IMPROVEMENT	01/01/15	SL	15.00		16	48,041.				48,041.			3,203.	3,203.
194	LEASEHOLD IMPROVEMENT	01/01/15	SL	15.00		16	150.				150.			10.	10.
195	LEASEHOLD IMPROVEMENT	01/01/15	SL	15.00		16	64,010.				64,010.			4,267.	4,267.
196	LEASEHOLD IMPROVEMENT	02/01/15	SL	15.00		16	54,548.				54,548.			3,637.	3,637.
197	LEASEHOLD IMPROVEMENT	02/01/15	SL	15.00		16	5,651.				5,651.			377.	377.
198	LEASEHOLD IMPROVEMENT	03/01/15	SL	15.00		16	618.				618.			41.	41.

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199	LEASEHOLD IMPROVEMENT	04/01/15	SL	15.00		16	164,443.				164,443.			10,963.	10,963.
200	LEASEHOLD IMPROVEMENT	04/01/15	SL	15.00		16	11,301.				11,301.			753.	753.
201	LEASEHOLD IMPROVEMENT	04/01/15	SL	15.00		16	20,461.				20,461.			1,364.	1,364.
202	LEASEHOLD IMPROVEMENT	05/01/15	SL	15.00		16	136,864.				136,864.			9,124.	9,124.
203	LEASEHOLD IMPROVEMENT	05/01/15	SL	15.00		16	34,891.				34,891.			2,326.	2,326.
204	LEASEHOLD IMPROVEMENT	05/01/15	SL	15.00		16	18,747.				18,747.			1,250.	1,250.
205	LEASEHOLD IMPROVEMENT	06/01/15	SL	15.00		16	173,164.				173,164.			11,544.	11,544.
206	LEASEHOLD IMPROVEMENT	06/01/15	SL	15.00		16	227,930.				227,930.			15,195.	15,195.
207	LEASEHOLD IMPROVEMENT	06/01/15	SL	15.00		16	6,750.				6,750.			450.	450.
208	LEASEHOLD IMPROVEMENT	06/01/15	SL	15.00		16	7,779.				7,779.			519.	519.
209	LEASEHOLD IMPROVEMENT	07/01/15	SL	15.00		16	39,397.				39,397.			2,626.	2,626.
210	LEASEHOLD IMPROVEMENT	07/01/15	SL	15.00		16	22,091.				22,091.			1,473.	1,473.
211	LEASEHOLD IMPROVEMENT	08/01/15	SL	15.00		16	214,567.				214,567.			14,304.	14,304.
212	LEASEHOLD IMPROVEMENT	08/01/15	SL	15.00		16	15,375.				15,375.			1,025.	1,025.
213	LEASEHOLD IMPROVEMENT	09/01/15	SL	15.00		16	206,809.				206,809.			13,787.	13,787.
214	LEASEHOLD IMPROVEMENT	10/01/15	SL	15.00		16	104,115.				104,115.			6,941.	6,941.
215	LEASEHOLD IMPROVEMENT	11/01/15	SL	15.00		16	39,632.				39,632.			2,642.	2,642.
216	LEASEHOLD IMPROVEMENT	12/01/15	SL	15.00		16	813.				813.			54.	54.

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217	LEASEHOLD IMPROVEMENT	12/01/15	SL	15.00		16	37,699.				37,699.			2,513.	2,513.
218	LEASEHOLD IMPROVEMENT	01/01/16	SL	15.00		16	2,401.				2,401.			160.	160.
219	LEASEHOLD IMPROVEMENT	02/01/16	SL	15.00		16	16,310.				16,310.			1,087.	1,087.
220	LEASEHOLD IMPROVEMENT	02/01/16	SL	15.00		16	6,750.				6,750.			450.	450.
221	LEASEHOLD IMPROVEMENT	03/01/16	SL	15.00		16	29,290.				29,290.			1,953.	1,953.
222	LEASEHOLD IMPROVEMENT	03/01/16	SL	15.00		16	595.				595.			40.	40.
223	LEASEHOLD IMPROVEMENT	03/01/16	SL	15.00		16	1,750.				1,750.			117.	117.
224	LEASEHOLD IMPROVEMENT	04/01/16	SL	15.00		16	12,641.				12,641.			843.	843.
225	LEASEHOLD IMPROVEMENT	06/01/16	SL	15.00		16	106,761.				106,761.			7,117.	7,117.
226	LEASEHOLD IMPROVEMENT	07/01/16	SL	15.00		16	137,622.				137,622.			9,175.	9,175.
227	LEASEHOLD IMPROVEMENT	08/01/16	SL	15.00		16	182,081.				182,081.			12,139.	12,139.
228	LEASEHOLD IMPROVEMENT	09/01/16	SL	15.00		16	24,280.				24,280.			1,619.	1,619.
229	LEASEHOLD IMPROVEMENT	09/01/16	SL	15.00		16	469.				469.			31.	31.
230	LEASEHOLD IMPROVEMENT	10/01/16	SL	15.00		16	23,580.				23,580.			1,572.	1,572.
231	LEASEHOLD IMPROVEMENT	10/01/16	SL	15.00		16	15,801.				15,801.			1,053.	1,053.
232	LEASEHOLD IMPROVEMENT	11/01/16	SL	15.00		16	14,355.				14,355.			957.	957.
233	LEASEHOLD IMPROVEMENT	11/01/16	SL	15.00		16	6,875.				6,875.			458.	458.
234	LEASEHOLD IMPROVEMENT	11/01/16	SL	15.00		16	16,970.				16,970.			1,131.	1,131.

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235	LEASEHOLD IMPROVEMENT	11/01/16	SL	15.00		16	570.				570.			38.	38.
236	LEASEHOLD IMPROVEMENT	11/01/16	SL	15.00		16	9,895.				9,895.			660.	660.
237	LEASEHOLD IMPROVEMENT	12/01/16	SL	15.00		16	24,400.				24,400.			1,627.	1,627.
238	LEASEHOLD IMPROVEMENT	12/01/16	SL	15.00		16	5,880.				5,880.			392.	392.
239	LEASEHOLD IMPROVEMENT	12/01/16	SL	15.00		16	10,491.				10,491.			699.	699.
240	LEASEHOLD IMPROVEMENT	12/01/16	SL	15.00		16	3,900.				3,900.			260.	260.
241	BUILDINGS	12/01/16	SL	30.00		16	25,000.				25,000.			833.	833.
242	LEASEHOLD IMPROVEMENT	03/01/17	SL	15.00		16	20,155.				20,155.			1,344.	1,344.
243	LEASEHOLD IMPROVEMENT	03/01/17	SL	15.00		16	12,640.				12,640.			843.	843.
244	LEASEHOLD IMPROVEMENT	03/01/17	SL	15.00		16	11,278.				11,278.			752.	752.
245	LEASEHOLD IMPROVEMENT	03/01/17	SL	15.00		16	20,435.				20,435.			1,362.	1,362.
246	LEASEHOLD IMPROVEMENT	04/01/17	SL	15.00		16	17,685.				17,685.			1,179.	1,179.
247	LEASEHOLD IMPROVEMENT	04/01/17	SL	15.00		16	5,995.				5,995.			400.	400.
248	LEASEHOLD IMPROVEMENT	04/01/17	SL	15.00		16	1,750.				1,750.			117.	117.
249	LEASEHOLD IMPROVEMENT	05/01/17	SL	15.00		16	12,740.				12,740.			849.	849.
250	LEASEHOLD IMPROVEMENT	05/01/17	SL	15.00		16	829.				829.			55.	55.
251	LEASEHOLD IMPROVEMENT	06/01/17	SL	15.00		16	430.				430.			29.	29.
252	LEASEHOLD IMPROVEMENT	06/01/17	SL	15.00		16	3,440.				3,440.			229.	229.

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253	LEASEHOLD IMPROVEMENT	07/01/17	SL	15.00		16	3,488.				3,488.			233.	233.
254	LEASEHOLD IMPROVEMENT	08/01/17	SL	15.00		16	5,180.				5,180.			345.	345.
255	LEASEHOLD IMPROVEMENT	08/01/17	SL	15.00		16	23,580.				23,580.			1,572.	1,572.
256	LEASEHOLD IMPROVEMENT	08/01/17	SL	15.00		16	390.				390.			26.	26.
257	LEASEHOLD IMPROVEMENT	09/01/17	SL	15.00		16	11,990.				11,990.			799.	799.
258	LEASEHOLD IMPROVEMENT	09/01/17	SL	15.00		16	5,995.				5,995.			400.	400.
259	LEASEHOLD IMPROVEMENT	10/01/17	SL	15.00		16	5,995.				5,995.			400.	400.
260	LEASEHOLD IMPROVEMENT	10/01/17	SL	15.00		16	6,190.				6,190.			413.	413.
261	LEASEHOLD IMPROVEMENT	10/01/17	SL	15.00		16	623.				623.			42.	42.
262	LEASEHOLD IMPROVEMENT	11/01/17	SL	15.00		16	5,995.				5,995.			400.	400.
263	LEASEHOLD IMPROVEMENT	12/01/17	SL	15.00		16	12,490.				12,490.			833.	833.
264	LEASEHOLD IMPROVEMENT	12/01/17	SL	15.00		16	46,855.				46,855.			3,124.	3,124.
265	LEASEHOLD IMPROVEMENT	12/01/17	SL	15.00		16	26,230.				26,230.			1,749.	1,749.
266	LEASEHOLD IMPROVEMENT	01/01/18	SL	15.00		16	1,107.				1,107.			74.	74.
267	LEASEHOLD IMPROVEMENT	01/01/18	SL	15.00		16	1,490.				1,490.			99.	99.
268	LEASEHOLD IMPROVEMENT	03/01/18	SL	15.00		16	5,995.				5,995.			400.	400.
269	LEASEHOLD IMPROVEMENT	04/01/18	SL	15.00		16	767.				767.			51.	51.
270	LEASEHOLD IMPROVEMENT	05/01/18	SL	15.00		16	1,855.				1,855.			124.	124.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2024 DEPRECIATION AND AMORTIZATION REPORT

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
271	LEASEHOLD IMPROVEMENT	05/01/18	SL	15.00		16	1,361.				1,361.			91.	91.
272	LEASEHOLD IMPROVEMENT	05/01/18	SL	15.00		16	7,240.				7,240.			483.	483.
273	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	3,388.				3,388.			226.	226.
274	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	1,222.				1,222.			81.	81.
275	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	1,055.				1,055.			70.	70.
276	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	1,722.				1,722.			115.	115.
277	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	5,944.				5,944.			396.	396.
278	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	833.				833.			56.	56.
279	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	93.				93.			6.	6.
280	LEASEHOLD IMPROVEMENT	06/30/18	SL	15.00		16	93.				93.			6.	6.
281	LEASEHOLD IMPROVEMENT	08/01/18	SL	15.00		16	1,357.				1,357.			90.	90.
282	LEASEHOLD IMPROVEMENT	08/01/18	SL	15.00		16	1,001.				1,001.			67.	67.
283	LEASEHOLD IMPROVEMENT	08/01/18	SL	15.00		16	558.				558.			37.	37.
284	LEASEHOLD IMPROVEMENT	01/01/19	SL	15.00		16	8,164.				8,164.			544.	544.
285	LEASEHOLD IMPROVEMENT	01/01/19	SL	15.00		16	1,906.				1,906.			127.	127.
286	LEASEHOLD IMPROVEMENT	01/01/19	SL	15.00		16	9,971.				9,971.			665.	665.
287	LEASEHOLD IMPROVEMENT	01/01/19	SL	15.00		16	196.				196.			13.	13.
288	LEASEHOLD IMPROVEMENT	07/01/20	SL	15.00		16	8,750.				8,750.			583.	583.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2024 DEPRECIATION AND AMORTIZATION REPORT

FORM 990 PAGE 10

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
289	LEASEHOLD IMPROVEMENT	10/01/20	SL	15.00		16	7,550.				7,550.			503.	503.
290	LEASEHOLD IMPROVEMENT	02/01/21	SL	15.00		16	53,879.				53,879.			3,592.	3,592.
291	EQUIPMENT OTHER	04/01/21	SL	5.00		16	3,741.				3,741.			748.	748.
292	EQUIPMENT OTHER	04/01/21	SL	5.00		16	1,210.				1,210.			242.	242.
293	EQUIPMENT OTHER	04/01/21	SL	5.00		16	565.				565.			113.	113.
294	EQUIPMENT OTHER	04/01/21	SL	5.00		16	1,103.				1,103.			221.	221.
295	EQUIPMENT OTHER	04/01/21	SL	5.00		16	540.				540.			108.	108.
296	EQUIPMENT OTHER	04/01/21	SL	5.00		16	88.				88.			18.	18.
297	EQUIPMENT OTHER	04/01/21	SL	5.00		16	109.				109.			22.	22.
298	BUILDING IMPROVEMENTS	06/30/21	SL	30.00		16	8,441.				8,441.			281.	281.
299	EQUIPMENT OTHER	06/30/21	SL	5.00		16	16,218.				16,218.			3,244.	3,244.
300	LEASEHOLD IMPROVEMENT	06/30/21	SL	15.00		16	20,710.				20,710.			1,381.	1,381.
301	BUILDING IMPROVEMENTS	09/01/21	SL	30.00		16	14,500.				14,500.			483.	483.
302	EQUIPMENT OTHER	11/21/21	SL	5.00		16	8,528.				8,528.			1,706.	1,706.
303	BUILDINGS	01/01/22	SL	30.00		16	1,751,254.				1,751,254.			58,375.	58,375.
304	EQUIPMENT OTHER	03/01/22	SL	5.00		16	56,280.				56,280.			11,256.	11,256.
305	LEASEHOLD IMPROVEMENT	03/01/22	SL	15.00		16	14,645.				14,645.			976.	976.
306	BUILDING IMPROVEMENTS	03/01/22	SL	30.00		16	82,000.				82,000.			2,733.	2,733.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2024 DEPRECIATION AND AMORTIZATION REPORT

FORM 990 PAGE 10

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
307	BUILDINGS	03/01/22	SL	30.00		16	333,012.				333,012.			11,100.	11,100.
308	BUILDINGS	03/01/22	SL	30.00		16	248,297.				248,297.			8,277.	8,277.
309	BUILDING IMPROVEMENTS	05/01/22	SL	30.00		16	13,965.				13,965.			466.	466.
310	BUILDINGS	05/01/22	SL	30.00		16	127,904.				127,904.			4,263.	4,263.
311	BUILDING IMPROVEMENTS	06/01/22	SL	30.00		16	81,544.				81,544.			2,718.	2,718.
312	BUILDING IMPROVEMENTS	07/01/22	SL	30.00		16	46,465.				46,465.			1,549.	1,549.
313	BUILDING IMPROVEMENTS	07/01/22	SL	30.00		16	5,475.				5,475.			183.	183.
314	BUILDINGS	09/01/22	SL	30.00		16	409,491.				409,491.			13,650.	13,650.
315	BUILDINGS	10/01/22	SL	30.00		16	395,893.				395,893.			13,196.	13,196.
316	LEASEHOLD IMPROVEMENT	12/01/22	SL	15.00		16	17,690.				17,690.			1,179.	1,179.
317	BUILDING IMPROVEMENTS	12/01/22	SL	30.00		16	13,363.				13,363.			445.	445.
318	BUILDINGS	12/01/22	SL	30.00		16	127,058.				127,058.			4,235.	4,235.
319	BUILDINGS	03/01/23	SL	30.00		16	147,684.				147,684.			4,923.	4,923.
320	BUILDING IMPROVEMENTS	01/23/24	SL	30.00		16	140,521.				140,521.			4,684.	4,684.
321	BUILDING IMPROVEMENTS	05/07/24	SL	30.00		16	288,245.				288,245.			9,608.	9,608.
322	BUILDING IMPROVEMENTS	06/18/24	SL	30.00		16	191,701.				191,701.			6,390.	6,390.
323	BUILDING IMPROVEMENTS	12/01/24	SL	30.00		16	73,045.				73,045.			1,420.	1,420.
324	LEASEHOLD IMPROVEMENT	12/01/24	SL	15.00		16	898,415.				898,415.			34,938.	34,938.

428111 04-01-24

(D) - Asset disposed

* ITC, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone

2024 DEPRECIATION AND AMORTIZATION REPORT

FORM 990 PAGE 10

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Asset No.	Description	Date Acquired	Method	Life	Conv	Line No.	Unadjusted Cost Or Basis	Bus % Excl	Section 179 Expense	* Reduction In Basis	Basis For Depreciation	Beginning Accumulated Depreciation	Current Sec 179 Expense	Current Year Deduction	Ending Accumulated Depreciation
325	BUILDING IMPROVEMENTS	12/01/24	SL	30.00		16	191,503.				191,503.			3,724.	3,724.
326	BUILDING IMPROVEMENTS	12/01/24	SL	30.00		16	29,574.				29,574.			575.	575.
327	LAND	07/01/72		.000		HY16	1,150,673.				1,150,673.			0.	
	* TOTAL 990 PAGE 10 DEPR						32100642.				32100642.	0.		824,668.	824,668.
	CURRENT YEAR ACTIVITY														
	BEGINNING BALANCE						30908105.			0.	30908105.	0.			784,011.
	ACQUISITIONS						1,192,537.			0.	1,192,537.	0.			40,657.
	DISPOSITIONS/RETIRED						0.			0.	0.	0.			0.
	ENDING BALANCE						32100642.			0.	32100642.	0.			824,668.
	ENDING ACCUM DEPR											824,668.			
	ENDING BOOK VALUE											31275974.			

TAX RETURN FILING INSTRUCTIONS

CALIFORNIA FORM 199

FOR THE YEAR ENDING

JUNE 30, 2025

PREPARED FOR:

ALAMEDA AFFORDABLE HOUSING CORPORATION
701 ATLANTIC AVENUE
ALAMEDA, CA 94501

PREPARED BY:

NOVOGRADAC & COMPANY LLP
3025 NORTH WOOSTER AVENUE
DOVER, OH 44622

TO BE SIGNED AND DATED BY:

NOT APPLICABLE

AMOUNT OF TAX:

TOTAL TAX	\$	0
LESS: PAYMENTS AND CREDITS	\$	0
PLUS: OTHER AMOUNT	\$	0
PLUS: INTEREST AND PENALTIES	\$	0
NO PAYMENT IS REQUIRED	\$	0

OVERPAYMENT:

CREDITED TO YOUR ESTIMATED TAX	\$	0
OTHER AMOUNT	\$	0
REFUNDED TO YOU	\$	0

MAKE CHECK PAYABLE TO:

NOT APPLICABLE

MAIL TAX RETURN AND CHECK (IF APPLICABLE) TO:

THIS RETURN HAS BEEN PREPARED FOR ELECTRONIC FILING. IF YOU WISH TO HAVE IT TRANSMITTED ELECTRONICALLY TO THE FTB, PLEASE CONTACT OUR OFFICE. WE WILL THEN SUBMIT THE ELECTRONIC RETURN TO THE FTB. DO NOT MAIL THE PAPER COPY OF THE RETURN TO THE FTB.

RETURN MUST BE MAILED ON OR BEFORE:

NOT APPLICABLE

SPECIAL INSTRUCTIONS:

California Exempt Organization Annual Information Return

Calendar Year 2024 or fiscal year beginning (mm/dd/yyyy) **07/01/2024**, and ending (mm/dd/yyyy) **06/30/2025**

Corporation/Organization name **ALAMEDA AFFORDABLE HOUSING CORPORATION** California corporation number **4080353**

Additional information. See instructions. FEIN **30-1010896**

Street address (suite or room) **701 ATLANTIC AVENUE** PMB no.

City **ALAMEDA** State **CA** ZIP code **94501**

Foreign country name Foreign province/state/county Foreign postal code

A First return Yes No

B Amended return Yes No

C IRC Section 4947(a)(1) trust Yes No

D Final information return?
 Dissolved Surrendered (Withdrawn) Merged/Reorganized
 Enter date: (mm/dd/yyyy)

E Check accounting method: (1) Cash (2) Accrual (3) Other

F Federal return filed? (1) 990T (2) 990PF
 (3) Sch H (990) (4) Other 990 series

G Is this a group filing? See instructions Yes No

H Is this organization in a group exemption Yes No
 If "Yes," what is the parent's name?

I Did the organization have any changes to its guidelines not reported to the FTB? See instructions Yes No

J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions. Yes No

K Is the organization exempt under R&TC Section 23701g? Yes No
 If "Yes," enter the gross receipts from nonmember sources \$

L Is the organization a limited liability company? Yes No

M Did the organization file Form 100 or Form 109 to report taxable income? Yes No

N Is the organization under audit by the IRS or has the IRS audited in a prior year? Yes No

O Is federal Form 1023/1024 pending? Yes No
 Date filed with IRS

Part I Complete Part I unless not required to file this form. See General Information B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8	1	3,542,691	00
	2	Gross dues and assessments from members and affiliates	2		00
	3	Gross contributions, gifts, grants, and similar amounts received STMT 1	3	9,892,863	00
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. This line must be completed. If the result is less than \$50,000, see General Information B	4	13,435,554	00
	5	Cost of goods sold	5		00
	6	Cost or other basis, and sales expenses of assets sold	6		00
	7	Total costs. Add line 5 and line 6	7		00
	8	Total gross income. Subtract line 7 from line 4	8	13,435,554	00
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18	9	11,298,412	00
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8	10	2,137,142	00
Payments	11	Total payments	11		00
	12	Use tax. See General Information K	12		00
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11	13		00
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12	14		00
	15	Penalties and interest. See General Information J	15		00
	16	Balance due. Add line 12 and line 15. Then subtract line 11 from the result	16		00

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer **SECRETARY** Title Date Telephone **510-747-4300**

Preparer's signature Date Check if self-employed **P01891249** PTIN

Firm's name (or yours, if self-employed) and address **NOVOGRADAC & COMPANY LLP** Firm's FEIN **94-3108253**
3025 NORTH WOOSTER AVENUE Telephone **330-365-5400**
DOVER, OH 44622

May the FTB discuss this return with the preparer shown above? See instructions Yes No

Part II Organizations with gross receipts of more than \$50,000 and private foundations regardless of amount of gross receipts - complete Part II or furnish substitute information.

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	•	1		00
	2	Interest	•	2	39,589	00
	3	Dividends	•	3		00
	4	Gross rents	•	4		00
	5	Gross royalties	•	5		00
	6	Gross amount received from sale of assets (See instructions)	•	6		00
	7	Other income. Attach schedule	•	7	SEE STATEMENT 2	3,503,102 00
	8	Total gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1	•	8		3,542,691 00
	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	•	9		00
	10	Disbursements to or for members.	•	10		00
	11	Compensation of officers, directors, and trustees. Attach schedule	•	11	SEE STATEMENT 3	0 00
	12	Other salaries and wages	•	12		3,345,688 00
	13	Interest	•	13		925,205 00
	14	Taxes	•	14		00
	15	Rents	•	15		00
	16	Depreciation and depletion (See instructions)	•	16		830,979 00
	17	Other expenses and disbursements. Attach schedule	•	17	SEE STATEMENT 4	6,196,540 00
	18	Total expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9	•	18		11,298,412 00

Schedule L Balance Sheet	Beginning of taxable year		End of taxable year	
	(a)	(b)	(c)	(d)
Assets				
1 Cash		3,480,170	•	1,768,305
2 Net accounts receivable		516,355	•	443,689
3 Net notes receivable STMT 5		13,674,583	•	12,188,000
4 Inventories			•	
5 Federal and state government obligations			•	
6 Investments in other bonds			•	
7 Investments in stock			•	
8 Mortgage loans			•	
9 Other investments. Attach schedule			•	
10 a Depreciable assets	47,901,231		30,949,969	
b Less accumulated depreciation	32,473,866	15,427,365	21,877,491	9,072,478
11 Land		3,310,598	•	1,150,673
12 Other assets. Attach schedule STMT 6		1,696,285	•	814,988
13 Total assets		38,105,356		25,438,133
Liabilities and net worth				
14 Accounts payable		623,764	•	417,009
15 Contributions, gifts, or grants payable			•	
16 Bonds and notes payable			•	
17 Mortgages payable		59,912,274	•	24,692,359
18 Other liabilities. Attach schedule STMT 7		2,147,934		1,452,389
19 Capital stock or principal fund			•	
20 Paid-in or capital surplus. Attach reconciliation			•	
21 Retained earnings or income fund		-24,578,616	•	-1,123,624
22 Total liabilities and net worth		38,105,356		25,438,133

Schedule M-1 Reconciliation of income per books with income per return

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than \$50,000.

1 Net income per books	•	2,137,142	7 Income recorded on books this year not included in this return. Attach schedule	•	
2 Federal income tax	•		8 Deductions in this return not charged against book income this year. Attach schedule	•	
3 Excess of capital losses over capital gains	•		9 Total. Add line 7 and line 8		
4 Income not recorded on books this year. Attach schedule	•		10 Net income per return. Subtract line 9 from line 6		2,137,142
5 Expenses recorded on books this year not deducted in this return. Attach schedule	•				
6 Total. Add line 1 through line 5		2,137,142			

CA 199

CASH CONTRIBUTIONS
INCLUDED ON PART I, LINE 3

STATEMENT 1

CONTRIBUTOR'S NAME	CONTRIBUTOR'S ADDRESS	DATE OF GIFT	AMOUNT
U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	451 7TH STREET, SW WASHINGTON, DC 20410		9,892,863.
TOTAL INCLUDED ON LINE 3			9,892,863.

CA 199

OTHER INCOME

STATEMENT 2

DESCRIPTION	AMOUNT
OTHER REVENUE	280,130.
TENANT RENT	3,202,002.
TENANT REVENUE - OTHER	20,970.
TOTAL TO FORM 199, PART II, LINE 7	3,503,102.

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CA 199 COMPENSATION OF OFFICERS, DIRECTORS AND TRUSTEES STATEMENT 3

NAME AND ADDRESS	TITLE AND AVERAGE HRS WORKED/WK	COMPENSATION
VANESSA COOPER 701 ATLANTIC AVENUE ALAMEDA, CA 94501	SECRETARY/EXECUTIVE DIRECT 8.00	0.
LOUIE SO 701 ATLANTIC AVENUE ALAMEDA, CA 94501	TREASURER 8.00	0.
MICHAELA JOSEPH - BROWN 701 ATLANTIC AVENUE ALAMEDA, CA 94501	BOARD MEMBER 1.00	0.
VADIM SIDENIKOV 701 ATLANTIC AVENUE ALAMEDA, CA 94501	BOARD MEMBER 1.00	0.
CARLY GROB 701 ATLANTIC AVENUE ALAMEDA, CA 94501	CHAIR 1.00	0.
KENJI TAMAOKI 701 ATLANTIC AVENUE ALAMEDA, CA 94501	VICE CHAIR 1.00	0.
BACHIR HADID 701 ATLANTIC AVENUE ALAMEDA, CA 94501	BOARD MEMBER 1.00	0.
THELMA DECORY 701 ATLANTIC AVENUE ALAMEDA, CA 94501	BOARD MEMBER 1.00	0.
ERIC HUSBY 701 ATLANTIC AVENUE ALAMEDA, CA 94501	BOARD MEMBER 1.00	0.
TOTAL TO FORM 199, PART II, LINE 11		<hr/> <hr/> 0.

CA 199

OTHER EXPENSES

STATEMENT 4

DESCRIPTION	AMOUNT
TENANT SERVICES	266,695.
OTHER GENERAL EXPENSES	125,619.
BAD DEBT	66,922.
PROTECTIVE SERVICES	1,263.
OTHER EMPLOYEE BENEFITS	856,592.
MANAGEMENT FEES	199,667.
LEGAL FEES	270,229.
ACCOUNTING FEES	23,359.
OTHER PROFESSIONAL FEES	3,018,718.
OFFICE EXPENSES	842,490.
CONFERENCES AND CONVENTIONS	27,052.
INSURANCE	497,934.
TOTAL TO FORM 199, PART II, LINE 17	6,196,540.

CA 199

NET NOTES RECEIVABLE

STATEMENT 5

DESCRIPTION	BEG. OF YEAR	END OF YEAR
NOTES AND LOANS RECEIVABLE, NET	13,674,583.	12,188,000.
TOTAL TO FORM 199, SCHEDULE L, LINE 3	13,674,583.	12,188,000.

CA 199

OTHER ASSETS

STATEMENT 6

DESCRIPTION	BEG. OF YEAR	END OF YEAR
PREPAID EXPENSES AND DEFERRED CHARGES	27,909.	36,199.
RESTRICTED CASH	915,956.	320,054.
CONSTRUCTION IN PROGRESS	394,800.	0.
OTHER ASSETS	12,799.	269,282.
DEFERRED OUTFLOWS	37,434.	37,019.
DEFERRED RESOURCES	307,387.	152,434.
TOTAL TO FORM 199, SCHEDULE L, LINE 12	1,696,285.	814,988.

CA 199

OTHER LIABILITIES

STATEMENT 7

DESCRIPTION	BEG. OF YEAR	END OF YEAR
DUE TO AHA	426,480.	139,358.
TENANT SECURITY DEPOSITS	458,182.	317,187.
PENSION LIABILITY & DEFERRED INFLOWS	337,337.	301,395.
ACCRUED INTEREST	444,600.	461,700.
ACCRUED PENSION AND OPEB LIABILITIES	439,894.	0.
ACCRUED LIABILITIES - OTHER	0.	200,902.
DEFERRED REVENUE	41,441.	31,847.
TOTAL TO FORM 199, SCHEDULE L, LINE 18	2,147,934.	1,452,389.

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CA 3885

DEPRECIATION

STATEMENT 8

ASSET NO./ DESCRIPTION	DATE IN SERVICE	COST OR BASIS	PRIOR DEPR	METHOD	LIFE	DEPRE- CIATION	BONUS
1 BUILDINGS	07/01/72	2,168,890.		SL	30.00	0.	
2 BUILDINGS	07/01/76	949,245.		SL	30.00	0.	
3 BUILDINGS	10/22/79	2,658,871.		SL	30.00	0.	
4 BUILDINGS	03/01/83	2,506,081.		SL	30.00	0.	
5 BUILDINGS	01/01/85	472,968.		SL	30.00	0.	
6 BUILDINGS	01/01/86	31,704.		SL	30.00	0.	
7 BUILDINGS	01/01/87	293,331.		SL	30.00	0.	
8 BUILDINGS	01/01/88	400,000.		SL	30.00	0.	
9 BUILDINGS	07/01/96	304,262.		SL	30.00	10,142.	
10 BUILDINGS	07/01/96	1,405,575.		SL	30.00	46,853.	
11 BUILDINGS	10/01/96	199,780.		SL	30.00	6,659.	
12 BUILDINGS	06/01/97	13,720.		SL	30.00	457.	
13 BUILDINGS	01/01/98	1,157,587.		SL	30.00	38,586.	
14 BUILDINGS	01/01/99	2,117,086.		SL	30.00	70,570.	
15 EQUIPMENT & VEHICLE	01/01/99	4,673.		SL	5.00	0.	
16 EQUIPMENT & VEHICLE	01/01/99	2,149.		SL	5.00	0.	
17 EQUIPMENT & VEHICLE	01/01/99	2,641.		SL	5.00	0.	
18 EQUIPMENT & VEHICLE	01/01/99	2,869.		SL	5.00	0.	
19 BUILDINGS	01/01/00	1,013,972.		SL	30.00	33,799.	
20 BUILDINGS	01/01/01	389,333.		SL	30.00	12,978.	
21 EQUIPMENT & VEHICLE	06/01/01	4,095.		SL	5.00	0.	
22 EQUIPMENT & VEHICLE	06/01/01	1,861.		SL	5.00	0.	
23 EQUIPMENT & VEHICLE	06/01/01	1,531.		SL	5.00	0.	
24 EQUIPMENT & VEHICLE	06/01/01	2,585.		SL	5.00	0.	
25 EQUIPMENT & VEHICLE	06/01/01	1,671.		SL	5.00	0.	
26 EQUIPMENT & VEHICLE	10/01/02	3,765.		SL	5.00	0.	
27 EQUIPMENT & VEHICLE	10/01/02	2,392.		SL	5.00	0.	

STATEMENT(S) 8

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28	EQUIPMENT & VEHICLE	10/01/02	1,285.	SL	5.00	0.
29	EQUIPMENT & VEHICLE	10/01/02	1,621.	SL	5.00	0.
30	EQUIPMENT & VEHICLE	10/01/02	648.	SL	5.00	0.
31	EQUIPMENT & VEHICLE	10/01/02	127.	SL	5.00	0.
32	EQUIPMENT & VEHICLE	10/01/02	99.	SL	5.00	0.
33	EQUIPMENT & VEHICLE	02/01/03	4,218.	SL	5.00	0.
34	EQUIPMENT & VEHICLE	02/01/03	2,680.	SL	5.00	0.
35	EQUIPMENT & VEHICLE	02/01/03	1,439.	SL	5.00	0.
36	EQUIPMENT & VEHICLE	02/01/03	1,816.	SL	5.00	0.
37	EQUIPMENT & VEHICLE	02/01/03	726.	SL	5.00	0.
38	EQUIPMENT & VEHICLE	02/01/03	142.	SL	5.00	0.
39	EQUIPMENT & VEHICLE	02/01/03	111.	SL	5.00	0.
40	EQUIPMENT & VEHICLE	02/01/03	3,149.	SL	5.00	0.
41	EQUIPMENT & VEHICLE	06/01/03	2,137.	SL	5.00	0.
42	EQUIPMENT & VEHICLE	06/01/03	1,377.	SL	5.00	0.
43	EQUIPMENT & VEHICLE	06/01/03	1,832.	SL	5.00	0.
44	EQUIPMENT & VEHICLE	06/01/03	695.	SL	5.00	0.
45	EQUIPMENT & VEHICLE	06/01/03	136.	SL	5.00	0.
46	EQUIPMENT & VEHICLE	06/01/03	106.	SL	5.00	0.
47	LEASEHOLD IMPROVEMENT	08/01/05	48,917.	SL	15.00	0.
48	LEASEHOLD IMPROVEMENT	08/01/05	2,063.	SL	15.00	0.
49	LEASEHOLD IMPROVEMENT	09/01/05	65,284.	SL	15.00	0.
50	LEASEHOLD IMPROVEMENT	09/01/05	86,034.	SL	15.00	0.
51	LEASEHOLD IMPROVEMENT	10/01/05	6,263.	SL	15.00	0.
52	LEASEHOLD IMPROVEMENT	10/01/05	33,020.	SL	15.00	0.
53	LEASEHOLD IMPROVEMENT	11/01/05	29,611.	SL	15.00	0.
54	LEASEHOLD IMPROVEMENT	11/01/05	47,218.	SL	15.00	0.
55	LEASEHOLD IMPROVEMENT	12/01/05	43,681.	SL	15.00	0.
56	LEASEHOLD IMPROVEMENT	12/01/05	11,040.	SL	15.00	0.
57	LEASEHOLD IMPROVEMENT	01/01/06	23,760.	SL	15.00	0.

58	LEASEHOLD IMPROVEMENT				
	02/01/06	7,609.	SL	15.00	0.
59	LEASEHOLD IMPROVEMENT				
	02/01/06	13,900.	SL	15.00	0.
60	LEASEHOLD IMPROVEMENT				
	03/01/06	25,000.	SL	15.00	0.
61	LEASEHOLD IMPROVEMENT				
	04/01/06	26,877.	SL	15.00	0.
62	LEASEHOLD IMPROVEMENT				
	05/01/06	64,050.	SL	15.00	0.
63	LEASEHOLD IMPROVEMENT				
	05/01/06	25,300.	SL	15.00	0.
64	LEASEHOLD IMPROVEMENT				
	06/01/06	82,409.	SL	15.00	0.
65	LEASEHOLD IMPROVEMENT				
	06/01/06	11,817.	SL	15.00	0.
66	LEASEHOLD IMPROVEMENT				
	07/01/06	58,195.	SL	15.00	0.
67	LEASEHOLD IMPROVEMENT				
	08/01/06	43,567.	SL	15.00	0.
68	LEASEHOLD IMPROVEMENT				
	09/01/06	41,850.	SL	15.00	0.
69	LEASEHOLD IMPROVEMENT				
	10/01/06	14,794.	SL	15.00	0.
70	LEASEHOLD IMPROVEMENT				
	10/01/06	5,792.	SL	15.00	0.
71	LEASEHOLD IMPROVEMENT				
	11/01/06	1,393.	SL	15.00	0.
72	LEASEHOLD IMPROVEMENT				
	01/01/07	121,154.	SL	15.00	0.
73	LEASEHOLD IMPROVEMENT				
	01/01/07	60,844.	SL	15.00	0.
74	LEASEHOLD IMPROVEMENT				
	01/01/07	38,646.	SL	15.00	0.
75	LEASEHOLD IMPROVEMENT				
	01/01/07	19,200.	SL	15.00	0.
76	LEASEHOLD IMPROVEMENT				
	02/01/07	2,764.	SL	15.00	0.
77	LEASEHOLD IMPROVEMENT				
	02/01/07	44,120.	SL	15.00	0.
78	LEASEHOLD IMPROVEMENT				
	03/01/07	2,100.	SL	15.00	0.
79	LEASEHOLD IMPROVEMENT				
	03/01/07	85,453.	SL	15.00	0.
80	LEASEHOLD IMPROVEMENT				
	04/01/07	107,125.	SL	15.00	0.
81	LEASEHOLD IMPROVEMENT				
	05/01/07	97,726.	SL	15.00	0.
82	LEASEHOLD IMPROVEMENT				
	06/01/07	27,997.	SL	15.00	0.
83	LEASEHOLD IMPROVEMENT				
	06/01/07	70,000.	SL	15.00	0.
84	LEASEHOLD IMPROVEMENT				
	06/01/07	119,682.	SL	15.00	0.
85	LEASEHOLD IMPROVEMENT				
	07/01/07	50,000.	SL	15.00	0.
86	LEASEHOLD IMPROVEMENT				
	08/01/07	50,000.	SL	15.00	0.
87	LEASEHOLD IMPROVEMENT				
	09/01/07	105,000.	SL	15.00	0.

88	LEASEHOLD IMPROVEMENT	09/01/07	15,740.	SL	15.00	0.
89	LEASEHOLD IMPROVEMENT	11/01/07	5,000.	SL	15.00	0.
90	LEASEHOLD IMPROVEMENT	12/01/07	20,000.	SL	15.00	0.
91	LEASEHOLD IMPROVEMENT	12/01/07	30,765.	SL	15.00	0.
92	LEASEHOLD IMPROVEMENT	01/01/08	9,200.	SL	15.00	0.
93	LEASEHOLD IMPROVEMENT	01/01/08	82,550.	SL	15.00	0.
94	LEASEHOLD IMPROVEMENT	01/01/08	5,464.	SL	15.00	0.
95	LEASEHOLD IMPROVEMENT	03/01/08	71,600.	SL	15.00	0.
96	LEASEHOLD IMPROVEMENT	03/01/08	37,651.	SL	15.00	0.
97	LEASEHOLD IMPROVEMENT	04/01/08	31,547.	SL	15.00	0.
98	LEASEHOLD IMPROVEMENT	05/01/08	47,422.	SL	15.00	0.
99	LEASEHOLD IMPROVEMENT	05/01/08	122,184.	SL	15.00	0.
100	LEASEHOLD IMPROVEMENT	06/01/08	23,140.	SL	15.00	0.
101	LEASEHOLD IMPROVEMENT	06/01/08	110,311.	SL	15.00	0.
102	LEASEHOLD IMPROVEMENT	07/01/08	6,030.	SL	15.00	0.
103	LEASEHOLD IMPROVEMENT	08/01/08	23,765.	SL	15.00	0.
104	LEASEHOLD IMPROVEMENT	10/01/08	10,451.	SL	15.00	0.
105	LEASEHOLD IMPROVEMENT	11/01/08	61,997.	SL	15.00	0.
106	LEASEHOLD IMPROVEMENT	12/01/08	16,361.	SL	15.00	0.
107	LEASEHOLD IMPROVEMENT	01/01/09	89,970.	SL	15.00	0.
108	LEASEHOLD IMPROVEMENT	04/01/09	19,965.	SL	15.00	0.
109	LEASEHOLD IMPROVEMENT	05/01/09	76,161.	SL	15.00	0.
110	LEASEHOLD IMPROVEMENT	06/01/09	204,365.	SL	15.00	0.
111	LEASEHOLD IMPROVEMENT	08/01/09	53,829.	SL	15.00	299.
112	LEASEHOLD IMPROVEMENT	09/01/09	25,260.	SL	15.00	281.
113	LEASEHOLD IMPROVEMENT	12/01/09	5,600.	SL	15.00	156.
114	LEASEHOLD IMPROVEMENT	03/01/10	124,200.	SL	15.00	5,520.
115	LEASEHOLD IMPROVEMENT	04/01/10	13,500.	SL	15.00	675.
116	LEASEHOLD IMPROVEMENT	05/01/10	14,900.	SL	15.00	828.
117	LEASEHOLD IMPROVEMENT	08/01/10	26,423.	SL	15.00	1,762.

118	LEASEHOLD IMPROVEMENT				
	09/01/10	53,587.	SL	15.00	3,572.
119	LEASEHOLD IMPROVEMENT				
	09/09/10	1,400.	SL	15.00	93.
120	LEASEHOLD IMPROVEMENT				
	10/01/10	1,000.	SL	15.00	67.
121	LEASEHOLD IMPROVEMENT				
	11/01/10	8,890.	SL	15.00	593.
122	LEASEHOLD IMPROVEMENT				
	01/01/11	117,826.	SL	15.00	7,855.
123	LEASEHOLD IMPROVEMENT				
	01/01/11	48,000.	SL	15.00	3,200.
124	LEASEHOLD IMPROVEMENT				
	02/01/11	13,950.	SL	15.00	930.
125	LEASEHOLD IMPROVEMENT				
	03/01/11	13,340.	SL	15.00	889.
126	LEASEHOLD IMPROVEMENT				
	04/01/11	27,895.	SL	15.00	1,860.
127	LEASEHOLD IMPROVEMENT				
	06/01/11	91,200.	SL	15.00	6,080.
128	LEASEHOLD IMPROVEMENT				
	06/01/11	93,611.	SL	15.00	6,241.
129	LEASEHOLD IMPROVEMENT				
	06/01/11	54,889.	SL	15.00	3,659.
130	LEASEHOLD IMPROVEMENT				
	10/01/11	27,120.	SL	15.00	1,808.
131	LEASEHOLD IMPROVEMENT				
	10/01/11	12,195.	SL	15.00	813.
132	LEASEHOLD IMPROVEMENT				
	10/01/11	5,258.	SL	15.00	351.
133	LEASEHOLD IMPROVEMENT				
	12/01/11	154,871.	SL	15.00	10,325.
134	LEASEHOLD IMPROVEMENT				
	12/01/11	13,560.	SL	15.00	904.
135	LEASEHOLD IMPROVEMENT				
	01/01/12	17,697.	SL	15.00	1,180.
136	LEASEHOLD IMPROVEMENT				
	05/01/12	510.	SL	15.00	34.
137	LEASEHOLD IMPROVEMENT				
	06/01/12	80,000.	SL	15.00	5,333.
138	LEASEHOLD IMPROVEMENT				
	09/01/12	70,310.	SL	15.00	4,687.
139	LEASEHOLD IMPROVEMENT				
	09/01/12	15,640.	SL	15.00	1,043.
140	LEASEHOLD IMPROVEMENT				
	09/01/12	560.	SL	15.00	37.
141	LEASEHOLD IMPROVEMENT				
	09/01/12	590.	SL	15.00	39.
142	LEASEHOLD IMPROVEMENT				
	10/01/12	68,945.	SL	15.00	4,596.
143	LEASEHOLD IMPROVEMENT				
	10/01/12	80,110.	SL	15.00	5,341.
144	LEASEHOLD IMPROVEMENT				
	10/01/12	13,275.	SL	15.00	885.
145	LEASEHOLD IMPROVEMENT				
	11/01/12	22,895.	SL	15.00	1,526.
146	LEASEHOLD IMPROVEMENT				
	11/01/12	891.	SL	15.00	59.
147	LEASEHOLD IMPROVEMENT				
	12/01/12	1,289.	SL	15.00	86.

148	LEASEHOLD IMPROVEMENT					
	12/01/12	46,170.	SL	15.00	3,078.	
149	LEASEHOLD IMPROVEMENT					
	01/01/13	1,475.	SL	15.00	98.	
150	LEASEHOLD IMPROVEMENT					
	05/01/13	10,388.	SL	15.00	693.	
151	LEASEHOLD IMPROVEMENT					
	05/01/13	311.	SL	15.00	21.	
152	LEASEHOLD IMPROVEMENT					
	06/01/13	252,465.	SL	15.00	16,831.	
153	LEASEHOLD IMPROVEMENT					
	06/01/13	2,850.	SL	15.00	190.	
154	LEASEHOLD IMPROVEMENT					
	08/01/13	35,722.	SL	15.00	2,381.	
155	LEASEHOLD IMPROVEMENT					
	09/01/13	11,970.	SL	15.00	798.	
156	LEASEHOLD IMPROVEMENT					
	10/01/13	98.	SL	15.00	7.	
157	LEASEHOLD IMPROVEMENT					
	10/01/13	630.	SL	15.00	42.	
158	LEASEHOLD IMPROVEMENT					
	11/01/13	195.	SL	15.00	13.	
159	LEASEHOLD IMPROVEMENT					
	11/01/13	9,142.	SL	15.00	609.	
160	LEASEHOLD IMPROVEMENT					
	11/01/13	6,292.	SL	15.00	419.	
161	LEASEHOLD IMPROVEMENT					
	12/01/13	10,317.	SL	15.00	688.	
162	LEASEHOLD IMPROVEMENT					
	12/01/13	5,176.	SL	15.00	345.	
163	LEASEHOLD IMPROVEMENT					
	01/01/14	17,369.	SL	15.00	1,158.	
164	LEASEHOLD IMPROVEMENT					
	01/01/14	9,520.	SL	15.00	635.	
165	LEASEHOLD IMPROVEMENT					
	02/01/14	23,710.	SL	15.00	1,581.	
166	BUILDINGS					
	02/01/14	96,000.	SL	30.00	3,200.	
167	LEASEHOLD IMPROVEMENT					
	02/01/14	98,859.	SL	15.00	6,591.	
168	LEASEHOLD IMPROVEMENT					
	03/01/14	22,638.	SL	15.00	1,509.	
169	LEASEHOLD IMPROVEMENT					
	04/01/14	17,013.	SL	15.00	1,134.	
170	LEASEHOLD IMPROVEMENT					
	04/01/14	12,175.	SL	15.00	812.	
171	LEASEHOLD IMPROVEMENT					
	05/01/14	21,147.	SL	15.00	1,410.	
172	LEASEHOLD IMPROVEMENT					
	05/01/14	130.	SL	15.00	9.	
173	LEASEHOLD IMPROVEMENT					
	06/01/14	5,671.	SL	15.00	378.	
174	LEASEHOLD IMPROVEMENT					
	06/01/14	26,800.	SL	15.00	1,787.	
175	LEASEHOLD IMPROVEMENT					
	06/01/14	175.	SL	15.00	12.	
176	LEASEHOLD IMPROVEMENT					
	06/01/14	8,118.	SL	15.00	541.	
177	LEASEHOLD IMPROVEMENT					
	08/01/14	31,920.	SL	15.00	2,128.	

178	LEASEHOLD IMPROVEMENT					
	08/01/14	23,765.	SL	15.00	1,584.	
179	LEASEHOLD IMPROVEMENT					
	09/01/14	131,985.	SL	15.00	8,799.	
180	LEASEHOLD IMPROVEMENT					
	09/01/14	1,585.	SL	15.00	106.	
181	LEASEHOLD IMPROVEMENT					
	09/01/14	159,362.	SL	15.00	10,624.	
182	LEASEHOLD IMPROVEMENT					
	09/01/14	11,400.	SL	15.00	760.	
183	LEASEHOLD IMPROVEMENT					
	10/01/14	56,015.	SL	15.00	3,734.	
184	LEASEHOLD IMPROVEMENT					
	10/01/14	49.	SL	15.00	3.	
185	LEASEHOLD IMPROVEMENT					
	10/01/14	77,884.	SL	15.00	5,192.	
186	LEASEHOLD IMPROVEMENT					
	11/01/14	112,458.	SL	15.00	7,497.	
187	LEASEHOLD IMPROVEMENT					
	11/01/14	65,566.	SL	15.00	4,371.	
188	LEASEHOLD IMPROVEMENT					
	11/01/14	275,586.	SL	15.00	18,372.	
189	LEASEHOLD IMPROVEMENT					
	12/01/14	80,592.	SL	15.00	5,373.	
190	LEASEHOLD IMPROVEMENT					
	12/01/14	25,460.	SL	15.00	1,697.	
191	LEASEHOLD IMPROVEMENT					
	12/01/14	1,939.	SL	15.00	129.	
192	LEASEHOLD IMPROVEMENT					
	12/01/14	201,821.	SL	15.00	13,455.	
193	LEASEHOLD IMPROVEMENT					
	01/01/15	48,041.	SL	15.00	3,203.	
194	LEASEHOLD IMPROVEMENT					
	01/01/15	150.	SL	15.00	10.	
195	LEASEHOLD IMPROVEMENT					
	01/01/15	64,010.	SL	15.00	4,267.	
196	LEASEHOLD IMPROVEMENT					
	02/01/15	54,548.	SL	15.00	3,637.	
197	LEASEHOLD IMPROVEMENT					
	02/01/15	5,651.	SL	15.00	377.	
198	LEASEHOLD IMPROVEMENT					
	03/01/15	618.	SL	15.00	41.	
199	LEASEHOLD IMPROVEMENT					
	04/01/15	164,443.	SL	15.00	10,963.	
200	LEASEHOLD IMPROVEMENT					
	04/01/15	11,301.	SL	15.00	753.	
201	LEASEHOLD IMPROVEMENT					
	04/01/15	20,461.	SL	15.00	1,364.	
202	LEASEHOLD IMPROVEMENT					
	05/01/15	136,864.	SL	15.00	9,124.	
203	LEASEHOLD IMPROVEMENT					
	05/01/15	34,891.	SL	15.00	2,326.	
204	LEASEHOLD IMPROVEMENT					
	05/01/15	18,747.	SL	15.00	1,250.	
205	LEASEHOLD IMPROVEMENT					
	06/01/15	173,164.	SL	15.00	11,544.	
206	LEASEHOLD IMPROVEMENT					
	06/01/15	227,930.	SL	15.00	15,195.	
207	LEASEHOLD IMPROVEMENT					
	06/01/15	6,750.	SL	15.00	450.	

208	LEASEHOLD IMPROVEMENT				
	06/01/15	7,779.	SL	15.00	519.
209	LEASEHOLD IMPROVEMENT				
	07/01/15	39,397.	SL	15.00	2,626.
210	LEASEHOLD IMPROVEMENT				
	07/01/15	22,091.	SL	15.00	1,473.
211	LEASEHOLD IMPROVEMENT				
	08/01/15	214,567.	SL	15.00	14,304.
212	LEASEHOLD IMPROVEMENT				
	08/01/15	15,375.	SL	15.00	1,025.
213	LEASEHOLD IMPROVEMENT				
	09/01/15	206,809.	SL	15.00	13,787.
214	LEASEHOLD IMPROVEMENT				
	10/01/15	104,115.	SL	15.00	6,941.
215	LEASEHOLD IMPROVEMENT				
	11/01/15	39,632.	SL	15.00	2,642.
216	LEASEHOLD IMPROVEMENT				
	12/01/15	813.	SL	15.00	54.
217	LEASEHOLD IMPROVEMENT				
	12/01/15	37,699.	SL	15.00	2,513.
218	LEASEHOLD IMPROVEMENT				
	01/01/16	2,401.	SL	15.00	160.
219	LEASEHOLD IMPROVEMENT				
	02/01/16	16,310.	SL	15.00	1,087.
220	LEASEHOLD IMPROVEMENT				
	02/01/16	6,750.	SL	15.00	450.
221	LEASEHOLD IMPROVEMENT				
	03/01/16	29,290.	SL	15.00	1,953.
222	LEASEHOLD IMPROVEMENT				
	03/01/16	595.	SL	15.00	40.
223	LEASEHOLD IMPROVEMENT				
	03/01/16	1,750.	SL	15.00	117.
224	LEASEHOLD IMPROVEMENT				
	04/01/16	12,641.	SL	15.00	843.
225	LEASEHOLD IMPROVEMENT				
	06/01/16	106,761.	SL	15.00	7,117.
226	LEASEHOLD IMPROVEMENT				
	07/01/16	137,622.	SL	15.00	9,175.
227	LEASEHOLD IMPROVEMENT				
	08/01/16	182,081.	SL	15.00	12,139.
228	LEASEHOLD IMPROVEMENT				
	09/01/16	24,280.	SL	15.00	1,619.
229	LEASEHOLD IMPROVEMENT				
	09/01/16	469.	SL	15.00	31.
230	LEASEHOLD IMPROVEMENT				
	10/01/16	23,580.	SL	15.00	1,572.
231	LEASEHOLD IMPROVEMENT				
	10/01/16	15,801.	SL	15.00	1,053.
232	LEASEHOLD IMPROVEMENT				
	11/01/16	14,355.	SL	15.00	957.
233	LEASEHOLD IMPROVEMENT				
	11/01/16	6,875.	SL	15.00	458.
234	LEASEHOLD IMPROVEMENT				
	11/01/16	16,970.	SL	15.00	1,131.
235	LEASEHOLD IMPROVEMENT				
	11/01/16	570.	SL	15.00	38.
236	LEASEHOLD IMPROVEMENT				
	11/01/16	9,895.	SL	15.00	660.
237	LEASEHOLD IMPROVEMENT				
	12/01/16	24,400.	SL	15.00	1,627.

238	LEASEHOLD IMPROVEMENT				
	12/01/16	5,880.	SL	15.00	392.
239	LEASEHOLD IMPROVEMENT				
	12/01/16	10,491.	SL	15.00	699.
240	LEASEHOLD IMPROVEMENT				
	12/01/16	3,900.	SL	15.00	260.
241	BUILDINGS				
	12/01/16	25,000.	SL	30.00	833.
242	LEASEHOLD IMPROVEMENT				
	03/01/17	20,155.	SL	15.00	1,344.
243	LEASEHOLD IMPROVEMENT				
	03/01/17	12,640.	SL	15.00	843.
244	LEASEHOLD IMPROVEMENT				
	03/01/17	11,278.	SL	15.00	752.
245	LEASEHOLD IMPROVEMENT				
	03/01/17	20,435.	SL	15.00	1,362.
246	LEASEHOLD IMPROVEMENT				
	04/01/17	17,685.	SL	15.00	1,179.
247	LEASEHOLD IMPROVEMENT				
	04/01/17	5,995.	SL	15.00	400.
248	LEASEHOLD IMPROVEMENT				
	04/01/17	1,750.	SL	15.00	117.
249	LEASEHOLD IMPROVEMENT				
	05/01/17	12,740.	SL	15.00	849.
250	LEASEHOLD IMPROVEMENT				
	05/01/17	829.	SL	15.00	55.
251	LEASEHOLD IMPROVEMENT				
	06/01/17	430.	SL	15.00	29.
252	LEASEHOLD IMPROVEMENT				
	06/01/17	3,440.	SL	15.00	229.
253	LEASEHOLD IMPROVEMENT				
	07/01/17	3,488.	SL	15.00	233.
254	LEASEHOLD IMPROVEMENT				
	08/01/17	5,180.	SL	15.00	345.
255	LEASEHOLD IMPROVEMENT				
	08/01/17	23,580.	SL	15.00	1,572.
256	LEASEHOLD IMPROVEMENT				
	08/01/17	390.	SL	15.00	26.
257	LEASEHOLD IMPROVEMENT				
	09/01/17	11,990.	SL	15.00	799.
258	LEASEHOLD IMPROVEMENT				
	09/01/17	5,995.	SL	15.00	400.
259	LEASEHOLD IMPROVEMENT				
	10/01/17	5,995.	SL	15.00	400.
260	LEASEHOLD IMPROVEMENT				
	10/01/17	6,190.	SL	15.00	413.
261	LEASEHOLD IMPROVEMENT				
	10/01/17	623.	SL	15.00	42.
262	LEASEHOLD IMPROVEMENT				
	11/01/17	5,995.	SL	15.00	400.
263	LEASEHOLD IMPROVEMENT				
	12/01/17	12,490.	SL	15.00	833.
264	LEASEHOLD IMPROVEMENT				
	12/01/17	46,855.	SL	15.00	3,124.
265	LEASEHOLD IMPROVEMENT				
	12/01/17	26,230.	SL	15.00	1,749.
266	LEASEHOLD IMPROVEMENT				
	01/01/18	1,107.	SL	15.00	74.
267	LEASEHOLD IMPROVEMENT				
	01/01/18	1,490.	SL	15.00	99.

268	LEASEHOLD IMPROVEMENT				
	03/01/18	5,995.	SL	15.00	400.
269	LEASEHOLD IMPROVEMENT				
	04/01/18	767.	SL	15.00	51.
270	LEASEHOLD IMPROVEMENT				
	05/01/18	1,855.	SL	15.00	124.
271	LEASEHOLD IMPROVEMENT				
	05/01/18	1,361.	SL	15.00	91.
272	LEASEHOLD IMPROVEMENT				
	05/01/18	7,240.	SL	15.00	483.
273	LEASEHOLD IMPROVEMENT				
	06/30/18	3,388.	SL	15.00	226.
274	LEASEHOLD IMPROVEMENT				
	06/30/18	1,222.	SL	15.00	81.
275	LEASEHOLD IMPROVEMENT				
	06/30/18	1,055.	SL	15.00	70.
276	LEASEHOLD IMPROVEMENT				
	06/30/18	1,722.	SL	15.00	115.
277	LEASEHOLD IMPROVEMENT				
	06/30/18	5,944.	SL	15.00	396.
278	LEASEHOLD IMPROVEMENT				
	06/30/18	833.	SL	15.00	56.
279	LEASEHOLD IMPROVEMENT				
	06/30/18	93.	SL	15.00	6.
280	LEASEHOLD IMPROVEMENT				
	06/30/18	93.	SL	15.00	6.
281	LEASEHOLD IMPROVEMENT				
	08/01/18	1,357.	SL	15.00	90.
282	LEASEHOLD IMPROVEMENT				
	08/01/18	1,001.	SL	15.00	67.
283	LEASEHOLD IMPROVEMENT				
	08/01/18	558.	SL	15.00	37.
284	LEASEHOLD IMPROVEMENT				
	01/01/19	8,164.	SL	15.00	544.
285	LEASEHOLD IMPROVEMENT				
	01/01/19	1,906.	SL	15.00	127.
286	LEASEHOLD IMPROVEMENT				
	01/01/19	9,971.	SL	15.00	665.
287	LEASEHOLD IMPROVEMENT				
	01/01/19	196.	SL	15.00	13.
288	LEASEHOLD IMPROVEMENT				
	07/01/20	8,750.	SL	15.00	583.
289	LEASEHOLD IMPROVEMENT				
	10/01/20	7,550.	SL	15.00	503.
290	LEASEHOLD IMPROVEMENT				
	02/01/21	53,879.	SL	15.00	3,592.
291	EQUIPMENT OTHER				
	04/01/21	3,741.	SL	5.00	748.
292	EQUIPMENT OTHER				
	04/01/21	1,210.	SL	5.00	242.
293	EQUIPMENT OTHER				
	04/01/21	565.	SL	5.00	113.
294	EQUIPMENT OTHER				
	04/01/21	1,103.	SL	5.00	221.
295	EQUIPMENT OTHER				
	04/01/21	540.	SL	5.00	108.
296	EQUIPMENT OTHER				
	04/01/21	88.	SL	5.00	18.
297	EQUIPMENT OTHER				
	04/01/21	109.	SL	5.00	22.

298	BUILDING IMPROVEMENTS					
	06/30/21	8,441.	SL	30.00	281.	
299	EQUIPMENT OTHER					
	06/30/21	16,218.	SL	5.00	3,244.	
300	LEASEHOLD IMPROVEMENT					
	06/30/21	20,710.	SL	15.00	1,381.	
301	BUILDING IMPROVEMENTS					
	09/01/21	14,500.	SL	30.00	483.	
302	EQUIPMENT OTHER					
	11/21/21	8,528.	SL	5.00	1,706.	
303	BUILDINGS					
	01/01/22	1,751,254.	SL	30.00	58,375.	
304	EQUIPMENT OTHER					
	03/01/22	56,280.	SL	5.00	11,256.	
305	LEASEHOLD IMPROVEMENT					
	03/01/22	14,645.	SL	15.00	976.	
306	BUILDING IMPROVEMENTS					
	03/01/22	82,000.	SL	30.00	2,733.	
307	BUILDINGS					
	03/01/22	333,012.	SL	30.00	11,100.	
308	BUILDINGS					
	03/01/22	248,297.	SL	30.00	8,277.	
309	BUILDING IMPROVEMENTS					
	05/01/22	13,965.	SL	30.00	466.	
310	BUILDINGS					
	05/01/22	127,904.	SL	30.00	4,263.	
311	BUILDING IMPROVEMENTS					
	06/01/22	81,544.	SL	30.00	2,718.	
312	BUILDING IMPROVEMENTS					
	07/01/22	46,465.	SL	30.00	1,549.	
313	BUILDING IMPROVEMENTS					
	07/01/22	5,475.	SL	30.00	183.	
314	BUILDINGS					
	09/01/22	409,491.	SL	30.00	13,650.	
315	BUILDINGS					
	10/01/22	395,893.	SL	30.00	13,196.	
316	LEASEHOLD IMPROVEMENT					
	12/01/22	17,690.	SL	15.00	1,179.	
317	BUILDING IMPROVEMENTS					
	12/01/22	13,363.	SL	30.00	445.	
318	BUILDINGS					
	12/01/22	127,058.	SL	30.00	4,235.	
319	BUILDINGS					
	03/01/23	147,684.	SL	30.00	4,923.	
320	BUILDING IMPROVEMENTS					
	01/23/24	140,521.	SL	30.00	4,684.	
321	BUILDING IMPROVEMENTS					
	05/07/24	288,245.	SL	30.00	9,608.	
322	BUILDING IMPROVEMENTS					
	06/18/24	191,701.	SL	30.00	6,390.	
323	BUILDING IMPROVEMENTS					
	12/01/24	73,045.	SL	30.00	1,420.	
324	LEASEHOLD IMPROVEMENT					
	12/01/24	898,415.	SL	15.00	34,938.	
325	BUILDING IMPROVEMENTS					
	12/01/24	191,503.	SL	30.00	3,724.	
326	BUILDING IMPROVEMENTS					
	12/01/24	29,574.	SL	30.00	575.	
327	LAND					
	07/01/72	1,150,673.		.000	0.	

TOTAL TO FORM 3885

32,100,642.

824,668.

DRAFT

TAX RETURN FILING INSTRUCTIONS

CALIFORNIA FORM RRF-1

FOR THE YEAR ENDING

JUNE 30, 2025

PREPARED FOR:

ALAMEDA AFFORDABLE HOUSING CORPORATION
701 ATLANTIC AVENUE
ALAMEDA, CA 94501

PREPARED BY:

NOVOGRADAC & COMPANY LLP
3025 NORTH WOOSTER AVENUE
DOVER, OH 44622

AMOUNT OF TAX:

BALANCE DUE OF \$400

MAKE CHECK PAYABLE TO:

DEPARTMENT OF JUSTICE

MAIL TAX RETURN TO:

REGISTRY OF CHARITIES AND FUNDRAISERS
P.O. BOX 903447
SACRAMENTO, CA 94203-4470

RETURN MUST BE MAILED ON OR BEFORE:

MAY 15, 2026

SPECIAL INSTRUCTIONS:

THE REPORT SHOULD BE SIGNED AND DATED BY AN AUTHORIZED
INDIVIDUAL(S).

**ANNUAL REGISTRATION RENEWAL FEE REPORT
TO ATTORNEY GENERAL OF CALIFORNIA**
Sections 12586 and 12587, California Government Code
11 Cal. Code Regs. sections 301-307, and 310

Failure to submit this report annually no later than four months and fifteen days after the end of the organization's accounting period may result in the loss of tax exemption and the assessment of a minimum tax of \$800, plus interest, and/or fines or filing penalties. Revenue & Taxation Code section 23703; Government Code section 12586.1. IRS extensions will be honored.

MAIL TO:
Registry of Charities and Fundraisers
P.O. Box 903447
Sacramento, CA 94203-4470

STREET ADDRESS:
1300 I Street
Sacramento, CA 95814

WEBSITE ADDRESS:
www.oag.ca.gov/charities

ALAMEDA AFFORDABLE HOUSING CORPORATION

Name of Organization

List all DBAs and names the organization uses or has used

701 ATLANTIC AVENUE

Address (Number and Street)

ALAMEDA, CA 94501

City or Town, State, and ZIP Code

510-747-4300

Telephone Number

E-mail Address

Check if:

- Change of address
 Amended report
 Organization requests email notifications

State Charity Registration Number 0258934

Corporation or Organization No. 4080353

Federal Employer ID No. 30-1010896

ANNUAL REGISTRATION RENEWAL FEE SCHEDULE (11 Cal. Code Regs. sections 301-307, and 310)
Make Check Payable to Department of Justice

Total Revenue	Fee	Total Revenue	Fee	Total Revenue	Fee
Less than \$50,000	\$25	Between \$250,001 and \$1 million	\$100	Between \$20,000,001 and \$100 million	\$800
Between \$50,000 and \$100,000	\$50	Between \$1,000,001 and \$5 million	\$200	Between \$100,000,001 and \$500 million	\$1,000
Between \$100,001 and \$250,000	\$75	Between \$5,000,001 and \$20 million	\$400	Greater than \$500 million	\$1,200

PART A - ACTIVITIES

For your most recent full accounting period (beginning 07/01/2024 ending 06/30/2025) list:

Total Revenue (including noncash contributions) \$ 13,435,554 Noncash Contributions \$ 0 Total Assets \$ 25,438,133
Program Expenses \$ 6,449,152 Total Expenses \$ 11,298,412

PART B - STATEMENTS REGARDING ORGANIZATION DURING THE PERIOD OF THIS REPORT

Note: All questions must be answered. If you answer "yes" to any of the questions below, you must attach a separate page providing an explanation and details for each "yes" response. Please review RRF-1 instructions for information required.

	Yes	No
1. During this reporting period, were there any contracts, loans, leases or other financial transactions between the organization and any officer, director or trustee thereof, either directly or with an entity in which any such officer, director or trustee had any financial interest?		X
2. During this reporting period, was there any theft, embezzlement, diversion or misuse of the organization's charitable property or funds?		X
3. During this reporting period, were any organization funds used to pay any penalty, fine or judgment?		X
4. During this reporting period, were the services of a commercial fundraiser, fundraising counsel for charitable purposes, or commercial coventurer used?		X
5. During this reporting period, did the organization receive any governmental funding?	X	
6. During this reporting period, did the organization hold a raffle for charitable purposes?		X
7. Does the organization conduct a vehicle donation program?		X
8. Did the organization conduct an independent audit and prepare audited financial statements in accordance with generally accepted accounting principles for this reporting period?	X	
9. At the end of this reporting period, did the organization hold restricted net assets, while reporting negative unrestricted net assets?		X

I declare under penalty of perjury that I have examined this report, including accompanying documents, and to the best of my knowledge and belief, the content is true, correct and complete, and I am authorized to sign.

VANESSA COOPER

SECRETARY

Signature of Authorized Agent

Printed Name

Title

Date



PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

To: Board of Directors
From: Sylvia Martinez, Director of Housing Development
Prepared By: Sylvia Martinez, Director of Housing Development

Date: April 13, 2026

Re: Authorize the Executive Director to negotiate and execute all documents necessary for the refinance of Eagle Village and Parrot Village including a loan of up to \$16 million with a term of up to 10 years.
6.A.

BACKGROUND

Eagle and Parrot Village share a single mortgage which is scheduled to mature on August 1, 2026. In March 2026, staff issued a Request for Proposals to refinance the properties, either separately or together. The proposals were due on April 6, 2026. Five proposals were received in response to this procurement.

The current loan was approved in May 2021 as part of a transfer of the properties from the Housing Authority of the City of Alameda (AHA) to Alameda Affordable Housing Corporation (AAHC), at the direction of HUD. The Request for Proposals requires that key terms of the existing loans remain, including, rental restrictions to remain affordable to low income residents (80% AMI or below), an option for AHA to purchase the property, an option for AHA to purchase the land and provide a ground lease to AAHC, and a soft residual receipts seller-carryback loan from AHA to AAHC. The current balance of the existing loan is a balloon payment and is estimated at \$8.4 million due August 1, 2026.

DISCUSSION

The current environment for refinancing has varied characteristics. Interest rates are not as favorable as in 2021 and are expected to be higher. Separate loans would provide additional flexibility in the future. However, typical mortgage lenders desire larger balances (a minimum of \$6 million), which may mean that options to refinance the properties independently may be limited. AHA has typically refinanced between 5-10 years, and there are prepayment penalties associated with different types of loans.

The refinance procurement requested the option to refinance the existing debt with its transaction costs at a minimum or may be able to yield extra funds that could be used to repay the AHA soft loan, or to do renovations at the properties. Staff have requested various



options to be provided by the bidders to make an informed decision.

The timing to close, if staff were able to begin the negotiation and final selection process during April 2026, is approximately 90 days, which is the minimum to assure due diligence, approvals, and negotiations to be completed by the maturity date. It is possible to obtain a short (30-90 day) extension of the current loan, but notice must be provided 60 days in advance (June 1st) and there would be both fees and a jump to current interest rates (quoted at 4% higher than the current rate). Staff would prefer to avoid seeking an extension.

Staff requests authority for the Executive Director/Secretary to negotiate and execute all documents necessary to refinance the two properties at a term no longer than ten years, with a combined balance of no more than \$16 million. It is anticipated that interviews will be held with a short list of qualified proposers, and that an initial selection will be made in early May. Staff plans to bring the recommended and negotiated final transaction and deal points to the Board in June 2026 for final approval. The closing will continue over the summer to meet the August 1st deadline.

FISCAL IMPACT

The current loan with an estimated balance of \$8.4 million is maturing and needs to be paid by AAHC or refinanced. Staff has received considerable interest in the refinance and anticipates having several options to either refinance the existing loan and its transaction costs, or to consider a larger loan that would yield proceeds for other purposes. The properties would pay the principal and interest payments for this loan, which would be secured against the real estate and be non-recourse to AAHC.

CEQA

Not Applicable

RECOMMENDATION

Authorize the Executive Director to negotiate and execute all documents necessary for the refinance of Eagle Village and Parrot Village including a loan of up to \$16 million with a term of up to 10 years.

ATTACHMENTS

1. Eagle Village Property Overview
2. Parrot Village Property Overview
3. Eagle and Parrot Village Photos

Respectfully submitted,



Sylvia Martinez, Director of Housing Development



Eagle Village Property Overview

STREET ADDRESS

700 Block of Eagle Avenue, Alameda, California

COMMUNITY OVERVIEW

Constructed in 1982, Eagle Village is a 36-unit community in the City of Alameda consisting of one - two-, three-bedroom apartment homes. Apartment features and community amenities include large townhouse style floor plans with large patios, washer and dryer hookups, plank flooring, onsite playground, garden setting, ample on-site parking, and resident services. Turnover has been relatively stable but has increased due to relocation out of the immediate area and legal proceedings for non-payment of rent resulting in a decrease of average occupancy year-end 2024 of 98% to 94% in 2025 impacting the 5% decrease in overall revenue year over year. The community does compete with private owners and market rate conventional communities (there are no project-based vouchers at the community) for the larger floorplans and rates are reviewed and adjusted accordingly to remain competitive.

UNIT TYPE SUMMARY

- **1-bedroom, 1 bath** (596 square feet) – 4 total units
 - Average market rent \$2,267
 - Average occupied rent \$2,088
- **2-bedroom, 1 bath** (836 - 957 square feet) – 17 total units
 - Average market rent \$2,539
 - Average occupied rent \$2,504
- **3-bedroom, 1.5 bath** (1,144 square feet) – 15 total units
 - Average market rent \$2,862
 - Average occupied rent \$3,411



CAPITAL PROJECTS COMPLETED (2023 – 2025)

- Exterior Siding- \$195,865 (2024)
- Exterior Paint- \$68,000 (2024)
- Concrete Wall at Wilma Chan- \$25,764 (2023)
- Signage- \$2,500 (2023)

Parrot Village Property Overview

STREET ADDRESS

1800 Blocks of St. Charles Street, Chapin Street, Wood Street

COMMUNITY OVERVIEW

Constructed in 1980, Parrot Village is a 50-unit community in the City of Alameda consisting of two-, three- and four-bedroom apartment homes. Apartment features and community amenities include large townhouse style floor plans with large patios, washer and dryer hookups, plank flooring, onsite playground, garden setting, ample on-site parking, and resident services.

Turnover has been impacted by residents in legal from COVID in both 2024 and 2025 with 25% of the turnover due to legal proceedings during this two-year period. Average occupancy for 2024 and 2025 was 90% and 86% respectively with the units not designated under the project-based voucher program making up most of the availability. In addition, the Housing Authority of the City of Alameda wait list was closed mid-Q4 2024 through mid-year 2025 impacting referrals to the community during this time.

Due to the large floor plans and general size of the units the community competes with private owners and market rate conventional communities (there are twenty-seven project-based vouchers at the community), and rates are reviewed and adjusted accordingly to remain competitive. In Q4 of 2025 we implemented target pricing and move in specials to remain competitive in the market and are trending at 92% occupancy through the first quarter of 2026.

UNIT TYPE SUMMARY

- **2-bedroom, 1 bath** (774 square feet) – 10 total units
 - Average market rent \$2,533
 - Average occupied rent \$2,955
- **3-bedroom, 1.5 bath** (1,147 square feet) – 21 total units (16 PBV designated)
 - Average market rent \$3,693
 - Average occupied rent \$3,690
- **4-bedroom, 1.5 bath** (1,312 square feet) – 19 total units (11 PBV designated)
 - Average market rent \$3,355
 - Average occupied rent \$4,187



CAPITAL PROJECTS COMPLETED (2023 – 2025)

- **Exterior Siding- \$45,162 (2024)**
- **Exterior Paint- \$123,000 (2024)**
- **Signage- \$4,000 (2023)**
- **Parking Lot Asphalt and Striping- \$84,000 (2025)**

Eagle Village



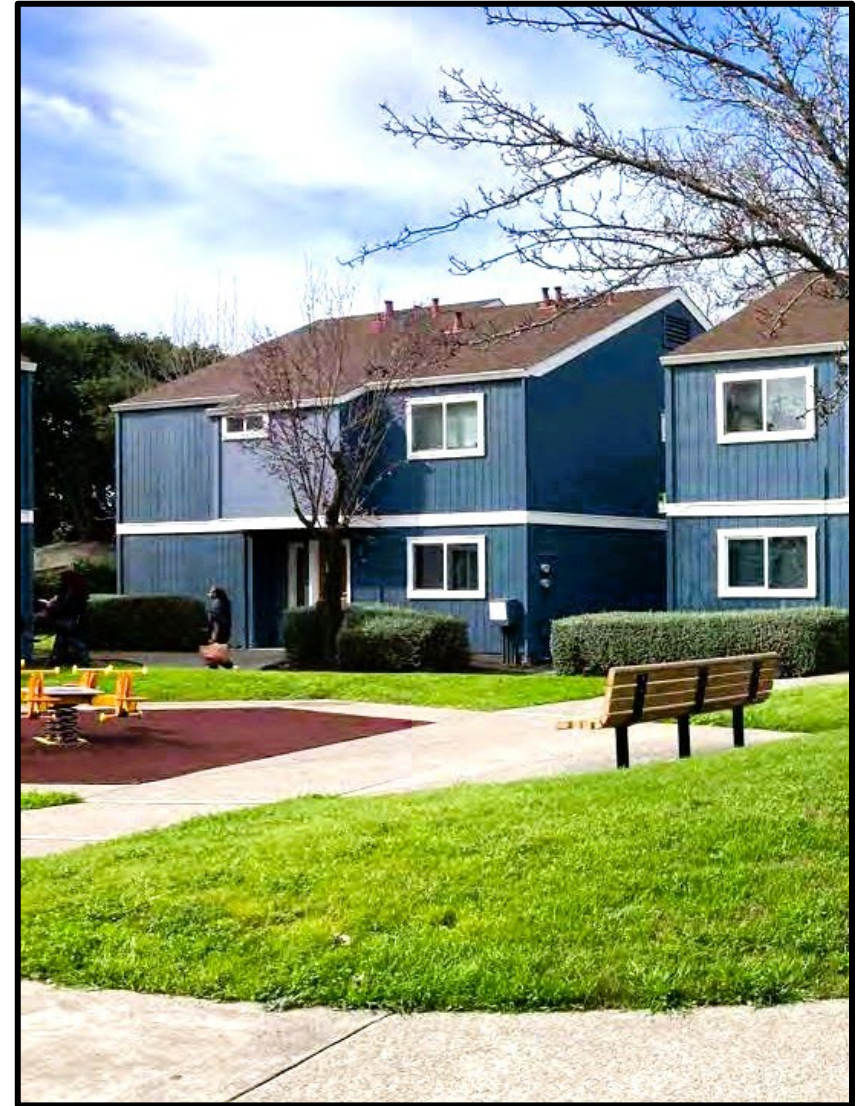
Housing Authority
of the
City of Alameda

www.alamedahsg.org



Housing Authority
of the
City of Alameda

Parrot Village





PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

To: Board of Directors
From: Radha Mehta, Management Analyst

Prepared By: Radha Mehta, Management Analyst

Date: April 13, 2026

Re: Approve changes to the procurement policy for the Alameda Affordable Housing Corporation (AAHC) effective immediately.
6.B.

BACKGROUND

The Procurement Policy outlines the methods by which the Alameda Affordable Housing Corporation (AAHC) will obtain goods and services. This is an update to an existing policy designed to meet the needs of AAHC's procurement processes, including outlining the process for expenditure approvals and procurement activities at all AAHC owned properties under third-party management. The proposed AAHC Procurement Policy update includes changes to thresholds to align with the Housing Authority of the City of Alameda (AHA) Procurement Policy changes. At the creation of AAHC, a Resolution was adopted that indicated AAHC would follow AHA's policy unless any specified resolution was adopted.

DISCUSSION

In general, for contracts not paid through federal funds, AAHC is not required to follow federal purchasing and contracting rules. However, AAHC is required to assure that purchasing actions comply with all applicable federal, state, local laws and any other applicable funding programs. The AAHC Procurement Policy establishes guidelines to ensure that AAHC's purchasing and contracting functions are competitive, flexible, and efficient, and that AAHC maintains prudent internal controls. The Procurement Policy was developed in coordination with, and reviewed by, General Counsel.

Updated Purchasing Thresholds

The policy outlines thresholds and associated procedures for all purchases, as well as providing the threshold for completion of competitive negotiations. Although AAHC is not subject to 2 CFR Part 200, the policy is crafted to maintain consistency with AHA's procurement thresholds. Below are the proposed changes regarding the thresholds:

- Micro purchase: Increased purchase limit from purchases up to \$10,000 to purchases up to \$15,000



- Small Purchase dollar limits: Increased from costs between \$10,001 and \$250,000 to costs between \$15,001 and \$350,000

Third-Party Property Management Agent Limits

Additional language has been added to delegate limited procurement authority to the contracted third-party management agent. Once delegated in writing, the third-party property management agent is authorized to procure goods and services up to \$50,000 per transaction. Procurement is subject to the documentation requirements of this policy.

Procurement exceeding this amount requires prior written approval from the Executive Director of AAHC. This delegation may be removed at any time or may be limited to certain types of purchases.

Procurement Website

Additional language to provide submissions for quotations and proposals through the Housing Authority's procurement website, has been added to match AAHC's usage of an electronic procurement platform.

FISCAL IMPACT

There is no direct financial impact of the approval of this policy, but will change how staff and third-party management procure services and materials in the future.

CEQA

N/A

RECOMMENDATION

Approve changes to the Alameda Affordable Housing Corporation Procurement Policy.

ATTACHMENTS

1. AAHC- Procurement Policy Changes
2. AAHC Procurement Policy CLEAN _APRIL 2026
3. AAHC Procurement Policy DRAFT _APRIL 2026

Respectfully submitted,

Radha Mehta

Radha Mehta, Management Analyst



Changes to the Procurement Policy for the Alameda Affordable Housing Corporation (AAHC)

April 13, 2026

AAHC Procurement Policy

- The AAHC Procurement Policy establishes guidelines to ensure that AAHC's purchasing and contracting functions are competitive, flexible, and efficient, and that AAHC maintains prudent internal controls.
- Policy was last revised on February 21, 2024.
- The proposed AAHC Procurement Policy update includes changes to thresholds to align with the AHA Procurement Policy changes.

Updated Purchasing Thresholds

- Although AAHC is not subject to 2 CFR Part 200, the policy is crafted to maintain consistency with AHA's procurement thresholds. Below are the proposed changes regarding the thresholds:
 - Micro purchase: Increased purchase limit from purchases up to \$10,000 to purchases up to \$15,000
 - Small Purchase dollar limits: Increased from costs between \$10,001 and \$250,000 to costs between \$15,001 and \$350,000

Third-Party Property Management Agent Limits

- Once delegated in writing, the third-party property management agent is authorized to procure goods and services up to \$50,000 per transaction.
- Procurement is subject to the documentation requirements of this policy. Procurement exceeding this amount requires prior written approval from the Executive Director of AAHC.
- This delegation may be removed at any time or may be limited to certain types of purchases.

Bid/Proposal Submission Process

- Additional language to provide submissions for quotations and proposals through the Housing Authority's procurement website, has been added to match AAHC's usage of an electronic procurement platform.

Recommendation

- Approve changes to the Procurement Policy for the Alameda Affordable Housing Corporation (AAHC)

ALAMEDA AFFORDABLE HOUSING CORPORATION PROCUREMENT POLICY

All procurements made by ALAMEDA AFFORDABLE HOUSING CORPORATION (AAHC) will be made in accordance with the procurement standards detailed below.

Procurement transactions will maximize open and free competition while ensuring the financial stability of AAHC. AAHC shall not engage in procurement practices that may be considered arbitrary or restrictive.

I. GENERAL

AAHC will:

- Provide a procurement system of quality and integrity;
- Make all feasible efforts to ensure that small and minority-owned businesses, women's business enterprises, and disabled veteran businesses are used when possible;
- Provide for the fair and equitable treatment of persons or firms involved in AAHC procurements;
- Ensure that supplies and services (including construction) are procured efficiently, effectively, and at the most favorable prices available to AAHC;
- Promote competition in contracting; and
- Assure that AAHC purchasing actions are in compliance with all applicable federal, state, local laws, and any other applicable funding programs assisting a particular project or activity.

II. METHODS FOR PROCUREMENT

Procurements shall be made using one of the following methods: (a) small purchase procedures, (b) competitive negotiations, and (c) non-competitive negotiation.

A. Small Purchases

Micro purchases. For purchases up to \$15,000 a minimum of only one quote is required provided that the quote is considered reasonable (e. g., based on recent research, experience, or purchases). To the extent practicable, AAHC will distribute Micro Purchases equitably among qualified vendors. The term "practicable" used herein means that there are multiple vendors equally accessible to staff, the purchases will be distributed among the vendors and not left solely with one vendor. Nothing precludes the AAHC staffs from obtaining informal quotes for Micro Purchases to ensure that the purchase is made at the best price.

1. Quotations for micro purchases can be obtained through AAHC's and/or the Housing Authority's procurement website or by email or written correspondence.

2. Small purchase dollar limits. Purchases of supplies, equipment, and services that cost between \$15,001 and \$350,000 require written estimates. AAHC will solicit written responses from at least three vendors and, if no such responses are available, a statement explaining the procurement will be prepared and filed.

3. Third-party property management agent limits. The Executive Director of AAHC is authorized to delegate limited procurement authority to the contracted third-party property management agent. Once delegated in writing, the third-party property management agent is authorized to procure goods and services up to \$50,000 per transaction. Procurement is subject to the documentation requirements of this policy. Procurement exceeding this amount requires prior written approval from the Executive Director of AAHC. This delegation may be removed at any time or may be limited to certain types of purchases.

B. Competitive Negotiations

AAHC will use competitive negotiations when the supplies, equipment, or services have a budget exceeding \$150,000.

1. Request for Proposal

A Request for Proposal (RFP) will be prepared and posted on AAHC's and/or the Housing Authority's procurement website. It may also be emailed to at least three (3) potential vendors. The RFP will describe services needed and identify the factors to be considered in the evaluation of proposals. Requests for proposals will always include cost as one of the evaluation criteria for selection.

Award must be made to the vendor whose written proposal is determined by the AAHC to be the most advantageous to AAHC. Evaluations must be based on the factors set forth in the Request for Proposal and an evaluation of each response must be prepared. The review committee, approved by the President or their designee, may contact the firms regarding their proposals for the purpose of clarification and record in writing the nature of the clarification. If it is determined that no acceptable proposal has been submitted, the received proposals may be rejected and the RFP may be cancelled and reissued. New proposals may be solicited on the same or revised terms, or the procurement may be abandoned.

2. Request for Qualifications

For the procurement of certain professional services, a Request for Qualifications (RFQ) may be used. RFQs are handled in a similar method to RFPs with the exception that cost is not a factor in the initial evaluation. An RFQ will be prepared and posted on the Housing Authority's website. It may also be emailed to at least three (3) potential vendors. The RFQ will describe services needed and identify the factors to be considered in the evaluation of proposals. The review committee, approved by the President or their designee, will evaluate the responses and rank them by comparative qualifications. The highest scoring person or firm will be contacted to negotiate cost. If the President, or their designee, is unable to negotiate

a satisfactory cost arrangement, the second highest scoring person or firm will be invited to negotiate. The President, or their designee, will maintain a written record of all such negotiations.

3. General Contractor Selection for Contracts over \$500,000

AAHC will use an RFQ to select General Contractors to provide pre- construction and general contracting services for construction projects with a budget exceeding \$500,000.

The General Contractor competitive selection process will take place in two phases:

Phase I:

A review panel approved by the President, or their designee, will evaluate all submissions of qualifications based on scoring criteria that will be included in the RFQ. Scoring will take into account the General Contractor's experience and the experience of individual staff assigned to the Project. After verification of scoring a "short list" will be announced naming three or fewer applicants who will proceed to Phase II of the selection process. References can be checked to help inform the selection of firms for the short list.

Phase II:

Short-listed General Contractors will be interviewed by the selection panel. Short-listed General Contractors will be provided with the interview questions and interview scoring criteria prior to the interviews. Short-listed General Contractors will also be required to submit for evaluation a proposed fee including general condition costs, overhead and profit, and documentation supporting their experience with plan review and cost estimating.

The selected General Contractor will be the highest scoring applicant from Phase I and II combined, based on qualifications submitted, reference calls, and interviews. This General Contractor will be selected to join the design/construction team, provide pre-construction services, and conditionally enter into a negotiated construction contract.

C. Noncompetitive Negotiations

Noncompetitive negotiations may be used for procurements when competitive negotiations are not feasible. AAHC may purchase goods and services through non-competitive negotiations when it is determined in writing by the President, or their designee, that competitive negotiation or bidding is not feasible and that:

1. An emergency exists that threatens the health, welfare, or safety, or endangers property, or would otherwise cause serious injury to the AAHC, as may arise by reason of a flood, earthquake, epidemic, riot, equipment failure, or similar event. In such cases, there must be an immediate need for supplies, services, or construction such that the need cannot be met through

- any other procurement methods, and the emergency procurement shall be limited to those supplies or services necessary to meet the emergency, or
2. The product or service can be obtained only from one source, or
 3. The contract is for the purchase of perishable items purchased on a weekly or more frequent basis, or
 4. Only one satisfactory proposal is received through RFP or RFQ.
 5. The President or their designee determines it is in the best business interest of AAHC and/or its residents with consideration of any applicable regulatory requirements to ensure a competitive process.

Procurement by noncompetitive negotiation requires the strictest attention to the observation of impartiality toward all suppliers. The President or their designee must approve all procurements by non-competitive negotiation when only one supplier is involved or only one bid or response to an RFP/RFQ is received.

AAHC may negotiate a contract with a vendor who has been competitively selected through a Housing Authority procurement process, or another competitive procurement process, without having to undergo a duplicate competitive selection process.

III. CONTRACTS

AAHC shall require assurance that, before entering into a contract, the price is reasonable. A comparison with other offers shall generally be sufficient determination of the reasonableness of price and no further analysis is required. If a reasonable number of quotes are not obtained to establish reasonableness through price competition, the President or their designee shall document price reasonableness through other means, such as prior purchases of this nature, catalog prices, the personal knowledge at the time of purchase, comparison to the budget, or any other reasonable basis.

Generally, all procurements in excess of \$10,000 will be memorialized and supported by a written contract. Where it is not feasible, inapplicable, or is impractical to prepare a contract, a written finding to this effect will be prepared and some form of documentation regarding the transaction will also be prepared.

All contracts will contain language that allows AAHC the opportunity to cancel any contract for convenience or for cause. Said cause shall include (but not be limited to) demonstrated lack of ability to perform the work specified, unwillingness to complete the work in a timely fashion, cancellation of liability insurance or worker's compensation, failure to pay suppliers or workers, unsafe working conditions caused by the contractor, failure to comply with federal, state, and local wage laws (where applicable) or other associated regulatory requirements, failure to keep accurate and timely records of the job, or failure to make those records available to AAHC's associate or partner (on request), failure to meet program monitoring requirements, or any other documented matter which could cause a hardship for the AAHC if a claim should arise or the work not be completed on schedule at the specified cost.

The President is authorized to approve contract modifications (i.e., change orders, addendums) not to exceed the cumulative authorization limit. A contract modification that raises the cumulative total of the procurement to an amount exceeding the President's authorization limit, requires approval by the Board of Directors.

Note for purposes of managing AAHC's owned properties, the process for approving expenditures shall be as follows:

1. Compliance with Legal Requirements

- a. Agent shall use reasonable means to become aware of, and shall take such actions as Agent deems prudent and necessary to comply with any laws, regulations orders, plans or requirements affecting the use or operation of the Property by any federal, state, county, or municipal agency or authority, including but not limited to compliance with and participation in administrative grievance procedures, provided that if the cost of compliance in any instance exceeds \$10,000, Agent shall not expend funds for compliance without Owner's prior written consent unless such expenditure is in the Owner-approved Annual Budget, or the cost must be incurred to avoid immediate property damage or personal injury as a result of an Emergency.
- b. Agent shall promptly, within 24 hours, notify Owner in writing of all such orders, notices, plans or requirements requiring expenditure of funds not included within the Owner-approved Annual Budget. Agent, however, shall not take any action as long as Owner is contesting, or has affirmed its intention to contest and promptly institutes proceedings contesting any law, order, plan or requirement.
- c. Agent's expense for use of third party consultants or experts, including attorneys, required for the performance of Agent's duties that are included in the Owner-approved Annual Budget shall be paid by Agent from the Property's Operating Account to the extent permitted by HUD Handbook 4370.2 subject to this Agreement's requirements for Owner prior approval of the expenditure through the annual budget, or Emergency conditions as defined herein.

2. Repairs and Maintenance

- a. Agent shall make no expenditures in excess of \$5,000.00 or the maximum amount set forth in any limited partnership or regulatory agreement, whichever is less, for repairs, without the prior written consent of Owner, unless (i) the Owner has approved the expenditure for such repair in the Owner-approved Annual Budget, or (ii) such repairs are emergency repairs to the Property immediately necessary for the preservation or safety of the Property, the safety of persons, or which are required to avoid suspension of necessary services to the Property (Emergency). When Emergency repair in excess of \$5,000.00 are undertaken, Agent will promptly notify Owner in writing. If the agent fails to maintain fiscal responsibility and is operating the property outside of the agreed upon budget terms. At that point, any expenses in excess of \$1,000.00 will need to seek approval from the owner.

3. Capital Assets

- a. Agent shall make no expenditures in excess of \$5,000.00 for alterations, capital improvements, renovations or replacements of furniture, fixtures or equipment, unless such expenditure is contained in the Annual Budget, without the prior written approval of Owner. The Owner-approved Annual Budget shall constitute Agent's authorization to make the budgeted expenditure without Owner's further provided that a) the amount of the expenditure is within 15 percent (15%) or \$10,000.00 of the originally approved amount, whichever is less. The Agent shall be familiar with the Agency's Capitalization policy. Attachment to be provided.
- b. Other than replacements, Agent shall make no disposition of fixed assets (as determined in accordance with Owner's Chart of Accounts) with an original value in excess of \$10,000.00 without the prior written approval of Owner.

4. Service Contracts and Equipment Leases

- a. Agent is authorized to make and enter into all service contracts and equipment leases in the Owner's legal name, as agent for and on Owner's behalf, as are required in the ordinary course of business for the operation, maintenance, and service of the Property, and to pay the same when due, in accordance with the Owner-approved Annual Budget. Agent must obtain the Owner's prior written consent before entering into any service contract or equipment lease for the account of Owner when (i) the service contract or equipment lease is not in the Owner-approved Annual Budget; (ii) the term of the contract or lease exceeds one (1) year; or (iii) the contract or lease is not cancelable without cause or cost on thirty (30) days' notice unless such contract or lease is necessary to avoid immediate property damage or personal injury as a result of an Emergency." Notwithstanding the foregoing, Agent shall attempt to contact and secure prior approval of Owner in the event any such Emergency expenditure is likely to exceed \$10,000.00. Agent shall abide by State and federal prevailing wage in its agreements with vendors for physical improvements as applicable if work is in excess of \$50,000. The Agent shall inform the Owner of all nonemergency work that is expected to exceed \$10,000 so that the Owner may ascertain whether prevailing wage applies and to review the public bidding process.

AAHC purchasing and contracting will comply with local, state and federal regulations applicable to recipients of Section 8 Project-based Voucher assistance, and any other applicable funding programs assisting a particular project or activity.

IV. DOCUMENTATION

All source documents supporting any given transaction and outreach activities (receipts, purchase orders, invoices, RFP/RFQ data and bid materials) will be retained and filed in an appropriate manner, in accordance with applicable retention policies. At a minimum, source document data must be sufficient to establish the basis for selection, basis for cost, (including the issue of reasonableness of cost), rationale for method of procurement and selection of contract type, and basis for payment.

V. LOCALLY OWNED, MINORITY-OWNED, FEMALE-OWNED AND SMALL BUSINESSES

Efforts will be taken to identify and solicit participation of locally owned, minority-owned, female-owned and small businesses; however, it will not be the determining evaluating criteria when selecting a vendor to provide services or materials.

VI. CODE OF CONDUCT

No AAHC director, officer, consultant, or designated agent of AAHC will take part or have an interest in the award of any procurement transaction if a conflict of interest, real or apparent, exists. A conflict of interest occurs when the official, employee or designated agent of AAHC, partners of such individuals, immediate family members, or an organization which employs or intends to employ any of the above has a financial or other interest in any of the competing firms. AAHC directors and officers are subject to a conflict of interest policy.

No AAHC director, officer, consultant or designated agent of AAHC may acquire a financial interest in or benefit in any way from any activity which uses any portion of AAHC funding, nor shall they have any interest in any contract, subcontract or agreement for themselves or any family members.

VII. APPEALS AND REMEDIES

Vendors wishing to contest the selection process or results will have five (5) business days from the date of notice of the final selection to submit written complaints to the President. Thereafter, The President has Ten (10) business days to respond in writing to the complaint.

Adopted by the Board of Directors on April 15, 2026.

ALAMEDA AFFORDABLE HOUSING CORPORATION PROCUREMENT POLICY

All procurements made by ALAMEDA AFFORDABLE HOUSING CORPORATION (AAHC) will be made in accordance with the procurement standards detailed below.

Procurement transactions will maximize open and free competition while ensuring the financial stability of AAHC. AAHC shall not engage in procurement practices that may be considered arbitrary or restrictive.

I. GENERAL

AAHC will:

- Provide a procurement system of quality and integrity;
- Make all feasible efforts to ensure that small and minority-owned businesses, women's business enterprises, and disabled veteran businesses are used when possible;
- Provide for the fair and equitable treatment of persons or firms involved in AAHC procurements;
- Ensure that supplies and services (including construction) are procured efficiently, effectively, and at the most favorable prices available to AAHC;
- Promote competition in contracting; and
- Assure that AAHC purchasing actions are in compliance with all applicable federal, state, local laws, and any other applicable funding programs assisting a particular project or activity.

II. METHODS FOR PROCUREMENT

Procurements shall be made using one of the following methods: (a) small purchase procedures, (b) competitive negotiations, and (c) non-competitive negotiation.

A. Small Purchases

Micro purchases. For purchases up to \$~~10~~15,000 a minimum of only one quote is required provided that the quote is considered reasonable (e. g., based on recent research, experience, or purchases). To the extent practicable, AAHC will distribute Micro Purchases equitably among qualified vendors. The term "practicable" used herein means that there are multiple vendors equally accessible to staff, the purchases will be distributed among the vendors and not left solely with one vendor. Nothing precludes the AAHC staffs from obtaining informal quotes for Micro Purchases to ensure that the purchase is made at the best price.

~~1. The reasonableness may be determined based on catalog price, market research, experience or past purchase. To the greatest extent feasible and to promote competition, requests for quotes for small purchases should be distributed~~

~~among qualified sources. Quotations for microsmall purchases could can be obtained by through AAHC's and/or the Housing Authority's procurement website or by fax, email, or mailed correspondence or written correspondence.~~

2. Small purchase dollar limits. Purchases of supplies, equipment, and services that cost between \$~~1015~~,001 and \$~~250350~~,000 require written estimates. AAHC will solicit written responses from at least three vendors and, if no such responses are available, a statement explaining the procurement will be prepared and filed.

2.3. Third-party property management agent limits. The Executive Director of AAHC is authorized to delegate limited procurement authority to the contracted third-party property management agent. Once delegated in writing, the third-party property management agent is authorized to procure goods and services up to \$50,000 per transaction. Procurement is subject to the documentation requirements of this policy. Procurement exceeding this amount requires prior written approval from the Executive Director of AAHC. This delegation may be removed at any time or may be limited to certain types of purchases.

B. Competitive Negotiations

AAHC will use competitive negotiations when the supplies, equipment, or services have a budget exceeding \$150,000.

1. Request for Proposal

A Request for Proposal (RFP) will be prepared and posted on AAHC's and/or the Housing Authority's procurement website. It may also be emailed to at least three (3) potential vendors. The RFP will describe services needed and identify the factors to be considered in the evaluation of proposals. Requests for proposals will always include cost as one of the evaluation criteria for selection.

Award must be made to the vendor whose written proposal is determined by the AAHC to be the most advantageous to AAHC. Evaluations must be based on the factors set forth in the Request for Proposal and an evaluation of each response must be prepared. The review committee, approved by the President or their designee, may contact the firms regarding their proposals for the purpose of clarification and record in writing the nature of the clarification. If it is determined that no acceptable proposal has been submitted, the received proposals may be rejected and the RFP may be cancelled and reissued. New proposals may be solicited on the same or revised terms, or the procurement may be abandoned.

2. Request for Qualifications

For the procurement of certain professional services, a Request for Qualifications (RFQ) may be used. RFQs are handled in a similar method to RFPs with the exception that cost is not a factor in the initial evaluation. An RFQ will be prepared and posted on the Housing Authority's website. It may also be emailed to at least

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- c. Agent's expense for use of third party consultants or experts, including attorneys, required for the performance of Agent's duties that are included in the Owner-approved Annual Budget shall be paid by Agent from the Property's Operating Account to the extent permitted by HUD Handbook 4370.2 subject to this Agreement's requirements for Owner prior approval of the expenditure through the annual budget, or Emergency conditions as defined herein.

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policies. At a minimum, source document data must be sufficient to establish the basis for selection, basis for cost, (including the issue of reasonableness of cost), rationale for method of procurement and selection of contract type, and basis for payment.

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VII. APPEALS AND REMEDIES

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Adopted by the Board of Directors on ~~February 21, 2024~~ April 15, 2026.