



LOCAL HOUSING TRUST FUND (LHTF) PROGRAM
Annual Report

Last Revised 07/25/2026

HCD Contract Number:	23-LHTFCOM-18007	Grantee Name:	Alameda Affordable Housing Corporation
Preparer Name and Title:	Sylvia Martinez, Director of Housing Development	Preparer Phone Number:	(510) 747-4343
Preparer Email:	smartinez@alamedahsg.org	Reporting Period:	7/1/25 - 6/30/26

The Department reserves the right to request other forms or reports as may be necessary or required to verify the information provided in this Annual Report.

1. Please summarize the work undertaken or completed in the reporting period, including the number, type, and unit count of Eligible Projects receiving Program Funds, pursuant to Guidelines §112(a)(1)

Linnet Corner is a new construction of a single, four (4) story residential building, with 64 units. The 64 units include 40 studio units and 23 one-bedroom units targeting seniors aged 62 and over. There is one two-bedroom dedicated as a manager's unit. Affordability levels ranges between 30% and 40% of the Area Median Income (AMI)
The project has 25% or 16 units serving formerly homeless/homeless senior veterans. Amenities include a community room, dedicated property management and service provider offices, shared parking, a laundry room, a resident garden, and roof terrace.

During the reporting year, July 1, 2025, through June 30, 2026, North Housing Senior Apartments (Linnet Corner) celebrated many important milestones. Construction was completed in August 2025 and lease up efforts began in September 2025. These homes are leased via referrals from the Housing Authority of the City of Alameda's Project Based Voucher Waitlist, a Property Management managed interest list, and Alameda County Coordinated Entry System, who refer senior formerly homeless disabled veterans. Full occupancy was reached by the end of February 2026. On June 30, 2026, stabilization was well underway and the process of conversion to permanent financing had begun.

2. Please summarize the activities planned to be undertaken in the next reporting period, pursuant to Guidelines §112(a)(2)

During the next reporting period, Linnet Corner will have completed conversion to permanent financing and will continue relationships and partnerships with local organizations which have allowed retention rates of 98% over the last 6-months.

3. Please describe any problems encountered in Program implementation. Include a description of the solution and when it will be implemented, pursuant to Guidelines §112(a)(3)

Linnet Corner does not anticipate any future problems in Program implementation.

4. Please describe how the problems referenced in question #3 above may impact the ability to complete or fulfill obligations under the Standard Agreement, pursuant to Guidelines §112(a)(4)
The problems referenced in question #3 will not impact our ability to fulfill obligations under the Standard Agreement for Linnet Corner.
5. Please outline the steps for completing your public noticing and hearing process. Attach required documentation of the website posting and any relevant records of the public hearing, pursuant to Guidelines §108(c)
The Housing Authority of the City of Alameda's (AHA) website (https://www.alamedahsg.org/about-us/alameda-affordable-housing-corporation/) contains the information for our public hearings and notices. We held our annual public hearing on May 20, 2026 within the Alameda Affordable Housing Corporation Board of Commissioners Meeting. The meeting was advertised for 30 days on AHA's website through social media and received written comments until 5:00 PM on 5/20/2026. The agenda for the meeting was published 72 hours in advance. Additionally, there was time for public comment at the meeting. The meeting packet can be found at this link on AHA's website: https://www.alamedahsg.org/meetings/?month=5&yr=2026. The minutes for this meeting can be found in the same location. The Alameda Affordable Housing Corporation is subject to the Brown Act. The relevant section of the Brown Act, as applied to a public agency like AHA whose board is not elected, provides that a nonprofit is covered by the Act if both of the following are true (Government Code Section 54952(c)(1)(B)): a) Test 1: The nonprofit board of directors includes one member of the AHA Board of Commissioners appointed (or elected or selected) by the AHA Board to the nonprofit board as a full voting member; and b) Test 2: The nonprofit receives funds from AHA. AAHC's nonprofit Board includes an AHA commissioner and receives funds from AHA and thus is subject to the Brown Act.
6. Please share any success stories you've had from HCD LHTF-funded projects.
During the reporting period, ICD had two LHTF-funded projects (North Housing PSH-I and Linnet Corner) finish construction, receive CoO and move-in tenants and enter stabilization. Both projects were ahead of schedule, exceeding expectations for the pace of the project. The projects serve highly vulnerable populations, including the formerly homeless, disabled senior veterans, and very low-income seniors. The sites include intensive case management and other resident engagement services that have resulted in successful housing tenure, increased employment, and improved health outcomes for the residents.
7. Please describe how you are adhering to Housing First Practices, if applicable to any projects funded with LHTF Program Funds.
Linnet Corner has 16 formerly homeless veteran fully-furnished units. Additionally, basic home essentials are provided at move-in. All veteran units are selected/referred through the Alameda County Coordinated Entry System in partnership with the SF VA Medical Center. The formerly homeless tenants are supported with intensive case management funded by the County of Alameda. Under Housing First, applicants for the PSH units are not/will not be rejected based on poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."

8. We attest that the Ongoing Revenues identified in the LHTF application based on the definitions below are still ongoing as of the signature date of this annual report.								Yes
Ongoing Revenue Definitions: -Existing Housing Trust Fund Sources: public or private source(s) of revenue totaling at least an average of \$100,000 per year for three years after the date of the Program Award. -New Housing Trust Fund Sources: sufficient public or private source(s) of revenue to pay for the Trust Fund's operating costs for a minimum of five years after the date of the Program Award. Note: Ongoing Revenues may not include one-time donations, such as land donations or large bequests.								
9. We attest that the Local Housing Trust Fund is currently in operation per Guidelines §108(b).								Yes
- Grantee must continue the operation of the Local Housing Trust Fund for at least five years after the Program Funds award date.								
10. Additional Notes - Provide any additional comments in the section below (including if there is a No for cells H96 through H98).								
N/A								
Summary of cumulative number of units produced based on the total assistance funded with LHTF Program Funds and Matching Funds under this contract. Data taken from information input into project-specific tabs. If numbers below appear inaccurate, check information on the corresponding project tab.								
Rental Housing Projects (including Permanent Supportive Housing)								
Total number of units for Extremely Low Income (up to 30% AMI)	19	Total number of units for Lower Income (up to 60% AMI)	44	Total number of units for Lower Income (up to 80% AMI)	0	Total number of units for Moderate Income (up to 120% AMI)	0	
Emergency Shelter or Transitional Housing								
Total number of units for Extremely Low Income (up to 30% AMI)	0	Total number of units for Lower Income (up to 60% AMI)	0	Total number of units for Lower Income (up to 80% AMI)	0	Total number of units for Moderate Income (up to 120% AMI)	0	
Homeownership Projects								
Total number of units for Extremely Low Income (up to 30% AMI)	0	Total number of units for Lower Income (up to 60% AMI)	0	Total number of units for Lower Income (up to 80% AMI)	0	Total number of units for Moderate Income (up to 120% AMI)	0	
ADU/JADU								
Total number of units for Extremely Low Income (up to 30% AMI)	0	Total number of units for Lower Income (up to 60% AMI)	0	Total number of units for Lower Income (up to 80% AMI)	0	Total number of units for Moderate Income (up to 120% AMI)	0	

LOCAL HOUSING TRUST FUND (LHTF) PROGRAM										
Annual Report										
Financial Summary										
Grantee Name:		Alameda Affordable Housing Corporation		HCD Contract Number:	23-LHTFCOM-1800	Reporting Period:	7/1/25 - 6/30/26			
Total Amount of Program Funds Awarded:	Maximum Allowable Program Funds for Admin:	Total Amount of Program Funds Committed to Admin:	Total Amount of Matching Funds Committed to Admin:	Total Amount of Program Funds Disbursed for Admin By HCD:	Total Amount of Program Funds Expended on Admin to date:	Total Amount of Matching Funds Expended on Admin to date:	Total Amount of Matching Funds Required to be On Deposit: **Excluding Admin**	Total Amount of Matching Funds Required to be on Deposit for Admin:		
\$1,000,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00		
Total Amount of Program Funds Expended including Admin:	Total Amount of Matching Funds Expended including Admin.	Total Amount of Program Funds Committed all Projects including admin.	Total Amount of Matching Funds Committed all Projects including admin.		Percent of Program Funds Expended on Extremely Low Income Households (up to 30% AMI)	Percent of Matching Funds Expended on Extremely Low Income Households (up to 30% AMI)	Percent of Program Funds Expended on Lower Income Households (Up to 80% AMI)	Percent of Matching Funds Expended on Lower Income Households (Up to 80% AMI)	Percentage of Program Funds Expended on Moderate Income Households (Up to 120% AMI)	Percentage of Matching Funds Expended on Moderate Income Households (Up to 120% AMI)
\$1,000,000.00	\$2,438,000.00	\$1,000,000.00	\$2,438,000.00		30.00%	73.14%	70.00%	170.66%	0.00%	0.00%
Project(s) Names **Please list all projects awarded from this allocation of LHTF including completed projects**	Type of Loan	Total Amount of Program Funds Committed **Excluding Admin**	Total Amount of Matching Funds Committed **Excluding Admin**	Total Amont of Program Funds Disbursed By HCD **Excluding Admin**	Amount of Funds Expended on Extremely Low-Income (ELI) Households (up to 30% AMI) to Date. **Must be at least 30% of expended funds**		Amount of Funds Expended on Low-Income Households (up to 80% AMI) to Date.		Amount of Funds Expended on Moderate-Income Households (up to 120% AMI) to Date **Must not exceed 20% of expended funds**	
1					LHTF Program Funds	Matching Funds	LHTF Program Funds	Matching Funds	LHTF Program Funds	Matching Funds
Linnet Comer	Both Const/Perm	\$1,000,000.00	\$2,438,000.00	1,000,000.00	\$300,000.00	\$731,400.00	\$700,000.00	\$1,706,600.00	\$0.00	\$0.00
Additional Comments										
Admin fees for the Alameda Affordable Housing Trust Fund are \$100,000 annually. Funded by a private grant.										

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Local Housing Trust Fund (LHTF) Program Annual Report Project Worksheet									
Project Name:	Linnet Corner		Project Address:	2000 Lakehurst Circle, Alameda, CA 94501		Developer Name:	Island City Development		
Project Type:	Rental Housing Project with Mixed PSH Units			Project Activity:	New Construction		Project Status:	Construction Completed	
Date of Project Completion:		8/21/2025		Certificate Issue Date:	8/21/2025		Date Affordability Covenant Expires:	8/21/2080	
LHTF & Non LHTF Project Unit Information: Please fill out the below table with information regarding LHTF-funded and Non LHTF-Funded units in this project, pursuant to §112 (c) of the guidelines.									
Select the total amount of units Funded with LHTF Program Funds <u>**This will populate individual rows for each unit below required to be completed**</u>		Total number of LHTF units for Extremely Low Income (up to 30% AMI)		Total number of LHTF units for Lower Income (up to 60% AMI)		Total number of LHTF units for Lower Income (up to 80% AMI)		Total number of LHTF units for Moderate Income (up to 120% AMI)	
How many rows will the user need? Type 1-300	64	19		44		0		0	
LHTF Program and Matching Funds Unit Number	LHTF Program and Matching Funds Unit Size	LHTF Program and Matching Funds Unit AMI	Avg AMI for LHTF Program and Matching Fund Units in the Project (Enter Actual % AMI Levels)	Amount of LHTF Program Funds Expended In this Reporting Period	Amount of Matching Funds Expended in this Reporting	Amount of LHTF Program Funds Expended To Date	Amount of LHTF Matching Funds Expended To Date	Non-LHTF Units Unit Size and AMI Restriction	Non-LHTF Aggregated Number of Restricted Units in Project
			33.97%	\$0.00	\$0.00	\$1,000,000.00	\$2,438,000.00		
101	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
103	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
105	Studio	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
107	Studio	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
109	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
111	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
113	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
115	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
117	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
119	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
121	Studio	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
201	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
202	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
203	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
204	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
205	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
206	1-Bedroom	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
207	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
208	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
209	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
211	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
213	1-Bedroom	ELI up to 30% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
215	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
217	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
219	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
221	Studio	ELI up to 30% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
223	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
225	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
227	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
301	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
302	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
303	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
304	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
305	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
306	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
307	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
308	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		

309	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
311	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
313	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
315	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
317	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
319	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
321	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
323	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
325	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
327	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
401	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
402	MGR Unit								
403	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
405	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
406	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
407	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
408	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
409	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
411	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
413	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
415	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
417	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
419	Studio	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
421	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
423	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
425	1-Bedroom	LI up to 60% AMI	30.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		
427	Studio	LI up to 60% AMI	40.00%	\$0.00	\$0.00	\$15,873.02	\$38,698.41		

AMI Level	Total LHTF Studio Units:	Total LHTF 1 Bdr Units:	Total LHTF 2 Bdr Units:	Total LHTF 3 Bdr Units:	Total LHTF 4 Bdr Units:	Total LHTF MGR Units:	Total LHTF SFR Units:	Total LHTF E.S. Units:	Total LHTF ADU/JADU Units:
Up to 30%	11	8	0	0	0	0	0	0	0
Up to 60%	29	15	0	0	0	0	0	0	0
Up to 80%	0	0	0	0	0	0	0	0	0
80% to 120%	0	0	0	0	0	0	0	0	0
AMI Level	Total Non -LHTF Studio Units:	Total Non -LHTF 1 Bdr Units:	Total Non -LHTF 2 Bdr Units:	Total Non -LHTF 3 Bdr Units:	Total Non -LHTF 4 Bdr Units:	Total Non -LHTF MGR Units:	Total Non -LHTF SFR Units:	Total Non -LHTF E.S. Units:	Total Non -LHTF ADU/JADU Units:
Up to 30%	0	0	0	0	0	0	0	0	0
Up to 60%	0	0	0	0	0	0	0	0	0
Up to 80%	0	0	0	0	0	0	0	0	0
80% to 120%	0	0	0	0	0	0	0	0	0
Market Rate	0	0	0	0	0	0	0	0	0

Matching Sources									
Please input the source of each Matching Funds used and amount expended on this project									
Name of Matching Funds Approved			Source of Matching Funds Approved			Total Amount of Matching Funds Expended in this Report Period		Total Amount of Matching Funds Expended To Date	
Alameda Affordable Housing Trust Fund			Private Contributions			\$0.00		\$2,438,000.00	
Non-Residential Sources			Residential Sources			Total =		Total =	
Total Percentage:	100.00%	\$2,438,000.00	Total Percentage:	0.00%	\$0.00	\$0.00		\$2,438,000.00	
Additional Comments									
Unit 402 is a 2-Bedroom Manager's unit and is not rent restricted.									
Executed & Recorded Loan Documents for the Project									
Have any of the loan documents for this project been executed and recorded?								No	

Section 1 - Loan Repayment, Interest Repayment , and Fee Payment Derived from Loans as required by Section 109(b) of the Guidelines Individual Repayment / Payment Project Information from current Standard Agreement (Whole Numbers Only)							
LHTF Program Project Name		Total LHTF Program Funds Loan Amount	Initial Loan or Interest Repayment and / or Fee Payment Due Date	To Date Amount of Loan Repayments Received	To Date Amount of Interest Repayments Received	To Date Amount of Fee Payments Received	Total Amount of Repayments / Payments
Linnet Corner		\$3,438,000	5/1/25	\$0	\$0	\$0	\$0.00
Total Contracts	1	\$3,438,000.00		\$0.00	\$0.00	\$0.00	\$0.00
Section 2 - Narrative Instructions: Please provide answers and information for each question below							

What action is being taken to promote and spend LHTF repayment / payment funds?

Repayment funds have not yet been generated.

If facing difficulty in deploying repayment / payment funds into new projects, what obstacles are impeding forward progress?

N/A

Do you have a plan in place to expend the loan and interest repayments and/or Fee Payments received?

No funds are currently available. Funds will be held until sufficient to redirect to eligible activities pursuant to Guidelines Section 105.

Grantee Name:	Alameda Affordable Housing Corporation	HCD Contract Number:	23-LHTFCOM-18007
Reporting Period:	7/1/25 - 6/30/26		
CERTIFICATION			
<i>*Failure to meet reporting requirements will result in notice to the Grantee that it must satisfactorily cure any deficiencies within three months of the notice, or it will be ineligible for any additional LHTF award (LHTF Final Guidelines §111 (c))</i> <i>**The Department may, as it deems appropriate or necessary, request the repayment of funds from a Grantee, or pursue any other remedies available to it by law for failure to comply with these Guidelines and/or the terms and conditions of the Standard Agreement. (LHTF Final Guidelines §111 (d))</i> <i>***By signing this request, I certify to the best of my knowledge and belief that the request is true, complete, and accurate, and the expenditures, disbursements and cash receipts will be for the purposes and objectives set forth in the terms and conditions of the State award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)</i>			
Signature Method:	Certification by Printed Name		
Name of Authorized Person		Title of Authorized Person	
Vanessa Cooper		Executive Director	
Signature of Authorized Person		Date	
Vanessa Cooper		8/4/2026	