

FISCAL YEAR

2025-2026

JULY 1, 2025 - JUNE 30, 2026

ANNUAL REPORT



Housing Authority
— of the —
City of Alameda

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IN OCTOBER 2025, THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA (AHA) RECEIVED THE NATIONAL AWARD OF MERIT FROM THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS (NAHRO).

THIS AWARD RECOGNIZES OUTSTANDING WORK IN AFFORDABLE HOUSING SPECIFICALLY RELATED TO AHA'S RESTORE REBUILD PROJECT AT INDEPENDENCE PLAZA. MAJOR THANK YOU TO ALL STAFF AND PARTNERS THAT CONTRIBUTED TO THIS AGENCY MILESTONE, AS AHA IS THE FIRST HOUSING AUTHORITY NATIONWIDE TO LEVERAGE HUD'S RESTORE-REBUILD INITIATIVE (FORMERLY KNOWN AS FAIRCLOTH-TO-RAD) FOR AN ACQUISITION ONLY CONVERSION.



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MESSAGE FROM AHA EXECUTIVE DIRECTOR & AHA BOARD CHAIR

Dear AHA Residents, Partners, and the greater Alameda Community,

The 2025-2026 fiscal year (July 1, 2025 – June 30, 2026) has been defined by a steadfast commitment to our mission of providing quality, affordable housing and supportive services to low-income residents here in this island city. As the cost of living in the Bay Area continues to present significant challenges, our role in maintaining the housing diversity of Alameda has never been more critical.

During this past fiscal year, AHA has focused on maximizing the impact of our existing programs while streamlining our operations to better serve our community. Our housing voucher programs remain the cornerstone of our efforts, supporting over 1,700 low-income households. This year, we achieved a high utilization rate, ensuring that federal subsidies are working directly for Alameda families, seniors, and individuals with disabilities. Beyond the administration of vouchers, AHA has dedicated significant resources to the stewardship of our own portfolio. Maintenance and capital improvement projects across our managed properties have ensured that our residents live in environments that are not only affordable but safe, modern, and energy efficient.

Addressing the housing crisis requires bold action and creative development. This fiscal year saw major milestones in our development pipeline, as we opened the first two buildings (Estuary I and Linnet Corner) at North Housing, which has been in AHA's development roadmap for over ten years. AHA invested in the creation of these new 109 affordable units that cater to a range of needs—from permanent supportive housing for formerly homeless individuals at Estuary I to high-quality apartments for senior households (ages 62+) at Linner Corner. By leveraging state grants, local partnerships, and innovative financing models, we are working to ensure that those who work in Alameda—our teachers, service workers, and first responders—can also afford to live here. We remain committed to the principle that housing is a fundamental human right and a prerequisite for health, education, and economic stability.

In 2025, the Housing Authority of the City of Alameda (AHA) celebrated its 85th Anniversary! AHA was officially formed on August 9, 1940, when AHA was created through a resolution passed by the Alameda City Council, to meet the demand for affordable housing after the Alameda Naval Air Station opened in November 1940. AHA's legacy of creating affordable housing opportunities for low-income households continues to this day. While we celebrate the accomplishments of the past, we are acutely aware of the work that remains. The demand for affordable housing in Alameda continues to outpace supply. As we move into the next fiscal year, our focus will be on evaluating our development opportunities, exploring new ways to preserve existing affordable housing stock, and to expand services that benefit AHA residents.

We want to extend my deepest gratitude to our Board of Commissioners for their visionary leadership, to our dedicated staff who work tirelessly on the front lines of housing affordability, and to the City of Alameda for its continued partnership. Most importantly, we want to thank our residents. Your resilience and your contributions to the fabric of this city inspire everything we do. Together, we are building a more inclusive Alameda—one household at a time.

Respectfully,

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



AHA-Owned Communities

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



NORTH HOUSING RESIDENT IMPACT

Hi my name is Richard.

In July 2025 my wife and I moved into our 1 bedroom unit at Estuary One. This was coming from a 5-year nightmare of trying to secure a place to live. Back in 2019 I was diagnosed with cancer. My wife already 100% disabled had her hands full. Then COVID hit. I lost my company, we lost our home, all of our belongings, our financial savings everything. We were reduced to living in our pickup truck after our savings ran out. We were living in our truck for 4 years. I had a poor credit score so no one would rent to us. It was chipping away at our humanity. Homelessness does that. It robs you of any and all dignity or self-worth. People look down on you and treat you like animals. Worse actually. You have no idea how it ruins perfectly good people. After time you start to lose hope and wonder if that's how you're going to die. My wife by the 3rd year had a stroke and was put into a care rehabilitation center for a time. Then a program called tiny homes reached out to us. They're a transitional housing org. That takes in homeless people who are in medical respite and provides them with a tiny home shelter and 2 hot meals a day for up to 3 months. In that time, they try to match you with permanent low-income housing. That's when we were connected with Estuary One. My wife until now hasn't smiled in 5 years. We were sitting in our new apartment the other day and I walked in to see her sitting in her wheelchair organizing the hall closet with the biggest smile on her face just as content as anyone could be. All I could do is stand there crying on my shirt sleeve like a child. I was so happy. I thought I'd never see that smile again.

COMMUNITY PARTNERSHIPS

AHA's supportive services and support extend beyond just housing. AHA partners with LifeSTEPS (www.lifestepsusa.org) to have social services staff onsite at AHA properties to work alongside residents to help them build stable, healthy, and connected lives by providing access to services and opportunities that promote housing stability, economic mobility, youth success, health and wellness, community engagement, financial capability, and connections to essential community resources. Some examples of these essential service providers include local government and community organizations featured below:



BECOME AN AHA LANDLORD

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

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

To become an AHA landlord today, please call (510) 747-4358 or send email to hainfo@alamedahsg.org.

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



AGENCY HIGHLIGHTS

On September 25th, 2025, the Housing Authority of the City of Alameda (AHA) hosted the Grand Opening for North Housing. AHA is appreciative of all the community members, partners, and local leaders that shared in the celebration of this agency milestone. These first two buildings (Linnet Corner and Estuary I) at North Housing feature 109 affordable rental homes and residents include veterans, seniors, and the previously unhoused. Special thanks to our speakers that participated in the presentation including Alameda County (District 3) Supervisor Lena Tam, Alameda City Manager (Jennifer Ott), AHA Executive Director (Vanessa Cooper), and AHA Board Chair (Carly Grob). Plus representatives from Enterprise Community Partners, Bank of America, LifeSTEPS, and Alameda Point Collaborative.



In alignment with the City's Climate Action and Resiliency Plan, AHA integrated green building standards into our recently developed North Housing community. We are also actively exploring how to reduce the environmental footprint of our properties, minimizing the use of electricity and water, all while promoting landfill diversion to our residents in partnership with the City of Alameda's Zero Waste program. AHA also partnered with City of Alameda to open the City's first building-powered public curbside electric vehicle charger at Everett Commons.



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



COMMISSIONERS & LEADERSHIP

AHA Board of Commissioners

Thelma Decoy, Commissioner

Carly Grob, Board Chair

Eric Husby, Commissioner

Michaelea Joseph-Brown, Commissioner

Alex Kaufman, Commissioner

Vadim Sidelnikov, Vice Chair/Commissioner

Kenji Tamaoki, Commissioner



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AHA Leadership

Vanessa Cooper, Executive Director

Nancy Gerardin, Director of Property Operations

Sylvia Martinez, Director of Housing Development

Tonya Schuler-Cummins, Director of Data and Policy

Louie So, Chief Financial Officer

Alicia Southern, Director of Human Resources

FINANCIAL DATA & PROGRAM METRICS

The Housing Authority's annual operating budget for Fiscal Year 2025-2026 is \$77,580,831 million. This budget revenue is inclusive of HUD funding, local grants, tenant rents and investment income, with a budgeted staff of 53 full-time employees. AHA has two affiliated nonprofits, Alameda Affordable Housing Corporation and Island City Development. AHA and its affiliates own a total of 944 affordable rental homes.

During Fiscal Year 2025-26 (July 1, 2025 through June 30, 2026) the program data collected by AHA staff reflected the following:

232

is the number of Reasonable Accommodations that were processed.

\$49,773,617

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

2,810

Housing Quality Standards (HQS) inspections were completed.

1,787

Is the average number housing vouchers under lease per month.

\$25,617

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

137

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

70%

of AHA housing program households are seniors and/or disabled.

84

inquiries were resolved by AHA's Ombudsman program.

13 YEARS & 11 MONTHS

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

\$2,136,795

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



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(510) 747-4300

TTY 711

hainfo@alamedahsg.org

www.alamedahsg.org

To stay informed on future housing developments by AHA, please sign-up for AHA's email newsletter via www.ahagroup.click

AHA OMBUDSMAN PROGRAM

The Housing Authority of the City of Alameda Ombudsman Program is a solution-oriented community resource available to all AHA tenants, AHA housing program participants, AHA landlords, City of Alameda residents, City of Alameda property owners, City of Alameda businesses, and other community organizations.

The Ombudsman Program provides an array of services, including:

- Resolving complaints or disputes from AHA residents, participants, and landlords.
- Identifying AHA staff members to answer specific questions.
- Developing and expanding community partnerships.
- Serving as an unbiased AHA representative to help find a resolution.

Ombudsman Program contact info:

(510) 747-4358

ombudsman@alamedahsg.org