

# **FY 2023-2024 ANNUAL REPORT**

---

**JULY 1, 2023 - JUNE 30, 2024**



Housing Authority  
— of the —  
City of Alameda

# TABLE OF CONTENT



Housing Authority  
— of the —  
City of Alameda

- Page 3:** Message from AHA Executive Director & Board Chair
- Page 4-5:** Map of AHA Communities
- Page 6:** Community Partner Impact
- Page 7:** Become an AHA Landlord
- Page 8:** Affordable Housing on the Horizon
- Page 9:** Agency Highlights
- Page 10:** Commissioners & Leadership
- Page 11:** Financial Data & Program Metrics



## Fiscal Year 2023-24 Awards

This past fiscal year, the Housing Authority of the City of Alameda (AHA) won some noteworthy recognition, including the Award of Excellence for Rosefield Village from the National Association of Housing and Redevelopment Officials (NAHRO). NAHRO's Award of Excellence recognizes outstanding innovation and achievement in housing and community development across the United States. AHA also won the NAHRO Award of Merit for AHA's partnership with Pulte Homes to purchase 18 new affordable rental homes via an Inclusionary Housing program.

# MESSAGE FROM AHA EXECUTIVE DIRECTOR & AHA BOARD CHAIR

Hello AHA Stakeholder,

It is our pleasure to present you with the Annual Report for the 2023-2024 fiscal year (July 1, 2023 - June 30, 2024) that demonstrates the talent, outcomes and mission of the Housing Authority of the City of Alameda (AHA). This past fiscal year, AHA staff and leadership focused on administering financial subsidies to qualified low-income households, streamlining housing program administration, fostering strategic partnerships, planning for future community development, and expanding social service support to AHA residents and program participants.

With the goal of building 600+ new affordable homes by 2030, AHA is focused on leveraging several strategies to increase the amount of affordable housing stock in the City of Alameda. Those strategies include new construction of affordable housing and enrolling private market landlords into AHA's Housing Choice Voucher (HCV) program. AHA's newest and largest housing development, North Housing, serves as a perfect example of how AHA is nimble, committed, and capable enough to execute a long term housing development strategy. The North Housing Master Plan is a multi-year commitment for AHA, along with Island City Development, to create 586 new affordable homes in the City of Alameda. The first phase of North Housing began construction in early 2024 and is slated to complete construction in late 2025. Upon completion of this first phase, 109 affordable homes will be provided to individuals who are unhoused or formerly unhoused, military veterans, and/or seniors (62+).

Beyond utilizing new construction, AHA seeks to grow affordable housing opportunities for low-income households by recruiting and retaining local landlords into AHA's Housing Choice Voucher (HCV) program. Recently, AHA began to offer new landlord financial incentives (via HUD's Moving to Work demonstration program), such as vacancy loss payments and individual lease-up incentives for landlords. During the 2023-24 fiscal year, AHA distributed \$153,000 worth of financial incentives to AHA's Housing Choice Voucher landlords. These incentives can be combined with other incentives to total up to a maximum of one month of rent. As a result of these financial incentives, AHA now partners with 400+ City of Alameda private market landlords to provide affordable housing to low-income tenants.

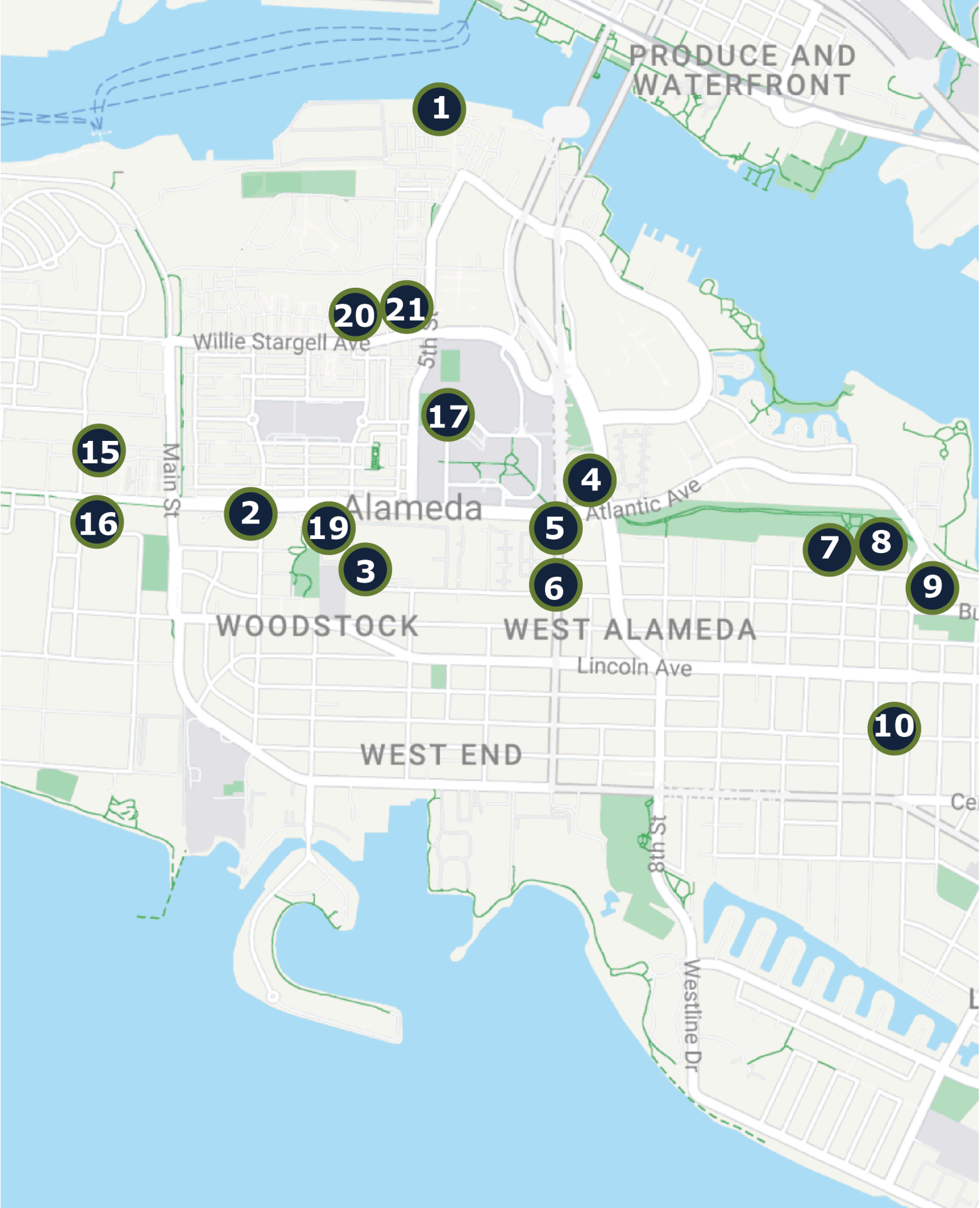
Together with AHA staff, commissioners, partners, community, and clients, AHA strives to provide support for AHA program participants, by providing them with social services and other resources which enable them to achieve their full potential through all stages of their life. AHA has fostered many partnerships with community organizations to provide AHA program participants of all ages with an array of services. Our strong community partnerships have helped tenants to achieve housing stability through an integrated and holistic approach, not simply through a financial subsidy.

With the affordable housing crisis impacting the City of Alameda, as well as the greater Bay Area, the Housing Authority of the City of Alameda remains steadfast in overcoming challenges to achieve housing stability, finding opportunities for housing development and acquisition, and creating strategies to provide more affordable housing option for our city's residents. We look forward to continuing our work with the community and building on our commitment to develop more affordable housing for the City of Alameda.

Thank you for your support,

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

# AHA COMMUNITIES





# AHA COMMUNITIES

## LEGEND

### AHA Properties

1. **Bay 37 at Pulte Homes** - 2437 Eagle Ave  
18 Affordable Housing Units
2. **Esperanza Apartments** - 1903 3rd Street  
112 Affordable Housing Units
3. **China Clipper** - 460 Buena Vista Ave  
26 Affordable Housing Units
4. **Independence Plaza** - 703 Atlantic Ave  
186 Affordable Housing Units
5. **Eagle Village** - 700 Block of Eagle Ave  
42 Affordable Housing Units
6. **Rosefield Village** - 700 Block of Buena Vista Ave  
91 Affordable Housing Units
7. **Parrot Village** - 1850 St. Charles Street  
50 Affordable Housing Units
8. **Parrot Gardens** - 1845 Bay Street  
8 Affordable Housing Units
9. **Littlejohn Commons** - 1301 Buena Vista Ave  
31 Affordable Housing Units
10. **Sherman House** - Sherman Street near Central Avenue  
9 Affordable Housing Units
11. **Stanford House** - Stanford Street and Clement Street  
4 Affordable Housing Units

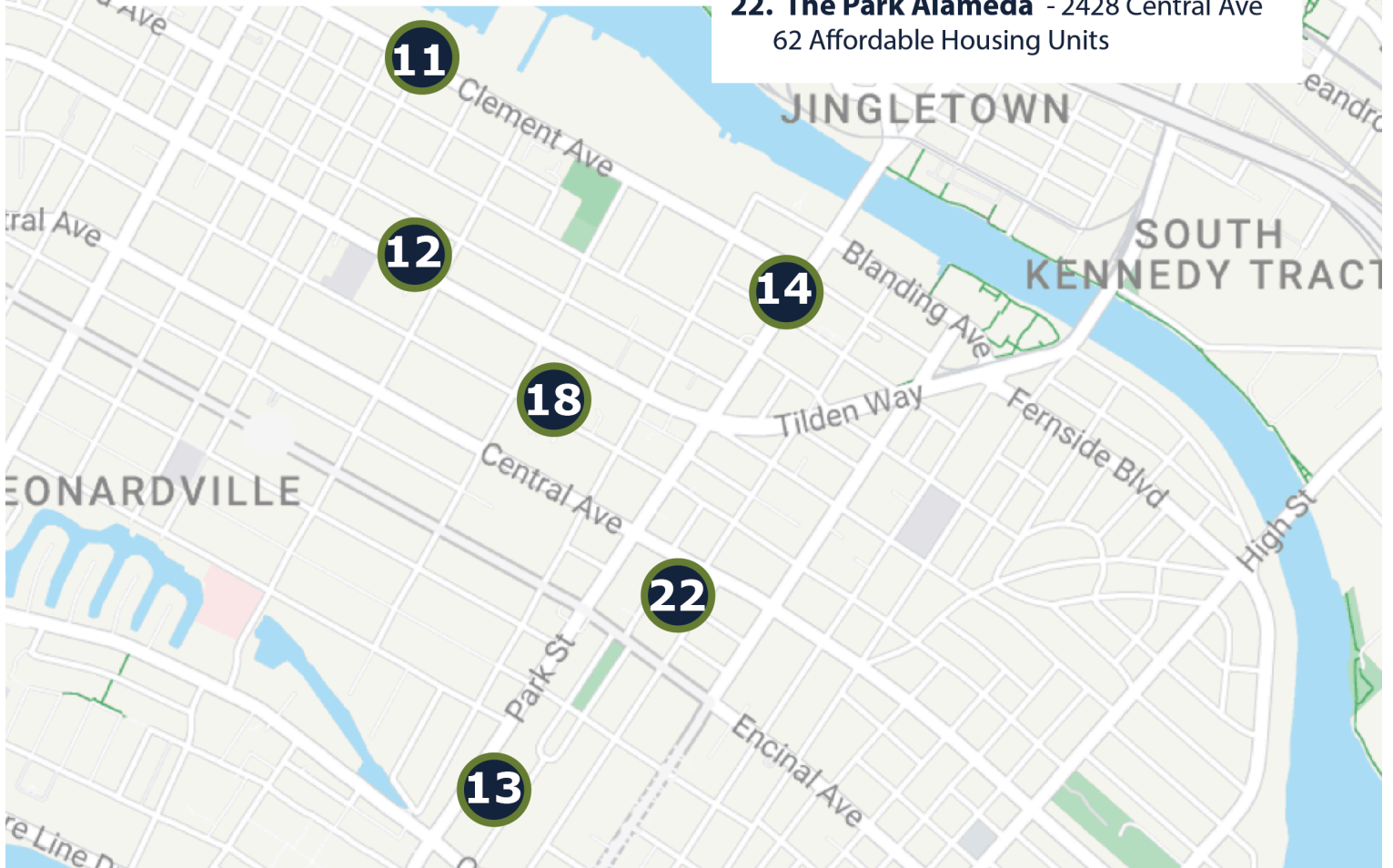
12. **Lincoln Willow** - 2100 Block of Lincoln Ave  
5 Affordable Housing Units
13. **Anne B. Diament Plaza** - 920 Park Street  
65 Affordable Housing Units
14. **Everett Commons** - 2437 Eagle Avenue  
20 Affordable Housing Units

### AHA Subsidized Properties

15. **Corsair Flats** - 171 W Atlantic Ave  
60 Affordable Housing Units
16. **The Starling** - 170 Coronado Ave  
70 Affordable Housing Units

### AHA Partnership Properties

17. **Breakers at Baypoint** - 459 Neptune Gardens Ave  
52 Affordable Housing Units
18. **Jack Capon Villas** - 2216 Lincoln Ave  
19 Affordable Housing Units
19. **Rica Vista** - 1825 Poggi St  
186 Affordable Housing Units
20. **Shinsei Gardens** - 401 Stargell Ave  
39 Affordable Housing Units
21. **Stargell Commons** - 2700 Bette St  
32 Affordable Housing Units
22. **The Park Alameda** - 2428 Central Ave  
62 Affordable Housing Units



# COMMUNITY PARTNER IMPACT



Housing serves as a stabilizing force in the lives of many Housing Authority residents striving towards self-sufficiency, including vulnerable populations like the previously homeless, seniors (ages 62+) and people with disabilities. All of these diverse households have unique life experiences, and a variety of needs. To help stabilize these households and enable them to flourish, AHA provides social services via community partnerships with agencies like the Alameda Food Bank, Alameda Family Services, Alameda Recreation and Parks Department, Alameda Boys & Girls Club, Alameda Rent Program, Center for Elders Independence, Alameda Point Collaborative, Building Futures, the City of Alameda, plus many more.

Beyond AHA's vast roster of community partners, AHA also contracts with LifeSTEPS to provide onsite resident services at all AHA properties, which include employment, medical, financial, and social services. With this resident engagement and service-oriented approach, the real life positive impact of these resources is tangible and the following AHA resident story highlights the life-changing impact that AHA and LifeSTEPS can generate together, one household at a time.

"Holly" was born and raised in Southern California and relocated to the Bay Area in 1990. She currently resides in one of AHA's family properties in Alameda. Her life was marked by prolonged periods of unemployment and homelessness, but despite the hardships, Holly remained resilient. Her solace was found in cooking, a passion that brings her immense joy.

LifeSTEPS Director of Social Services, Trevor, met Holly during his resident outreach efforts, where he learned her struggles were quickly leading her towards potential eviction. Focusing on keeping Holly housed, Trevor worked with Holly and her Property Manager to establish a rent payment plan, enabling her to clear her balance, while ensuring timely current rent payments. Furthermore, Trevor assisted her with completing a LifeSTEPS Emergency Assistance application, securing \$400 in rental assistance, and connected her with a health professional to address her health-related needs. Trevor continued his work with Holly, updating her resume and cover letter, teaching her how to craft a budget and manage her finances. Armed with these new skills and resources, Holly placed her resume online, leading to calls offering permanent employment opportunities, one of which she secured and holds more than a year later. Without Trevor's unwavering support and guidance, Holly might have faced housing insecurity.

Holly expressed her gratitude, saying, "Trevor has helped so much during one of the most challenging periods of my life and has been available as a compassionate listener. Thank you, Trevor, for everything". Holly's story is a testament to the transformative power of support and the resilience of our program participants. With LifeSTEPS, AHA, and Trevor by her side, she has not only achieved stability but also regained her hope and determination to reach self-sufficiency.

# 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. Via AHA's Moving To Work program, AHA is able to offer private market landlords financial incentives. Listed below are financial incentives that were available to City of Alameda landlords in FY 2023-2024. 41 new landlords joined AHA's Housing Choice Voucher landlord program in the 2023-2024 Fiscal Year.

**\$100** for a unit that passes initial HQS inspection on the first inspection (at move-in) and an AHA HCV program participant then leases the unit.

**\$1,000** for a unit that was previously leased by a participant in AHA's HCV program and is then leased to a new HCV program participant at AHA.

**\$1,500** for a unit that has never been previously leased by a participant in AHA's Housing Choice Voucher program. The tenant on the new lease must be an AHA HCV program participant.

**\$2,000** for an ADA accessible unit when it is leased to an AHA HCV program participant.

**NOTE:** Landlords can receive multiple incentives for a unit, but the total of all payments have to be equal to or less than one month of rent.

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

To become an AHA landlord today, please call (510) 747-4322.





# AFFORDABLE HOUSING ON THE HORIZON



## North Housing

To celebrate the start of construction of the North Housing Master Plan, the Housing Authority of the City of Alameda and its affiliate Island City Development, hosted a start of construction celebration event on April 24th, 2024. The event was attended by the State of California Controller (Malia Cohen), officials from the U.S. Department of Housing and Urban Development, and Tomiquia Moss, the Secretary of the California Business, Consumer Services, and Housing agency.

The event formally announced that 109 new affordable homes are coming to the City of Alameda via two new housing developments (Estuary I and Linnet Corner). These two new developments will provide housing for homeless and formerly homeless individuals, military veterans, and for seniors (ages 62+). Construction of the first two buildings (Estuary I and Linnet Corner) is expected to be completed in late 2025.

Once both properties open in 2025, all leasing and property management services will be provided by FPI Management ([www.fpimgt.com](http://www.fpimgt.com)). Building Futures ([www.bfwc.org](http://www.bfwc.org)), along with the Alameda Point Collaborative ([www.apcollaborative.org](http://www.apcollaborative.org)), will lead comprehensive case management and supportive services for residents at the Estuary I. LifeSTEPS ([www.lifestepsusa.org](http://www.lifestepsusa.org)) will provide case management and resident services at Linnet Corner.



# AGENCY HIGHLIGHTS



## AHA Successful at Housing Homeless Families and Veterans

During this fiscal year, AHA obtained 100% lease-up in its Emergency Housing Voucher (EHV) program. In June 2023, AHA was awarded Stability Vouchers, so AHA was able to apply the best practices learned from the EHV housing placements to placing the families and individuals with Stability Vouchers. Then in early 2024 the Housing Authority of the County of Alameda (HACA), the Oakland Housing Authority (OHA), the Department of Veteran Affairs, the Housing Authority of the City of Alameda, and HUD all worked together to reallocate Veteran Affairs Supportive Housing (VASH) vouchers from HACA and OHA to AHA. This reallocation of VASH vouchers enabled AHA to house 36 additional previously homeless veteran households, with a majority of these veterans being housed in units owned by private market landlords.



## Partnership with Alameda Municipal Power (AMP)

AHA staff worked closely with Alameda Municipal Power ([www.alamedamp.com](http://www.alamedamp.com)) staff to identify AHA housing program participants that live at AHA-owned properties who are eligible to participate in AMP's Energy Assistance Program. The Energy Assistance Program (EAP) delivers low-income AMP customers a 25% discount on their monthly energy costs. In June 2024, 240 AHA households were auto-enrolled into the EAP program resulting in monthly savings for each of those households.

## AHA's Summer Internship Program

In March 2024, AHA staff launched a robust recruitment effort to hire 5 interns to participate in AHA's Summer Intern program, and over eighty candidates applied. This is the 5th year that AHA has hired summer interns and the AHA interns currently study or graduated from the University of California, Berkeley or UC Davis. The 2024 summer interns gained valuable experience in the following departments: Administrative Services, Data and Policy, Human Resources, Housing Development, Housing Programs, and Asset Management.





# COMMISSIONERS AND LEADERSHIP



## **AHA Board of Commissioners**

Thelma Decoy, Commissioner

Carly Grob, Board Chair

Bachir Hadid, Commissioner

Eric Husby, Commissioner

Michaelea Joseph-Brown, Commissioner

Alex Kaufman, Commissioner

Vadim Sidelnikov, Vice Chair/Commissioner

Kenji Tamaoki, Vice Chair/ Commissioner



Housing Authority  
— of the —  
City of Alameda

## **AHA Leadership**

Vanessa Cooper, Executive Director

Nancy Gerardin, Director of Property Operations

Lynette Jordan, Director of Housing Programs

Greg Kats, Director of Administrative Services

Shanon Lampkins , Asset Management

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



## Financial Data

The Housing Authority's annual operating budget for Fiscal Year 2023-2024 is \$60,385,365. This budget revenue is inclusive of HUD funding, local grants, tenant rents and investment income, with a budgeted staff of 54 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.

## Program Metrics



**66%** of AHA households are seniors or disabled.



**\$38,039,205** in housing assistance was paid to provide decent, safe, and sanitary housing for AHA's housing program participants.



The average tenure of an AHA housing program participant is **16 years and 7 months**.



AHA provided **180** language translation service sessions to AHA housing program participants and AHA tenants.



**69%** of AHA households are headed by a woman as Head of Household.



www.alamedahsg.org had over **98,000** unique website visitors with over **353,000** page views.



**\$24,458** is the average income of AHA housing program participants.



An average of **1,625** housing vouchers are under lease per month.



**2,701** Housing Quality Standards (HQS) inspections were completed by the Housing Authority.



Housing Authority  
— of the —  
City of Alameda

## Contact Us

(510) 747-4300

[www.alamedahsg.org](http://www.alamedahsg.org)

[hainfo@alamedahsg.org](mailto:hainfo@alamedahsg.org)

701 Atlantic Avenue

Alameda, CA, 94501