

Housing Development



Development Pipeline Quarterly Update

The Housing Authority (AHA) purchased three additional PULTE homes in the fall of 2022. These brand-new apartments and condos are close to grocery, medical and transit sites making them an ideal location to call home. These homes are located adjacent to the newly opened waterfront park, creating occasions for outdoor recreation, gathering of neighbors and enjoyment the City's public spaces. For leasing availability or information, contact AHA's Scattered Site Property Manager at 510-217-8683 or email everettcommons.cd@fpimgt.com. These units are not leased through the Pulte Homes Sales Office on site – please do not contact Pulte Homes directly.



Pulte homes complex at sunset in Alameda, CA.

In December of 2022, the Housing Authority of the City of Alameda entered into a regulatory agreement with Vue Alameda and successfully completed the establishment of 132 apartment homes at Rica Vista as affordable housing apartments serving moderate income households (80% of Area Median Income)

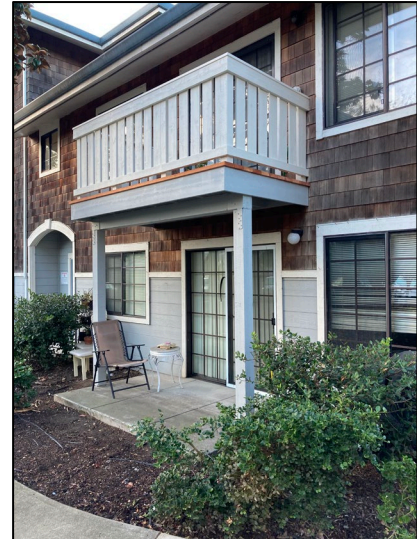


Rica Vista apartment homes shared courtyard.

for a 55-year term. AHA and its partners at Rica Vista will hold a small ceremonial signing event commemorating this new addition. Questions about the property or leasing should be directed to the property management team at 510-567-7209 or visit <http://www.ricavista.com>.

Alameda Affordable Housing Corporation's (AAHC) existing portfolio are undergoing recapitalization. The entire portfolio was reviewed and special emphasis placed on Independence Plaza, Esperanza, and China Clipper. Updates and details about the recapitalization plans will be provided at the Board of Directors Meetings.

Independence Plaza began balcony repairs and replacements in the fall of 2022. Initial reviews identified 53 balconies needing full replacement and 25 balconies needing additional guard rail installation. The full replacements are like for like and keeping the property compliant with all building and safety codes. Inclement weather delayed the project, but the work reached 80% completion by mid-January with sixteen balconies remaining. Staff anticipate a smooth completion and have been thankful to residents understanding during the weather delays. Once complete, residents will enjoy their updated patios in time for spring weather.



(Image left): original balconies with bracing installed prior to major work. (Image center): construction underway on resident balconies. (Image right): completed balcony replacement.

North Housing

The North Housing (NH) redevelopment, 12- acres of land on the former Alameda Naval Air Station (NAS), remains in the predevelopment phase. Currently three phases of the 12-acre redevelopment have submitted permits and are undergoing the initial check and response period. In addition, these phases are still awaiting funding announcements through the State of California's Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC). Final Award decisions are expected to be sent out in late January. The development team will be submitting financial applications to the Federal Home Loan Bank San Francisco Affordable Housing Program General Fund (FHLBSF AHP) and the 9% and 4% TCAC first rounds for North Housing Phase I and North Housing Senior Apartments. The Site remains undeveloped, however, if funding were to be awarded, construction could begin in late 2023. Major progress updates for these projects will be presented quarterly at the Housing Authorities Board of Commissioner Meetings.

Other Projects:

Alameda Adaptive Reuse, also known as the Webster Hotel Conversion, is in line for a potential funding award from the State of California HCD who administers the SuperNOFA submissions from 2022. The development team will also apply for future funding once available. Island City Development continues to work on the Tilden Commons with new smoke detectors installed at the current buildings on site. Feasibility and funding applications will continue for this project in 2023.

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Contact Us: 510-747-4300

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