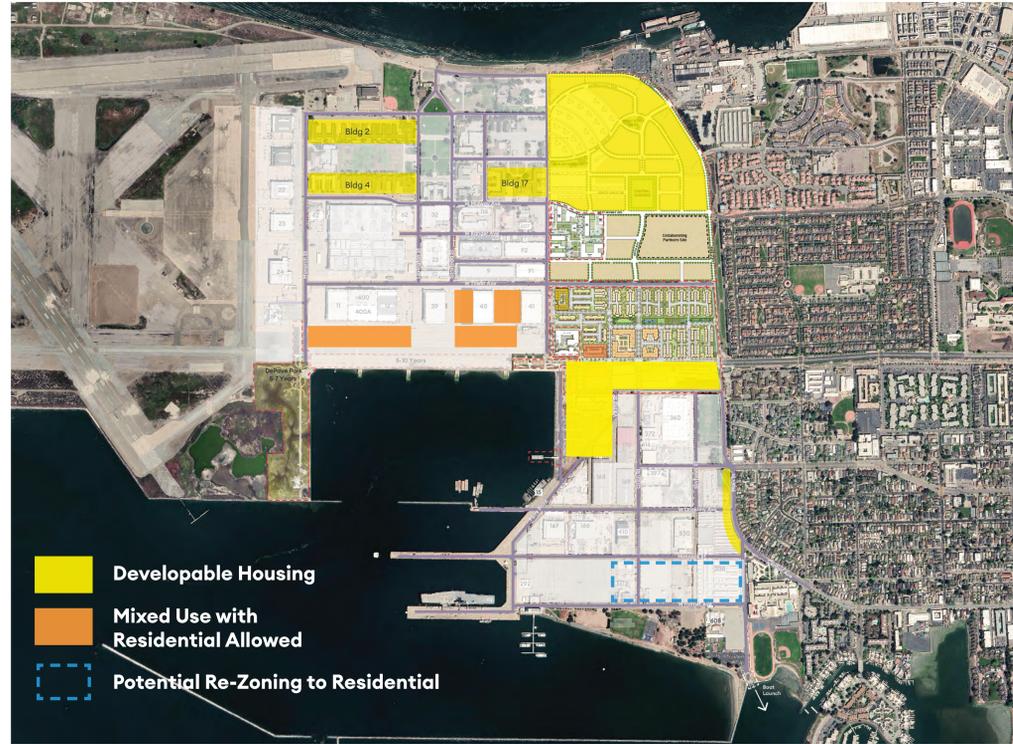




# HOUSING

## Housing Opportunity Sites



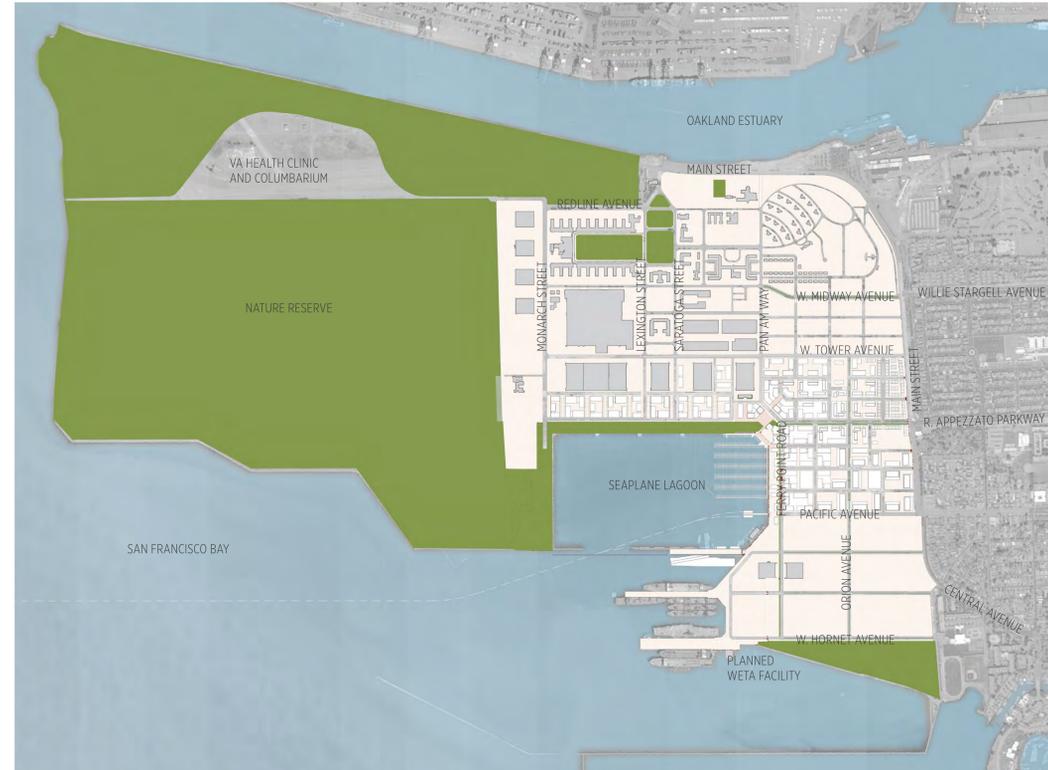
Use	Housing Sub-districts					
	Enterprise-1	Enterprise-2	Enterprise-3	Adaptive Reuse	Waterfront Town Center	Main Street Neighborhood
Dwelling unit, multi-family	-	-	C	C(a)	P	P
Dwelling unit, one-family and two-family	-	-	C	-	-	P
Accessory dwelling unit (b)	-	-	P	P	P	P
Junior accessory dwelling unit (b)	-	-	P	P	P	P
Shared living	-	-	C	C	P	P
Supportive housing	-	-	C	C	P	P
Transitional housing	-	-	C	C	P	P
Residential care facilities	-	-	C	C	P	P
Low barrier navigation centers	-	-	P	P	P	P
Artist studio	C	C	C	P	P	P
Work/live studio	-	C	C	C	C	C

Legend  
C = Conditional  
P = Permitted

## Land Use Map and Zoning



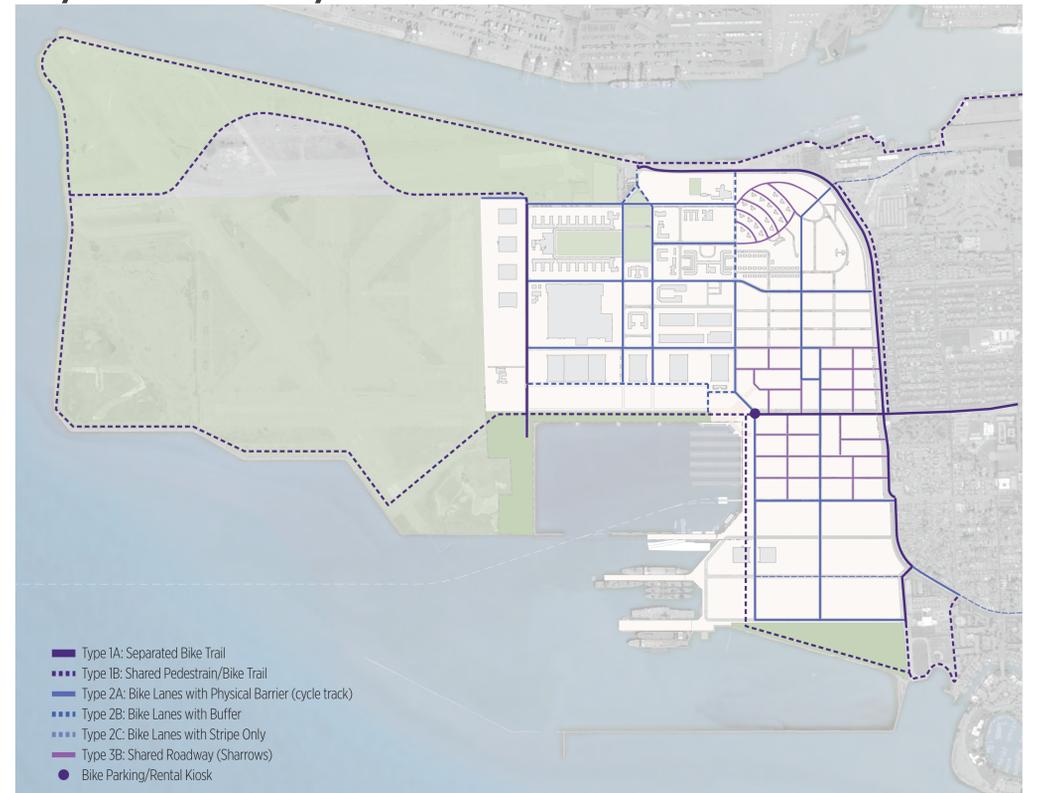
## Open Spaces



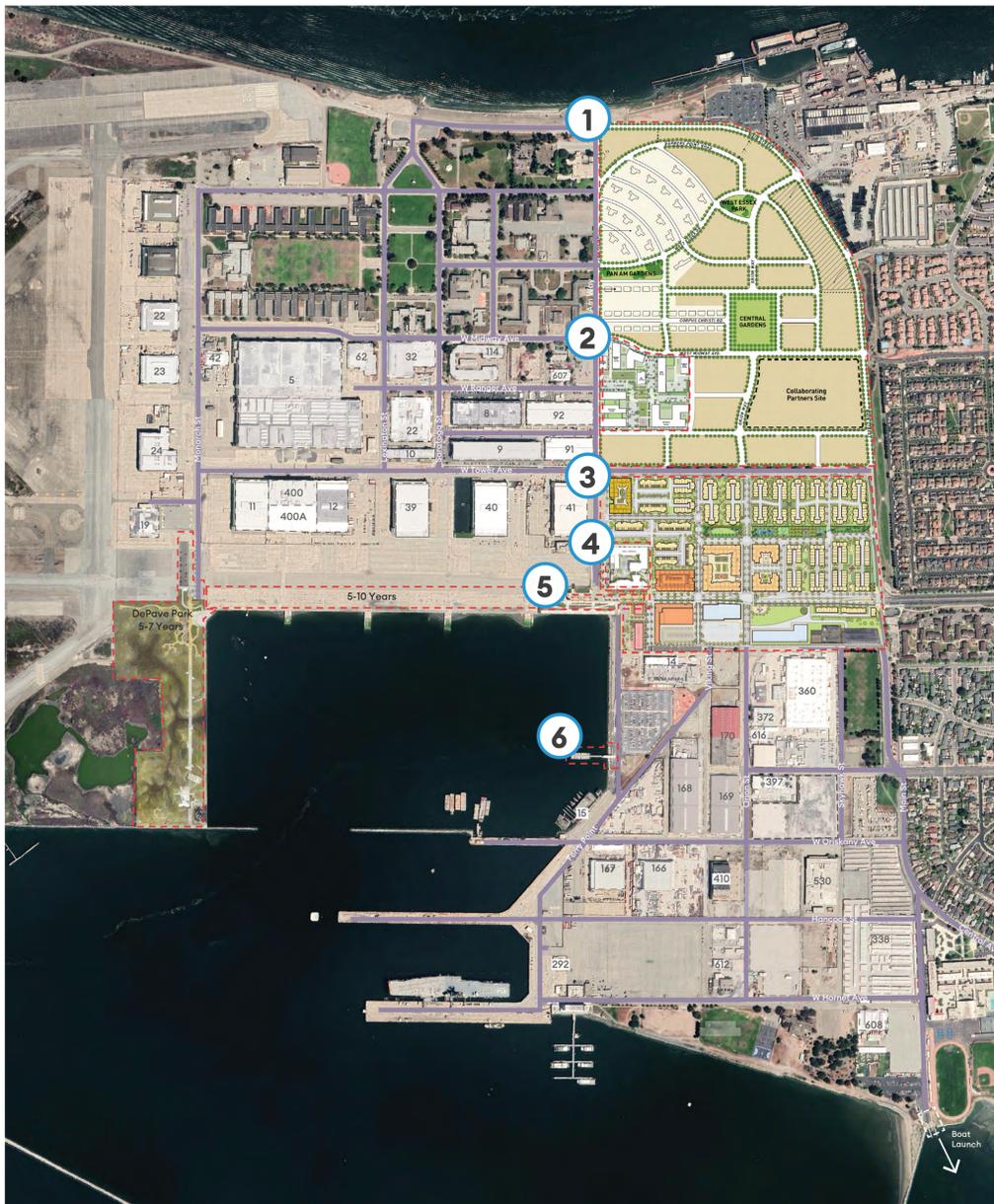
## Vehicular and Public Transit Circulation



## Bicycle Circulation System



# HOUSING



**1. Main Street Neighborhood Plan**



**2. RESHAP Plan (Approved Supportive Housing)**



**3. Site A (Approved Housing)**



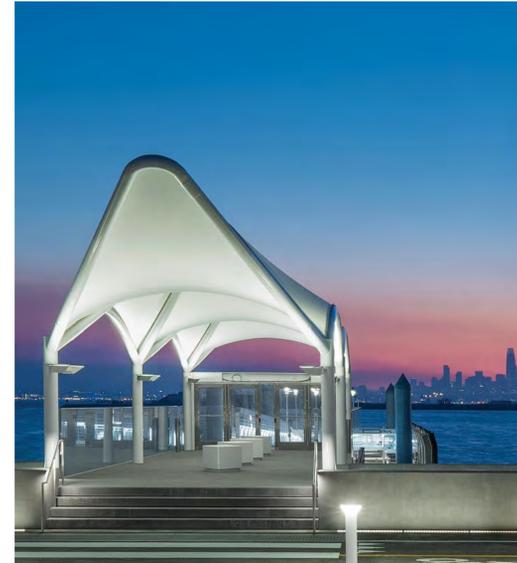
**4. Block 11 at Site A (Approved Housing)**



**5. Alameda Waterfront Park Phase I (Completed)**



**6. Alameda Seaplane Ferry Terminal (Completed)**



# HOUSING

## Rental and For-Sale Housing at Alameda Point: Factors that affect what can be built in today's market



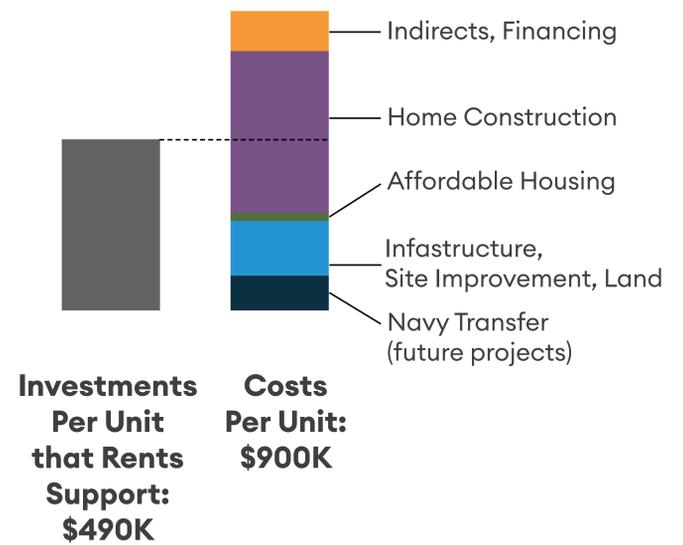
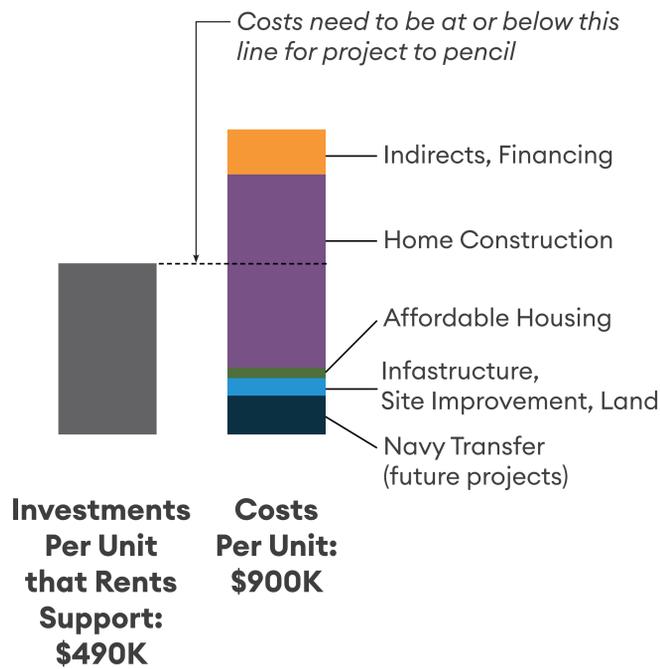
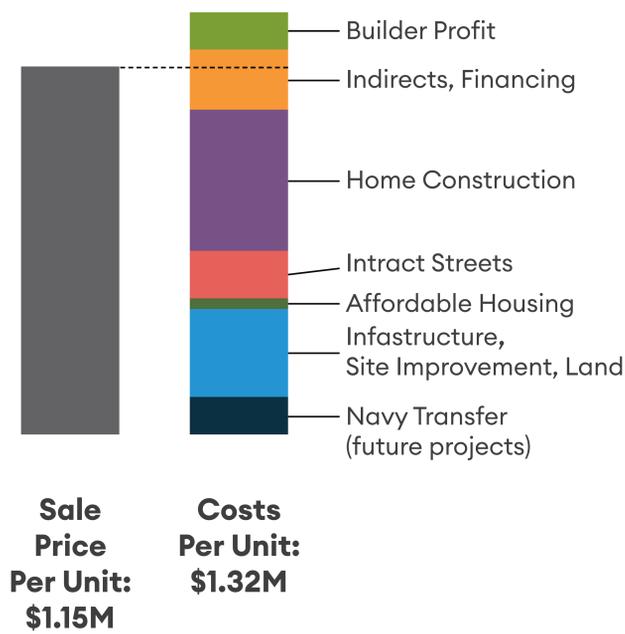
**For-Sale Townhomes**  
(strongest feasibility right now)



**Rental: 7-Story Wood Frame Over Concrete Podium**



**Rental: 3-Story Wood Frame**



*\*Illustrations of costs and revenues are conceptual and do not represent a specific project at Alameda Point.*

### Special Considerations Impacting Alameda Point Housing Development

- Must replace existing deteriorating infrastructure (i.e. streets + utilities)
- Project Labor Agreement (which addresses jobs, training, safety, etc.) required
- Excess housing fee under conveyance agreement with Navy applies to additional housing units beyond currently approved projects.
- Soil conditions and need to raise site elevation due to sea level rise
- 25% affordable housing required per settlement agreement (versus 15% citywide)
- Projects are required to have a maintenance Community Facilities District (CFD) for services beyond those provided by the City

### Building rental housing has become more challenging

- Thousands of new units in Alameda and Oakland have caused rents to drop and vacancy to rise
- Costs of building new units have increased.
- Financing is more difficult due to higher interest rates, lower unit values

# HOUSING

