



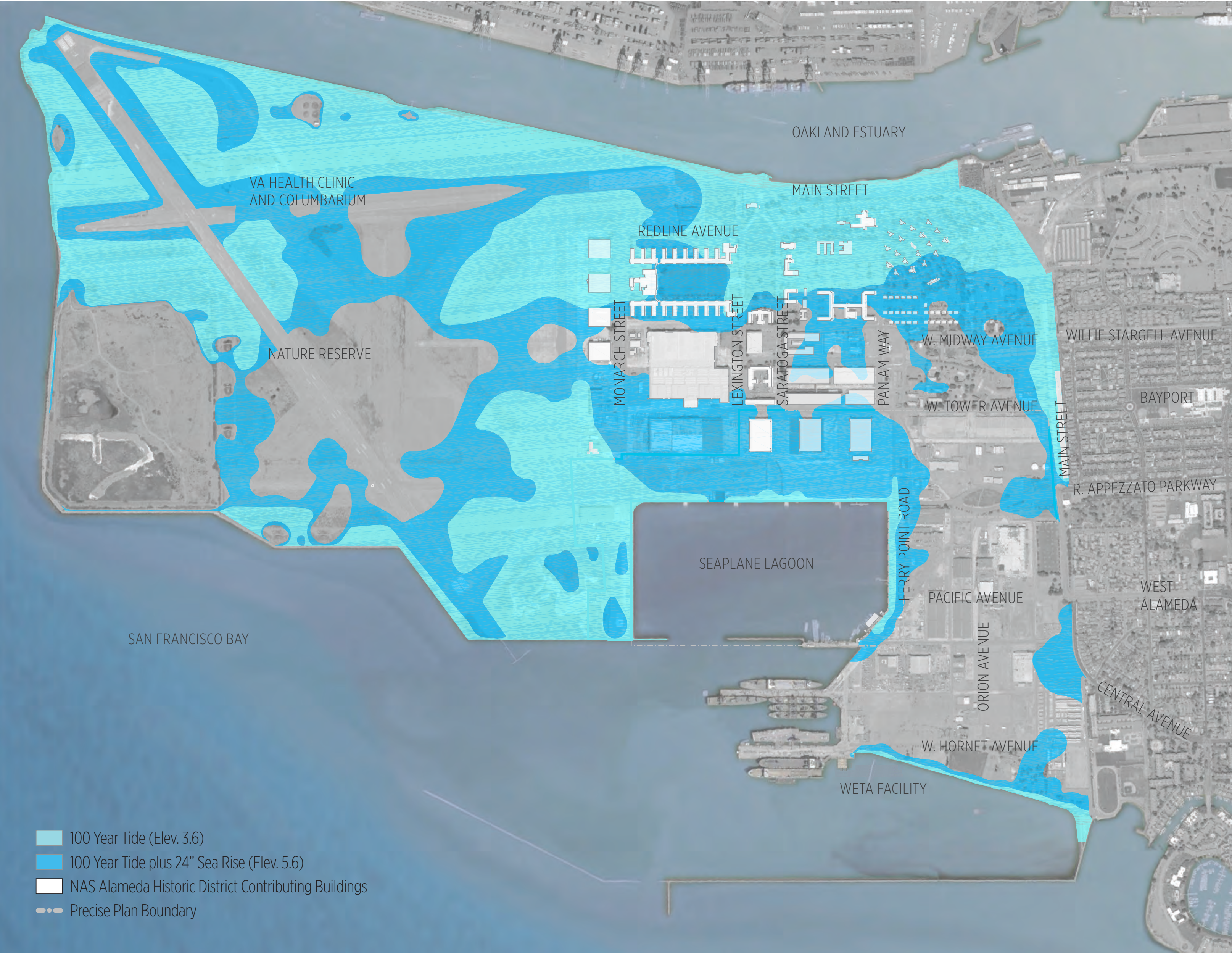
Historic District



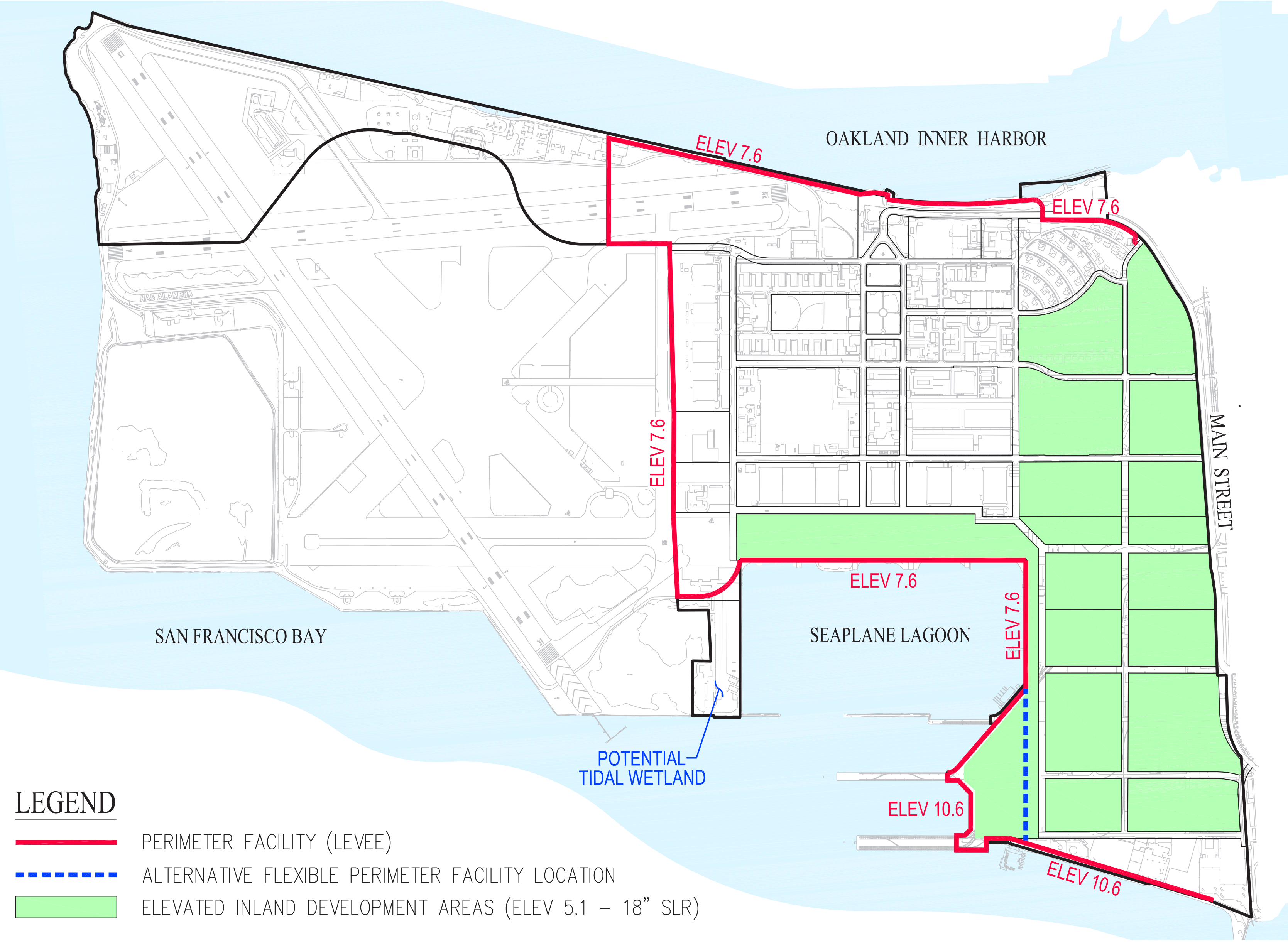
Lands in Public Trust



Sea Level Rise



Shoreline Adaptation Elevated Grades



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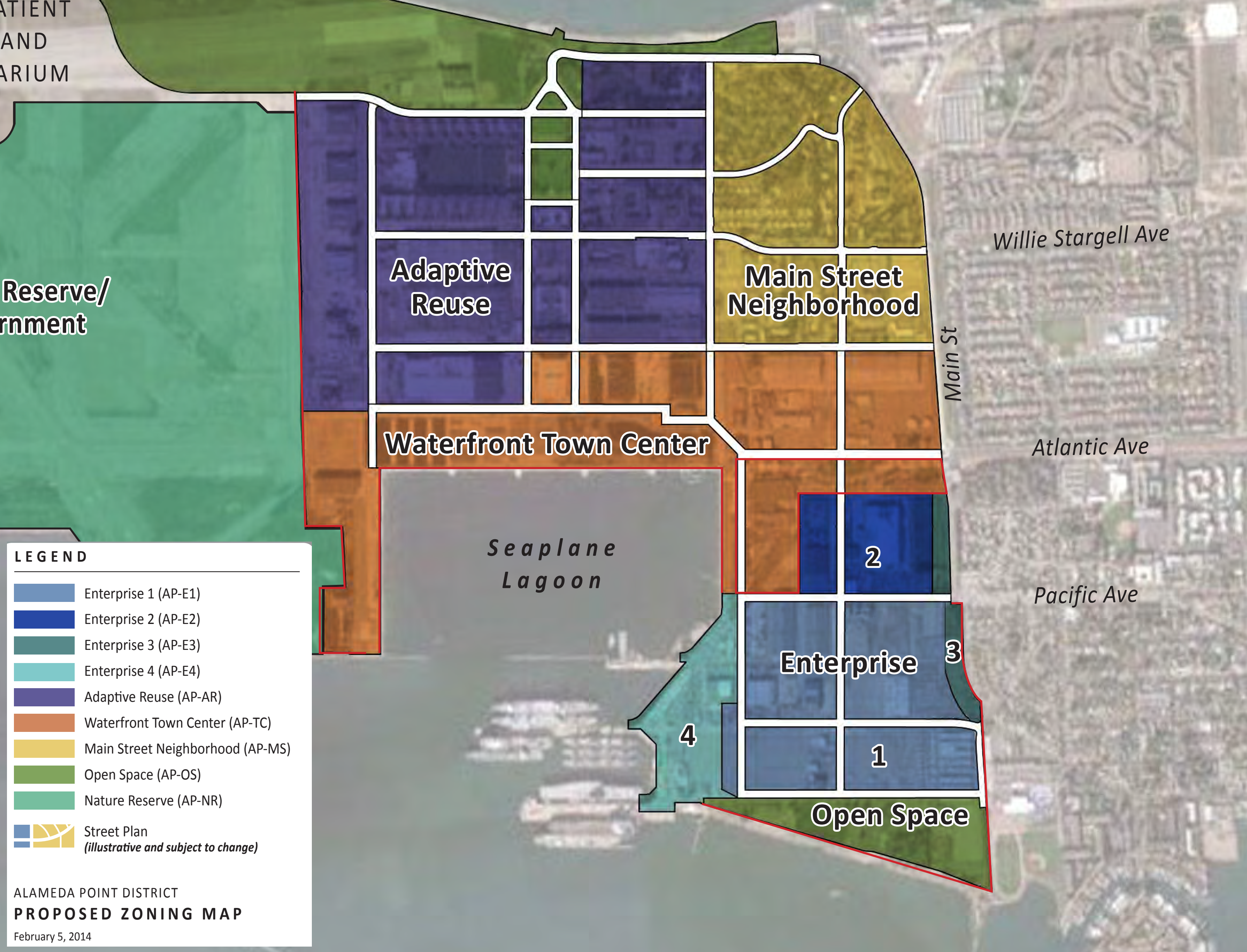
Housing Opportunity Sites



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



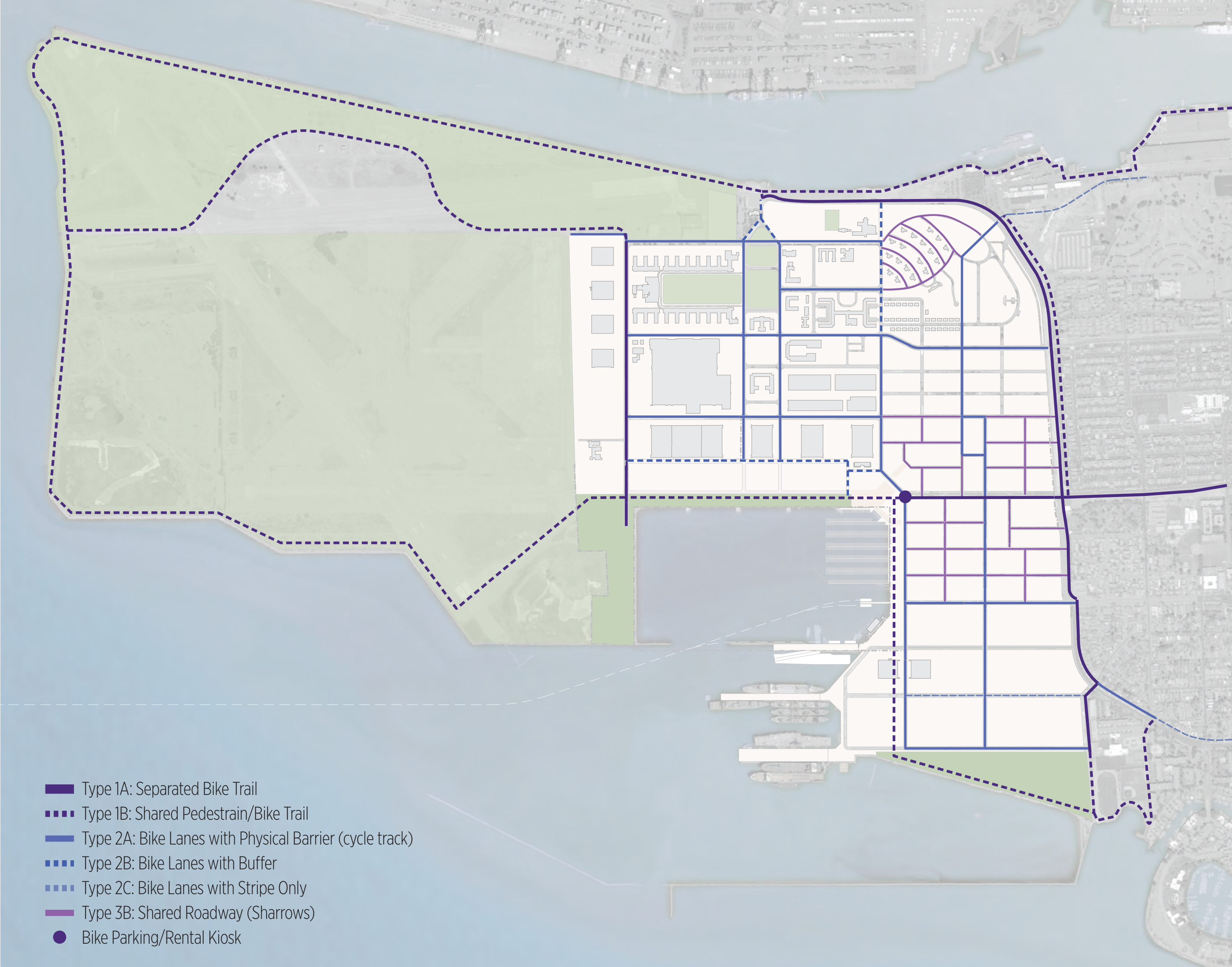
Open Spaces



Vehicular and Public Transit Circulation



Bicycle Circulation System



CITY OF
ALAMEDA

ALAMEDA POINT

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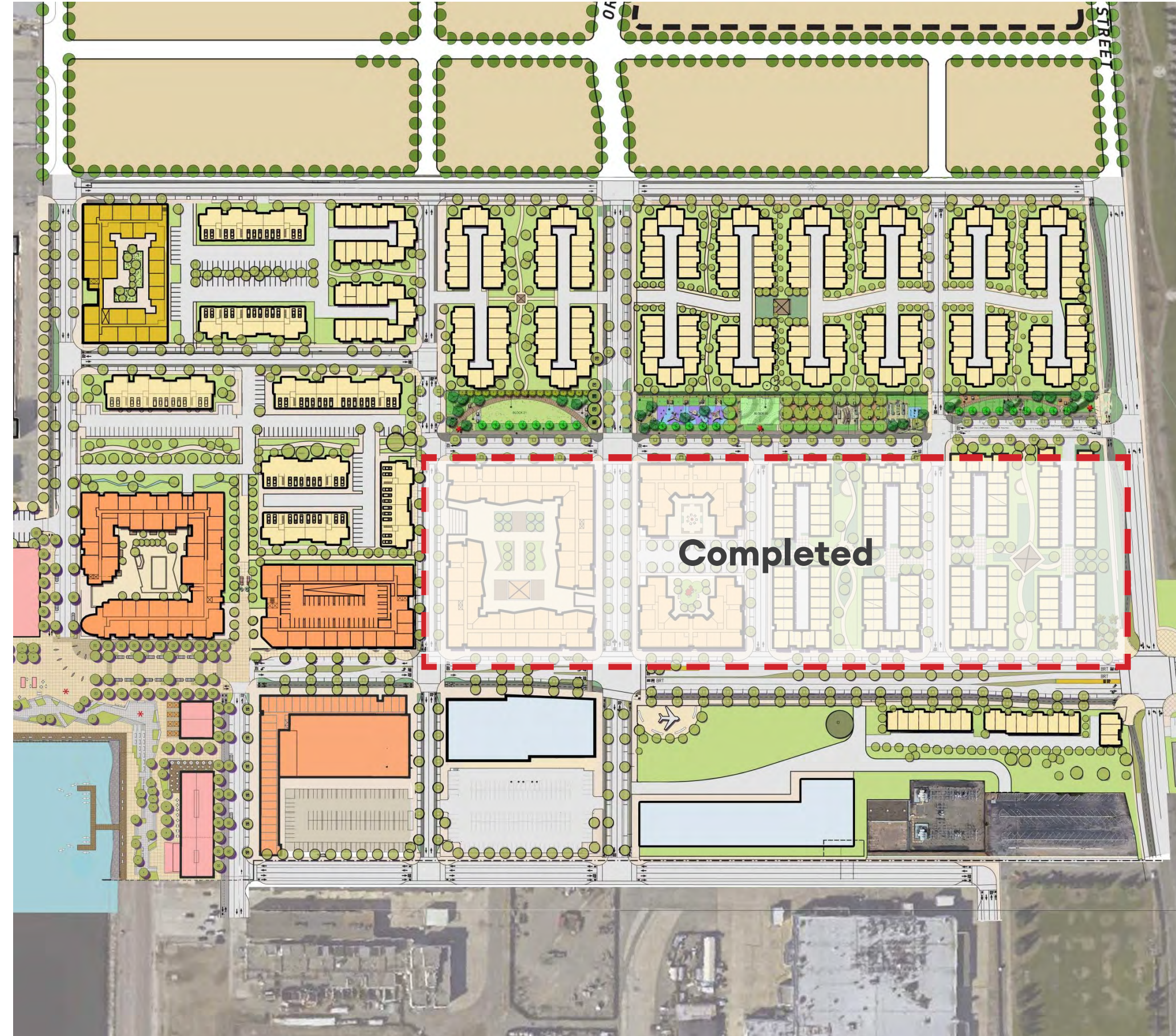
1. Main Street Neighborhood Plan



2. RESHAP Plan (Approved Supportive Housing)



3. Site A (Approved Housing)



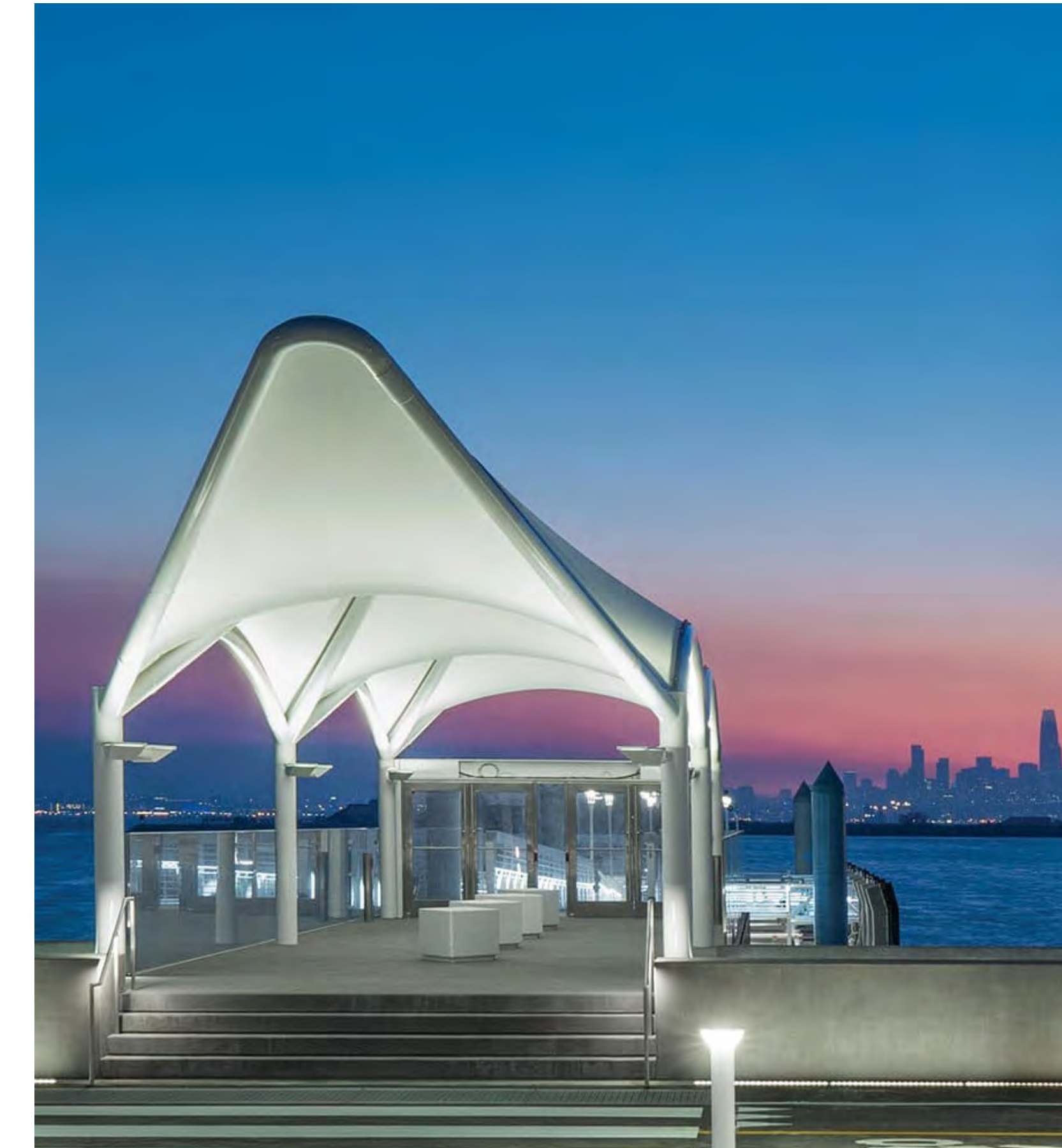
4. Block 11 at Site A (Approved Housing)



5. Alameda Waterfront Park Phase I (Completed)

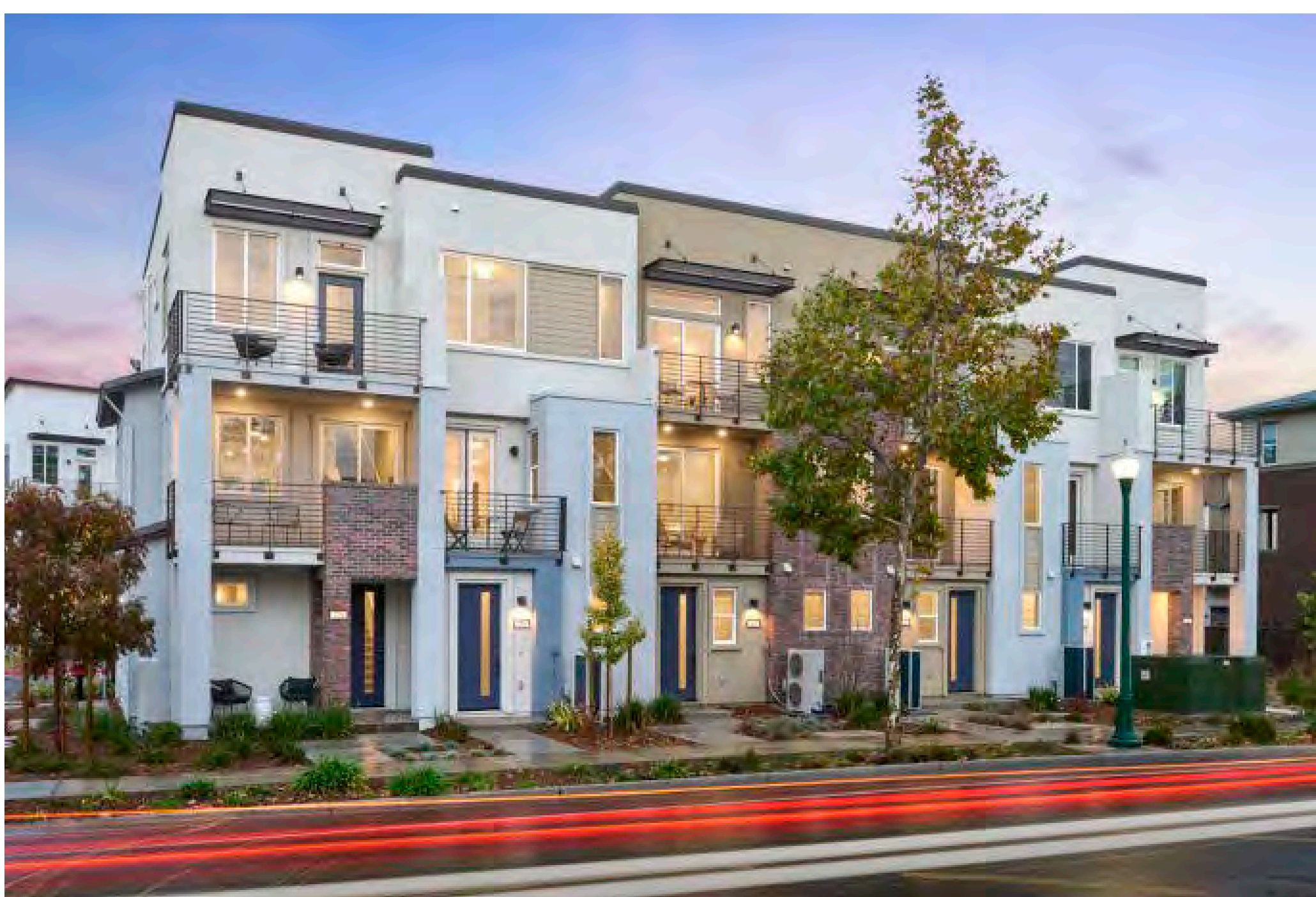


6. Alameda Seaplane Ferry Terminal (Completed)



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



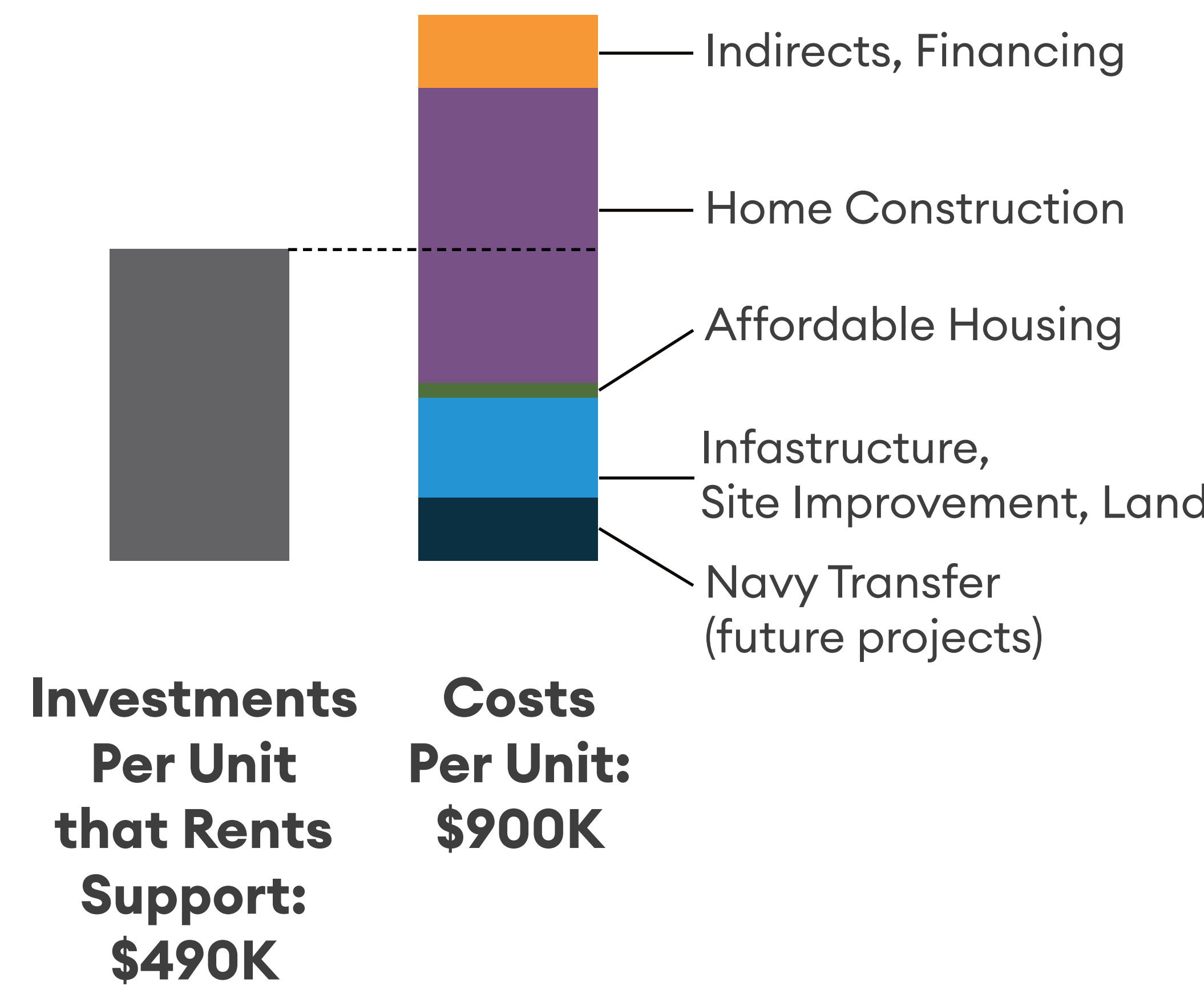
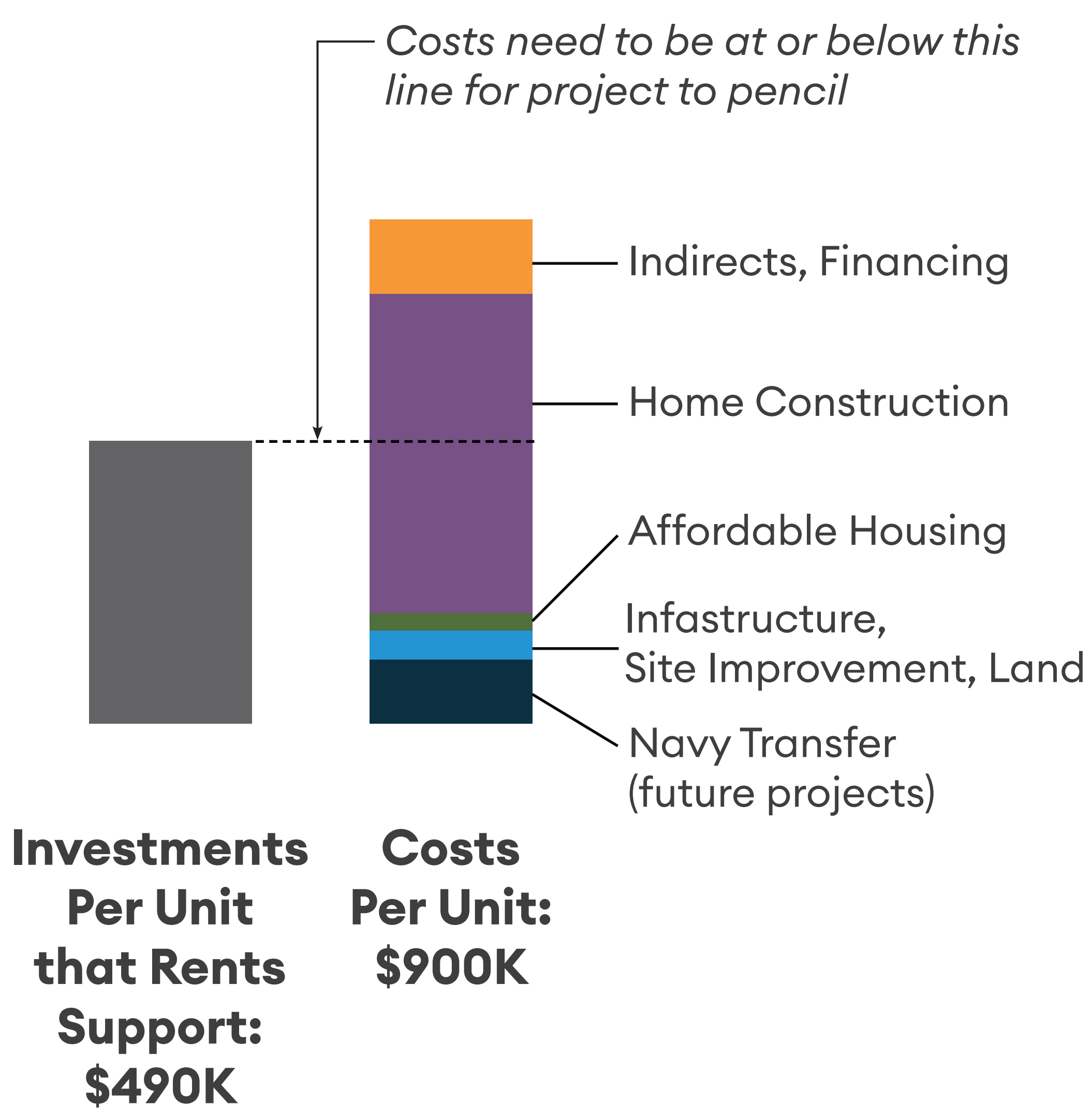
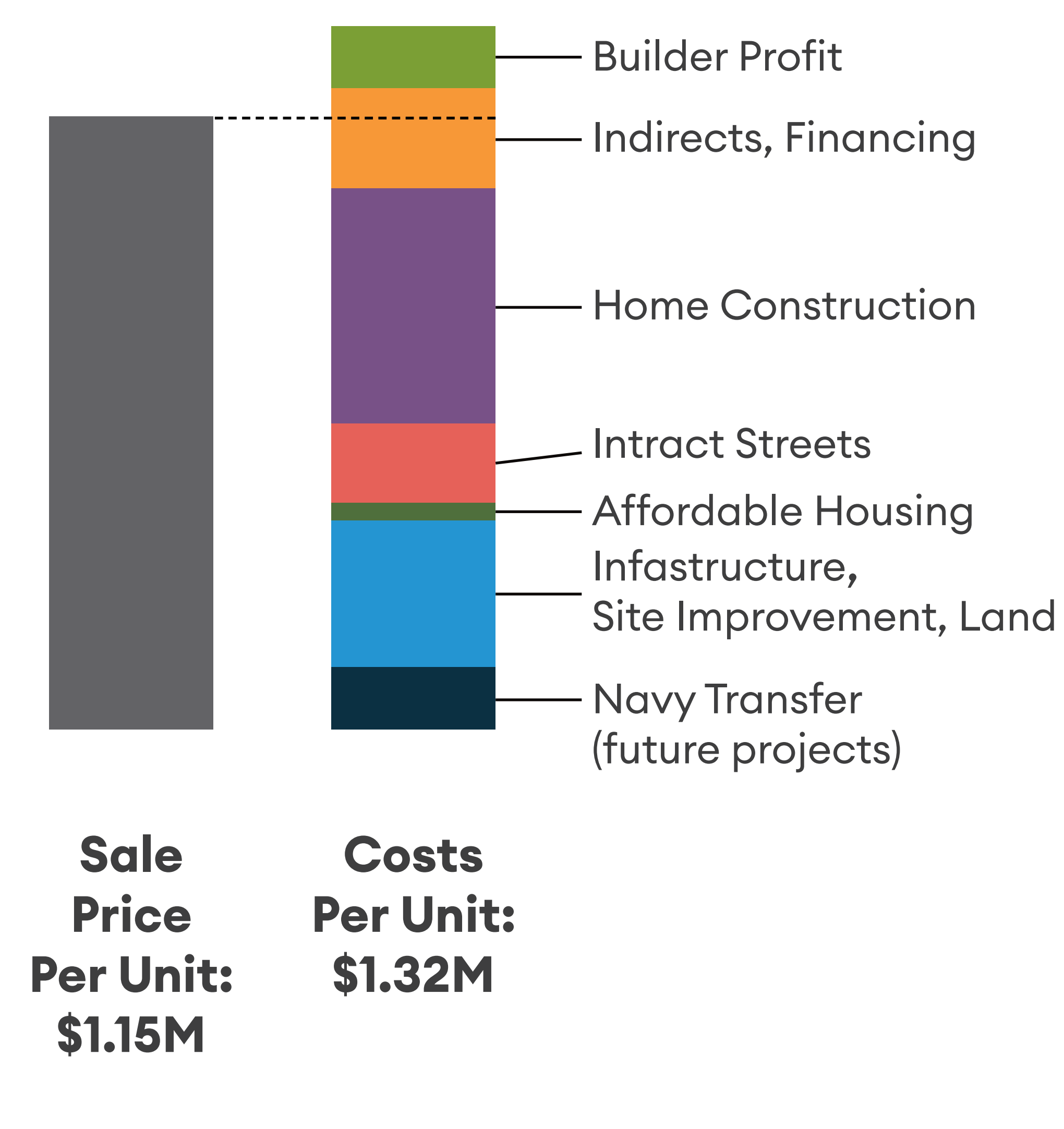
For-Sale Townhomes
(strongest feasibility right now)



**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



