



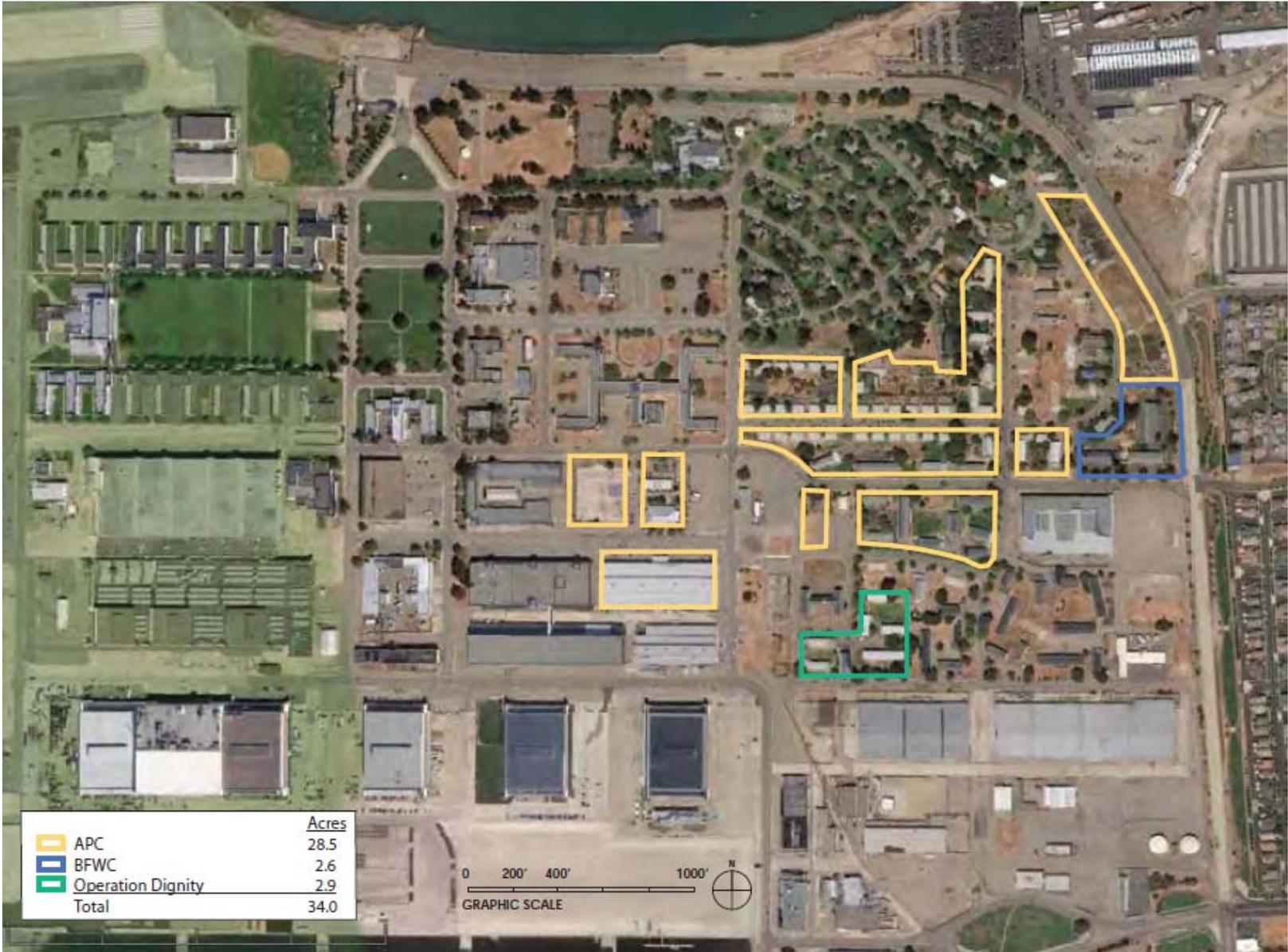
Rebuilding Existing Supportive Housing at Alameda Point



December 15, 2015

*Presentation to:
Alameda City Council*

Rebuilding Existing Supportive Housing



Collaborating Partners

- **MidPen Housing was selected in December 2014 by Alameda Point Collaborative, Operation Dignity and Building Futures with Women and Children to assist with the rebuilding of the existing supportive housing.**
- **MidPen staff:**
Jan Lindenthal, VP of Real Estate Dev.
Nevada Merriman, Dr. of Housing Development
Abigail Goldware, Project Manager
Serena Ip, Sr. Project Administrator
+ Others as needed



About MidPen Housing

- Proven development **track record** having developed over 7,500 homes, including 9 communities in Alameda County
- Over **2,000 units** in construction, entitlements, or predevelopment, including 517 units under construction this year
- Manage **86 properties** with a total of 6,289 units
- Provide homes for more than **15,500 Northern California residents**



Input Into Resident Engagement Process

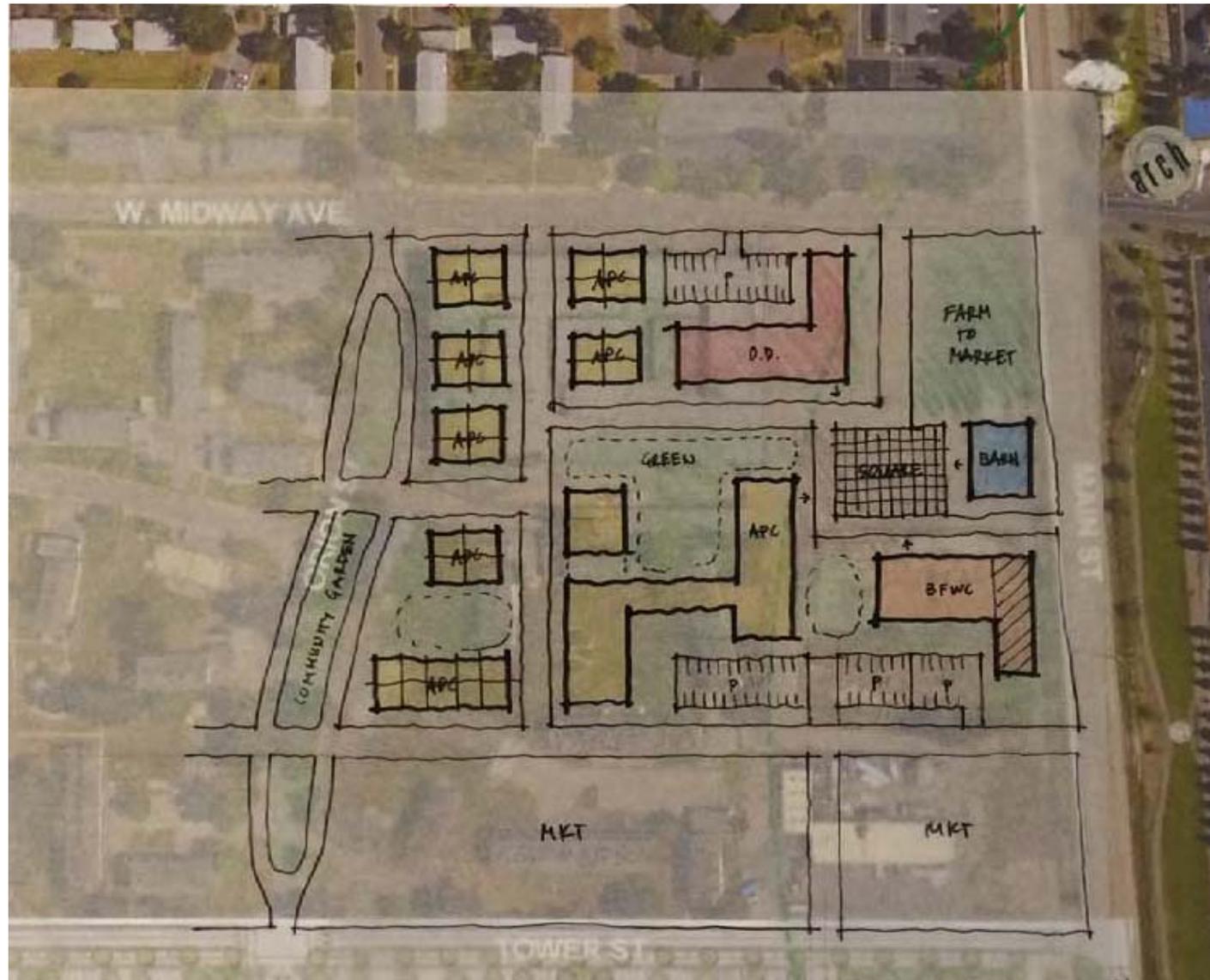
- Design Workshops
 - Thursday, July 16th from 6:30 - 8pm
 - Amenities and community space
 - Building types to consider
 - Thursday, August 20th from 6:30 - 8pm
 - Neighborhood Design
- One-on-one interviews (in person & phone)/ focus groups with all residents
 - Topics
 - What do you like least and most about living at Alameda Point?
 - What do you like least and most about your current unit?
 - How do you spend your time outside and how often?
 - What types of commons spaces would like to see indoors and outdoors?



Creating a Preferred Alternative

- Resident Outreach
- Staff workshop
- Meetings with the City in April & November
- Main Street Specific Plan consultant team
 - Cultivate Studio/Urban Planning Partners
- MidPen's analysis of
 - Community Amenities
 - County, State & Federal financing opportunities

Preferred Alternative



NEXT STEPS

- MidPen to apply for County of Alameda Housing Trust Funds, aka “Boomerang” Funds
- City to analyze Neighborhood Design Alternatives (Oct – Jan ‘16)
- City Economic Analysis on how to fund:
 - Infrastructure
 - Gap financing for housing
- Future conversations:
 - Facilitate fee ownership/financing for APC, Building Futures, Operation Dignity



Alameda County Affordable Housing Trust Fund – “Boomerang” Loan

- \$350,000 available for “Mid-County” projects
- \$170,000 “innovation fund”
 - Eligible for predevelopment funding
 - Can be used on an “unsecured” basis
- County is already a key funder – anticipate applying for add’l funds in future rounds as the project becomes more “ready”
- **Application is Due Friday, December 18th**

Threshold Requirements

- *Site Control (via ENA)*

Questions?

