

Recommended Approval for Rebuilding the Existing Supportive Housing (RESHAP) at Alameda Point

City Council
May 1, 2018



Recommended Approvals

1. Approval of Disposition and Development Agreement (DDA)
2. Approval of Development Agreement (DA)



Planning Process

- 2015: Council approves ENA w/Collaborating Partners and MidPen to relocate and construct new facilities
- 2016: Council approves First Amendment to ENA
- 2017: Council approves Main Street Plan
Council approves Implementation Term Sheet
Planning Board approves RESHAP Development Plan and Density Bonus Waiver
- 2018 Planning Board recommends Council approval of a Development Agreement

RESHAP Project Site



- ❖ Preferred location and design selected through community process with residents and stakeholders
- ❖ Consolidates current housing stretched across 32 acres into a new 9.7 acre parcel
- ❖ Opens up adjacent 22 acres of property for private development
- ❖ Included as Phase 1 Development in Main Street Neighborhood Specific Plan

RESHAP Development

- ❖ Replaces 200 deteriorating units
- ❖ Constructs 67 new units for space needs
- ❖ Total 267 very-low, low-income units
- ❖ Constructs 40,000 sf of community/commercial spaces
- ❖ Possible replacement location for Midway Shelter with up to 54 emergency beds



Development Phasing



ILLUSTRATIVE SITE PLAN - PHASE 1



ILLUSTRATIVE SITE PLAN - PHASE 2



ILLUSTRATIVE SITE PLAN - PHASE 3



ILLUSTRATIVE SITE PLAN - PHASE 4

Disposition and Development Agreement (DDA)

- 10-year term w/up to five one-year extensions
- Major milestone dates for phase closing, relocation of residents, commencement and completion of construction for each phase
- Binding commitments for financing of each phase and construction financing prior to phase transfer of City property
- Development subject to requirements of Renewed Hope Settlement Agreement, Inclusionary Housing Ordinance and Density Bonus Regulations
- Regulatory Agreement recorded against each phase for very-low, low-income

DDA (cont'd)

- New 67 very-low, low-income units meet inclusionary requirements for adjacent development and meets the 16% requirement for Renewed Hope;
- Construction of backbone infrastructure and site improvements are a condition of conveyance of the property
- Developer of each phase obligated to release existing leases and relocate residents according to the Milestone Schedule
- City will use commercially reasonable efforts to identify a developer for the adjacent property who will be required to construct the backbone infrastructure.
- City is not obligated to construct or finance the infrastructure in case a developer is not identified

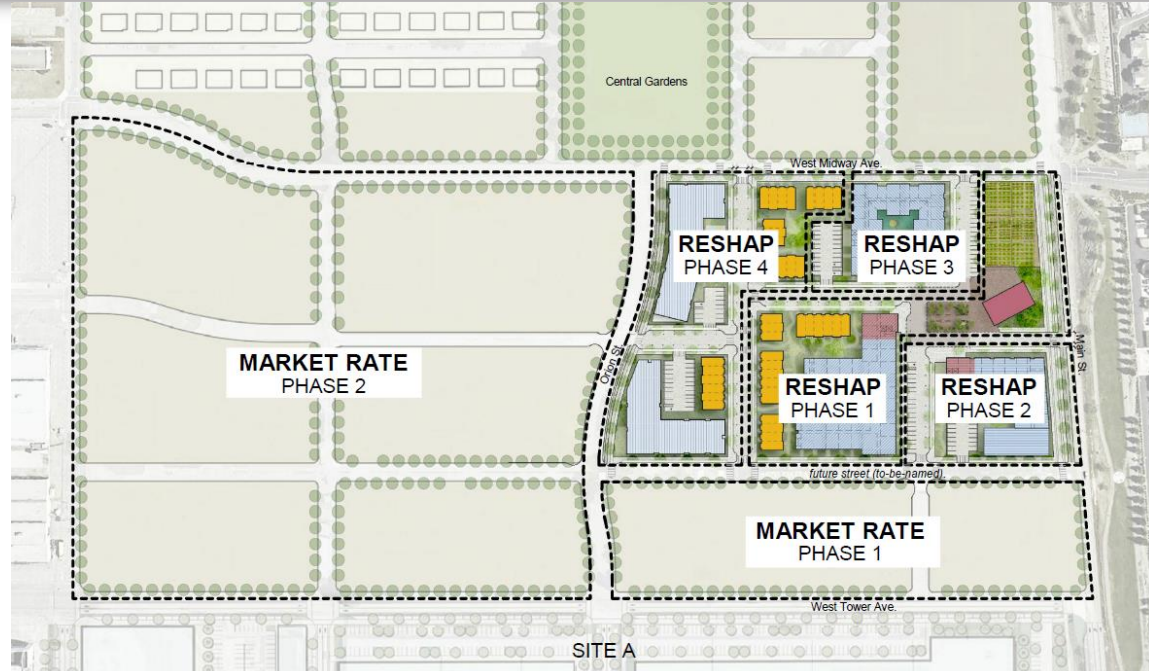
Development Agreement

- Vests project approvals for a 10-year period with possible extensions
- Establishes which impact fees apply and freezes them during the term of the agreement (w/inflation)
- Implements Development Plan which is consistent with the General Plan



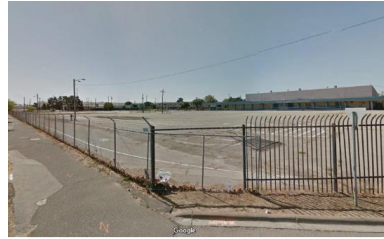
Next Step

- ❖ RFQ for Developers of adjacent 22-acre property



Staff Recommendation

- Approve DDA
- Approve DA



Q & A

