

Recommendation to Approve an Implementation Term Sheet with Collaborating Partners

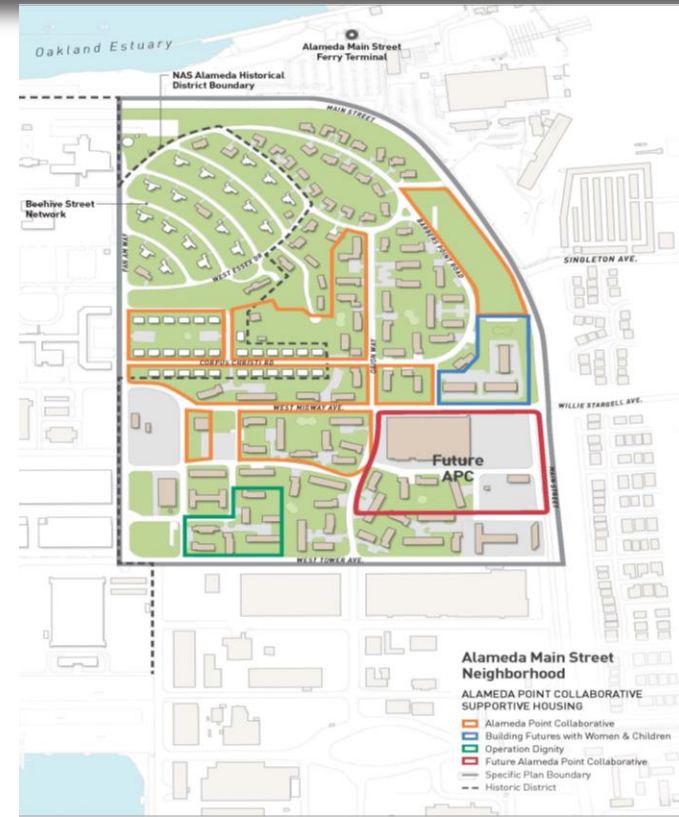
City Council
April 4, 2017



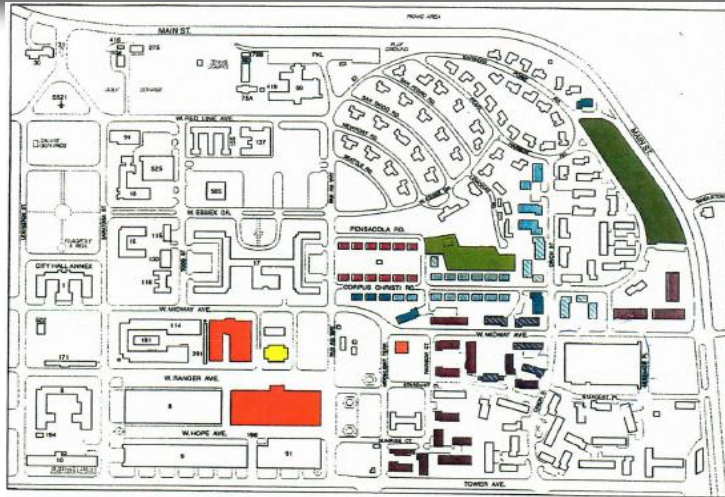
City Council Action

Requested Action:

Approve an Implementing Term Sheet with the Collaborating Partners for a 10.4-acre Parcel in the Main Street Neighborhood at Alameda Point



Existing Leased Campus



Housing

- Bessie Coleman Court
- Dignity Commons
- Dignity Housing West—Permanent
- Dignity Housing West—Transitional
- Mariposa
- Miramar
- Spirit of Hope I
- Spirit of Hope II
- Unity Village

Other

- Alameda Point Community Center
750 West Midway Avenue
- Community Garden
113 Pensacola Road
- Industry and Warehouse
650 West Ranger Avenue
- Interim Multi-Service Center
677 West Ranger Avenue
- Interim Office
451 Stardust Place
- Nursery

- Dilapidated 70+ year old Navy Housing
- Buildings scattered among 34 acres
- Legally Binding Agreements (LBA) with 41 – 59 year leaseholds remaining

DDA Term Sheet

- Similar process used for Site A negotiations
- Term Sheet is non-binding; does not obligate City to only terms outlined
- Provides a starting place to begin crafting the DDA
- City Council has full discretion to negotiate new or different terms



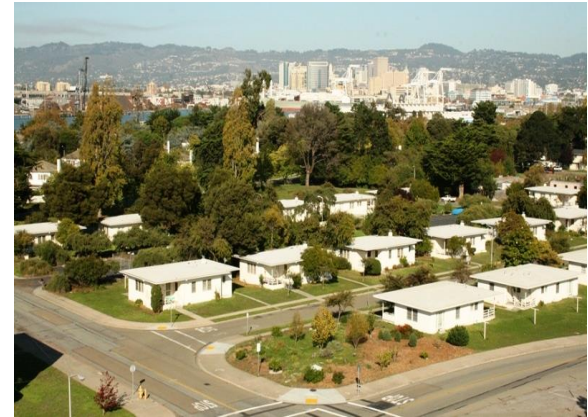
Project Description

- Consolidation of housing from 32 acres to 10.4 acre site
- 200 Replacement Units + 67 additional units that count towards very-low and low-income requirement
- 40,000 sf of services programming and office space
- Option to Purchase Ploughshares/Farm at end of leasehold (41 years)
- 15 year DDA term



Project Benefits

- Consolidation to a smaller footprint allows the Collaborating Partners to own their own property and build a new campus
- Remaining unencumbered land can be used for private market rate development to help fund the infrastructure burden for the private development and Collaborating Partners site
- Allows the City to continue to meet its obligations to provide housing for formerly homeless households in connection with the base closure



Collaborating Partners Responsibility

- Terminate existing leases, including Building 67 and 101 in Adaptive Reuse area
- Design, permit and construct landscape and new buildings consistent with the Main Street Neighborhood Plan and a Development Plan to be approved by the Planning Board
- Terminate its leasehold interest in Building 92 as part of a private lease/development transaction that maintains some lease income for them

City Responsibilities

- Facilitate fee title conveyance of the site free of encumbrances
- Facilitate financing and construction of backbone infrastructure and site improvements through best efforts to dispose of 21.9 acres of adjacent property for market rate development

Other Terms

- **Conveyance of Land** – in accordance with a Phasing Plan and Performance Milestone Schedule
- **Financing** – Feasible financing plan and project pro forma for predevelopment and vertical development
- **Project Stabilization Agreement** – Agreement to comply with City's PSA or negotiate their own

Next Steps

- Upon approval of Term Sheet
 - Negotiate DDA document
 - Prepare Development Plan application and other entitlements for Planning Board approval
 - Return to City Council with a progress update

City Council Action

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