

December 11, 2023

Assemblymember Mia Bonta  
Capitol Office  
1021 O Street, Suite 5620  
P.O. Box 942849  
Sacramento, CA 94249-0018

**Re: Request for State Budget Funding for City of Alameda – RESHAP Community & Economic Development for Formerly Homeless Households at Alameda Point**

Dear Assemblymember Bonta:

Alameda Point Collaborative (APC), Building Futures, and Operation Dignity, collectively known as the Collaborating Partners, along with MidPen Housing Corporation (MidPen) and the City of Alameda, are respectfully requesting your assistance with a \$2 million State Budget contribution for a new, innovative Workforce and Economic Development Center, which will be part of the RESHAP Campus at Alameda Point. RESHAP, which stands for Rebuilding Existing Supportive Housing at Alameda Point, is a 7.9 acre trauma-informed campus located at the former Alameda Naval Air Station on land currently owned by the City of Alameda. Designed to serve those most in need in the District, RESHAP will include 332 deeply affordable housing units combined with community and economic development initiatives operated by the Collaborating Partners to provide stability and opportunities for those who have experienced homelessness or trauma. The City of Alameda is installing all necessary backbone infrastructure and utilities for RESHAP, in collaboration with a master developer, prior to donating the land to the Collaborating Partners and MidPen.

This is a critically important project for the City of Alameda, Alameda County, and the existing RESHAP residents, which include low-income families, veterans, and survivors of domestic violence. Funding the RESHAP project will ensure that 201 formerly homeless households currently living in aging Navy housing can retain a place to live, and an additional 131 families and individuals who are currently homeless can find a safe place to live and have access to the services needed to overcome the trauma of homelessness. The affordable housing contributes to the City of Alameda's Regional Housing Needs Assessment (RHNA) goal of creating over 1,421 units of extremely-low and very-low income housing by 2031 and allows the City, the Collaborating Partners and their existing residents to fulfill the vision of the Main Street Neighborhood Specific Plan, of which RESHAP is a key component, to transform a neighborhood blighted by abandoned buildings into a regional solution to ending homelessness. To this end, a new consolidated campus will provide appropriate service spaces for after school and youth programs, a state-of-the-art family shelter, a domestic violence Center for Hope and Healing, and the Workforce and Economic Development Center in a 'Barn' adjacent to an urban farm.

APC proposes to establish a unique one-stop workforce development center in the Barn that will include space for job and career training, operation of social enterprises, and space for large community gatherings. The center will serve the entire RESHAP community, estimated to consist of over 700 residents, providing critical job training and employment support to help end the poverty that is a root cause of homelessness. The Alameda Free Library has also expressed interest in co-locating a local library branch at the Barn to serve the existing 200 children and youth living at RESHAP as well as future RESHAP residents and the wider Alameda Point community.

A \$2 million investment from the State 2023-2024 Budget would catalyze this critical component of the RESHAP plan and fund pre-development of the Barn's workforce development center, including planning, design and

resident engagement, and contribute to its construction costs, bringing it closer to reality and furthering the City's and Collaborating Partner's goals of transforming a currently blighted parcel of land into a state-of-the-art trauma-informed campus for the existing and future RESHAP residents and members of the Alameda Point community.

The Collaborating Partners, MidPen, and the City of Alameda have made great progress over the past year, securing a Disposition and Development Agreement (DDA) with the City of Alameda and land use approvals for the project. Now that the City entered into a separate DDA with the master developer responsible for the backbone infrastructure improvements in and around our site and City Council authorized loaning the \$9.5M necessary to begin installation of the RESHAP infrastructure, we are ready to move forward with realizing this longstanding vision. MidPen and the Collaborating Partners will begin applying for funding to construct the permanent supportive housing, but other sources of funding are needed to finance the unique community and economic development components of the RESHAP community located in the Barn that are key to the success of the trauma-informed campus. Building on the success of their current programs and operations, APC will continue to provide housing and services for formerly homeless families, including over 200 children and youth, as well as job training and job opportunities through environmentally sustainable social enterprise businesses and instructional programs about health, nutrition, and horticulture through the Ploughshares Nursery and APC farm. APC will also continue to operate after school academic and life skills programs for children and youth. Operation Dignity and Building Futures intend to expand their programs offering comprehensive support services, counseling, and the training needed to live a self-sufficient life.

The housing crisis is one of the major problems facing the Bay Area and the City of Alameda in particular. The City of Alameda has a shortage of affordable housing and growing number of homeless individuals and families. We know that RESHAP will be a national model of best practices and is a critical part of the City of Alameda's five-year Homelessness Strategic Plan to address homelessness in the community, to shorten the period an individual or household remains homeless, reduce first-time and chronic homelessness, and decrease returns to homelessness.

RESHAP is a catalytic project of significant importance to the City's goals of improving equity, increasing access to quality affordable housing and supportive services, and revitalizing the Main Street Neighborhood. **However, there is no existing dedicated state funding for the creation of workforce development facilities, so an award of \$2 million will build on the City's land and infrastructure contributions and unlock a pathway for the creation of the Barn as a central community and economic resource for the entire RESHAP community.**

On behalf of the Collaborating Partners, MidPen Housing, and the City of Alameda, I thank you for your consideration of State Budget Funds for this vital community resource. Should you have any questions, please feel free to contact me at 510-898-7849 or [DBiggs@apcollaborative.org](mailto:DBiggs@apcollaborative.org).

Sincerely,

Douglas Biggs  
Executive Director  
Alameda Point Collaborative