

Dorothy Freeman
2050 Eagle Ave #4
Alameda, CA 94501

January 17, 2017

Mayor Spencer & City Council Members
2263 Santa Clara Ave.
Alameda, CA 94501

Dear Mayor Spencer & Council Members,

The land where Site A will be developed is owned by the citizens of Alameda. It should be used in a way that will benefit the citizens of Alameda. Its understood that developments must be symbiotic. They must benefit both the citizens of the city and the developer. It's important that both sides understand that they are benefiting in some way or the success of the projects will suffer.

Site A was planned as a mixed-use community with 200 affordable units, plus market rate apartments and condos.

Alameda Point Partners is requesting an extension because they have not been able to secure the funding they committed to when the development was approved. The lack of funding should be a point of concern to this City Council. A development of this stature should have many sources of funding available without concern.

The staff report states that Alameda Point Partners says it is working with UDR, an investor that specializes in unique urban mixed-use environments. A visit to UDR's website states that UDR specialize in large scale "luxury apartments". Further inspection of the website makes me believe UDR is not a background player. If they are going to invest in the Site A development, they will do so with the understanding that they will be developing within their core beliefs of high end apartments, not apartments that an average Alameda resident will be able to afford.

I further question that the approved mix of affordable units, market rate apartments and townhomes units will remain as planned. Will the townhomes be replaced with high end apartments that will not fall under our rent control measures designed to keep people within Alameda? The UDR website says "we make it easy for you to lease luxury apartments in some of the country's most desirable neighborhoods. Enjoy remarkable amenities, stylish finishes, premier resident services, and more." Will Site A end up being a "gated community" that is only missing the fences and gates, a community that is not inviting to the rest of us? The lowest price I could find on the San Francisco UDR website pages was at their Edgewater

Submitted by Dorothy Freeman
Re: 6-B 1/17/17

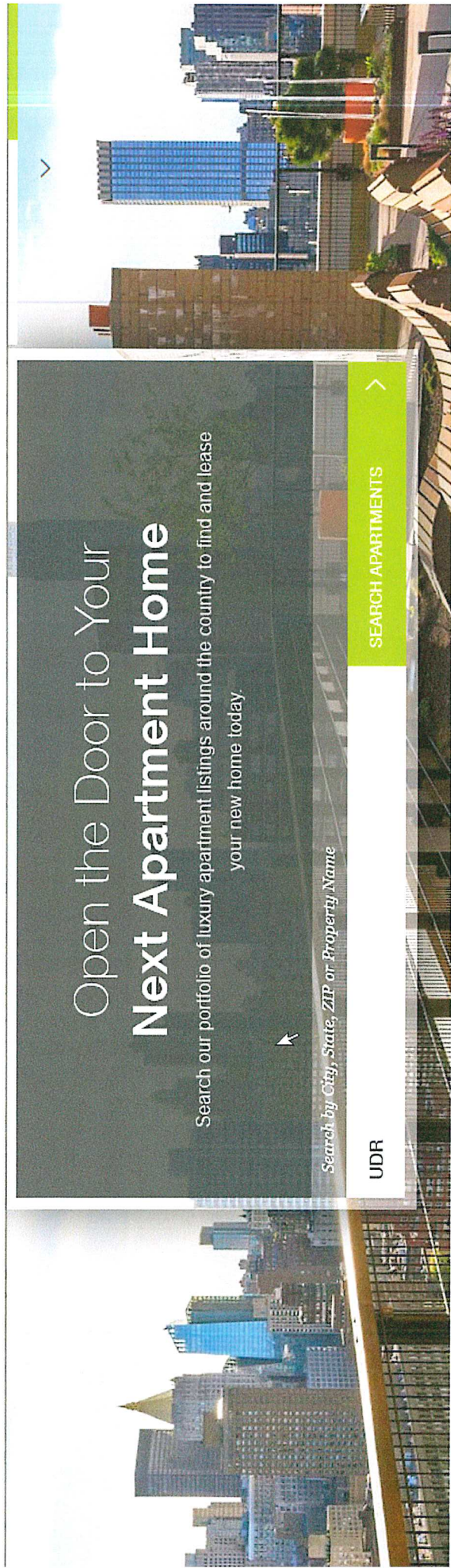
development. The starting price for 520-600 square feet apartment is \$2874 per month, a price beyond the average Alameda worker. Quoting from the UDR website "Our Edgewater apartment community exemplifies upscale everything".

I'm here to encourage you to not approve APP's requested extension at this time. We need time to question the direction any agreement between APP and UDR will be going. We need to verify that approved condos will not be replaced with apartment buildings.

I've asked this body before, why are we not building for Alameda? Every development in the pipeline has a few very low, low, and moderate homes but not in the numbers needed to keep our present residents here in Alameda; there is little planned that our neighbors can afford. There are not enough high end jobs in Alameda, present or future, to provide for those who can afford all these new units. Most all of the Site A adults who would live in the luxury apartments will not work here. They will come home in the evenings to a complex that has all the high end amenities they need for their high end style. They will not have to become an active part of our community, but a community unto its own, leaving the rest of us outside looking in, like a child peering in through the glass to see the wonderful things inside.

We welcome new comers to Alameda but we also want to keep those who have made this town the wonderful place to live that it is. We need our present residents to pass on our history to the newcomers. We want to welcome the new residents to become active participants in Alameda's future. Please hold off on approving the extension so we have time to verify Site A is going to be an inclusive addition to Alameda, and not a community unto its self. We need to be sure we are developing Alameda's land for Alameda.

Respectfully yours,



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