

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING EDEN HOUSING, INC. AS THE QUALIFIED AFFORDABLE HOUSING DEVELOPER FOR DEVELOPMENT OF BLOCK 10B OF SITE A AT ALAMEDA POINT, AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE AND EXECUTE AGREEMENTS AND ALL OTHER NECESSARY DOCUMENTS TO EFFECT SAID DEVELOPMENT

WHEREAS, the City of Alameda ("City") and Alameda Point Partners, LLC ("Developer") entered into a Disposition and Development Agreement for Alameda Point Site A dated as of August 6, 2015 ("Original DDA"), authorized by City of Alameda Ordinance No. 3127, whereby the City agreed to convey to the Developer Property described in the Original DDA and located at the former Naval Air Station Alameda under certain terms and conditions and Developer agreed to develop the Project described in the Original DDA and on the Property all in accordance with a Milestone Schedule incorporated into the Original DDA; and

WHEREAS, the City and Developer entered into that certain First Amendment to Disposition and Development Agreement dated as of February 8, 2017, and authorized by City Ordinance No. 3174 (the "First Amendment"), that certain Second Amendment to Disposition and Development Agreement dated as of July 19, 2017, and authorized by City Ordinance No. 3185 (the "Second Amendment"), that certain Third Amendment to Disposition and Development Agreement dated as of March 7, 2018, and authorized by City Council Resolution No. 15352 (the "Third Amendment"), that certain Fourth Amendment to Disposition and Development Agreement dated as of October 2, 2018 and authorized by City Council Resolution No. 15437 (the "Fourth Amendment"); and

WHEREAS, the Developer and Eden Housing, Inc. ("Eden") entered into that certain Partial Assignment and Assumption Agreement dated as of March 7, 2016, whereby the Developer assigned to Eden certain obligations with respect to the DDA including the obligation to construct 130 units of the very low- and low-income housing included within the Site A Project (as defined below); and

WHEREAS, the City and Eden entered into that certain Fifth Amendment to Disposition and Development Agreement dated as of October 2, 2018 and authorized by City Council Resolution No. 15438 (the "Fifth Amendment"; and together with the Original DDA, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and the Fifth Amendment, the "DDA"); and

WHEREAS, in March 2018, the City transferred Phase 1 of the Property covered by the DDA to the Developer including Block 10B; and

WHEREAS, on February 4, 2014, by Resolution No. 14891, the City Council certified the Final Environmental Impact Report ("FEIR") (State Clearinghouse No. 201312043) under the California Environmental Quality Act ("CEQA"), California Public Resources Code

Section 21000 et seq. and adopted written findings and a Mitigation Monitoring and Reporting Program (“MMRP”) for the Alameda Point project, including the Town Center Plan area, which contains the project site (Alameda Point EIR); and

WHEREAS, on November 30, 2021, by Resolution No. 15841, the City Council certified a FEIR (State Clearinghouse No. 2021030563) under CEQA, and adopted written findings, a Statement of Overriding Considerations, and a MMRP for the General Plan Amendment to update the Alameda General Plan (General Plan EIR), which evaluated the environmental impacts of 12,000 additional housing units in Alameda over 20 years, including 5,353 housing units to accommodate the RHNA between 2023 through 2031; and

WHEREAS, the City has prepared an Environmental Checklist for Streamlined Review, which documents the application of the criteria for streamlining in Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 and concludes, based on substantial evidence, that no further review under CEQA is required; and

WHEREAS, the DDA contemplates development of a 68-acre area within Alameda Point that extends generally from the Main Street entrance of Alameda Point to the eastern edge of the Seaplane Lagoon and includes 800 housing units (200 affordable), 600,000 square feet of commercial development, and extensive parks and utility infrastructure (“Site A Project”); and

WHEREAS, on July 25, 2022, the Planning Board approved an amended Development Plan, which includes the following components:

- a. Approximately 1,300 residential units, of which 25% will be affordable units as more specifically defined in the DDA;
- b. A minimum of 300,000 square feet and up to 360,000 square feet of permitted and conditionally permitted non-residential uses (including but not limited to, retail, commercial, civic and other commercial space) and, which may include the adaptive reuse of some of the existing structures on the Property; and

WHEREAS, Developer has proposed redevelopment of Block 10B of the Site A Project to contain no fewer than 91 units of affordable housing; and

WHEREAS, the Affordable Housing Implementation Plan (Exhibit M of the DDA), requires that the Developer propose, and the City approve, the Qualified Affordable Housing Developer for development of Block 10B of the Site A Project; and

WHEREAS, the Developer has proposed Eden to serve as the Qualified Affordable Housing Developer for development of Block 10B of the Site A Project; and

WHEREAS, Eden is a highly experienced and qualified affordable housing developer that constructs and manages thousands of units of affordable housing throughout the Bay Area, including the 130 units previously developed on Block 8 of the Site A Project; and

WHEREAS, the City has determined that selection of Eden as the Qualified Affordable Housing Developer for Block 10B of the Site A Project is in the best interest of public because it will further the City's goal of developing high-quality affordable housing units at Alameda Point built by a developer with a strong reputation and reliable track record in this field.

NOW, THEREFORE, BE IT RESOLVED, that Eden is hereby approved as the Qualified Affordable Housing Developer for Block 10B of Site A at Alameda Point; and

BE IT FURTHER RESOLVED, that the Interim City Manager, or designee, is authorized to negotiate and execute agreements and all other necessary documents with Eden for the development of Block 10B of Site A at Alameda Point and to take such other actions as are contemplated and consistent with the DDA.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____ 2022, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this _____ day of _____ 2022.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda