

# Site A

September 6<sup>th</sup> City Council Meeting



# Tonight's Goals

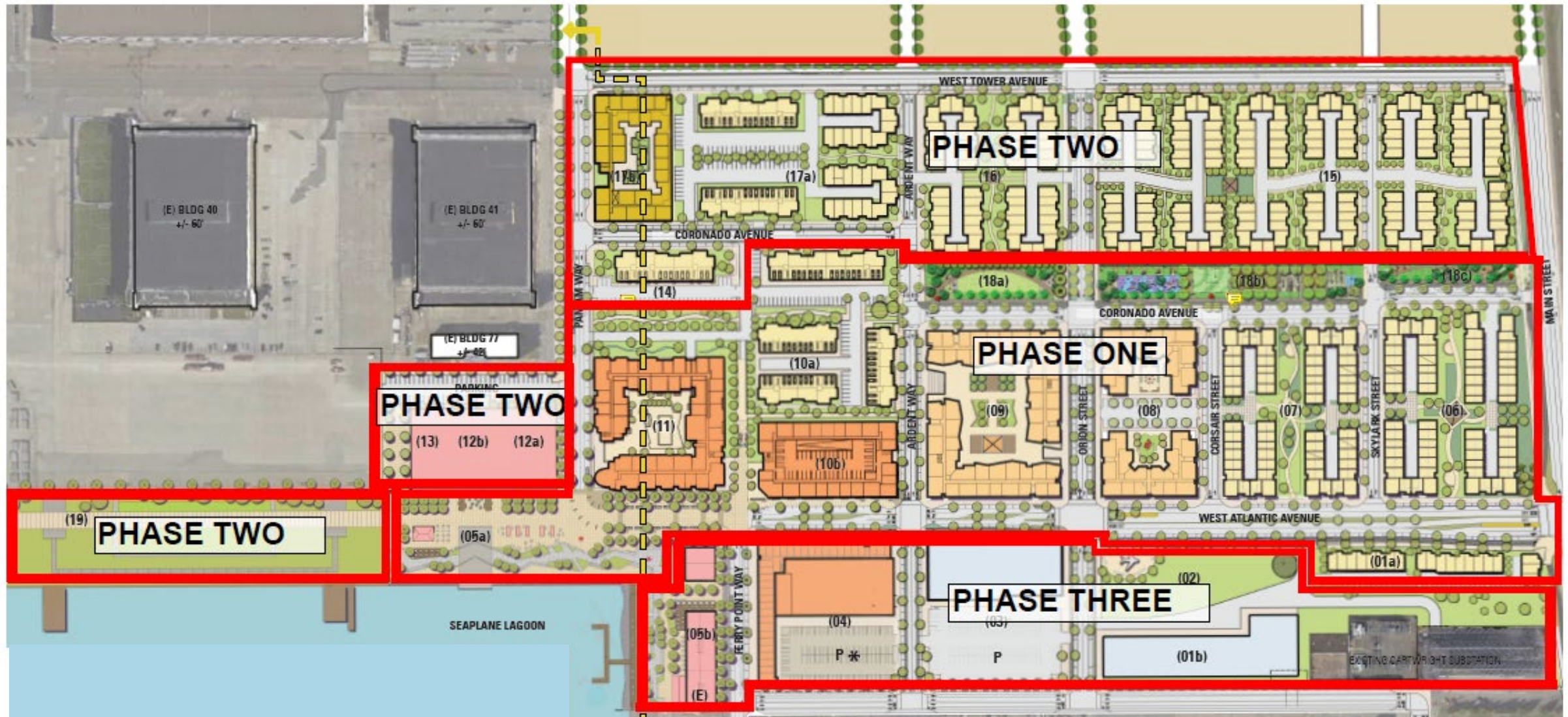
Hold a public hearing and seek Council approval of:

1. Disposition and Development Agreement Amendment 6
2. Selection of Eden Housing, Inc. as the Qualified Affordable Housing Developer of Block 10B
3. Development Agreement Amendment 1

# Background

- May 17: City Council approved the Term Sheet
- June 16: Commission on Persons with Disabilities provided conditional support
- July 25: Planning Board approved Site A Development Plan Amendment with the following minimum thresholds:
  - 1,285 residential units
  - 25% of units to be deed restricted for affordable housing
  - 300,000 sf of commercial

# Site Plan by Phase



# Community Benefits

- 610 units towards the Housing Element requirement
  - 194 affordable units
  - 416 market rate units
- Infrastructure to support West Midway/RESHAP and future phases of development at Alameda Point
- Waterfront performing arts center infrastructure and building pad
- Waterfront park Phase 2, doubling the size of the existing park, and including a kayak launch plus a financial contribution towards a future recreation facility



# DDA Amendment

- ✓ Substantially the same as the approved Term Sheet.

**September 2022**      Approval of DDA Amendment & Qualified Affordable Housing Developer for Block 10B

**December 2022**      Phase 2 Land Conveyed

**January 2023**      Infrastructure Design Work Commences

**June 2025**      West Tower Infrastructure Complete for West Midway and RESHAP

Vertical construction during 2024 - 2028

# Development Agreement Amendment

- Update project description to reflect minimum :
  - Housing units
  - Commercial square footage
- Clarification that all future project entitlements and approvals shall be compliant with 2022 City of Alameda Municipal Code Requirements

# Eden Housing, Inc.



Corsair Flats  
Senior Housing

The Starling  
Family Housing





# Recommendations

Staff recommends that City Council approve:

1. Disposition and Development Agreement Amendment 6
2. Eden Housing, Inc. as the Qualified Affordable Housing Developer of Block 10B
3. Development Agreement Amendment 1

# APPENDIX

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PHASE 1 EXPECTATION	OUTCOME
Phase 1 Infrastructure	✓ <b>Delivered</b>
Waterfront Park	✓ <b>Delivered</b>
Neighborhood Park	✓ <b>Delivered</b>
New Ferry Terminal	✓ <b>Delivered</b>
Market Rate Housing	✓ <b>Delivered</b>
New Affordable Housing	✓ <b>Delivered</b>
Commercial	✓ <b>Delivered As Proposed</b>

# Phase 1B Unit Count

Blocks	Product	Developer Contribution
1A	20 market rate units	\$50k per very low- and/or low-income unit
10A	88 market rate units	
10B	1 Retail space (10,000 sf)	
	91 very low- and/or low-income units*	

\*A portion may be converted to moderate-income units.

Infrastructure for Phase 1B has already been constructed.

# Phase 2 Unit Count

Sub-phase	Blocks	Product	Developer Contribution
2.1	15	147 market rate units	West Tower Infrastructure
2.2	14, 16 & 17A	161 market rate units	Backbone Infrastructure for applicable blocks
	17B	103 very low- or low-income units*	
2.3	12 & 13	Community serving facility	Backbone infrastructure for a community serving facility
	19	Waterfront park (phase 2)	Waterfront Park constructed



## 2022 Moderate Income Limits

# in Household	1	2	3	4
Moderate (120% AMI)	\$119,950	\$137,100	\$154,200	\$171,350