

LARA WEISIGER

From: Danielle Thoe <dthoe@alamedahsg.org>
Sent: Tuesday, September 04, 2018 1:05 PM
To: Trish Spencer; Malia Vella; Frank Matarrese; Marilyn Ezzy Ashcraft; Jim Oddie
Cc: City Clerk
Subject: AHA support letter - open space flexibility
Attachments: Support Letter Zoning Text Amendment 9.4.18.pdf

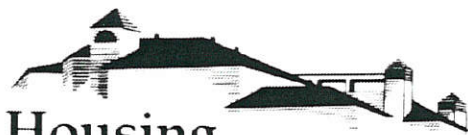
Good Afternoon Madam Mayor & Members of Council,

Attached you will find a letter of support from the Housing Authority for this evening's City Council agenda item 6-B, regarding a zoning text amendment to the City's open space requirements. The AHA supports the flexibility, cost savings, and additional housing units this amendment can provide through high quality developments in our community, including our own Rosefield Village redevelopment. We hope for your support and please let me know if you have any questions.

Best,
Danielle Thoe

—
Danielle M. Thoe
Housing & Community Development Analyst
Housing Authority of the City of Alameda
dthoe@alamedahsg.org | (510) 747-4316

Please note: The housing authority office is closed to the public every other Friday. Please visit www.alamedahsg.org for a complete calendar of closure dates.



Housing Authority of the City of Alameda

701 Atlantic Avenue, Alameda, CA 94501 ~ Phone: (510) 747-4300 ~ Fax: (510) 522-7848 ~ TDD: (510) 522-8467 ~ Web: www.alamedahsg.org

September 4, 2018

Mayor Trish Herrera Spencer
Members of the City Council
City of Alameda
2263 Santa Clara Ave.
Alameda, CA 94501

Honorable Mayor and Council Members:

The Housing Authority is pleased to express support for item 6-B, an Ordinance Amending the City's Residential Private and Common Open Space Requirements, on the City Council agenda for this evening, September 4, 2018.

This ordinance provides City Planning staff with a tool to recommend where an increase in provided communal open space, in exchange for a reduction in private open space, leads to higher quality development. In beginning the design process for AHA's Rosefield Village redevelopment City staff introduced the idea of a distribution of open space that would meet the total amount of open space required in Alameda Municipal Code but redistribute some of the private space to communal open space.

The resulting design approved by Planning Board allows AHA to fit 78 new housing units on the site and provides a higher quality, more usable landscape design for the communal open space. Additionally, with the total cost of constructing a private balcony estimated at \$8,000-\$10,000 per balcony, flexibility in where to provide this open space aids the Housing Authority in keeping down costs of these units.

As a housing developer, AHA supports the flexibility this ordinance provides us and other developers. As a community organization operating the largest portfolio of affordable homes in Alameda, AHA supports the design review process this ordinance retains –oversight from both staff and the Planning Board ensures residential development in Alameda continues to be of the highest quality and character.

Sincerely,

Vanessa M. Cooper
Executive Director