

Alameda Marina LLC
ALAMEDA MARINA: AFFORDABLE HOUSING PLAN
DRAFT as of January 24, 2020

I. ALAMEDA MARINA MASTER PLAN

Chapter 8.1 of the Alameda Marina Master Plan approved by City Council on July 25, 2018, pursuant to City Council Ordinance No. 3221 (“Master Plan”) provides the framework for affordable housing units to be provided at the Alameda Marina project (the “Project”). The Project will build a total of 760 residential units, which includes a total of 104 affordable housing units. The residential portion of the Project will be built in three phases: Phase IA (Wrap A; Multi-Family Residential), Phase II (East End Townhomes), and Phase III (Wrap B; Multi-Family Residential).

Table 1: Affordable Housing Units by Phase

	Income Level Eligibility per State Requirements	Total Number of Affordable Housing Units	Number of Affordable Housing Units in Phase IA	Number of Affordable Housing Units in Phase II	Number of Affordable Housing Units in Phase III
	Very Low Income	33 <i>(5% of total residential units)</i>	16	7	10
	Low Income	26 <i>(4% of total residential units)</i>	12	7	7
	Moderate Income	45 <i>(7% of total residential units)</i>	21	11	13
TOTAL UNITS		104	49 (47.1% of total affordable housing units)	25 (24.0% of total affordable housing units)	30 (28.9% of total affordable housing units)

Any changes to the number of residential units in each phase shall cause the number of affordable housing units to be adjusted by the same proportion.

Table 2a: Phase IA (Wrap A; Multi-Family Residential) – Affordable Units Compared to Market Rate Units by Bedroom

	Total Residential Units	Affordable Units			Market Rate Units	Work/Live
		Very Low Income	Low Income	Moderate Income		
Studio	65	3	2	4	56	0
1 Bed	230	10	8	13	199	8
2 Bed	65	3	2	4	56	0
	360	16	12	21	311	8

Table 2b: Phase II (East End Townhomes) – Affordable Units Compared to Market Rate Units by Bedroom

	Total Residential Units	Affordable Units			Market Rate Units	Work/Live
		Very Low Income	Low Income	Moderate Income		
2 Bed	60	3	3	4	50	0
3 Bed	90	3	3	5	79	0
4 Bed	32	1	1	2	28	0
	182	7	7	11	157	0

Table 2c: Phase III (Wrap B; Multi-Family Residential) – Affordable Units Compared to Market Rate Units by Bedroom

	Total Residential Units	Affordable Units			Market Rate Units	Work/Live
		Very Low Income	Low Income	Moderate Income		
Studio	39	2	1	2	34	0
1 Bed Flat	106	5	4	6	91	0
1 Bed TH	14	1	0	1	12	8
2 Bed	59	2	2	4	51	0
	218	10	7	13	188	8

II. PHASE II OF THE PROJECT

In Phase II of the Project, the Master Plan anticipated the construction of Stacked Flats in the Multifamily Residential Medium Density area located immediately off of Chestnut Lane. As part of its Q1 2020 Design Review and Development Plan approvals for Phase II, the project developer/owner has revised the housing typology so that instead of providing a combination of Stacked Flats and Townhomes, Phase II will consist only of Townhomes. This substitution of Townhomes from a combination of Stacked Flats and Townhomes does not change the assumptions contained within the Master Plan as there is no change to the number of affordable housing units that will be provided in Phase II. The affordable housing units in Phase II will also be spread over a range of bedroom counts and unit sizes, which shall be provided in proportion to the range of bedroom counts and unit sizes for the market rate units.

III. CONSTRUCTION AND TIMING

The project developer/owner shall enter into three separate Affordable Housing Agreements with the City of Alameda. Each Affordable Housing Agreement shall cover the affordable units required in each of the residential phases of the Project.

The first Affordable Housing Agreement shall be entered into prior to issuance of the first Building Permit for the first market rate building to be constructed on the Master Plan area, or prior to approval of the first final map for the Project, whichever occurs first.

The Master Plan and each of the Affordable Housing Agreements will ensure that the affordable units are provided in the project concurrent with the provision of the market rate units.

The 104 affordable units will be spread among and within the market rate units throughout the site, built in proportion to the general size and configuration of the market rate units, and on a similar timing to the market rate units to ensure that all of the affordable units are constructed and that each phase includes an appropriate proportion of the affordable units. These requirements will be further specified in the Affordable Housing Agreements.