

Exhibit 1: Information Sheet: Site A Blocks 10 and 15c, and Encinal Terminals

Encinal Terminals Tideland Exchange:

Staff believes the Encinal Terminals site should be added to the Housing Element, but to be included in the Housing Element, the Encinal site needs a Tidelands Trust Exchange Agreement to be approved by the City Council.

The existing configuration of the public and private property make the site infeasible to develop. In 2007, the Council amended the General Plan to facilitate a Tidelands Exchange to make Encinal Terminals a viable mixed use development site with public waterfront access and parks. However, in 2017, the Council was not able to secure the four votes necessary to approve the exchange. As a result the site remains vacant and is expected to remain vacant until the property lines are reconfigured. If the City Council approves a Tidelands Exchange (which requires a 4/5 vote by the City Council), the City should be able to include the site in the Housing Element. On December 19, 2017, by Resolution No. 15337, the City Council did certify an Environmental Impact Report for development of the Encinal Terminals site that evaluated alternative land use plans with and without a public trust land exchange.

To ready the Encinal Terminals site for inclusion in the list of available housing sites for the 2023-2031 Housing Element, a substantial amount of staff work will be needed to prepare the Exchange Agreement and related documents. Given the amount of on-going planning and development work, including adoption of a new General Plan in mid-2021, and preparation of the 2023-2031 Housing Element, staff recommends that the City Council provide direction to staff regarding its desire to negotiate a Tidelands Trust Exchange Agreement to facilitate inclusion of this site in the next Housing Element cycle.

Site A:

Staff believes the City Council should maximize the housing opportunities at Alameda Point. With a 25% affordable housing requirement, developing housing at Alameda Point helps the City meet its total RHNA and its affordable portions of the RHNA. For every three market rate units built, one affordable unit is built at Alameda Point. Elsewhere in the city, with a 15% inclusionary requirement, six market rate units are required to yield one affordable unit.

The housing potential at Alameda Point is capped by a local General Plan limit of 1,425 total units at Alameda Point and a U.S. Navy limit of 1,425 new market rate units at Alameda Point. For the 2023-2030 Housing Element, staff recommends that the City Council increase the number of units that can be constructed at Site A by amending the local General Plan limit to reflect the Navy limit. Amending the General Plan could allow Site A to build an additional 587 units.

Site A was approved in June 2015 for 800 total units (600 market rate and 200 affordable), up to 600,000 square feet of commercial and other non-residential development and 13.35 acres of parks and open space. Since 2015 and before the end of the current Housing Element cycle

(2015-2023), the project has begun construction of, or will begin construction of 674 units, including;

- 200 market rate units on Block 9 (under construction)
- 124 units on Blocks 6 and 7 (under construction)
- 60 affordable senior apartments on Block 8 (fully occupied),
- 70 affordable family affordable apartments on Block 8 (under construction), and
- 220 market rate units on Block 11.

Therefore, there is only 126 units left for the 2023-2030 cycle.

Staff recommends increasing the number of units that could be constructed at Site A by 587 units. The units would be constructed on blocks 10 and 15c..

Block 10 is currently entitled for 50,000 square feet of commercial development and a three-acre urban park. Alameda Point Partners (APP), the master developer and owner of Block 10, has concluded that such a project is not feasible (staff, using an independent financial consultant has confirmed this) and has requested that the property be re-entitled for residential development. APP is proposing 496 market rate rental units at Block 10 and 217 affordable units at Block 15c (total of 713 units); however, given existing entitlements, this would represent 587 net new units (440 new market rate units and 147 additional affordable units).

To move forward with this proposal, a General Plan amendment would be required to increase the unit count at Alameda Point (General Plan currently caps residential development at 1,425 units) and an amendment to the Site A DDA. The necessary amendment to the DDA requires a 4/5 vote of the City Council (land disposition). If the re-entitlement is successful, Blocks 10 and 15c can be added to the list of housing sites for the next Housing Element cycle.