

AUSD Employee Housing

October 17, 2019

Background

- Providing affordable housing for District employees is a Board priority.
- With the high cost of housing in Alameda and the Bay Area, there is significant demand for affordable employee housing.
- Economic & Planning Systems (EPS) has been assisting District staff with the process of identifying opportunities for employee housing.
- Affordable housing would be another way of supporting employees financially and helping them live in the community where they work.

Background

- A Request for Qualifications (RFQ) was issued the week of 3/27/17.
- Education Housing Partners (EHP) was selected.
- EHP/APP donated land at the Alameda Point.
- Construction funded by the District.
 - No impact on General Fund or other District Funds
- The housing will satisfy a portion of developer's affordable housing requirement.
 - Household income up to 120% of the Area Median Income (AMI)

Background

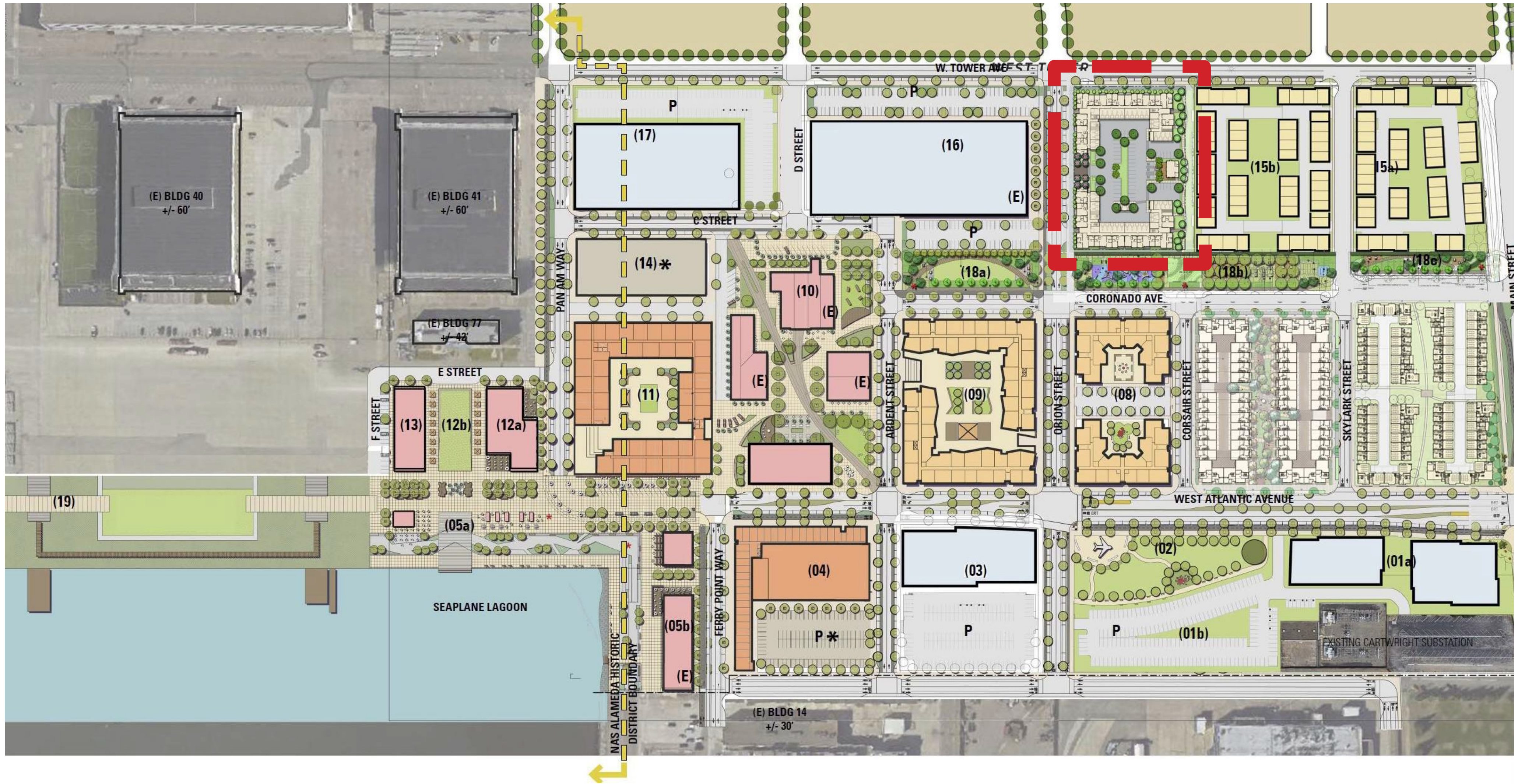
- Board decision to be made after total development cost *and* the final cost of financing are finalized.
- The developer is obligated to build the required affordable housing. If, at any point, the District determines this project isn't a good fit, the developer will move on to their Plan B.
- EHP/APP submitting for design review with the City.

ALAMEDA POINT BLOCK 15

AUSD *Employee* Housing

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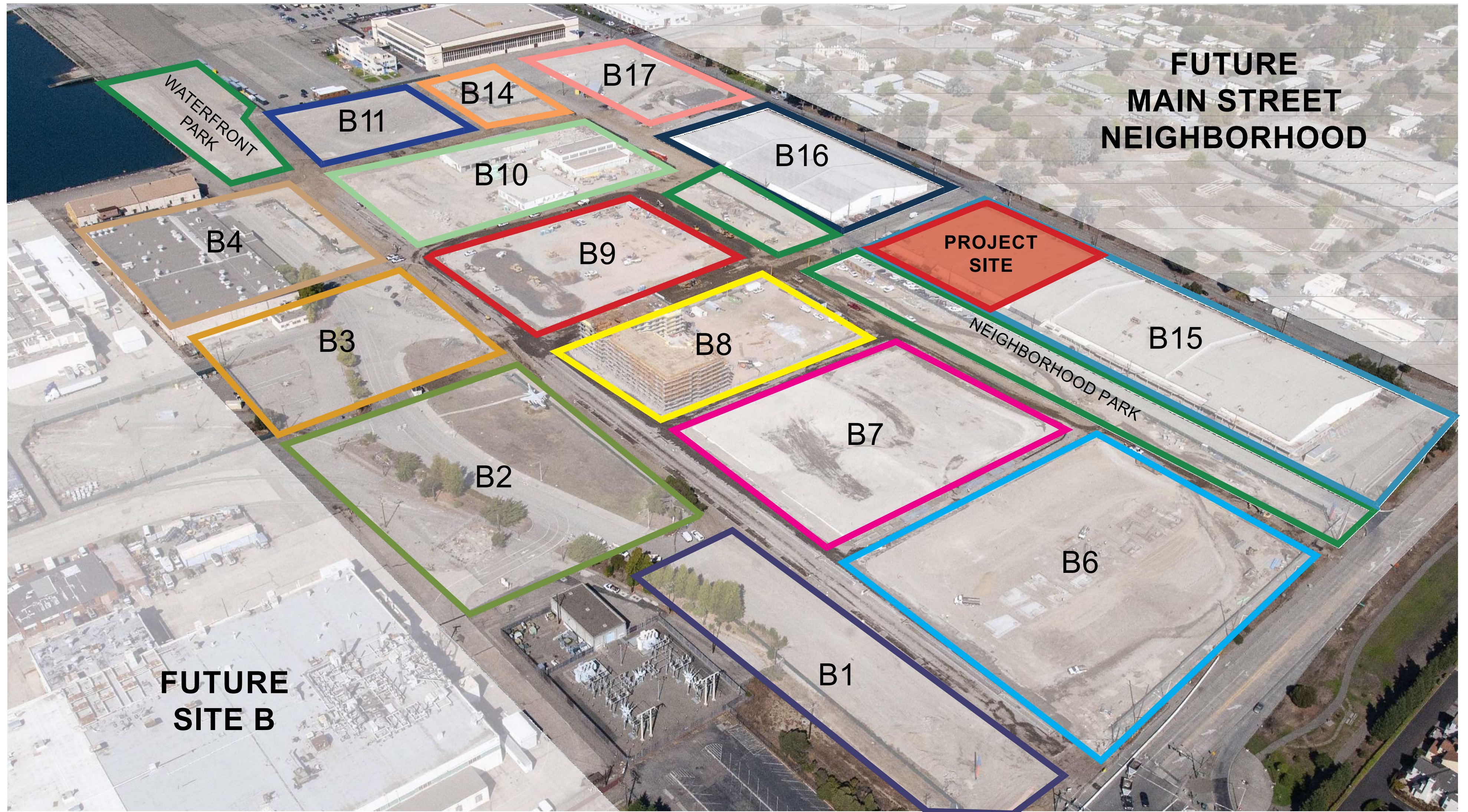




ALAMEDA POINT BLOCK 15 | ALAMEDA, CA

SITE A MASTER PLAN





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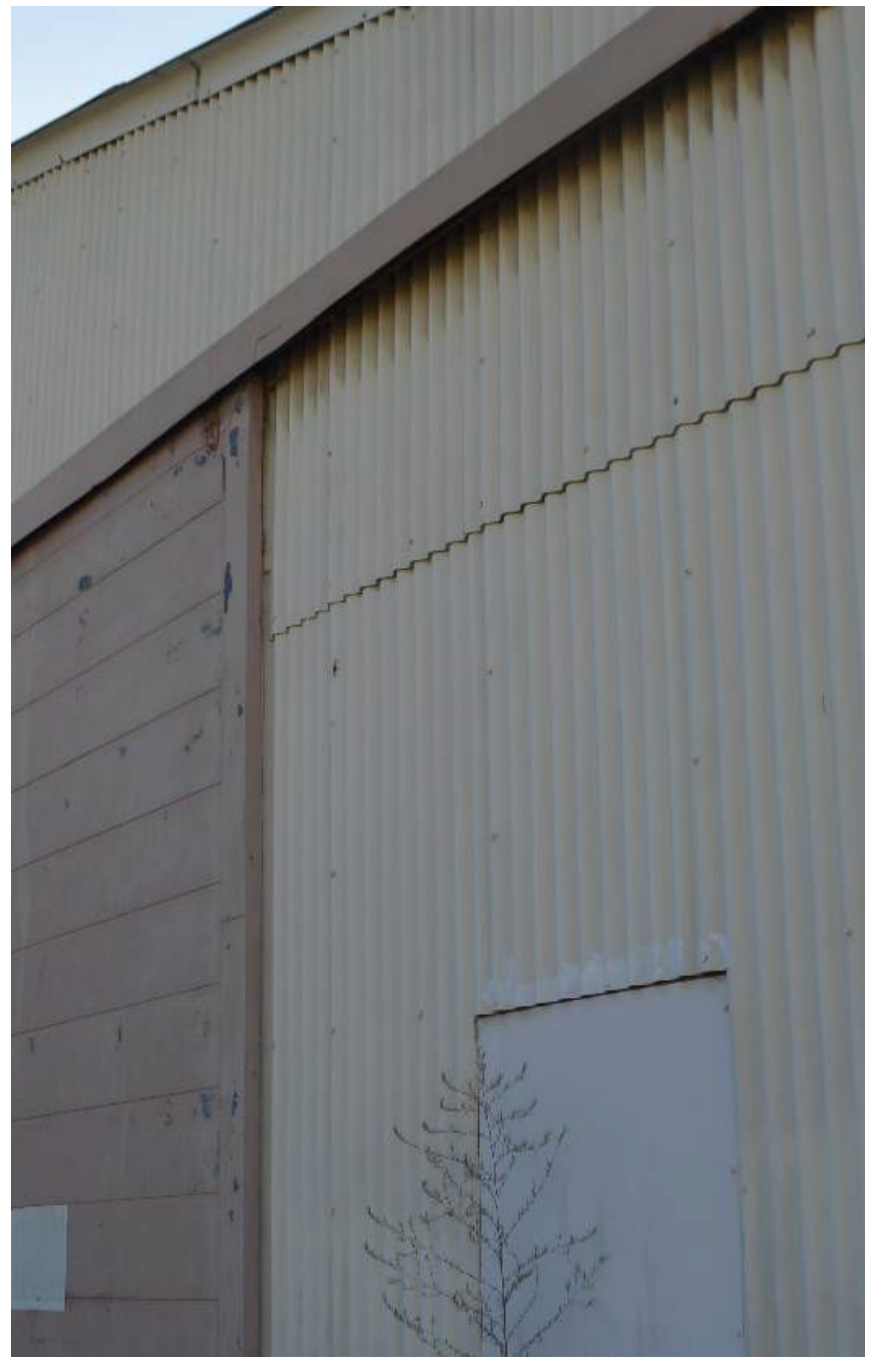
SITE A -AERIAL



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SITE A - CONSTRUCTION TO DATE



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SITE PHOTOS



ALAMEDA POINT BLOCK 15

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BLOCK 15 - PARCEL C



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CORNER ARTICULATION ALONG NEIGHBORHOOD PARK
BLOCK 15 - RENDERINGS



ALAMEDA POINT BLOCK 15

ALAMEDA, CA

NEIGHBORHOOD PARK BUILDING FRONTAGE
BLOCK 15 - RENDERINGS



ALAMEDA POINT BLOCK 15

ALAMEDA, CA

ENTRY DRIVE WITH AMENITY BUILDING AS FOCAL POINT
BLOCK 15 - RENDERINGS



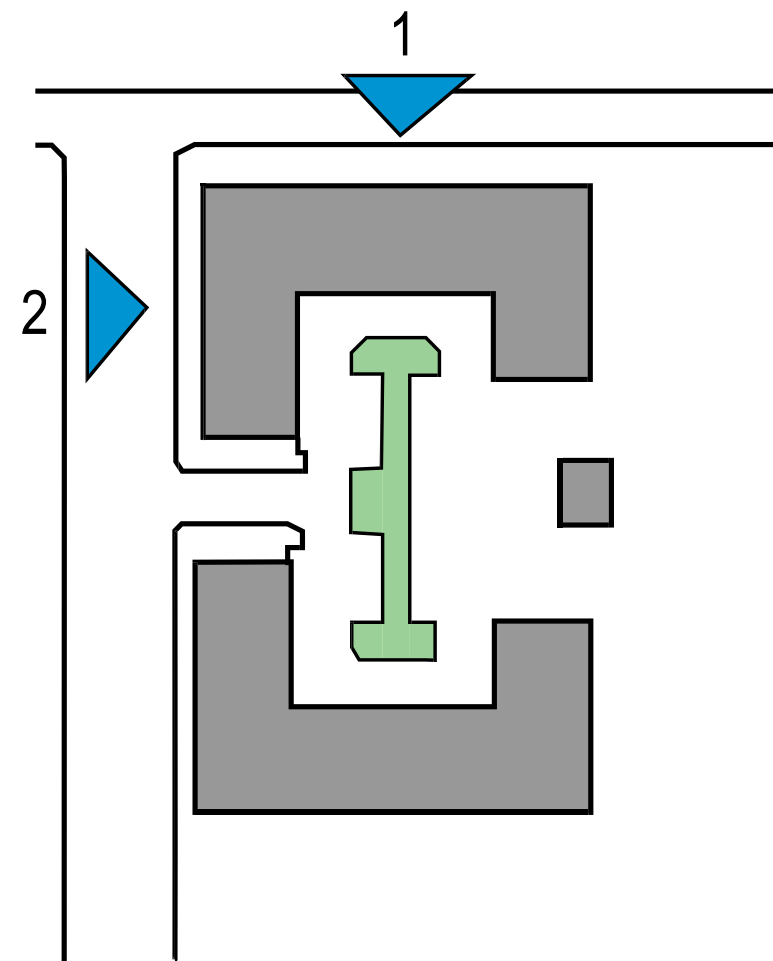
ALAMEDA POINT BLOCK 15

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AMENITY BUILDING FRONTAGE
BLOCK 15 - RENDERINGS



1. Front Elevation



2. Right Elevation

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BLOCK 15 - ELEVATIONS

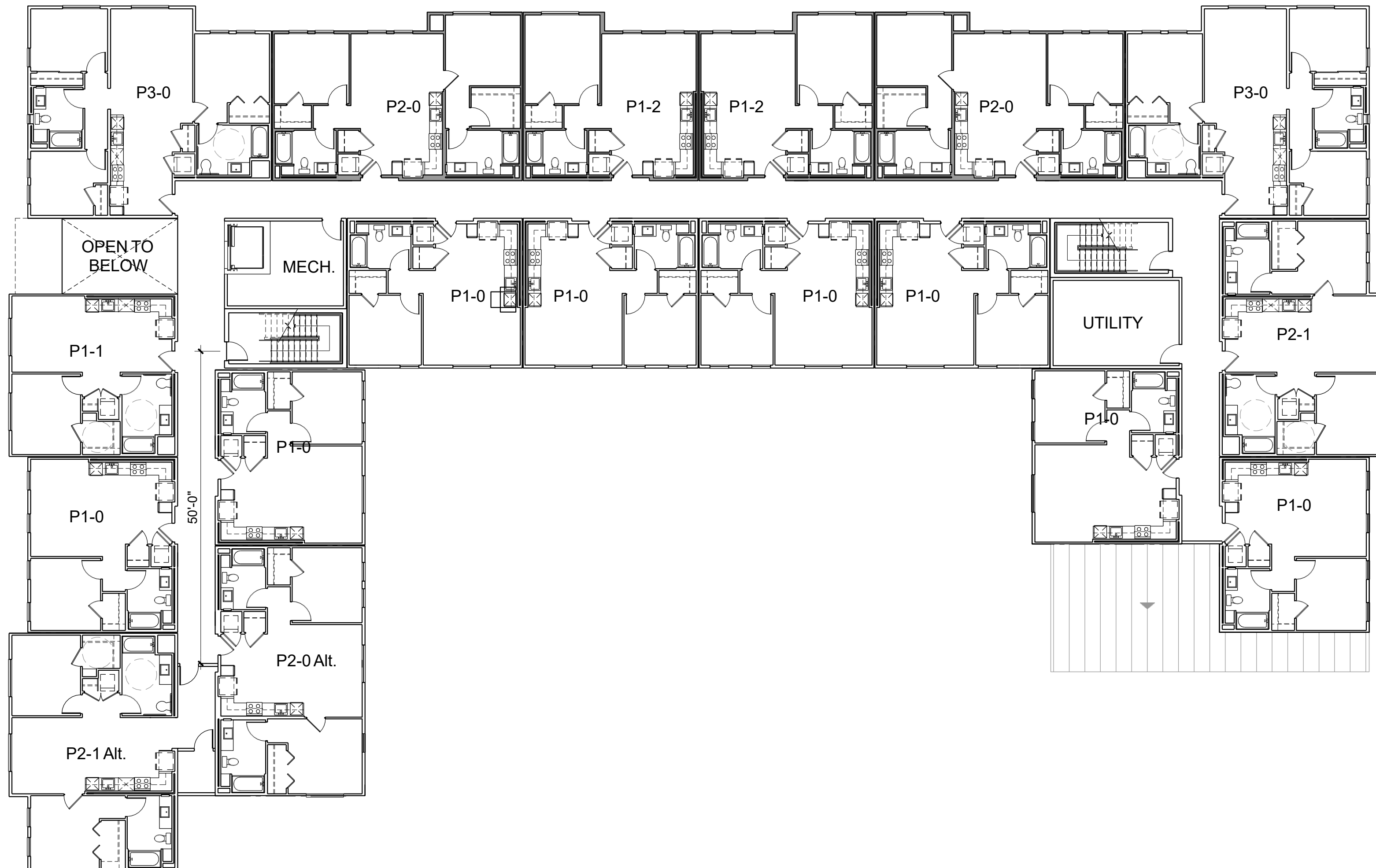


BUILDING PLAN
LEVEL 1

ALAMEDA POINT BLOCK 15

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BLOCK 15 - ELEVATIONS

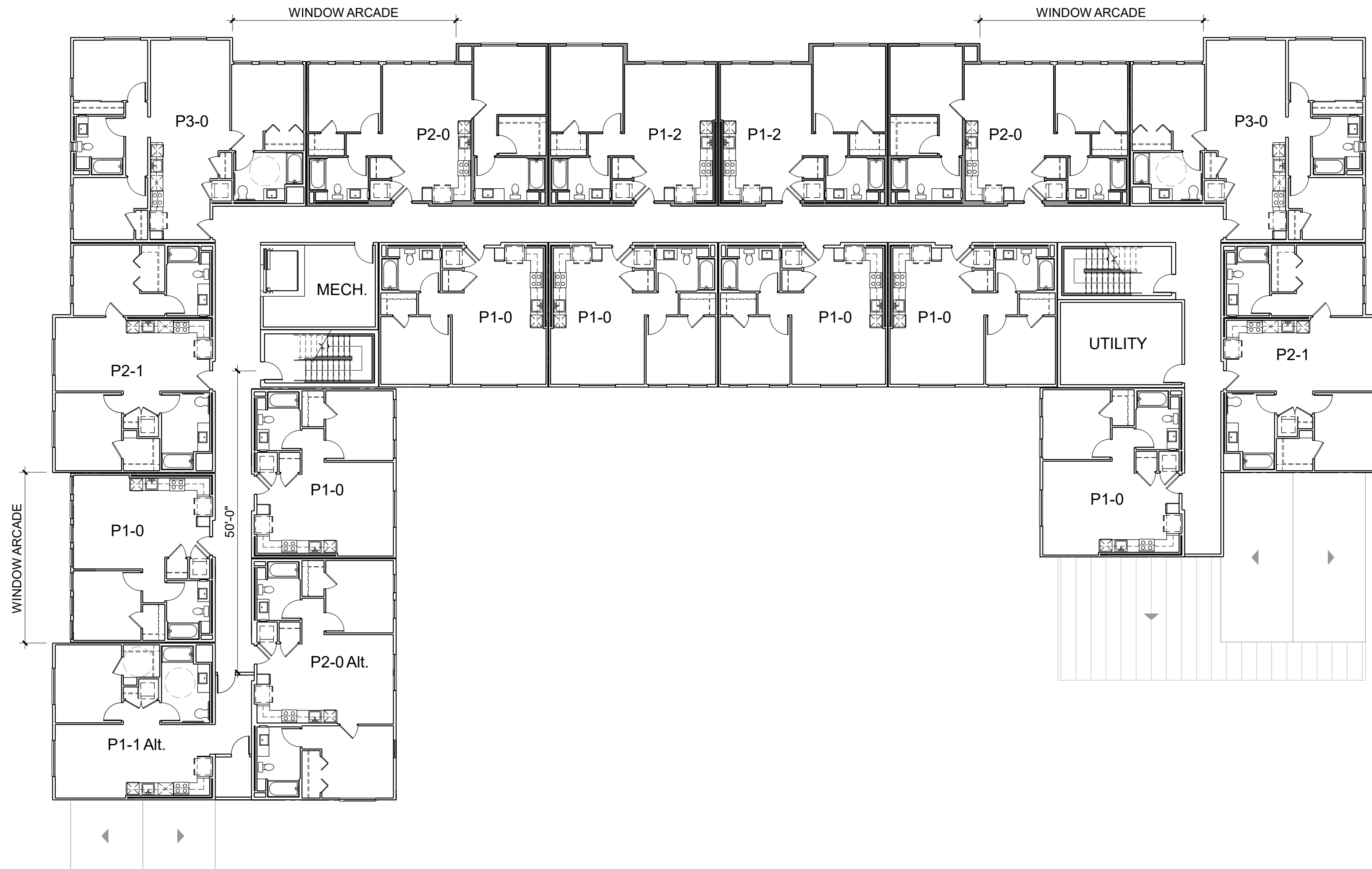


BUILDING PLAN
LEVEL 2

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BLOCK 15 - ELEVATIONS

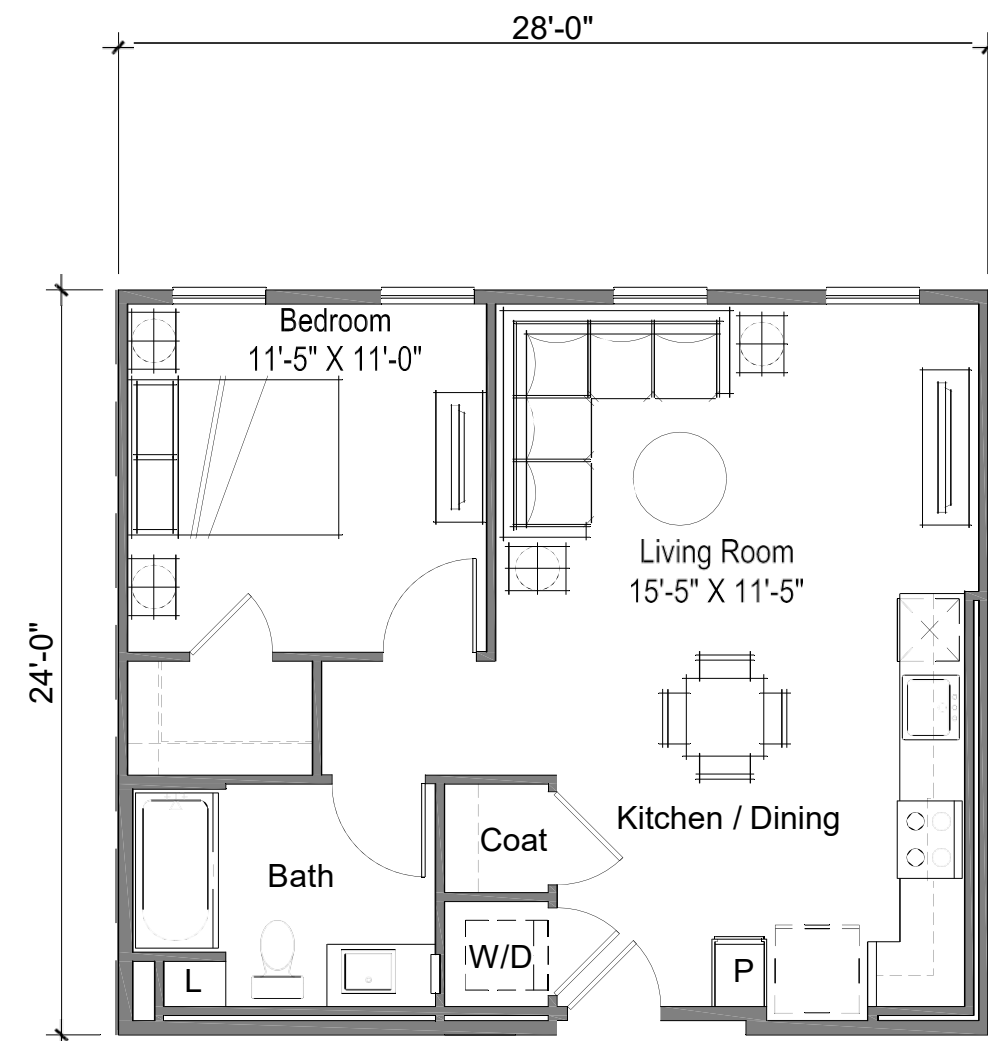


BUILDING PLAN
LEVEL 3

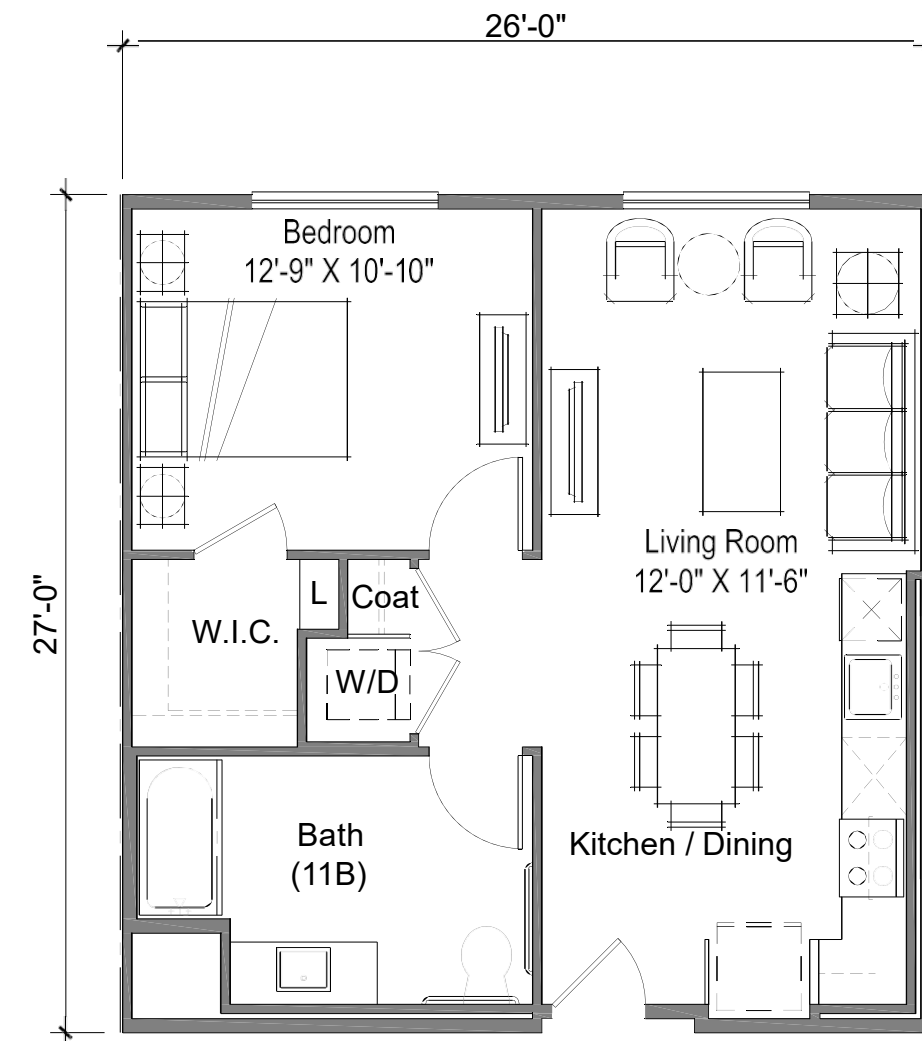
BLOCK 15 - ELEVATIONS

ALAMEDA POINT BLOCK 15

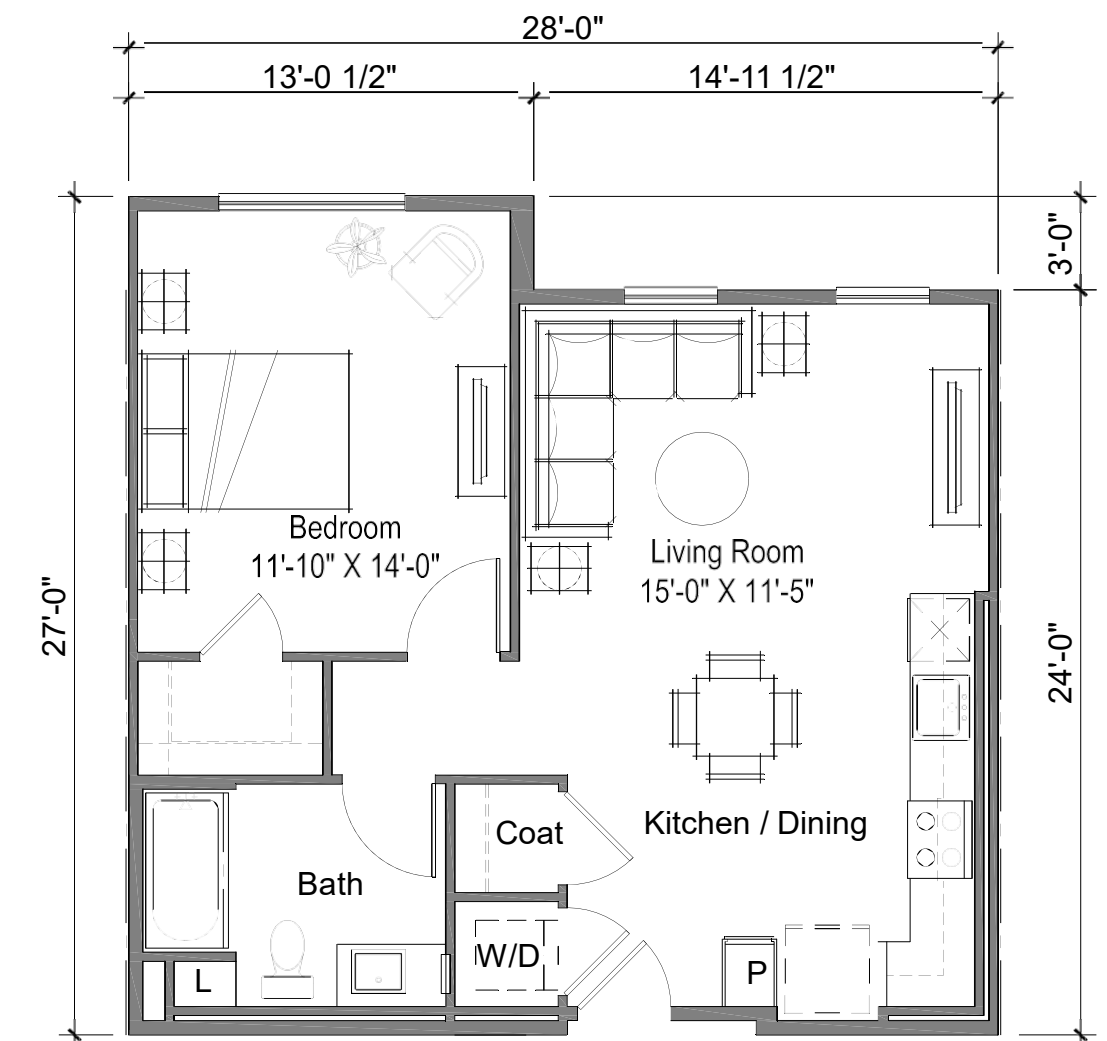
ALAMEDA, CA



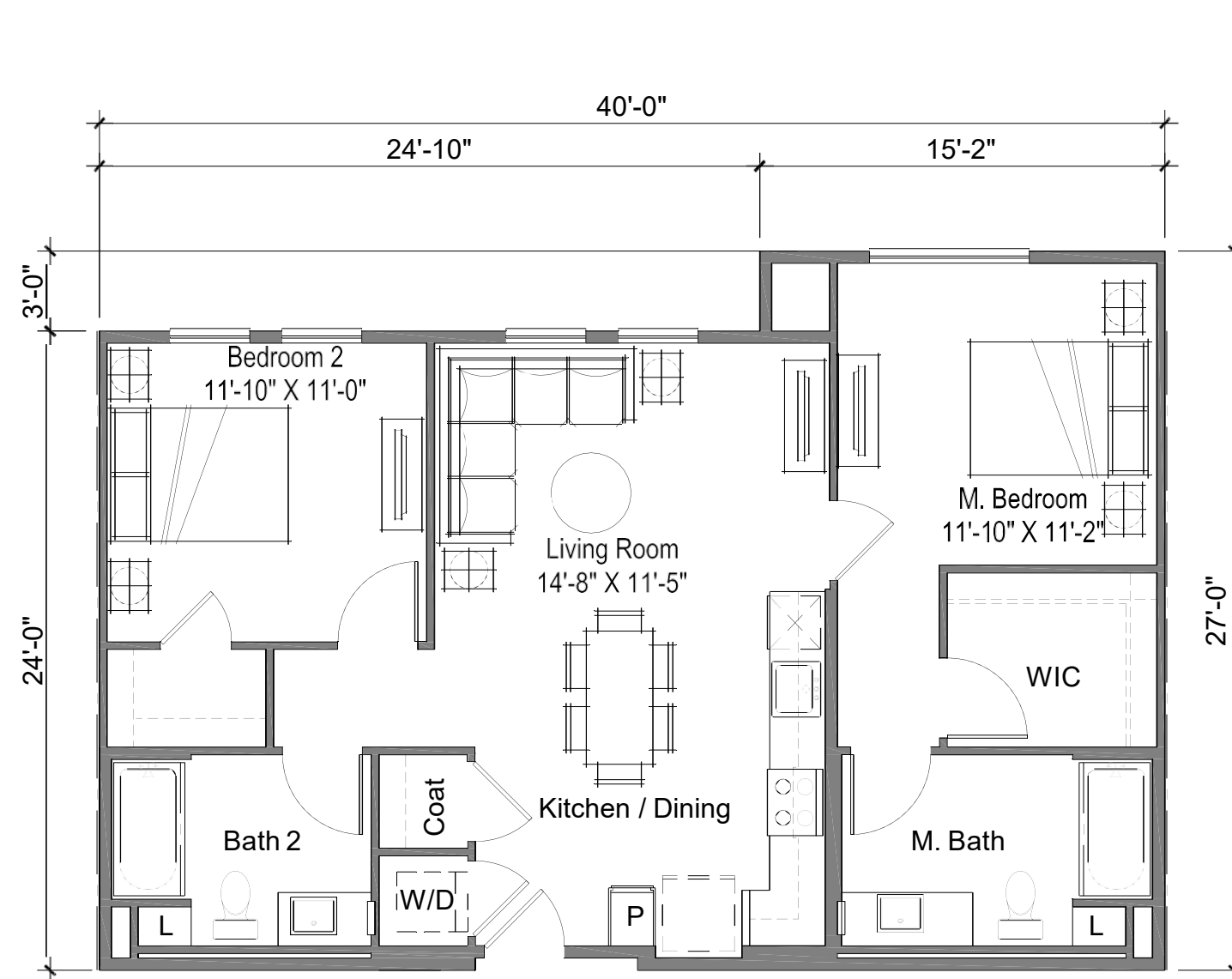
Unit P1-0
1 BR / 1 BA
673 NRSF*
QUANTITY: 32 units



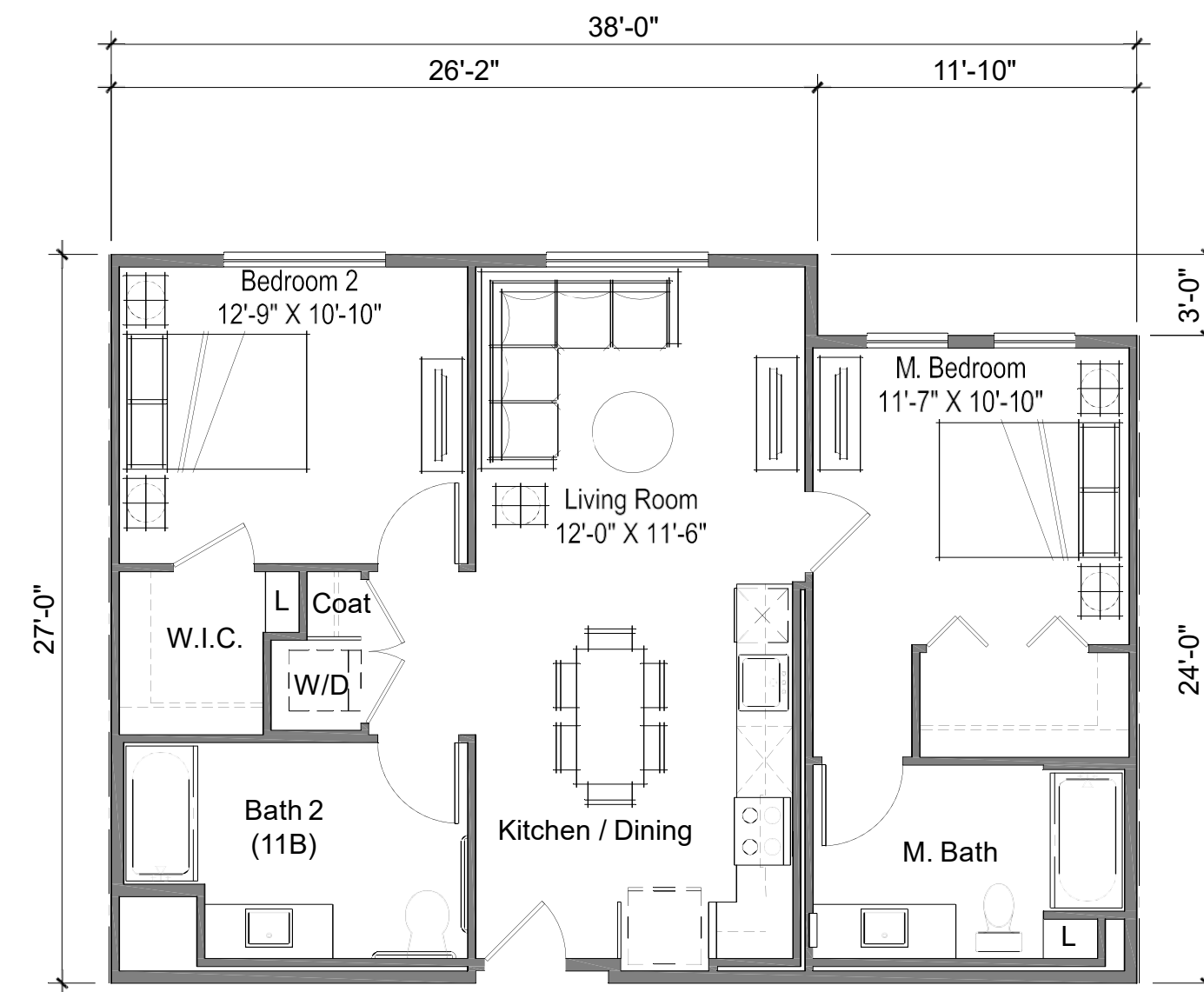
Unit P1-1
ACCESSIBLE
1 BR / 1 BA
704 NRSF*
QUANTITY: 8 units



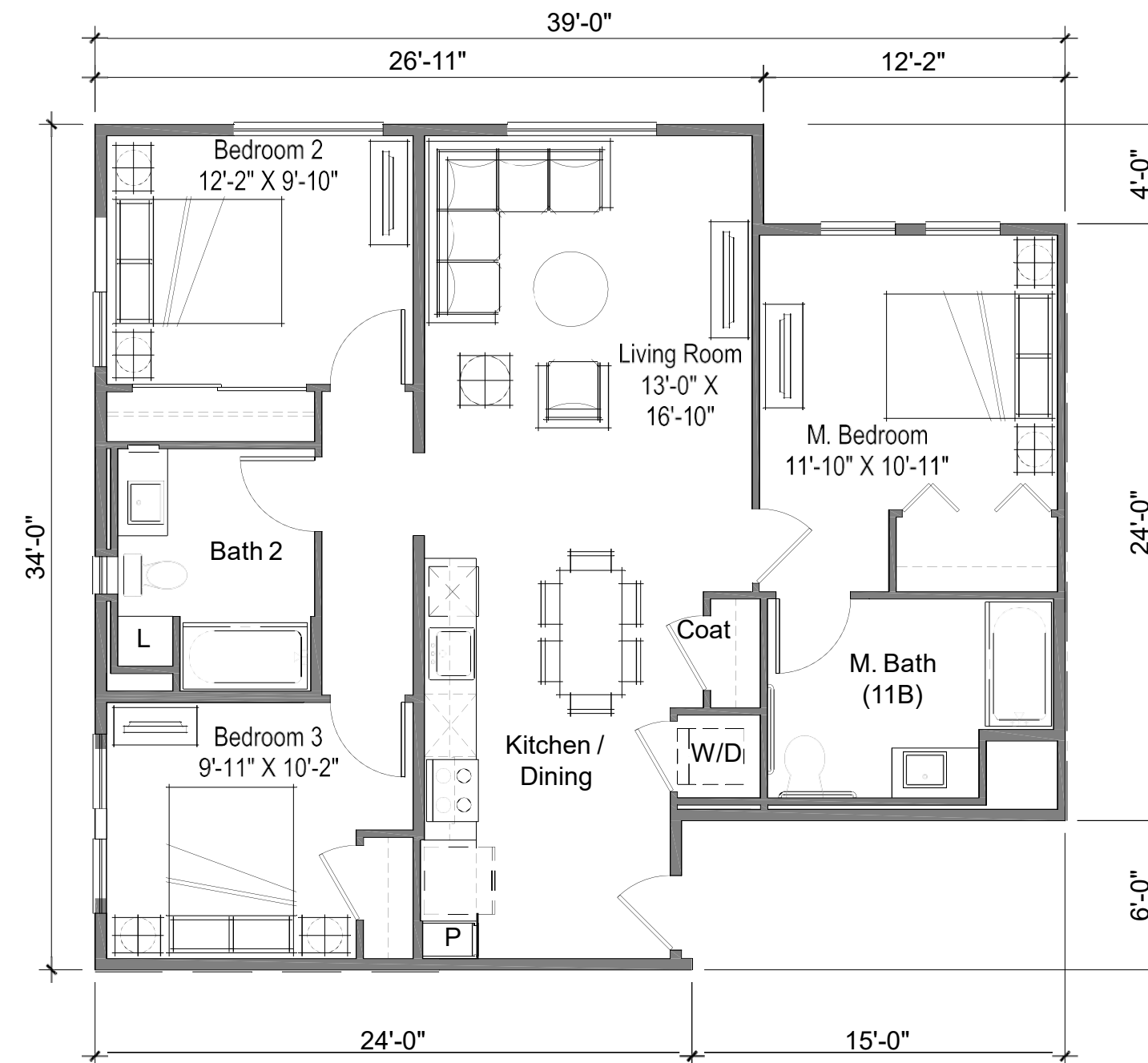
Unit P1-2
1 BR / 1 BA
712 NRSF*
QUANTITY: 12 units



Unit P2-0
2 BR / 2 BA
1007 NRSF*
QUANTITY: 16 units



Unit P2-1
ACCESSIBLE
2 BR / 2 BA
966 NRSF*
QUANTITY: 10 units



Unit P3-0
ACCESSIBLE
 3 BR / 2 BA
 1190 NRSF*
 QUANTITY: 12 units

THANK YOU

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