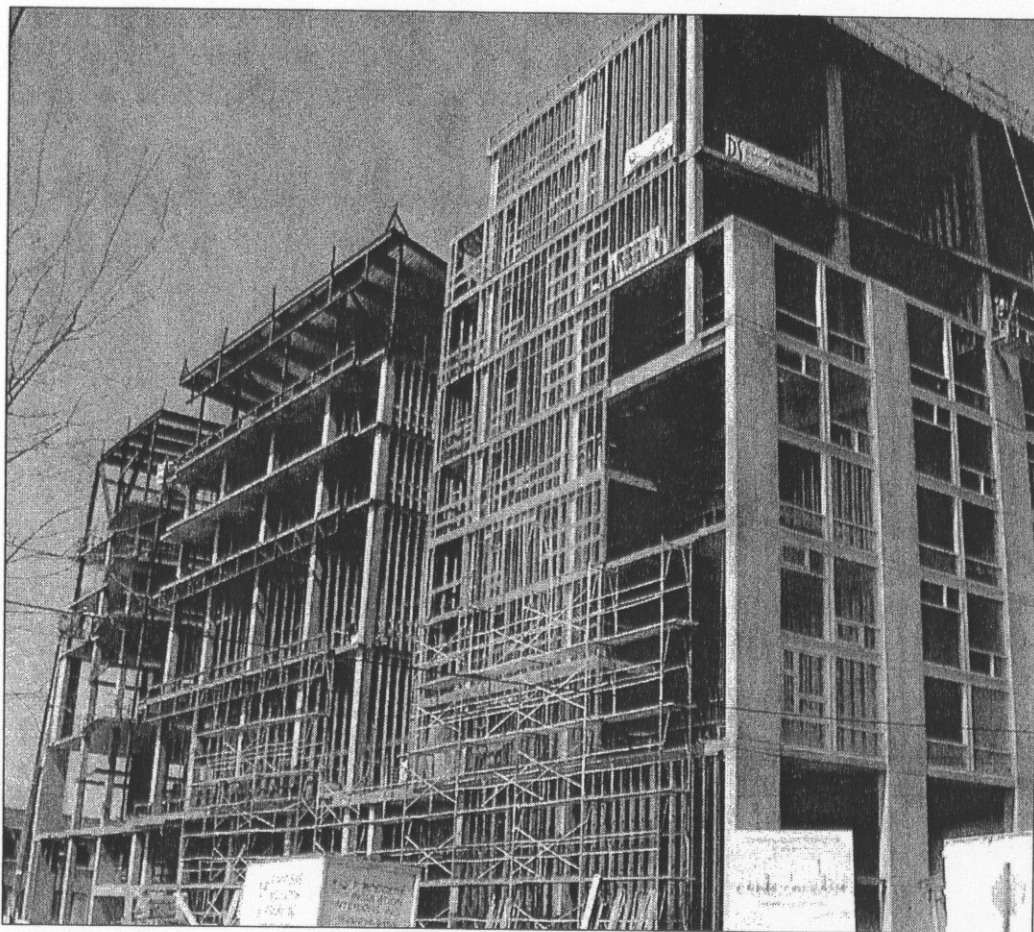


## Future for Alameda ?

Correspondence Presented at  
the Planning Board Meeting  
of 6-1-02  
Re: Agenda Item # \_\_\_\_\_



Currently one out of every six rental units in Alameda is subsidized. One out of every ten dwelling units is subsidized. We have approximately 3000 subsidized dwelling units in Alameda. These percentages will go up because one fourth of all future new housing at Alameda Point will be subsidized. It will be for low-income households ( maximum income of \$60,000 for a family of four) because the moderate income housing was eliminated by the demand of Renewed Hope/Arc Ecology in the settlement of their lawsuit against Alameda. If moderate income housing is actually desired by these groups, they can offer to change the terms of the settlement agreement. We do not need to change Measure A to accomplish that goal.

*Barbara Kerr*  
*Alameda City Councilwoman*



There is a group called HOMES which has formed a coalition in Alameda to change or eliminate the City Charter provision commonly known as Measure A. This Charter section was passed when developers were demolishing the Victorian and Craftsman housing in Alameda to put up stucco box apartments. Measure A states that buildings cannot be built with more than two dwelling units, and there must be 2000 sq.ft. of lot area per dwelling unit.

1.) The HOMES release equates high density to low cost. Not true. Just across the Estuary, the lofts around AMTRAK are very dense, there is no open space, and they are very expensive.

2.) Affordable housing does not occur without subsidies. Developers sell market rate housing for whatever they can get. Around Jack London Square, the small (1026 sq. ft.), one bedroom units are priced at \$365,000. The two bedroom units (1280 sq.ft.) are priced at \$499,000. The median price for a dwelling unit in Alameda is approximately \$425,000. That means that one half of the housing in Alameda is priced under that figure.

3.) Alameda's ability to subsidize more housing is doubtful. Alameda had committed or over-committed the tax increment from the redevelopment of the old Navy property in the settlements with the Homeless Collaborative and Renewed Hope/Arc Ecology.

4.) HOMES takes the position that there is no affordable housing planned. Over 500 units of subsidized housing is planned for Alameda Point, approximately 75 in FISC. In addition, there are currently 200 units of housing for the homeless. "Workforce Housing" is the catch phrase of these activists just as it was before the lawsuit. The 500 units for Alameda Point will all be in the low-income range per the demand of Renewed Hope/Arc Ecology. They put this in the legal settlement. Normally inclusionary housing includes homes for moderate income people. (Family of 4 up to 90,000). However Renewed Hope/Arc Ecology demanded that "moderate" be redefined to have the same income limits as HUD's low income standards. Therefore the Renewed Hope/Arc Ecology's continuing complaints about the lack of moderate income housing is like the man who murdered his parents and threw himself on the mercy of the court because he was an orphan.

5.) Alameda is already a very high density city. After Albany and Berkeley, it is the third most dense city in the entire county. Measure A has not prevented high density. We already have a large number of condominiums and apartments.

6.) HOMES is trying to make it appear that the majority of voters favor changing Measure A. This is hilarity born of desperation. In fact the press release only gives the results from a small sample, the youngest age group. They are silent on the overall opinion of Alameda's voters even though the poll was designed and paid for by opponents of Measure A.