



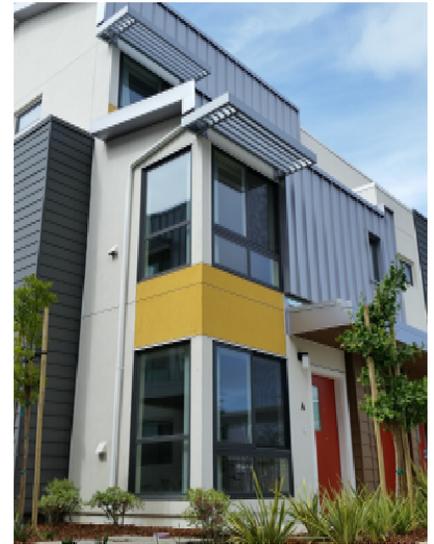
Creating & Preserving Affordable Housing

Stargell Commons

32 units of family housing in Alameda

Stargell Commons provides 32 units of family housing in three garden style buildings surrounding a surface parking lot and courtyard. A fourth one-story building faces the courtyard and includes a community room, laundry facilities, and offices for property management and resident services staff.

Stargell Commons is located on the former U.S. Navy's Fleet Industrial Supply Center at Alameda Landing. The site is located in close proximity to two existing RCD developments, Shinsei Gardens and The Breakers at Bayport. RCD is working closely with the Housing Authority of the City of Alameda (HACA) as a development partner. Making the project feasible, HACA is providing a long-term ground lease for the parcel, as well as seven Project-Based Section 8 vouchers. HACA has also provided a loan of in-lieu fees to be paid by the master land developer for the greater 97-acre Alameda Landing mixed-use development.



LEED Platinum (pending)
Completion: 2017

The surrounding Alameda Landing development provides many amenities to residents of Stargell Commons. Within walking distance, Catellus, the master developer, has completed the Alameda Landing shopping center, including a Safeway and Target. TRI Pointe Homes is constructing approximately 300 market rate homes in the development. In addition to newly constructed shopping, work, and entertainment options within walking distance and other amenities in Alameda, Stargell Commons is a short trip from downtown Oakland or a ferry ride from San Francisco.

The overall design goals included creating a model of green design with generous accessibility and adaptability. As a result, the project design provides a healthful environment through the implementation of green building materials and practices at the LEED Platinum certification level. With family-friendly outdoor spaces, the site design also facilitates pathways to the broader neighborhood through a pleasant pedestrian connection to a shared paseo to the north of the site, with buildings oriented to face street and paseo frontages.

The striking, modern design provides a marked counterpoint to the nearby neo-traditional design, adding vibrancy to the streetscape. With review and input from the City of Alameda, the final design elevates and refreshes the traditional walk-up style apartment style.

All units at Stargell Commons are affordable to families who earn 30 to 60% of the Area Median Income. The floorplans include 5 one-bedroom, 16 two-bedroom, and 10 three-bedroom units, plus one unit for onsite property management staff. HACA has referred seven families to receive a project-based subsidy that limits their rent to 30% of their household income.

Unit Type and Rent Range

Size/Type	Rent Range*	% of Area Median Income	Number of Units (Not including Manager)	Average Square Footage
1-bdrm	\$491 – 857	30 – 50%	5	585sf
2-bdrm	\$589 – 1,248	30 – 60%	16	945sf
3-bdrm	\$676 – 1,437	30 – 60%	10	1,107sf

* Based on Area Median Income in 2016 of \$93,600 for a family of four.

Project Amenities

- Multipurpose community room that opens to a courtyard, with a full kitchen and space for community events
- Landscaped courtyard, including a children’s play area
- Services and property management offices
- Central laundry facilities
- Secure bicycle storage
- Close proximity to Alameda’s retail and services, schools, bus lines, and a free shuttle to downtown Oakland

Green Building Features

- 19.2 kW photovoltaic system and solar thermal panels that assist domestic hot water heating
- Energy efficient mini-split heating systems in all units
- Sub-metered hot and cold water
- ENERGY STAR lighting and appliances
- Bay Friendly and drought-tolerant landscaping and water-conserving irrigation system
- Water-conserving fixtures throughout
- Sustainable and rapidly renewable interior finish materials throughout
- Enhanced indoor air quality with ceiling fans, continuous bath fans, and low off-gassing materials

Sources of Funding

Housing Authority of the City of Alameda	\$2,000,000
City of Alameda	\$455,593
Alameda County Housing & Community Development Department	\$1,670,664
Wells Fargo Affordable Housing Community Development Corp Tax Credit Equity	\$12,035,480
Well Fargo (permanent loan)	\$1,209,884
Total Sources of Funding.....	\$17.4M

Long-term ground lease provided by the Housing Authority of the City of Alameda.

Project-based Section 8 rental subsidy contract provided the Housing Authority of the City of Alameda.

Low-Income Housing Tax Credits (LIHTC) provided by the California Tax Credit Allocation Committee.

Construction financing provided by Wells Fargo Bank.

Development Team

Developer:	Resources for Community Development and Housing Authority of the City of Alameda
Architect:	HKIT Architects
General Contractor:	Branagh, Inc.