



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

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Board of Commissioners  
Housing Authority of the City of Alameda  
701 Atlantic Avenue  
Alameda, CA 94501

RE: The County of Alameda's Contributions to and Obligations Regarding the  
Development and Reuse of the Former Alameda Naval Air Station

Dear Members of the Board of Commissioners:

The Housing and Community Development (HCD) Department of the County of Alameda's (County) Community Development Agency writes to express its continued support for the redevelopment and reuse of the former Alameda Naval Air Station. The County has a long and deeply-intertwined history with the former air station, being a part of the original Alameda Reuse and Redevelopment Authority (ARRA) along with the mayor of Oakland, the mayor of San Leandro, and the City Council of the City of Alameda.

Under the leadership of former County Supervisor Wilma Chan, the ARRA committee approved the base reuse plan, subsequently approved by HUD, which provided for 200 units of former Navy housing, several other buildings, and approximately 30 acres of the base as the Homeless Accommodation – the public benefit required under the federal base closure legislation. The Homeless Accommodation was recorded via Legally Binding Agreements (LBAs) between the City, the County, and housing providers on the parcels. Development on these parcels can only proceed if the LBAs are mutually released.

Since 2000, HCD loaned approximately \$5.6 million to rehabilitate the military housing into 200 units serving the homeless, which have been continuously operated by nonprofits; primarily Alameda Point Collaborative (APC), Building Futures for Women and Children (BFWC), and Operation Dignity. In addition, the Housing Authority of the County of Alameda originally issued the housing vouchers serving this population before those vouchers were transferred to the Alameda Housing Authority. The collaboration and partnership on the former naval air station extended beyond the members of the ARRA and the nonprofits – Alameda Housing Authority's former Executive Director, Michael Pucci, was deeply involved in the vision for the base's future.

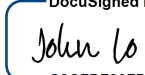
The City, APC, BFWC, and Operation Dignity have jointly created the Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP) plan for the redevelopment of the base, which provides for constructing hundreds of new housing units and community facilities. Of the new housing units, 332 will be for the homeless.



HCD supports the continued redevelopment and reuse of the former air station. HCD also has a duty under the base reuse plan and closure legislation to ensure that the Homeless Accommodation is and continues to be satisfied. Until all replacement housing is completed at RESHAP, the existing APC housing units must continue to operate and serve their current residents. Deferring Stardust Gardens therefore does not eliminate AHA's financial responsibility; it prolongs the need to support aging and increasingly costly units rather than directing those resources, including the project-based vouchers, toward permanent replacement housing. The County would only countenance releasing the LBAs if the City and Alameda Housing Authority, as original partners in this enterprise, commit adequate financial resources to supporting the long-term RESHAP plan, which would satisfy the Homeless Accommodation requirement. In the absence of such support, the County would not consider releasing the LBAs.

HCD looks forward to a bright future for the former air station, as well as continued partnership and collaboration with the City of Alameda and the Alameda Housing Authority.

Sincerely,

DocuSigned by:  
  
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John Lo  
Deputy Housing Director  
HCD

CC: City Council of the City of Alameda: [CityCouncil-List@alameda.ca.gov](mailto:CityCouncil-List@alameda.ca.gov)  
Gerry Beaudin, City Manager, City of Alameda