



December 13, 2017

Transmitted via Email

Mr. Doug Biggs
Executive Director
Alameda Point Collaborative
677 W. Ranger Avenue
Alameda, California 94501

Re: Alameda Federal Center
620 Central Avenue
Alameda, California
GSA No.: 9-G-CA-1604-AD

Dear Mr. Biggs:

This is in regards to part II, financial plan, of the Title V McKinney-Vento Homeless Assistance Act application submitted by Alameda Point Collaborative (Applicant). The application was submitted on November 14, 2017 and subsequently amended on December 2, 2017. The Department of Health and Human Services (HHS) has determined that Alameda Point Collaborative's application, is conditionally approved for 3-year lease acquisition, with renewal options not to exceed a period of twenty (20 years). Approval is subject to the Applicant's acknowledgement and acceptance of the following.

HHS determined that the Applicant's financial plan was reasonable as proposed based on current tax law and the Applicant's previous successes financing similar development and rehabilitation projects for permanent supportive housing for the homeless. However, HHS cannot officially approve the financial proposal, within the allotted application review period, without conducting further due diligence to protect the Federal government's interest in the subject property. Therefore, the Applicant shall not enter into any use agreements, partnerships, etc., or property encumbrances, whether or not mentioned in said application and subsequent amendments, without first receiving official written approval from HHS. This will require that the Applicant provide copies of any and all proposed documents that potentially affect title to the property, including, but not limited to, property parcelization, leases and ground leases, partnership and use agreements, encumbrances (i.e., mortgages, liens, grants), etc. to HHS for review, revision (as necessary), and approval.

HHS also recognizes that the Applicant's proposed programs are permitted or conditionally permitted uses within the AP Zoning District; however, the Applicant must petition the City of Alameda to remove the G (government) overlay. The Applicant must provide evidence that the G overlay was officially removed before the property can be conveyed by Quitclaim Deed.

Upon making a showing of the Applicant's ability to obtain the needed funding in line with HHS's requirements and proof of zoning compliance, the Applicant can request that the lease be converted to a Quitclaim Deed. However, should the Applicant fail to obtain all necessary funding or be unable to comply with HHS's requirements, the lease will be immediately cancelled.

Given the Applicant's proposal of major renovation of the subject property and utilization as an "Assisted Living," Medical Respite, and supportive service facility for the homeless, the Applicant must submit an Environmental Assessment (EA), within sixty (60) days of this letter, to assist this Department in completing our environmental review pursuant to the National Environmental Policy Act of 1969. The EA must provide the basis for a determination whether to prepare an Environmental Impact Statement or a Finding of No Significant Impact. The EA must be prepared by a qualified, licensed individual or agency, and in accordance with the requirements set forth in this Department's General Administration Manual at Part 30-50-40 (copy attached).

Upon our satisfactory receipt of the EA, we will advise you accordingly and subsequently request assignment of the property from the United States General Services Administration (GSA). Please note, however, that our approval is not the final authority for the disposition of the property. The ultimate assignment decision is within the authority of GSA. Should we receive an acceptable assignment from GSA, we will execute a lease agreement with Alameda Point Collaborative for the property. A standard lease template is enclosed for your reference; however, please note that other conditions and restrictions may be incorporated.

Please sign and date below, to indicate your understanding, acknowledgement, and acceptance of HHS' requirements/conditions, and have your signature acknowledged by a Notary Public. Return a PDF copy of the fully executed letter to rpb@psc.hhs.gov within the next seven (7) days.

Should you have any questions concerning this letter or anything contained herein, please do not hesitate to contact me by telephone on (202) 823-1348, or by email, Theresa.Ritta@psc.hhs.gov.


Sincerely,

Theresa
M. Ritta -A
Theresa Ritta, Program Manager
Real Property Management Services
Program Support Center

Digitally signed by Theresa M.
Ritta -A
DN: c=US, o=U.S. Government,
ou=HHS, ou=PSC, ou=People,
0.9.2342.19200300.100.1.1=20000
03750, cn=Theresa M. Ritta -A
Date: 2017.12.13 11:37:45 -0500

Enclosures

Accepted By:


Mr. Doug Biggs
Executive Director, Alameda Point Collaborative

Date:

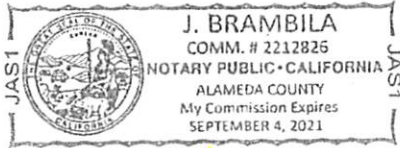
12/27/17

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Alameda)

Signed and sworn to before me this 27 day of DEC, 2017.

Witness my hand and seal.



J. Brambila

Notary Public

My commission expires: September 4, 2021