



A small lot helps fulfill big need in Alameda

A [\\$200,000 Brownfields grant](#) administered by the California Department of Toxic Substances Control ([DTSC](#)) is an ingredient in a mix of funding sources helping create badly needed affordable housing in the city of Alameda.

Jack Capon Villa will consist of 16 one-bedroom apartments and three 2-bedroom units on a former parking lot on Lincoln Avenue in downtown Alameda. The site is less than half an acre in size.

The [development](#), which is under construction and scheduled to be finished in January 2014, is designed for low-income adults with developmental disabilities.

Prospective tenants must have household incomes at or below 50 percent of the area median. It is the city's last redevelopment-funded I redevelopment project, according to the [Contra Costa Times](#).

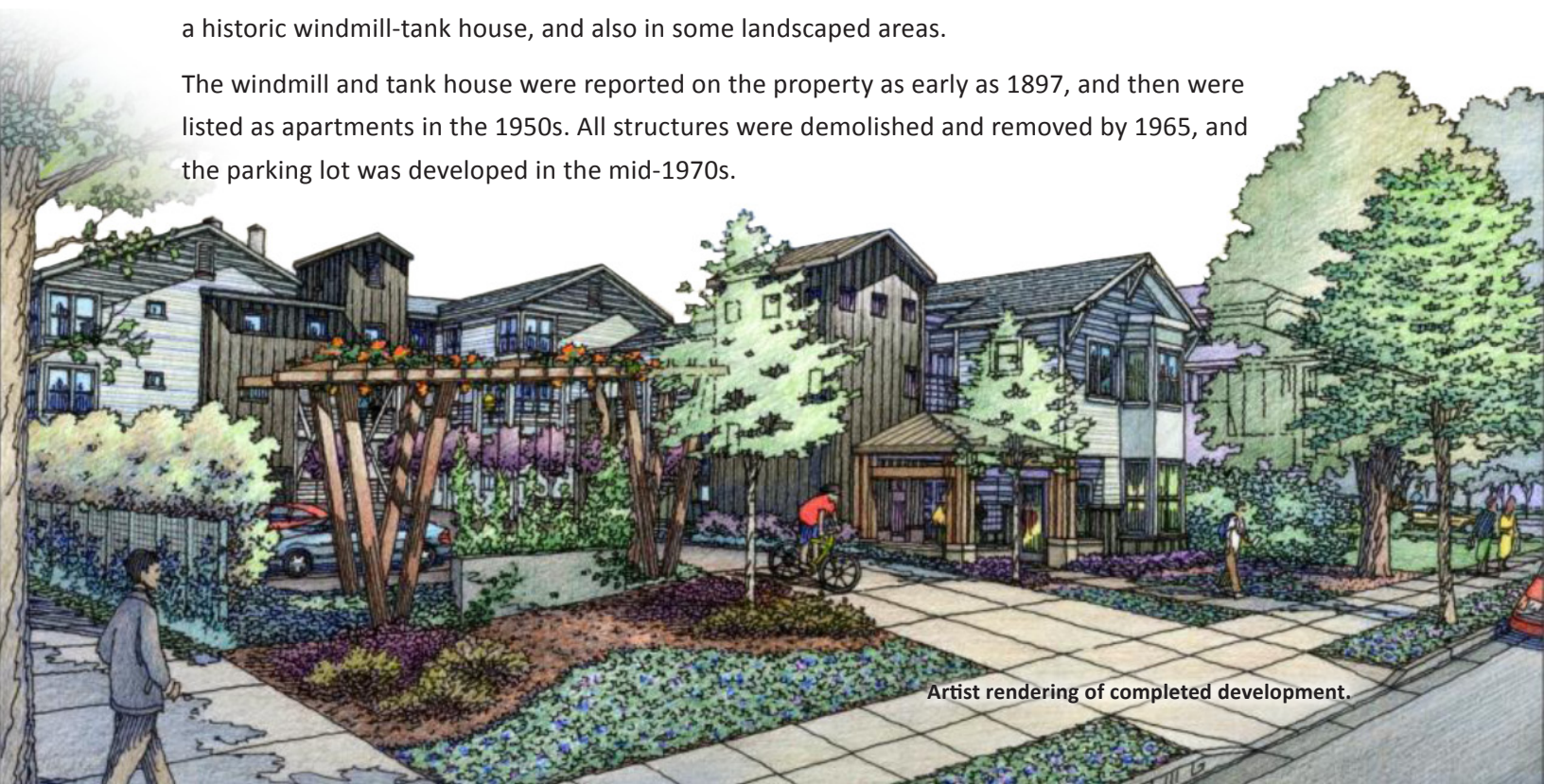
A study in 2010 provided to Alameda city officials revealed that at least 754 people could qualify for this type of housing.

“This is an important project because it provides housing for a segment of the population that really needs it,” said Tom Price, DTSC project manager. “And it makes an under-utilized site more productive.”

Before the condos could be built, however, DTSC supervised the removal of toxic materials, including lead.

Elevated lead levels were detected at five sampling locations adjacent to the former perimeter walls of a historic windmill-tank house, and also in some landscaped areas.

The windmill and tank house were reported on the property as early as 1897, and then were listed as apartments in the 1950s. All structures were demolished and removed by 1965, and the parking lot was developed in the mid-1970s.



Artist rendering of completed development.



Affordable housing continued

About 900 cubic yards of contaminated soil was excavated from the site to prepare for the new homes. Now, with affordable housing hard to find, the property is being developed into Section 8 housing.

The complex is named after Jack Capon, who founded Alameda's Special Olympics program and was its volunteer director for more than 25 years, according to the Satellite Affordable Housing Associates web site. SAHA is developing the property in cooperation with Housing Consortium of the East Bay and the city's Housing Authority.

Funding sources include the Housing Authority; Enterprise Community Investment, Inc.; Alameda County; Bank of America; Bank of Alameda; and the Federal Home Loan Bank Board of San Francisco.



The complex under construction in Alameda.