



Affordable Modular Homes and Green Space Revitalize West Alma Site

Client: [Resources for Community Development](#)

Site Area: 53,589 S.F. / 1.23 acre

Density: 90 units - 73 DUA

Website: [VMWP](#)

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544 West Alma is a proposed 100% affordable housing development serving low-income families with approximately 90 one-, two-, and three-bedroom apartments in a five-story building. The ground floor will include parking (about 64 spaces), management offices, and resident services, while amenities such as a large community room, outdoor courtyard, and laundry facilities will support residents.

Located on a 1.23-acre site currently occupied by an abandoned restaurant and asphalt lot, the project aims to restore over 7,000 square feet of impervious surface near the Guadalupe River, replacing it with landscaped open space that transitions from a formal courtyard to the natural riparian zone. The development will enhance the site's ecological and neighborhood value, correcting past planning oversights. The preliminary submittal includes building massing, floor plans, and a zoning entitlement matrix that identifies inconsistencies between current zoning and the General Plan. Utilizing a super density bonus, the project anticipates increased height, no parking minimums, and up to five concessions, using RM zoning as the most appropriate designation for this multifamily development.

Design Features

- Restore the existing impervious surface to designed open spaces
- Resident courtyard connecting to the river landscape
- River bank access
- Utilize modular dwelling units
- Rain gardens

Sustainable Design

- Provide open spaces for social gathering/interaction
- Provide on-site social services.
- Integrate existing tree as landscape feature.
- Provide resilience to the river flood
- Bike connection to adjacent transit station
- Daylight access for all bedrooms
- On-site stormwater management
- Utilize native plants