



# The Poplar Development Plan

Community Meeting #1  
*Overview of Project Site & Development  
Process*

Tuesday, August 19  
6:00 - 7:30 pm

Rosefield Village - Community Room  
727 Buena Vista Avenue  
Alameda, CA 94501



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# Welcome & Introduction





# Agenda

1. Welcome
2. Introduction - Alameda Housing Authority
3. Partners in the Poplar development
4. Timeline for the Site
5. Development Schedule
6. Understanding the Site and Project Goals
7. Community Engagement Process
8. Tabletop Conversations
9. Report Out
10. Next Steps



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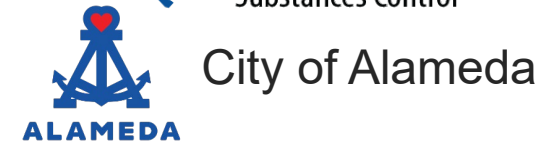
# The Partnership & Development Team

## The Partners

Owner	Alameda Housing Authority
Developer	Island City Development
Partners/Funders	Alameda Unified School District
	State of California (DTSC)
	City of Alameda
	FPI Property Management
	LifeSTEPS

## Consultant Team

Architect	TWM Architects + Planners
Civil Engineer	Luk and Associates



# Housing Authority of the City of Alameda & Island City Development

- Housing Authority of the City of Alameda (AHA) was originally established in 1940
- AHA's portfolio includes over 845 affordable rental homes with an additional 700+ homes currently in its development/acquisition pipeline by 2030
- AHA's programs include Housing Choice Vouchers, Project-Based Vouchers, specialized housing assistance, Family Self Sufficiency, affordable real estate development, resident services, & management of AHA owned properties
- Established in 2014, Island City Development (ICD), an affiliate of AHA, is a non-profit public benefit corporation and housing developer that owns, acquires, develops, provides finances, rehabilitates, and operates.

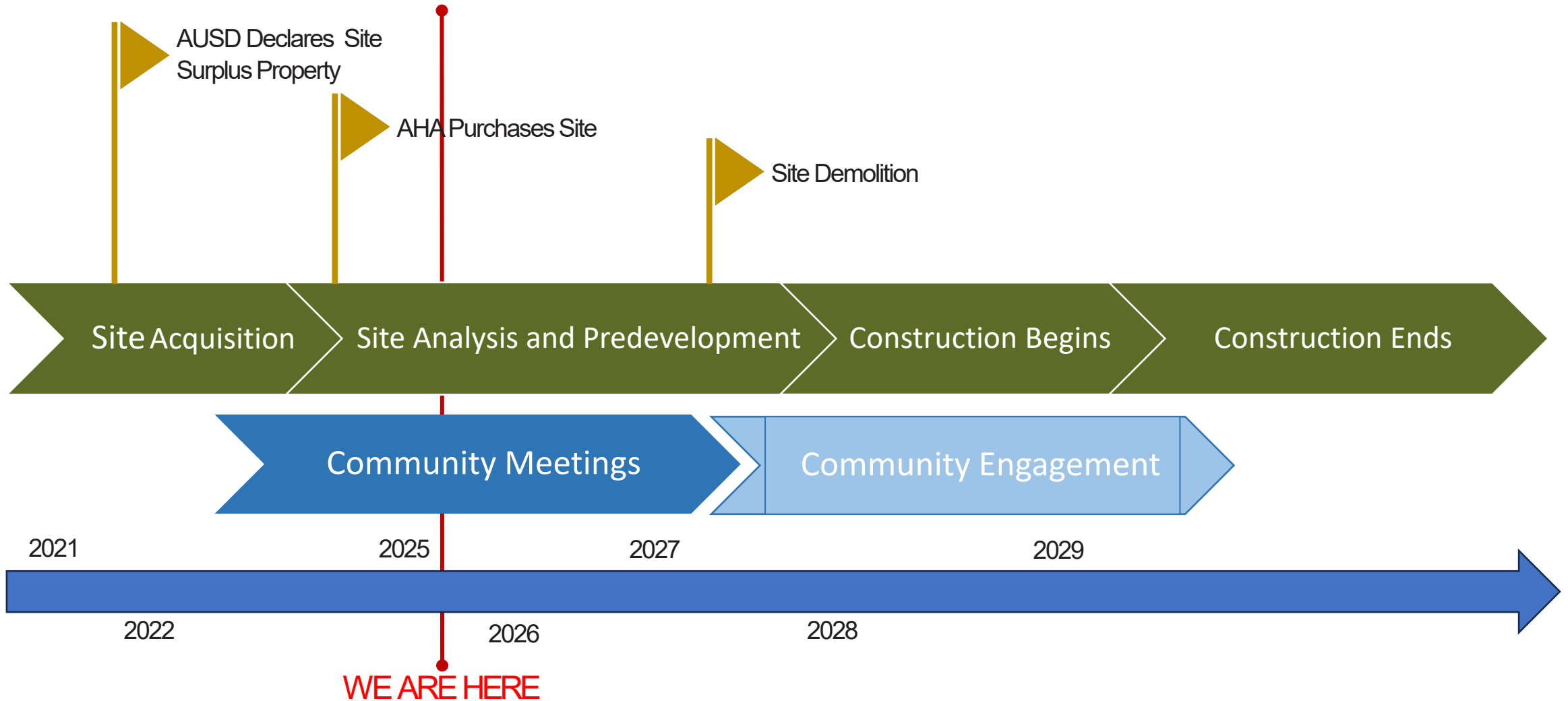


# Vision and Goals for The Poplar Development

1. Develop 50 to 60 affordable homes for Alameda residents close to convenient and regular public transit and bicycle/pedestrian networks .
2. Preference for up to 25% of the units for Alameda Unified School District teachers and staff.
3. Provide affordable housing opportunities for families with children in Alameda schools.
4. Restore the former maintenance property and vacant site to a community asset.
5. Preference will be given to Alameda residents/workers as permitted by law.



# Conceptual Development Schedule



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# History of Site

Original  
Construction

1924

AUSD  
Declares Surplus

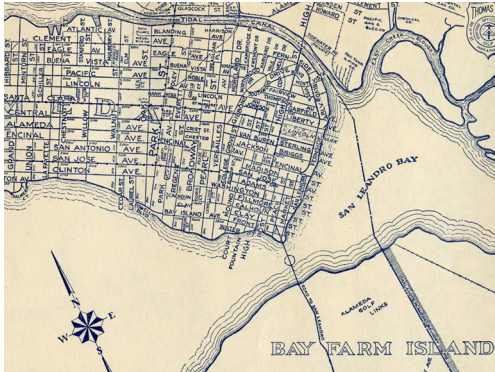
2021

AHA  
Purchase

2022

The Poplar  
Development

2025



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# Understanding the Site

Neighborhood Boundaries



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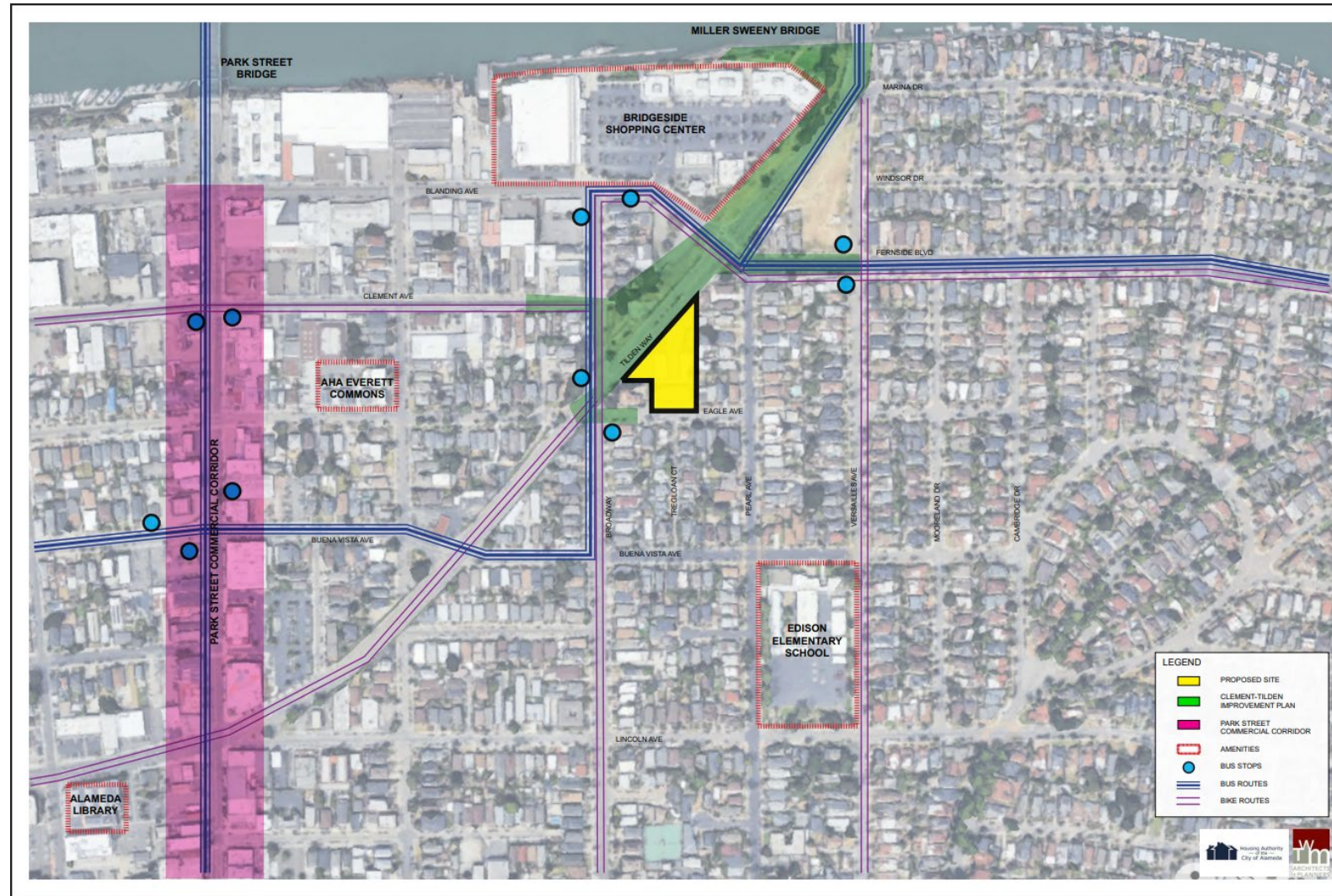
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# Understanding the Site

Vicinity Map



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# Understanding the Site

## Roundabout Street Improvements



*Start of Capital  
Improvements  
Late 2025*



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# Site Background



The site was evaluated in a Phase I Environmental Site Assessment Report, which reviewed historical documents and interviewed personnel with institutional site knowledge to ascertain the site's history

The site was historically used by the Alameda Unified School District as a maintenance yard that included an underground storage tank (UST).

Operational activities included equipment storage, vehicle and building maintenance, and materials staging.

These uses, and older building materials, likely contributed to the presence of contaminants. Also, the UST was removed in the 1990's, and samples exhibited evidence of a leak.

Older historical fill materials are also common sources of shallow soil impacts in city environments.

Understanding the site's history helped inform where and how to test for potential contamination.

With this history in mind, AHA contracted with Rincon to complete site assessments and to engage with a regulatory oversight to develop a plan to make the site ready for residential site use.



# Transparency and Regulatory Setting



Testing was to evaluate potential contamination and to ensure **safe housing** for future residents.



The site is under the oversight of the **San Francisco Bay Regional Water Board**.



Environmental studies were funded by the **state's ECRG** to ensure safe redevelopment under oversight.



**Soil, soil vapor, and groundwater** were tested by licensed geologists and independent labs.



All data and reports are public and posted online through the **GeoTracker system** (ID: T10000021364).



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# Testing Results and What They Mean



**Groundwater** did not contain contaminants above health risk levels.



**Soil contains** lead (likely from historical lead-based paint) and generally naturally-occurring arsenic in the top 3 feet.



**Soil vapor** (underground air) contains some compounds such as gasoline and solvents, possibly from past site uses.



These results are typical for older urban sites and **can be safely managed**.



The site will **meet residential safety goals** with standard cleanup and/or mitigation strategies



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# Ensuring Safety – What's Next

## Step 1: Preparing a Plan



We're preparing a **Corrective Action Plan (CAP)** to address shallow soil and soil vapor. The CAP will consider different corrective actions against the following criteria:

- Regulatory and community acceptance
- Long-term effectiveness in achieving remedial action objectives and cleanup goals
- Resiliency to future climate-driven changes
- Ability to implement and technical feasibility of the remedial measures

## Step 2: Corrective Actions



Corrective actions may include **removing (remediating) or covering (encapsulating) shallow soil** and using safe building designs, such as a vapor barrier, to address impacts.

## Step 3: Transparency



The onsite impacts will be addressed such that future residents will not be exposed to environmental risks. All work plans, reports, and results will be publicly available.

**The Water Board will confirm that all corrective actions were successful prior to occupancy.**



Our goal: a **clean, healthy environment** for everyone living near and on the site.



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# What is SB 35/423?

- ☐ State law enacted in 2017 (SB 35), expanded in 2023 (SB 423)
- ☐ Expedites affordable housing approvals to help meet housing goals
- ☐ Provides streamlined approval process for qualifying affordable housing projects
  - ☐ Staff level approval
  - ☐ No public hearings
  - ☐ Not subject to California Environmental Quality Act (CEQA)
- ☐ May be combined with State Density Bonus Law, including additional density & modified design standards
- ☐ Reduces overall development timeline & cost

# When does SB 35/423 apply?

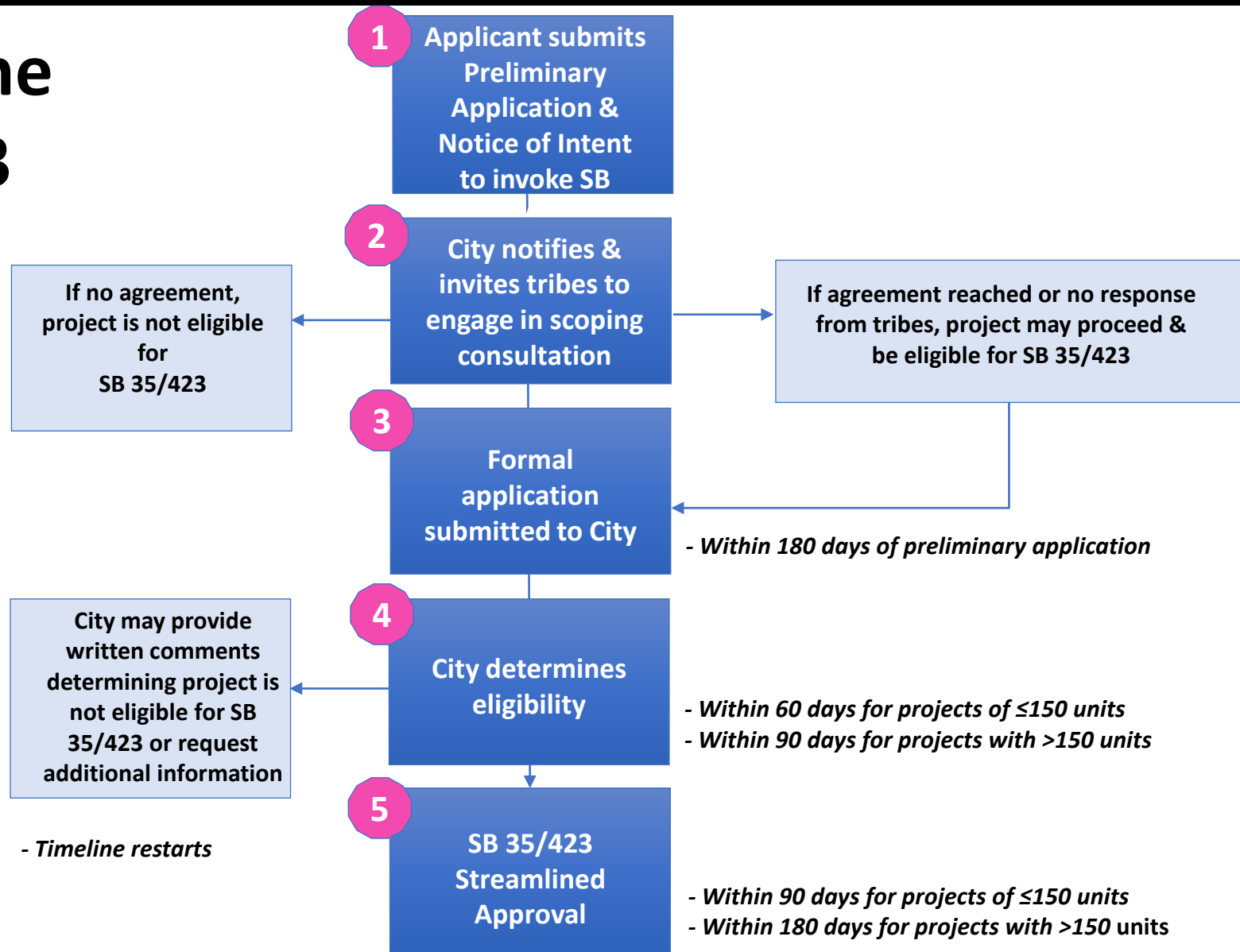
Projects must meet certain criteria to be eligible for streamlining, including:

- ☐ Urban infill site
- ☐ Designated for residential development
- ☐ Consistent with objective standards of Zoning Code (may be modified by State Density Bonus Law)
- ☐ At least 50% of housing units as affordable to households earning less than 80% of area median income
- ☐ Not located within a sensitive resource area (e.g. coastal zone, prime farmland, wetlands, high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, etc.)
- ☐ No demolition of residential units or historic buildings on a national, state, or local historic register

# Is The Poplar project eligible for SB 35/423 processing?

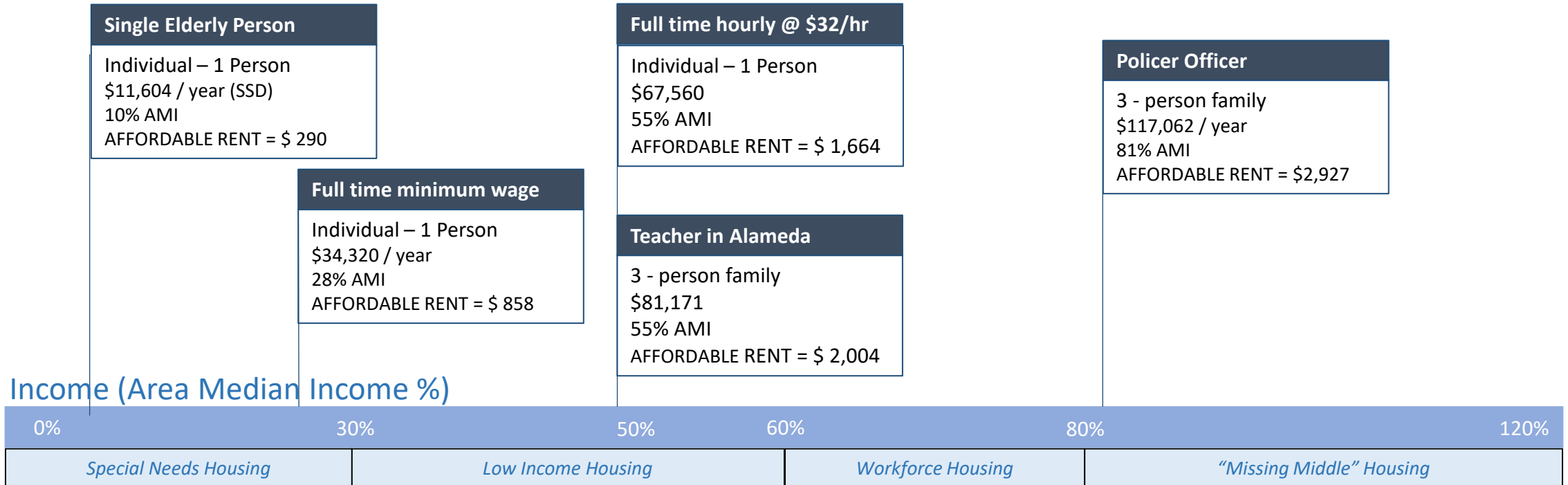
- ✓ 0.93 acre, infill site on transit corridor
- ✓ Designated for Medium Density Residential
- ✓ Meets objective standards of City's R-4 development standards, modified by State Density Bonus Law
- ✓ Provides 100% of housing units as affordable to households earning less than 80% of area median income
- ✓ No residential units will be demolished
- ✓ Not located within a sensitive resource area
- ✓ No historic buildings on a national, state, or local historic register will be demolished

# What is the SB 35/423 Approval Process?



# Understanding the Site

## Buildings and Affordability



### Resources available

Alameda Housing Authority program eligibility	
Low Income Housing Tax Credits	Limited use
Housing Choice Voucher program	Limited use
State and Local Priorities	

# Community Engagement: Plan

## Purpose

To share information with stakeholders about AHA's goals for the project and to seek meaningful input to shape the development plan.



## Stakeholders

Residents of Alameda  
Alameda schools  
Immediate neighborhood  
Community organizations  
Alameda Housing Authority



# Community Engagement: How to Stay Involved

## Email

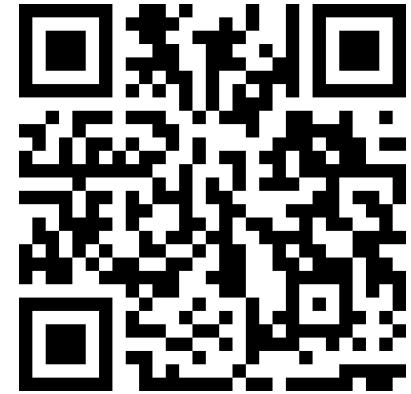
[poplar@alamedahsg.org](mailto:poplar@alamedahsg.org)

## Website

[www.alamedahsg.org](http://www.alamedahsg.org)

## AHA Newsletter

[www.alamedahsg.org/contact-aha/](http://www.alamedahsg.org/contact-aha/)



AHA Website

## The Poplar Community Meetings

Five community meetings throughout Summer/Fall 2025

## Board of Commissioner Meetings

Third Wednesday of each month, starting at 7:00 pm



AHA Newsletter

# Community Engagement: Community Meetings



## Meeting #1

**Overview of Project Site & Development Process**

Tuesday, August 19, 2025, at 6:00 pm - 7:30 pm  
Rosefield Village - Community Room  
727 Buena Vista Ave., Alameda, CA 94501

## Meeting #2

**Design Charette**

Wednesday, September 10th, 2025, at 7:00 pm - 9:00 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #3

**Site Reuse and Resiliency**

Wednesday, October 1st, 2025, at 7:00 pm - 8:30 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #4

**Final Development Plan**

Wednesday, October 16th, 2025, at 7:00 pm - 8:30 pm  
Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

## Meeting #5

**Environmental Conditions and Remediation**

Wednesday, October 29th, 2025, at 12:00 pm - 1:30 pm  
Virtual meeting



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# Community Engagement: Community Input

1. Break into small groups for a tabletop conversation
2. Each group is given the same questions to discuss
3. A development team member will facilitate the conversation and another take notes
4. Groups report out after XX minutes



# Community Engagement: Community Input Questions

1. What do you value most about the neighborhoods surrounding The Poplar Site?
2. What are specific features this development could respect or reflect?
3. How can new housing fit into the existing character of the area?
4. What are your hopes and concerns related to the development of this site?

Report out from each table

# Next Steps

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## Incorporate Community Feedback

AHA will share community input with the development team and address input in the plan

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## Stay Connected Sign Up for Newsletter

poplar@alamedahsg.org

(510) 747-4300



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## Attend Community Meeting #2

### Design Charette

Edison Elementary School- Multi-Purpose Room  
2700 Buena Vista Ave., Alameda, CA 94501

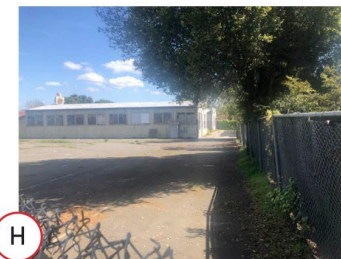
Wednesday, September 10th, 2025, at 7:00 pm - 9:00 pm

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# Understanding the Site



## Existing Site Photos



# Understanding the Site

## Existing Site Photos



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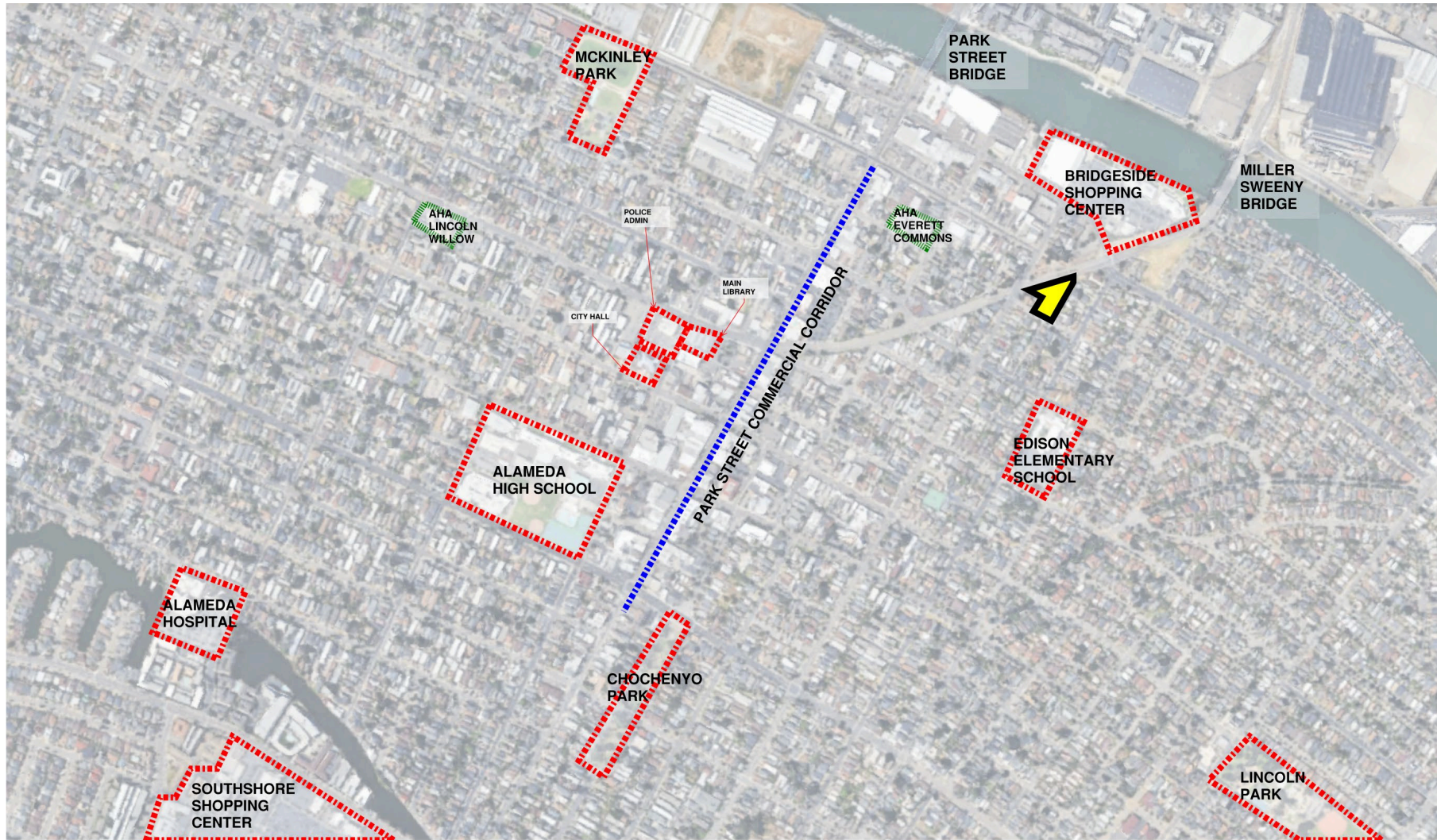
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## Community Assets



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Vicinity Map



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# Understanding the Site

Bus Routes



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# Understanding the Site

Bike Lanes



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# How does affordable housing benefit our community?



- **Fosters Economic Growth**
  - Job opportunities, higher wages & improved quality of life
- **Encourages Civic Engagement**
  - Volunteering, participation in government & community organizations
- **Creates Safer Neighborhoods**
  - Less criminal activity, safer & healthier community
- **Promotes Healthier Communities**
  - Greater access to healthcare & healthy food options