



Housing Authority  
of the  
City of Alameda

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**The Poplar**  
**2615 Eagle Avenue**

## **Q&A** (edited 9/29/25)

**Note:** These answers are based on currently available information only and may change as more information becomes available. The FAQ and website will be updated periodically where possible. Please contact [Poplar@alamedahsg.org](mailto:Poplar@alamedahsg.org) if you have additional questions.

### **MEETINGS**

- 1. Can AHA provide additional microphones at the next meeting?**
  - Yes, AHA can use a second microphone at upcoming in person meetings.
- 2. Will AHA postpone meetings, including the October 29 meeting regarding the draft CAP?**
  - The only meeting that AHA plans to postpone is the Oct 1 meeting, which is being moved to Zoom, with a watch location, to October 7. An additional meeting has been set for November 12, 2025 in case it is needed.
  - The Corrective Action Plan (CAP) is expected to be available in draft within October 2025. The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) will set a 30-day public comment period once the CAP is published, which is anticipated to include October 29. If needed, AHA will add a meeting in early November, or SFBRWQCB may set its own meeting, to provide an additional opportunity for the public to ask questions regarding the CAP.
- 3. How is AHA modifying the designs and plans for The Poplar to reflect community input?**
  - AHA is taking the community's feedback into consideration and will present its response to community input at future meetings.
- 4. Where can I find a copy of the slides presented at the meeting?**
  - The slides have been posted here: <https://www.islandcitydevelopment.org/project/the-poplar/>
- 5. Can AHA provide meeting slides ahead of meetings?**
  - Yes, AHA will provide meeting slides at least 12 hours ahead of each meeting.
- 6. Can AHA provide a project timeline (Gantt chart) with milestones?**
  - AHA does not have a Gantt chart at this time. Please refer to the milestones provided in previous presentations for an overview of the project timeline.
- 7. When will the shadow studies be delivered?**



- The shadow studies were provided in the meeting slides for the meeting on September 10, 2025 and are posted on the website.

**8. Can AHA provide live captioning during the meetings?**

- AHA can provide captioning where meetings are held via Zoom.
- AHA does not have the ability to provide live captioning for in person meetings but an additional microphone will be provided at future meetings to allow people to hear better. However, for individuals with disabilities, please let AHA know of any reasonable accommodation requests 72 hours before a meeting. Requests can be made to [ra@alamedahsg.org](mailto:ra@alamedahsg.org), or by calling Sarah Raskin at 510-747-4360.
- To accommodate a range of access needs, AHA proposes to hold the October 7, 2025 meeting as a hybrid, via Zoom, phone, or in person at Independence Plaza, 703 Atlantic Avenue, Alameda, CA 94501. AHA is willing to host more Zoom/phone meetings with an in person option. The public is welcome to provide feedback on this format to [poplar@alamedahsg.org](mailto:poplar@alamedahsg.org) or by calling Sarah Raskin at 510-747-4360.

## **ENVIRONMENTAL/GEOTECHNICAL/DESIGN**

**9. When will AHA release the draft Corrective Action Plan (CAP)?**

- The Corrective Action Plan (CAP) is expected to be available in draft within October 2025. The SFBRWQCB, after its review, will post the draft CAP on Geotracker. The SFBRWQCB will set a 30-day public comment period, notice of which and a related Fact Sheet, will be mailed to local residents. In addition, AHA and/or the SFBRWQCB will hold a meeting during the 30-day comment period to receive comments (although comments may be submitted in writing at any time during the comment period).
- In August 2025, AHA received an extension from the Water Board to submit the draft CAP by October 21, 2025.

**10. Where can I find more information about AHA's Equitable Community Revitalization Grant (ECRG)?**

- General information about the ECRG program can be found here: <https://dtsc.ca.gov/ecrg>
- AHA applied for ECRG funds in late 2023 and received a grant of \$534,000. The funds are being used for site investigation, with oversight by the SFBRWQCB. All documents relating to the site investigation can be found on Geotracker at [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000021364](https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000021364)

**11. What information is available regarding the geotechnical foundation alternatives?**

- An analysis of the geotechnical foundation alternatives is expected to be completed in December 2025 or January 2026. AHA will review the alternatives based on factors such as cost, effectiveness, and durability.

**12. Can AHA provide more information about the \$325,000 contract for asbestos remediation?**

- The contract for asbestos abatement and building demolition has been awarded but not yet signed. Work is anticipated to start no earlier than April 1, 2026..

**13. The environmental report recommends backfilling the site after excavation but also stated that AHA does not plan to backfill. Why not?**

- The Interim Removal Action Report (8/12/25) refers to a small section of the site where soil was removed during testing. AHA has not presently filled because the location is small, not deep, and the entire site is currently locked and not in use.

**14. Scheme B and C label a "Fire Exit" on Tilden Ave. What is the difference between a Fire Exit and a regular exit?**

- TWM response: The Fire Exit note refers to firetruck exiting. The sketches were done before analysis of the firetruck turning radii. As mentioned in the presentation, the fire exits were noted although they did not work.

**15. Is it possible to consider an exit onto Tilden that is for regular cars, but not for fire trucks?**

- TWM response: We did not consider a resident only exit onto Tilden. By the time we determined a firetruck exit could not work, we were aware that City would not support any vehicle connection to Tilden.

**16. Will a traffic study be conducted?**

- A traffic study is not required for a project of this size and will not be undertaken.

**17. How do the City of Alameda and AHA approve density and control design in an affordable building?**

- The City uses its Zoning Ordinance and Objective Design Review Standards to assure that new developments are compatible with the existing neighborhood. The Objective Design Review Standards can be found at <https://www.alamedaca.gov/files/assets/public/v/2/departments/alameda/building-planning-transportation/planning/objective-design-review-standards-july-2023.pdf>.

**18. Why is the project proposed at a height of 5 stories?**

- The project height is five stories to accommodate the proposed 50-60 family sized units (1-3 bedrooms).

**19. Why is the City opposed to an entry/exit on Tilden Avenue?**

- The City has said: *Tilden is an arterial street. The purpose of arterial streets is to provide the effective flow of traffic in the city, and to limit access to these streets at the intersections of other streets, which aligns with the Transportation Element of the City's General Plan. Placing a driveway on Tilden would impact the capacity/movement of traffic and can cause a safety issue when an access point for driveway is provided that is entered/exited at much slower speeds.*

**20. How is this project coordinating with the Tilden roundabout project?**

- The Poplar will not start construction until the Tilden roundabout project has been completed (anticipated by early 2027). The Tilden roundabout project is designed to ease traffic flow along Tilden and improve pedestrian and bicycle circulation, which are currently constrained on other neighborhood streets, such as Eagle and Fernside Boulevard.

**21. When does AHA plan to make formal submittals for the SB 35 process to the City of Alameda?**

- The current plan is to submit in November 2025.

## **FUTURE TENANTS/PROPERTY MANAGEMENT/LONG TERM OWNERSHIP**

### **22. Why is the Alameda Unified School District (AUSD) staff allocation set to approximately 25%?**

- Preference for AUSD staff is limited by a per unit dollar amount of funding provided through a Memorandum of Understanding between AUSD and AHA. In addition, up to 40 apartments are expected to be filled from AHA's housing voucher wait list. Lastly, one unit will be used for an onsite manager. This leaves approximately 25% of the units to be filled with a preference for AUSD staff.
- Please note that in affordable housing, a "preference" means that an applicant is moved up the interest list during leasing. It does not mean that a unit is held permanently vacant unless a household meeting the preference can be found. All non-manager units, including the ones filled from the AHA wait list, will have a live/work preference for Alamedans to the extent permitted by law. Approximately 25% of the units are expected to also have an additional preference for AUSD staff.

### **23. Does this project have a 55- or 99-year 100% affordable lease?**

- This project does not have a ground lease with affordability restrictions as of this date. However, AHA has signed an option to ground lease with its development partner, Island City Development. The length of the term is usually dictated by financing, but a minimum of a 56-year term will be required.

### **24. How did AHA decide on the 50-60 unit range?**

- Poplar was originally considered at 40-50 units, as mentioned in the press release announcing AHA's purchase of the property ( <https://alamedapost.com/news/ausd-completes-sale-of-yard-at-2615-eagle-ave/>). Shortly afterward, the City of Alameda Housing Element was updated, a process that was well covered by the local press and open to public comment. The zoning in the updated Housing Element allows up to 66 units at Poplar, using the State Density Bonus Law.

### **25. What percent and dollar amount of the funding for the project is coming from the State of CA?**

- AHA has not yet applied for funds from the State of California, with the exception of the ECRG funds described above. Typically 75% of the funding for affordable projects comes from non-local sources.

### **26. Where can I find data comparing current and existing AHA projects, including their number of bedrooms vs. number of parking spaces?**

- AHA has posted data regarding units/parking space for current AHA projects at <https://www.islandcitydevelopment.org/project/the-poplar/>. We will update for the bedroom count when available.

### **27. How much parking is required per unit at Poplar?**

- Except for accessible spaces, the City of Alameda does not have a minimum parking requirement. At Poplar, the amount of parking is still under study. Because of limited space, the amount of parking will be less than one space per unit.

### **28. What is the average number of vehicles per unit at other AHA project sites?**

- The number of vehicles varies significantly from property to property. Tenants will be issued a free bus pass.

**29. Where will delivery trucks park or idle when delivering parcels? (UPS, FedEx, Amazon, etc.)**

- AHA will request a designated delivery/loading only spot on Eagle Avenue from the City of Alameda as part of the project design.

**30. Is smoking allowed at AHA project sites or in AHA units?**

- Smoking is not allowed inside any multifamily property in Alameda. The City of Alameda has a secondhand smoke-free multi-family housing ordinance, which can be found here: [https://www.alamedaca.gov/files/assets/public/v/1/smoking\\_ordinance\\_fact\\_sheet.pdf](https://www.alamedaca.gov/files/assets/public/v/1/smoking_ordinance_fact_sheet.pdf)
- A 20 feet buffer is required from buildings, including neighboring buildings. AHA strives to be a good neighbor and intends to work with the community on any violations of the City's policy.

**31. Where are the trash and recycling containers going to be placed?**

- Trash and recycling container placement has not been determined. Typically, multifamily buildings use a trash chute system (including recycling) that is within the building. Bins are pulled out by staff for collection to the street.