

The Poplar
2615 Eagle Avenue

FAQ #2 (edited 10/13/25)

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 if you have additional questions.

PROJECT FINANCING

1. When will financing be complete?

- Project financing is dependent on the issuance of competitive funds by the state. Applications for funds generally require a significant amount of the environmental, geotechnical and design work to be complete so AHA does not expect to apply for the largest funding pieces until late 2026 or early 2027.

GENERAL

2. Is Alameda meeting the Housing Element requirements?

- Please contact the City for questions regarding its compliance with the Housing element.

3. Does AHA collect data on Alameda residents?

- No, but census data is posted online at <https://www.census.gov/programs-surveys/acs/data/data-tables.html>

DESIGN AND CONSTRUCTION ISSUES.

4. Is the Community building required?

- Yes, a community space is required by funders. AHA's experience is that by providing quality community space for residents and their children and guests, residents stay longer and build lasting and positive relationships in the neighborhood.



Housing Authority
of the
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

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5. Can the units be smaller to make the building smaller?

- In general, AHA builds efficiently-sized units to minimize overall building costs. The units will be built within the range permitted for the funding, which can dictate both the size of individual units and the number of unit types (studios, one bedrooms, three bedrooms, etc.). If you would like to see a sample unit at one of our sites for an example, please let us know.

6. Did AHA consider purchasing the property next to Tilden (1800 Broadway) looked at to purchase?

- No. To AHA's knowledge, this property is not for sale and is likely too expensive to retro fit for the purposes of affordable housing.

7. What measures will be implemented to protect neighbors during construction?

- The site's construction will meet all required safety standards, including that the construction will occur during permitted working hours with proper noticing, a construction fence with a cloth/dust barrier, additional dust mitigation, stormwater pollution prevention, and other measures to protect the construction workers and the community.

8. Why aren't you reviewing the option for two access points?

- The City was asked, and has ruled out the option for an access on to Tilden Way. It does not make sense to have two access points on Eagle.

9. Can Poplar impact the traffic calming in these neighborhoods and Buena Vista and Pearl?

- The City which is making significant updates to Tilden Way that should improve flow on feeder streets. Please contact the City for additional information

10. What measures does AHA have in place to manage potential emergencies or evacuation at the Poplar?

- Each AHA building complies with all relevant safety codes and has an emergency plan. Management is trained to implement the emergency plan and to brief the residents on the proper procedures.



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11. Will a new sewer or other infrastructure be needed?

- Any need for updated infrastructure will be analyzed by the City or East Bay Municipal Utility District (EBMUD).

RESIDENT ISSUES

12. The transit line “O Express” is getting cut from the public transport list – is it possible to bring it back?

- Please contact AC transit with your concerns related to the “O Express.”

13. How will traffic be mitigated once the building is complete?

- All Poplar residents will receive a free bus pass and have access to bike parking. The City’s pedestrian improvements on Tilden Way (scheduled to start in 2025) will also improve transportation options in the neighborhood.

14. What low-income populations is AHA targeting for the Poplar?

- The Poplar will serve families at or below 60% of Area Median income. Please see the table below for 2025 income levels for various family sizes.
- The income targeting is set for a minimum of 55 years as a requirement of funding. The incomes are designated every year by the funding sources.

Per HUD Notice
(2019 V2) Effective: April 1, 2025

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE 2025

Maximum Income Levels

For Projects that Place in Service on or after April 1, 2025

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person
ALAMEDA							
100% Income Level	\$111,900	\$127,900	\$143,900	\$159,800	\$172,600	\$185,400	\$198,200
80% Income Level	\$89,520	\$102,320	\$115,120	\$127,840	\$138,080	\$148,320	\$158,560
70% Income Level	\$78,330	\$89,530	\$100,730	\$111,860	\$120,820	\$129,780	\$138,740
60% Income Level	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$111,240	\$118,920
55% Income Level	\$61,545	\$70,345	\$79,145	\$87,890	\$94,930	\$101,970	\$109,010
50% Income Level	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100
45% Income Level	\$50,355	\$57,555	\$64,755	\$71,910	\$77,670	\$83,430	\$89,190
40% Income Level	\$44,760	\$51,160	\$57,560	\$63,920	\$69,040	\$74,160	\$79,280
35% Income Level	\$39,165	\$44,765	\$50,365	\$55,930	\$60,410	\$64,890	\$69,370
30% Income Level	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780	\$55,620	\$59,460
20% Income Level	\$22,380	\$25,580	\$28,780	\$31,960	\$34,520	\$37,080	\$39,640



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15. How would ground floor parking be assigned?

- Typically, parking is first come, first-served. However, assigned parking may be provided if a household has an approved reasonable accommodation for a disability.

16. How will the Poplar impact street cleaning?

- The City is responsible for street cleaning. Please contact the City for questions regarding street cleaning.

17. Who will be the property manager?

- AHA is a local and responsive owner that operates nearly 1,000 affordable rental homes in the City of Alameda. AHA's contract management company FPI/Asset Living (<https://fpimgt.com> and <https://assetliving.com>) manages all of AHA's properties.

18. How will the units be advertised and marketed?

- For the initial lease up, some units may be filled through the AHA voucher wait list, which is currently closed but is opened periodically. Additional units will be advertised and marketed via the AHA website (www.alamedahsg.org), AHA's newsletters, outreach to local employers and institutions (including the Alameda Unified School District), and advertisements in local publications, and through all required affirmative fair housing marketing outreach. Typically, an interest list starts during construction and applications are processed to allow move-ins soon after the project is completed.

ENVIRONMENTAL ISSUES

18. Is the Draft Corrective Action Plan (CAP) available for review?

Yes, the Draft CAP can be found on the State Water Resources Control Board's Geotracker website at

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000021364

under the Site Maps/Documents tab—midway through the page. This Draft CAP is currently in review by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and remains subject to modification, including in response to the 30-day public comment period that the RWQCB will conduct, commencing likely in late October or early November with the mailing of a Fact Sheet to all residents within 500 feet of the Poplar development.