

The Poplar
2615 Eagle Avenue

FAQ #3 (edited 11/6/25)

The Housing Authority of the City of Alameda (AHA) hosts informational meetings for the community to learn more about the Poplar development early in the design process, so that community feedback may be incorporated if and where possible. Meeting schedule and topics are subject to change. For the latest updates, sign up for AHA's email newsletter at www.ahagroup.click or check the project website at <https://www.islandcitydevelopment.org/project/the-poplar/>.

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.

ENVIRONMENTAL

- 1. What is happening with additional testing and the small portion of the property which is currently behind a fence?**
 - Applicable laws do not require an entire site to be tested. Here, the completed environmental investigation at Poplar, as approved by the Water Board, follows best practices for testing a reasonable number of areas throughout the site based on historical use records indicating where the most contamination may be and based on the proposed building footprint, which does not impact the neighbor's fence. Testing is an iterative process in which tests are conducted, results are analyzed, and decisions are made about whether additional testing is needed. Test results closest to the area behind the neighbor's fence were not concerning, this area is not currently within the proposed building footprint, and there was no reason to date to test beyond the fence. However, AHA is working with the Water Board to voluntarily complete additional testing close to the fence.

- The approximately 191 square feet area behind the neighbor's fence is a known, ongoing fence/property line issue that AHA anticipated needing to resolve at some point.

2. Has AHA applied for building permits already?

- No, however, for financing purposes AHA made deposits on estimated building permit fees. These fees were conservatively estimated and are not final until full applications are made and reviewed by the City of Alameda.

3. Has AHA applied for SB35 entitlements already?

- No.

4. Is the site in a sensitive resource area?

- Slide 18 of the Meeting #1 slide deck, presented on August 19, 2025, addressed SB 35 and had "not located within a sensitive resource area" checked. This development site is not within the Coastal Zone, does not contain significant wetland or biological resources, and does not contain significant habitats. In short, there is no "resource" that needs to be preserved or mitigated.
- Under SB35, there are additional exclusions for prime farmland, a "hazardous waste site" and lands under the management of the Coastal Conservancy. This slide should have clarified that the site is anticipated to meet SB35's sensitive area requirements after approval and implementation of the Corrective Action Plan (CAP) and the site is cleared for residential use.

5. If the soil removal is not completely effective, will a contingency plan outlined be needed, including continued monitoring by the Water Board of the vapor mitigation system?

- Should the contingency plan be necessary, the Vapor Intrusion Monitoring System (VIMS) and the subsequent monitoring should allow the site to reach residential standards. AHA is committed to mitigation and obtaining clearance to residential standards at the Poplar site. As part of any development process, AHA is exploring all possible entitlement paths to complete the development.



6. What is happening about the soil off-haul, including protective health measures, trucking routes, etc.?

- The Soil and Groundwater Management Plan, which includes required measures, is available here:
https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/2812387406/T10000021364.PDF.
- The Water Board's approval of the Soil and Groundwater Management Plan is available here:
https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9195081412/Approval%20of%20Soil%20and%20Groundwater%20Management%20Plan%20May%202025.pdf.
- The off-haul of soil will comply with all applicable local and state regulations regarding health and safety measures and truck routes. AHA will share a more complete plan with the community well before the work begins. The City of Alameda regulations may be found here, including the 2023 Truck Route Map in Key Documents: <https://www.alamedaca.gov/Departments/Public-Works-Department>.

7. What is the ECRG grant?

- AHA received an Equitable Communities Revitalization Grant (ECRG) for site investigation on February 29, 2024. Information about the ECRG can be found in the slides for Meeting #3, held on October 7, 2025. AHA recently requested an extension to utilize the ECRG (original end date was March 2026) and expects its request to be approved, if possible, before the end of 2025. More information about the ECRG program can be found here: <https://dtsc.ca.gov/ecrg/>.

8. What geotechnical (soil stabilization) recommendations are being considered?

- AHA is still reviewing the foundation alternatives provided by the geotechnical consultant and will share which alternatives are being considered once its review is complete. The review will likely continue well into 2026.

GENERAL QUESTIONS

9. How can I submit questions about 2615 Eagle Avenue/The Poplar?

- You may submit questions to poplar@alamedahsg.org. AHA will provide answers to submitted questions in a FAQ as needed. You can also find pertinent documents here:

<https://www.islandcitydevelopment.org/project/the-poplar/>

10. Is the AHA staff familiar with the general neighborhood?

- AHA staff and the AHA development team have walked and driven the neighborhood and the Fruitvale Bridge area. The area is subject to change over the next year with the improvements planned by the City of Alameda along Tilden Way.

11. What are the unit count and access points for other AHA project sites over 50 units? AHA's projects have been built over time and to different building codes. Various features of the developments are not comparable across all sites.

Housing Developments	Entity	Units	Number of Access Points
Independence Plaza	AHA	186	2
Esperanza	AHA	120	6
Rosefield Village	AHA	92	2
Anne B. Diamant	AHA	65	1
Linnet Corner	AHA	64	1
Parrot Village	AHA	50	3

12. How will the local schools prepare for the increased number of students living in the Poplar?

- AHA is already working with AUSD in advance of construction to prepare for increased enrollment at any of its affordable family sites. AUSD will have a minimum of two years of construction preparation and work to make plans for additional families in this neighborhood. In addition to the AUSD preference, the units and vouchers are expected to have an Alameda/live work preference to the extent permitted by law. Extensive outreach will be done locally to encourage Alameda families and Alameda workers to apply including through AUSD. AHA has an extensive network of Alameda community partners who will assist.

PERMITTING/PLANNING PROCESS

13. When is AHA planning on submitting their application for the SB 35 process?

- This has not been decided.

14. When will an updated timeline be available?

- AHA will update its timeline as it meets milestones and determines next steps. For the latest updates, sign up for AHA's email newsletter at www.ahagroup.click or check the project website at <https://www.islandcitydevelopment.org/project/the-poplar/>.

15. Why is the building proposed to have 50-60 units?

- To be competitive for state, local, and federal affordable housing funding, the Poplar needs to have 50-60 units. In addition, there is a tremendous need in Alameda and throughout the Bay Area for affordable homes for families. The City and AHA began discussing increased density at this site, as it is one of the few developable parcels in the East End, shortly after AHA purchased it in 2022 and as part of the City's 2023-2031 Housing Element. AHA continues to consider balancing unit numbers, construction costs, parking needs, outdoor and community space requirements, future tenant and existing neighborhood concerns, and other considerations. To read more about the financial feasibility considerations of affordable housing, visit the Poplar website at <https://www.islandcitydevelopment.org/project/the-poplar/> and download the "CM 2_Financial Feasibility Considerations" document from the Design Charette meeting section.

PROPERTY ISSUES

16. Will the Poplar have apartments for single, older adults?

- Poplar will be a family development, with a mix of 1, 2, and 3 bedroom apartments, with no age restrictions. Therefore, it can serve single, older adults.

17. I am interested in living at the Poplar, how can I sign up?

- An interest list will be established once construction has started (likely, late 2027 or 2028). To remain up to date, please sign up for AHA's email newsletter at www.ahagroup.click/

18. What leases does AHA expect in the future?

- As is AHA's practice for long-term public ownership, AHA will retain ownership of the land at the Poplar. The improvements (buildings, sidewalks, parking, etc.) will be owned and developed by a tax credit limited partnership, led by Island City Development (ICD), AHA's development partner. ICD's partnership will have a long-term lease of the land (55-99 years, depending on the financing requirements). This is a similar structure to other new sites built by AHA and to Low-Income Housing Tax Credit (LIHTC) funded buildings across the country. Residential leases with the tenants will be between the ICD ownership and the tenant. In California, both the federal and state tax credit programs are administered via the California State Tax Credit Allocation Committee in Sacramento.

FUTURE MEETINGS

19. When is the next meeting?

- The Housing Authority of the City of Alameda (AHA) provides information and has hosted informational meetings for the community to learn more about the Poplar development early in the design process, so that community feedback may be incorporated if and where possible. Meeting schedule and topics are subject to change. No meeting is expected until 2026. For the latest updates, sign up for AHA's email newsletter at www.ahagroup.click or check the project website at <https://www.islandcitydevelopment.org/project/the-poplar/>.

20. What if I have a disability and need assistance in participating fully in the meeting?

- Persons in need of special assistance to participate in AHA meetings should contact (510) 747- 4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org at least forty-eight

(48) hours prior to the meeting so that AHA can make reasonable arrangements to enable accessibility or language assistance.

21. Will captions be provided for future Poplar meetings?

- Yes, captions will be displayed on a screen during in-person meetings. Those attending the meeting by Zoom may want to switch captions on for themselves on their own device or may request a QR code that allows for additional access.

22. I am attending the meeting by Zoom. How can I tell the Zoom coordinator that I would like to speak?

- Please use Zoom's "Raise Hand" feature to indicate that you would like to speak. A coordinator is assigned to watch for raised hands.

23. I am attending the meeting by phone. How can I tell the Zoom coordinator that I would like to speak?

- To raise/lower your hand, dial *9 To mute/unmute, dial *6.

24. Will chat be enabled during the meeting?

- As with other public meetings held by AHA, the chat will not be enabled.

25. Can you extend the speaking time at the Board of Commissioners meeting?

- The speaking time limit for the Board of Commissioners meeting is three (3) minutes per person per agenda item, and any alternative is at the discretion of the Board Chair.
- Written public comments for the Board meeting will be considered and may be submitted in advance to jpolar@alamedahsg.org. Please indicate clearly in the Subject Line that your email is a public comment and specify the agenda item your comment relates to. Where possible, please send written public comments as a standalone email, without chains of emails attached. Note that all communications of the community with AHA are public record with few allowed exceptions.

26. Why are the meetings held at Independence Plaza instead of Edison Elementary, as previously planned?

- Independence Plaza has better Wi-Fi, which allows AHA to address disability accommodation requests.

27. Which consultants will be attending the upcoming meetings? Will AHA's attorney be present at the meetings?

- Attendance is based on agenda items. Future attendance has not been determined.

28. After AHA shows its slide "This is what we heard from the community" can it then show "This is what we changed as a result"?

- Changes will be reported as they become resolved. AHA is very early in the development process. Real estate development is a long and complex process, and it takes time to make adjustments. For example, some of the input received at the meetings needs to be discussed with the City of Alameda and other agencies. The AHA development team will show changes to the development plan at upcoming meetings.