



Poppy Place FAQ's

- **About AHA**

For over 80 years, The Housing Authority of the City of Alameda (AHA) has provided housing assistance to over 800 low-income households. The primary goal of the Housing Authority is to provide quality, affordable, and safe housing in the City of Alameda. Our services include Housing Choice Vouchers, Project-Based Vouchers, specialized housing assistance, family self-sufficiency, affordable real estate development, resident services, and management of AHA owned property.

- **About ICD**

ISLAND CITY DEVELOPMENT (ICD), established in 2014, is a non-profit public benefit corporation and housing developer focusing on providing decent, safe, and accessible affordable homes to working families, seniors, veterans, and households of low income where no adequate housing exists. ICD, with its partners and affiliates, owns, acquires, develops, provides, finances, rehabilitates, and operates three properties to date. The actions or partnerships of Island City Development promote social welfare, combat blight and deterioration, work to eliminate discrimination and prejudice, and seek to benefit renters within the City of Alameda. ICD partners with the Housing Authority of the City of Alameda to develop new affordable homes and renovations of older properties.

- 1. What are the rent prices?**

Rents will range from \$518 to \$1,554 monthly with utilities included in the monthly rent.

- 2. Will there be a security deposit?**

Yes, a \$500 security deposit required for move-in

- a. \$100 holding deposit and a \$25 application fee are required if your file is pulled for processing.

- 3. Is there a minimum income?**

Yes, the minimum income is twice the rent. This does not apply to voucher holders.

- 4. What are the on-site amenities?**

Property Amenities: onsite laundry, community room & patio, limited on-site parking, secure bicycle parking, elevators, pet friendly, resident services, onsite manager. On site case management.



5. Who is expected to reside at Poppy Place?

All single adults and family households regardless of age are eligible to apply. At least one person must be over 18. AHA believes in ambitious solutions to ending homelessness. We are an effective provider of housing & homelessness solutions, working to make visible changes in our community.

6. What are the Occupancy and Income Limits?

Poppy Place will serve households up to 60% of the area median income, or no more than approximately \$31,080 annual income for one person households or \$62,685 for two person households (rents subject to government regulations). Please see example chart below:

<u>Unit Type</u>	<u>One Person</u>	<u>Two Persons</u>
60% Income Level	\$62,160	\$71,040
20% Income Level	\$20,720	\$23,680

7. Who will manage Poppy Place?

The property management company will be FPI Management <https://fpimgt.com/>

8. How big are the studio apartments?

370-400 square foot studio apartments feature individual bathrooms plus kitchenettes and are suitable for individuals or small households.

9. What services will be provided at Poppy Place?

AHA's social services partner LifeSTEPS <https://lifestepsusa.org/> connects AHA tenants and program participants to an array of services and resources including: the Alameda Food Bank, medical services, rental assistance, transportation, and trade school scholarships.

10. Will the building allow pets?

Poppy Place is a pet friendly building and will allow pets, subject to a pet agreement.

11. Can I visit the hotel?

No, please do not visit the hotel at this time as it is a functioning hotel.

12. Is smoking allowed on the property?

Poppy Place will be a non-smoking property. This includes smoking cigarettes and non-tobacco smoking products.

13. How will parking be handled at Poppy Place?

Limited on-site parking will be available to residents on an unassigned basis but tenants must go through a parking approval process.



14. Will there be security?

Security cameras will monitor the site and the perimeter of the property. The front doors will also be locked to limit access to only residents, service providers, and supervised guests.

15. Will the commercial businesses currently located at the site remain there after the opening of Poppy Place?

Yes, commercial uses along Webster Street are expected to remain.

16. Will you accept vouchers?

Yes, we accept all vouchers including emergency housing vouchers (EHV), VASH emancipated youth vouchers and section 8 vouchers.

17. When to apply to Poppy Place?

The application period opens on Monday, October 2 at 9am and ends on Sunday, October 22nd at 8pm. Interested applicants can submit housing interest list applications for Poppy Place via the Alameda County Housing Portal:

<https://housing.acgov.org/applications/start/choose-language?listingId=34d002e7-88c5-43a9-9013-b0867904da1c>

17. When do you expect move ins?

Lease-up begins October 2023, with move-ins starting January 2024

18. Where can I go for more information on lease up?

Call: 510-747-4369

Email: poppyplace@alamedahsg.org

Visit: www.poppystudiosalameda.com

<https://housing.acgov.org/create-account>

19. Where can I go for more information on ICD, AHA or FPI Management and their existing and future developments?

We encourage all applicants to register early using the Alameda County Housing Portal: www.alamedahsg.org or www.islandcitydevelopment.org or www.fpimgt.com

20. Are the studio apartments furnished?

The studio apartments are not furnished.

21. Are there unit layouts available?

Yes, please see attached.



