

Proposed Affordable Rental Housing on Mission Boulevard between D Street and E Street

Summary of Community Meetings held in August and October 2018

On August 15th, August 25th, and October 8th in 2018, MidPen Housing hosted introductory community meetings. This was our first opportunity to meet many members of the community and hear feedback and questions regarding the proposed new affordable rental housing and offices for Youth and Family Services and Centro de Servicios, located on Mission Boulevard between D St. and E St. in Union City. The meeting format included 7 stations that addressed the following topics: MidPen Housing (as a non-profit affordable housing organization), Architectural Inspiration, Site Context, City Economic and Community Development Department, Union City's Youth and Family Services and Centro de Servicios, MidPen Resident Services, and MidPen Property Management.

The notes below are a summary of the questions and comments we heard from meeting attendees. We are making these notes accessible to ensure that community members are aware of the discussions that took place at these community meetings.

Written responses to questions included here can be found on the [Frequently Asked Questions \(FAQ\) page](#) of the proposed development's website.

The purpose of this summary is to document the conversations and discussions at each station. As of yet, design and programmatic decisions have not been made for the project.

Community Feedback

Due to the variety of questions and comments received at the stations, we have organized feedback by topic area. All comments were recorded on notepads by MidPen Housing volunteers, who were present at each station.

Qualifications for Affordable Rent and Preferences

- Affordability needs to be defined because it is not the same for every household.
- How do you define a household?
- Income qualifications and restrictions required to live at proposed affordable apartments needs to be defined in order to better understand who would actually qualify to live there.
- Members of the Decoto Neighborhood are at risk of displacement due to rising rents and home values. This is causing a loss to the multi-generational community and affecting schools as families are having to move out of Union City.
- It is important to the community that the proposed property have a preference for individuals or households who currently live or work in Union City.

- Individuals or households who have already had to leave Union City should also receive a preference.
- The proposed apartments should benefit the entire community.
- Some of the rents are not affordable enough, especially to extremely low-income households.
- Seniors who are on a fixed income like Social Security are also in need of affordable housing.
- What is the age limit for senior housing?
- The upper limit of the income qualification is too low. Many people make a slightly higher income than would qualify for an affordable apartment.
- We can't afford to buy a house in Union City, however our incomes are higher than the qualifying incomes that MidPen will use to determine who can rent an apartment. There are not enough options for families like us.
- How can I access an affordable apartment now and are there any MidPen properties with waiting lists open?
- How can my household get on waitlists that are open?
- How long is a household typically on a waitlist before an affordable apartment is available?
- Is there a maximum number of people who can occupy each household?
- Can units be offered at a range of incomes? Would like to see pre-determined mix of units, rather than random selection.
- What is the typical breakdown of 1BR, 2BR, and 3BR units? What are you proposing for this site?
- Can someone own their own home and rent affordable housing?
- Will the apartments be for rent or for sale?

Parking and Traffic

- It is important to make sure that local street parking remains available for existing households and for local church members.
- Tri-City African Methodist Episcopal Church located at the corner of 2nd and E Street relies on street parking, especially on Sundays.
- It would be best to have future residents access the parking from D or E Streets so that the frontage on 2nd Street is not disturbed.
- Street parking in the neighborhood is already a challenge for the households who currently live in the neighborhood.
- Can there be permit parking on 2nd Street for residents living on 2nd St?
- Parking availability on 2nd street is a concern.
- There are parking issues on the streets near MidPen's Mission Gateway property which impacts communities and businesses.
- Some residents at MidPen's Mission Gateway Property do not use the garage and instead park on the nearby streets and in the Dry Creek Apartments complex.
- It can be dangerous to park across the street on Mission and then cross the street.
- Do you have a typical number of parking spaces provided at your properties?

- How much parking will be available onsite? On previous proposals for the development of this site, parking was assumed on Mission Blvd.
- Can public transit be increased in the area to help reduce parking demand?
- Traffic is currently the worst at Mission, Decoto, Whipple, 2nd Street, 6th Street, and F Street.
- Cars currently turn quickly from Mission onto E Street and then drive too fast on E Street.
- James Logan High School causes congestion at drop-off and pick-up times at the Alvarado-Niles and Whipple intersection.
- It would help to widen Whipple.

Building Design

- Is there a design theme or guidelines for the Decoto neighborhood in the City's General Plan?
- Prefer more traditional design over modern design.
- Prefer Spanish style archways and design not to be overly modern because it should match the neighborhood.
- Prefer more modern design.
- Incorporating archways and patios are too traditional.
- Building should be more modern and built to last. It should not follow Mission design style.
- Does not prefer Mission design style and skeptical about quality and longevity of materials.
- Prefer decorative doors and entries.
- Prefer images with window shutters, wood accents, and more balconies for plants outside.
- It is important to have an area for planting at each apartment.
- Does not prefer the blue accent color shown on images presented at Architectural Style station.
- If the building's design is pleasant, then not concerned about the view as much.
- It would be nice if building is not too tall and has variation in height.
- Concerned that building will be too tall and block view of the hills.
- Don't like apartments because it is harder to get to know one's neighbors.
- How big will the apartments be and how many bedrooms will each one have?
- Add accessible units for disabled tenants.
- Accessibility at the proposed apartments is important.
- Decoto and Paseo Padre Parkway have good examples of single family homes going up.
- Decoto neighborhood needs more community amenities and infrastructure.
- Better to have open space placed in quieter areas, near 2nd Street.
- Entrance should not be on Mission Blvd because it's a busy street.

Resident Services and Property Management

- Who will manage the property?
- Is there a one-year lease agreement only?
- How is occupancy managed?

- Does MidPen protect its renters at its other properties from rent increases?
- Will rent go down if income also goes down?
- What kind of services will be provided at the property and who will provide them?
- Consider the community's demographics and needs when determining how to best serve them.
- MidPen's Resident Services programs to engage youth are exciting.
- Vocational training opportunities for members of the community are important so that community members do not have to go all the way to Oakland to access programs.
- Desire for childcare center at ground floor.
- In addition to Centro de Servicio's offices relocating to the ground floor of the proposed building, will its thrift store also be relocating?
- Consider partnering with school district.
- Consider hiring employees from the Decoto neighborhood because community would be more comfortable with a familiar face.

General Comments

- Is the City contributing funds?
- Will this development decrease property values?
- Concerned about gentrification and displacement currently occurring in the Decoto Neighborhood.
- The City needs a rent control policy in order to prevent more displacement.
- Need healthy food in the area.
- Is MidPen communicating with local churches about the proposed community and the services to be provided there?
- Community members in the Decoto Neighborhood are tight-knit and watch out for each other.
- Are there employment opportunities at MidPen's properties in the area?
- Need better street lighting because there are some issues with graffiti at the Tri-City African Methodist Episcopal Church on the corner of 2nd Street and E Street.
- Fear of crime due to the location of the proposed affordable housing between a liquor store and gas station.
- Can comments from Legacy meeting be made available online?
- The proposal should have two Environmental Impact Reports conducted because a report completed now will not take developments that are currently planned or not finished into account, especially when it comes to the impacts on the Mission Boulevard corridor.