

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

Summary of Community Meetings held in **December 2018**

On Monday, December 3rd and Saturday, December 8th, MidPen Housing hosted community meetings to present the feedback received to date and how it was incorporated into the proposed plan. This was the first opportunity for community members to view the proposed building layout and provide feedback. The meeting format included a 30 minute presentation covering the community feedback received to date during previous community meetings and one-on-one stakeholder meetings, proposed layout, proposed rents and income limits, proposed affordability level and bedroom mix, and an update on next steps. The presentation was then followed by a Question and Answer (Q&A) session where MidPen's team answered questions. Once the Q&A session was complete, community members could then ask specific questions privately with MidPen's team.

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 some of the frequently asked 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 questions and feedback received. As of yet, design and programmatic decisions have not been finalized for the project.

Community Feedback

Due to the variety of questions and comments received at the stations, we have organized feedback by topic area.

Design

- How tall is this proposed building? Which portion of the proposed building will be 3 or 4 stories?
 - Answer: The proposed building will range from 2 stories along 2nd Street to 4 stories closer to Mission Boulevard. In order to respect the context of the surrounding neighborhood, the apartments facing 2nd Street are planned to be 2-story townhomes. Along Mission Blvd, the building would be 4-stories, which is similar to the height of the AT&T building located on 2nd and E Street.
 - Care was taken to plan for a wide view corridor mid-block that would provide views from 2nd Street to Mission Boulevard and the hills beyond.
- Will there be landscaping along Mission Blvd?

- Answer: Yes, we are proposing to plant landscaping on Mission Blvd and intend to follow the City's guidelines for planting. Once the design is further developed, more details will be presented.
- Why are 81 apartments of multi-family housing being proposed? It throws off the balance of the rest of the size of homes in the community because the proposed development is taller and larger.
 - Answer: MidPen is proposing 81 apartments for individuals and families on this site in order to meet the demand for affordable housing in the community while also taking care to plan for uses that are compatible with the neighborhood and available for the community members.
- How many parking spaces are you proposing and how many visitor parking spaces are you proposing?
 - Answer: Currently, we are proposing 137 parking spaces for residents, visitors, Youth and Family Services, Centro de Servicios, and onsite staff. We are proposing that each one and two bedroom apartment would be assigned one parking space and each three bedroom apartment would be assigned two parking spaces. The number of visitor parking spaces is currently being studied. We are, however, receiving feedback from the community on the need for visitor parking, and plan to incorporate that feedback into the design as it develops.
- There isn't enough parking being proposed. It's not realistic to have only 2 people in a one bedroom apartment. It's more like 4 people will be in a one bedroom apartment.
 - Answer: MidPen reviewed the average occupancy at MidPen's other Union City properties in order to determine how much parking to provide for each apartment size. The data collected showed that on average, there is 1 adult and 1 child in a one bedroom apartment, 2 adults and 1 child in a two bedroom apartment, and 2 adults and 2 children in a three bedroom apartment.
- Will people who live in the proposed development be allowed to park on the street?
 - Answer: Street parking is available for the general public. MidPen is not allowed to enforce who parks on a public street.
- Locating entrances to the parking garages from both D Street and E Street, as the plan currently shows, is a good idea. Would it be possible to have one-way in and one-way out of each parking garage?
 - Answer: At this point in time, we have not yet finalized the parking garage design. We are, however, currently analyzing the different designs that would not only be efficient in terms of accessing the parking structure, but would also provide the maximum amount of parking spaces.
- Is below-grade parking proposed?
 - Answer: No, we are not proposing below-grade parking. The current proposed plan is to have a 2 level parking garage starting at the street level, wrapped around by 2-story townhomes and ground floor office space for Youth and

Family Services, Centro de Servicios, and amenities for the MidPen proposed development. The parking garage would not be visible from 2nd Street or Mission Boulevard. The parking entrances would be visible from D Street and E Street.

- Will there be a traffic impact to Mission Boulevard and the surrounding neighborhood?
 - Answer: As a part of the City's review process, the proposed development will be studied and evaluated to determine if and what impact it will have on the existing community. Per the California Environmental Quality Act (CEQA), a study will be completed during the City's review of the proposed development after a formal application is submitted to the City.
- Currently, there are a number of individuals, who park on the opposite side of Mission Blvd and run across Mission Blvd to get to their homes. These individuals don't go to the closest sidewalk to cross the street. Can there be a fence installed on the median so that individuals can't cross in the middle of the street?
 - Answer: We will share this feedback with the City.
- How large will the apartments be?
 - Answer: A typical one bedroom apartment is expected to be approximately 600 sq ft, a typical two-bedroom apartment would be approximately 750 sq ft, and a typical three-bedroom apartment would be approximately 1,000 sq. ft. The exact square footages for the proposed apartments have not been finalized yet.
- How many apartments will serve disabled households?
 - Answer: The state's building code requires that at least 5% of the apartments be built as accessible to someone with physical disabilities. Since this proposed development is expecting to receive public financing, we are expecting that the project will be required to go above the state code requirement and build out 10% of the apartments as accessible. Every apartment will meet the state code requirements to have certain door widths and light switches and counters be installed at a certain heights so that they are within reach to those in a wheelchair. In addition, some of the apartments will also be designed to accommodate individuals with visual and/or hearing impairments. If a resident has a disability and moves into an apartment that is not built out as accessible, the resident can request a reasonable accommodation to MidPen Property Management, which would then be reviewed to determine next steps. An example of an accommodation might include the installation of grab bars in the shower and/or bathroom.
- Can a space designated as a study area for neighborhood youth be incorporated into the proposed building?
 - Answer: We are currently evaluating this suggestion with City Staff.
- Will there be a playground for the kids living at the property?

- Answer: Yes, MidPen will incorporate a play area for children in one or both of the upper-level courtyards located at each of the two proposed buildings.

Centro de Servicios

- Are you guaranteeing a number of years Centro de Servicios will be on site?
 - Answer: MidPen's and the City's intent is to provide permanent office space for Centro de Servicios. The City currently provides a 2-year funding contract to Centro de Servicios, aligning with the City's budget cycle.
- What would happen to the current Centro de Servicios site?
 - Answer: Centro's thrift store is not expected to move. The City owns the buildings located at the current Centro de Servicios site and does not currently have any plans for these buildings.

Property Management

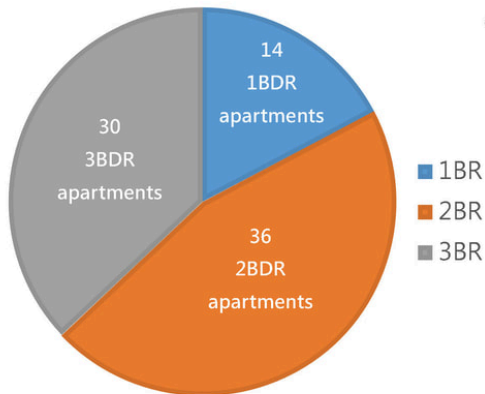
- What would the term of the lease be at the proposed property?
 - Answer: MidPen typically has one year leases for the first year and then depending on the property's funding requirements, the leases can transition to month to month leases or can be renewed annually.
- Can someone sublease their apartment?
 - Answer: No, subleasing would be considered a violation of the lease terms.
- If someone is moving to another apartment within the property, do they have to requalify?
 - Answer: Yes, they would need to requalify in order to ensure that the household does not exceed the income limit or household size requirements.
- Is there a maximum amount of time a tenant can stay and live at the property? What happens if a household's income goes up after initially moving in to the apartment?
 - Answer: A tenant can live in their apartment indefinitely as long as they abide by the terms of their lease, which includes a number of house rules for the property. If a household's income increases after moving in, the household is not required to move out. In this situation, MidPen would increase the household's rent, however, the increase would be restricted by funding requirements and would not be above the maximum rent amount for their income range.
- How does MidPen ensure that properties are maintained? Who is responsible for maintenance and who pays for it?
 - Answer: MidPen's professional Property Management team, including an onsite property manager and maintenance technician take pride in maintaining the properties and being good neighbors. Each property has an operating budget that includes payroll for property management staff and other maintenance expenses.

- How is MidPen going to address crime at its Union City properties? How do you ensure that tenants are safe?
 - Answer: During normal business hours, MidPen’s onsite property manager will be meeting with residents and carrying out their responsibilities and the maintenance staff will be maintaining the property. There will be an onsite manager, who works for MidPen and lives at the property, and they can address any issues after-hours. MidPen properties also have surveillance cameras, which provide the ability to monitor activity at the property at key locations.
- Will there be a security guard at the property?
 - Answer: MidPen is not proposing to hire a security guard or desk clerk for this property. The property will have security cameras installed and entrances to the property will require a key fob only available to residents and staff.
- Will additional police officers be hired?
 - Answer: There are no plans to hire additional police officers at this time, as a result of this proposed development. However, MidPen will be required to pay impact fees as a part of the proposed development, some of which will support emergency services.
- Would tenants need to let Property Management know about guests?
 - Answer: Under the terms of MidPen’s lease, a tenant may have a guest stay at their apartment for no more than 7 consecutive days and no more than 21 days in a calendar year.
- How do you make sure neighbors still know and see each other?
 - Answer: MidPen develops properties to be immersed and integrated in the community they are a part of, and is committed to being good neighbors.
- Are households allowed to have service animals live with them at their apartment?
 - Answer: Yes, service animals are allowed in the apartment. MidPen’s pet policy also allows for non-service animals, as long as the breed, size, and total number meets the policy. For more information about MidPen’s pet policy, please contact mission2de@midpen-housing.org.

Preferences and Qualifications

- How many apartments will be for low-income individuals?
 - Answer: MidPen is proposing to make 100% of the apartments restricted to low-income individuals and families. For more information on the proposed rent range, please see below for a slide titled “Proposed Bedroom Mix and Proposed Affordability Levels”, which was included in the December community meeting presentations.

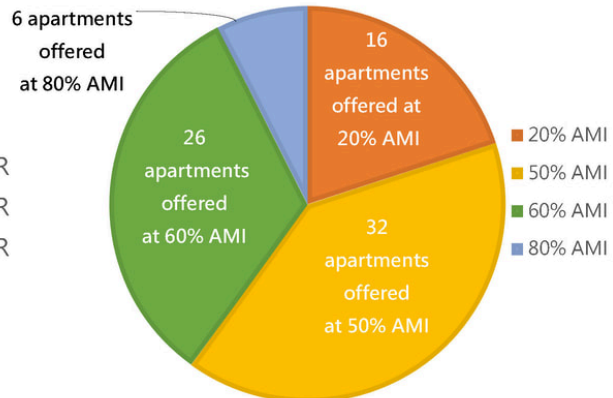
PROPOSED BEDROOM MIX



2018 Rent Ranges

1BR -- \$436 - \$1,744
 2BR -- \$523 - \$2,092
 3BR -- \$604 - \$2,417

PROPOSED AFFORDABILITY LEVELS



2018 Income Limits

20% AMI -- \$23,240 family of four
 50% AMI -- \$58,100 family of four
 60% AMI -- \$69,720 family of four
 80% AMI -- \$92,960 family of four

Note: Bedroom mix and affordability levels exclude 1 apartment for onsite property manager.

- Is it possible to set rents based on the neighborhood median income rather than the County income limits? I don't think you can lump all of the cities in Alameda County under the same income limits.
 - Answer: The local and state funding for affordable housing development requires the use of County income limits.
- Is the rent based on family size and income?
 - Answer: Rents for each apartment are set using a formula created by the Federal Government that takes average household size and the Area Median Income (AMI), as determined by the Department of Housing and Urban Development (HUD), into account.
- What is the minimum income required to live at the property?
 - Answer: The minimum annual income required is two times the monthly rent.
- How can I access affordable housing?
 - Answer: If you are looking for affordable housing at a MidPen property, please visit MidPen's website at www.midpen-housing.org/find-housing/ to learn more about where our properties are located and which have open waitlists or interest lists.
 - Please also refer to the Resource Guides prepared by East Bay Housing Organization (EBHO), which lists other non-profit affordable housing organizations with open waitlists or interest lists. The Resources Guides can be found by clicking on the links below:
 - English: http://ebho.org/wp-content/uploads/2018/05/EB-1315_RG-English_WEB.pdf

- Spanish: http://ebho.org/wp-content/uploads/2018/05/EB-1315_RG-Spanish_WEB.pdf
- Chinese: http://ebho.org/wp-content/uploads/2018/05/EB-1315_RG-Chinese_WEB.pdf
- I make minimum wage. Do I qualify?
 - Answer: If you have a minimum income of two times the rent, do not exceed the maximum income limit, pass background check, meet credit score requirements, and other minimum requirements for the property, then you would qualify.
- Will there be Project-Based Section 8 Vouchers? If someone has a voucher, will they need to qualify?
 - Answer: We are not planning to have apartments with Project-Based Section 8 vouchers at this property because we understand the importance of having a City live or work preference, and the Project-Based Section 8 Voucher program will not allow a preference on the apartments with vouchers. MidPen is happy to accept applications for tenancy from households that hold a tenant section 8 voucher.
- Will background checks be conducted on potential applicants?
 - Answer: Yes, after applications are received, a lottery is conducted and MidPen will complete a credit and criminal background check on the applicants as a part of the qualification process.
- There are some homeless individuals in Union City. There's one person who is sleeping at the church steps. What about the homeless population?
 - Answer: We are currently proposing to dedicate 20% (16) of the proposed apartments to serving extremely low-income households who may only have access to social security or other general government assistance. MidPen's Resident Services team would also work to connect MidPen residents to other resources and services.
- How many existing Union City residents were successful in getting an apartment in MidPen's Union City properties? Can you share the demographics of your residents living at the properties?
 - Answer: Both of MidPen's Union City properties had existing Union City residents move into the property. We will need to look into this and will share information we have available at future meetings.
- For the live or work preference, does one have a higher priority?
 - Answer: The live or work preference gives equal priority whether the applicant lives or works in Union City. During the lottery process, the preference prioritizes an applicant who either lives or works in Union City. Even if an applicant meets both preferences, they do not have higher priority than another applicant who only has one of the two preferences.
- Will there be housing or a preference for veterans?

- Answer: Currently, we are not proposing a preference for veterans, but that does not exclude a veteran from applying to a property.
- Will you be following the Department of Housing and Urban Development's (HUD) maximum occupancy guidelines?
 - Answer: Yes, we will follow the HUD guidelines.

General Comments

- When was the Request for Proposal (RFP) issued for the developer selection for this proposed development? Has the City committed any funding to this proposed development?
 - Answer: The City of Union City issued a RFP in January 2018, and MidPen was awarded the project in May 2018. Like many other affordable housing communities, local municipalities, such as the City, would contribute to this proposed project if it were to move forward. If this proposed project moves forward, it will receive funding restricted for affordable housing development from a number of different entities, including the City and Alameda County, as well as federal and state programs. Alameda County has funding available for affordable rental housing development from its Measure A1 Housing Bond Program, which is funding that this proposed development expects to secure.
- We don't have rent control in this neighborhood and that is why more people are looking for affordable housing. We almost had rent control, but the Mayor voted against it.
- Is there a need for affordable housing?
 - Answer: Yes, there is a pressing need for affordable housing throughout the Bay Area. In one of our most recent lease-ups in Sunnyvale, we received over 3,000 applications for 66-apartments. For our upcoming lease-up in Fremont, there are over 10,000 households on the interest list. Throughout our community outreach process, MidPen has heard countless stories about Union City families doubling and tripling up in one house, living in garages, garden sheds, and in their cars. In fact, the City operates the CAREavan program, which provides a safe place to park your car overnight and since the program started in June 2016, over 275 people who are living in their cars have enrolled. New Haven Unified School District informed MidPen that there are over 100 students in the district that do not have a permanent or safe residence. MidPen's current residents include a wide range of individuals, including seniors on fixed-incomes, veterans, previously homeless individuals, people with disabilities, and working families who were severely rent-burdened. It is MidPen's mission to provide safe, affordable housing to those in need.

- I want affordable housing, but not 4 stories and not on Mission Blvd. There is a need, but I don't want it here.
- With Facebook right across the bridge, cost of living here is more expensive.
- There are no activities and resources for Decoto youth. City moved the summer programs to location further away.
- There's no place for Union City residents to gather together.
- Can you provide a copy of the comments we provided about the previous developer?
 - Answer: If anyone is interested in reviewing the comments collected, City staff can provide the comments directly. Please contact Avalon Schultz at AvalonS@UnionCity.Org for more information.
- There hasn't been a fair representation of this community in any of the community meetings so far.
- There needs to be more transparency. I didn't know about first community meeting back in August until 30 min before it started because I lived outside of the area you sent flyers to. I think you should do outreach all the way to Alvarado-Niles and do door-to-door outreach.
- The challenge is working through generations of distrust. Acknowledge mistrust and history between Decoto neighborhood and City in Q&A. Just because people show up to community meetings doesn't mean they're in support of the project.
- How many signatures would it take for this project to not move forward?
 - Answer: The number of signatures would be pursuant to State Law.
- MidPen needs to dig deeper into the history of E Street. Kids are going to hang out there and putting another building there will increase crime.
- What will happen to the schools and how will they be impacted with this development?
 - Answer: If the proposed development moves forward, MidPen will be required to pay a fee to the school district to offset the financial impact as a result of this proposed development. MidPen is trying to implement a live or work preference for the proposed project that would help keep families who are already served by the schools in Union City. Additionally, we have heard from the school district that there has been declining enrollment due to rising housing costs because families are moving out of Union City.
- There was a truck doing some drilling on the site. What was it there doing?
 - Answer: MidPen's geotechnical engineer took soil samples in order to get a better understanding of the type of soil beneath the surface. The soil samples are being analyzed and compiled into a report, which will be used by our architect and structural engineer to design the proposed building's foundation.
- How diverse is MidPen's staff?
 - Answer: MidPen actively works to advance a culture of diversity, equity, inclusion, and belonging. Our staff of over 400 employees who come from many

different racial and socio-economic backgrounds are committed to building communities through affordable housing. As a company, we have internships focusing on first-generation college students and we are working to implement hiring strategies to further encourage applicants of various backgrounds to apply.

- If YFS and Centro really mattered to elected officials, they would have had a permanent space years ago.
- We have to live with any design flaws of the proposed development, especially if the design doesn't create safety and security. I do not like the project.
- There are many people with needs. We need to build it here, otherwise people from Decoto will move out. People we know can't afford to stay here.
- How do we find affordable housing here in Union City, or anywhere? It's impossible.
- My daughter is helping out a family with a young son and disabled parent, and they can't find affordable housing.
- I'm a current resident in Union City and I have two children. Based off of my current income, the rent for a 3 bedroom apartment shown here would be significantly less than what I'm paying now.