

# ALAMEDA COUNTY BOARD OF SUPERVISORS' TRANSPORTATION/ PLANNING COMMITTEE

Monday, July 13, 2022  
12:00 p.m.

Supervisor Nate Miley, Chair  
Supervisor David Haubert

Location: Board of Supervisors Chamber – 5th Floor  
County Administration Building  
1221 Oak Street, Oakland, CA 94612

## Summary/Action Minutes

### I. Update on the Old Castro Valley Library [Attachment](#)

Eileen Dalton, Director, Economic & Civic Development Department, presented a memorandum to update the Committee on the status of the Old Castro Valley Library.

On March 10, 2020, the General Services Agency made recommendations to the Board of Supervisors about the future disposition of the former Castro Valley Library site, located at 20555 Redwood Road.

In March of 2020, the Board of Supervisors directed staff to pursue use of the Old Castro Valley Library, located at 20555 Redwood Road for the development of veterans' affordable housing and related uses. At that time the Board transferred responsibility from the General Services Agency to the Community Development Agency (CDA) for this purpose. To assess the old Castro Valley Library as a site for both affordable veterans housing and a veterans' service space, CDA staff engaged expert firms to conduct studies. The massing studies showed that the site can accommodate a mixed-use project, but it would be very dense and tall.

The building is also eligible for the California Historic Register. For that reason, it is considered a historical resource under CEQA.

### **Recommendation**

To determine if the Board of Supervisors' direction to create both affordable housing and services space for Veterans is truly feasible, staff recommends the following:

- Board of Supervisors designate the property as "surplus exempt" under the Surplus Lands Act.
- Direct CDA to issue a Request for Proposals for Veteran's affordable housing that includes 7,400 square feet of ground floor space for Veteran's services.

### **Speakers**

Peter Rosen and Roxann Lewis commented that the site of the Old Castro Valley Library is not suitable for the proposed affordable housing project with veterans' service.

Bob Swanson stated that he has spoken with the several veterans, and they are not in favor of the affordable housing project.

**Purpose:**

- Report progress
- Advocacy or Education
- Request Transportation and Planning Committee recommendation**
- Other:

**Recommendation from the Transportation & Planning Committee:** The Committee directed staff to pursue veterans' services at the Old Castro Valley Library instead of affordable housing. The site is not feasible for the affordable housing proposal.

**II. Proposed Fair Chance and Just Cause Ordinances**

[Attachment](#)

Michelle Starratt, Director, Housing & Community Development Agency, presented a staff report and the Proposed Fair Chance and Just Cause Ordinances.

In 2020, the Community Development Agency's Housing and Community Development Department began its work to explore possible tenant protection ordinances in the Unincorporated County when it received the Partnership for the Bay's Future Challenge Grant.

The Fair Chance Ordinance and the Just Cause Ordinance are the second and third in a series of tenant protection ordinances that will be brought for consideration and recommendation to the full Board of Supervisors.

On May 25, 2022, the draft Fair Chance Ordinance was brought to the Unincorporated Services Committee of the Board of Supervisors. On June 22, 2022, the draft Just Cause Ordinance was brought to the Unincorporated Services Committee. At each of those hearings, the community provided input and the Committee recommended that the draft Ordinances move forward to the Transportation and Planning Committee.

Staff recommends the Transportation and Planning Committee take public testimony and recommend moving the draft proposed Ordinances to the Board of Supervisors for consideration.

**Speakers**

Approximately forty (40) speakers gave testimony in support of and in opposition to the ordinance. Supporters of the ordinances deemed they were necessary to prevent housing providers from taking advantage of tenants.

Opposers of the ordinances deemed they were unnecessary due to State laws governing tenant protections, in addition to the Alameda County Eviction Moratorium is still in effect, and many housing providers are unable to receive rent.

**Purpose:**

- Report progress
- Advocacy or Education
- Request Transportation and Planning Committee recommendation**
- Other:

**Recommendation from the Transportation & Planning Committee:** The Transportation and Planning Committee directed the Housing & Community Development Agency to tie in the Tenant Protection Ordinances with the conclusion of the Eviction Moratorium; In addition, staff will bring draft tenant protection ordinances consistent with State law, AB 1482 - The California Tenant Protection Act of 2019.

## **PUBLIC COMMENT**

Kelly Abreu commented that some Board meetings are privileged to receive interpretation services, the unfair Board agendas are stifling public comment.

Julio Contreras commented that renters are not truly being heard, and the focus is on the landlords.

Sandra Macias commented that interpretation/translation services are needed at all Board meetings.

Frances Sagapolu commented that the eviction moratorium has allowed tenants to take advantage of landlords.

Angel S. commented that some tenants abuse the eviction moratorium, however the tenant protections are necessary.