

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, June 28, 2023
6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor Lena Tam, excused

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580
Webinar: <https://zoom.us/j/84684430209>

Summary Minutes

I. ACTION ITEM: Just Cause Ordinance for the Unincorporated Area and Possible Next Steps [Attachment](#)

Michelle Starratt, Director, Housing & Community Development Department. Community Development Agency and Jennifer Pearce, Assistant Deputy Director, Housing & Community Development Department, Community Development Agency presented a PowerPoint presentation and staff report on the Just Cause Ordinance for the Unincorporated Area.

The Board directed the Community Development Agency's (CDA) Housing and Community Development Department (HCD) to implement a tenant protection program for the Unincorporated area in 2018.

The community provided extensive input on the ordinance; its first reading was in December 2022. In February 2023, the Board considered a second reading, but the ordinance did not pass. The Board requested that the Just Cause Ordinance (Ordinance) be returned to the Unincorporated Services Committee for further review and discussion.

Just Cause for Eviction ordinances provide a protective legal framework to govern when and how a rental property owner can evict a tenant. In jurisdictions where Just Cause for Eviction ordinances exist, a tenant cannot be evicted unless a rental property owner can prove one of the enumerated "just causes." Just Cause ordinances are enforced in court and provide a tenant with a defense against arbitrary eviction. Many jurisdictions in California fund legal services programs to assist tenants in obtaining legal representation in eviction matters allowing them to fully access their rights under a local Just Cause ordinance. Attorneys use the ordinance to protect tenants from unlawful evictions.

Staff requested that the Unincorporated Services Committee discuss the considerations and make a recommendation to the full Board of Supervisors on the various considerations and their inclusion in the proposed Just Cause ordinance.

Speakers

Approximately 50 speakers expressed various perspectives on the issue of just cause eviction policies in Alameda County. Comments from housing providers included offering time for providers to recover from the pandemic, adding more regulations is not necessary, negative impacts on housing providers.

Comments from tenants and tenant advocates included the importance of protecting renters, especially those in single-family homes, from eviction and ensuring stable housing for families and vulnerable groups.

Supervisors Comments

Supervisor Tam addressed some concerns regarding comments made about the Board of Supervisors' support for certain initiatives. She stated that the board supports Just Cause and highlighted their financial support for various programs, including housing assistance. She expressed frustration that despite financial investments, people are still not receiving the help they need, especially regarding enforcement and communication of tenant rights under certain laws. Supervisor Tam expressed a desire for constructive dialogue moving forward.

Supervisor Miley stated that he shared Supervisor Tam's concerns from the meeting and expressed a wish for more preparation from staff. Supervisor Miley remains committed to finding a compromise on the issue. He acknowledged abuses from both tenants and landlords and stressed the importance of understanding both sides of the issue. Supervisor Miley hopes to bring representatives from both sides together to find common ground, with the ultimate goal of proposing a solution to the Board of Supervisors.

PUBLIC COMMENT

Randy Waage thanked the County and the Sheriff's Office for enforcing the sideshow ordinance. In addition, there will be a celebration at Meek Estates on July 1st and an event at the San Lorenzo Homes Association on July 14th, where Encanto will be showing.

Tuan thanked the Board of Supervisors for their acknowledgement of the harms done to the residents of Russell City, where black residents were dispossessed of their homes/land through government overreach.

George Wu requested that the Board of Supervisors resolve the existing housing problem with homeowners struggling due to the pandemic. Where is the assistance for homeowners?

ADJOURN

The meeting was adjourned to July 26, 2023.

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