

# ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, February 22, 2023  
6:00 p.m.

Supervisor Nate Miley, Chair  
Supervisor Lena Tam

Location: San Lorenzo Library  
395 Paseo Grande  
San Lorenzo, CA 94580

Webinar: <https://zoom.us/j/84684430209>

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## Summary Minutes

### I. INFORMATIONAL ITEM: Update on Preparation of the County's Housing Element - Report on the County's progress on preparing the 2023-2031 (6th cycle) Housing Element [Attachment](#)

Liz McElligott, Assistant Planning Director, Planning Department, Community Development Agency, presented a PowerPoint presentation on the Preparation of the County's Housing Element – Report on the County's progress on preparing the 2023-2031 Housing Element – 6<sup>th</sup> cycle.

State law requires each local jurisdiction to revise its Housing Element every eight years. The Housing Element must include the following components:

- Evaluation of the implementation of programs in the previous Housing Element
- Assessment of housing need, including existing and projected demand and populations with special needs (elderly, people with disabilities, large families, farmworkers, families with female heads of households, and families and people in need of emergency shelter)
- Sites inventory and analysis to demonstrate adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the County
- Governmental and non-governmental constraints that impede the development of housing
- Affirmatively Furthering Fair Housing (AFFH) Assessment
- Programs required to implement stated policies and achieve stated goals and objectives
- Community Engagement
- Board of Supervisors approval
- Certification by the State Department of Housing and Community Development (State HCD)

County staff is in the process of reviewing an administrative draft Housing Needs Assessment provided by the consultant team. The draft examines demographic, employment, and housing trends and conditions that affect the housing needs of the unincorporated communities. The needs analysis is based on census data, augmented with feedback gathered through community engagement.

As the process progresses, the Planning Department will continue to keep the Committee informed and seek input and direction.

### Speakers

Randy Waage, Dan Pan, Elizabeth Brennan, Rhovy Lyn Antonio, Sandra Macias, Carlos Archuleta, Jennifer Liu, Chris Moore, Chunchi Ma, Keith Barros, Paul Taylor, Derrick Barnes, Meina Young and Barbara Fields commented on the Preparation of the County's Housing Element.

This item was informational only and required no Committee action.

## **II. INFORMATIONAL ITEM: Tenant Protection Draft Ordinances/Update on Landlord/Tenant Concerns - Rental Housing Registration, Just Cause, Fair Chance Attachment**

Michelle Starratt, Director, Housing & Community Development Agency, presented a PowerPoint presentation on Tenant Protections Draft Ordinances/Update on Landlord/Tenant Concerns.

### Introduction

*Rental Registration Ordinance* – Allows the county to understand the current rental environment. It will ensure that recurring issues can be monitored and tracked. Provides accurate contact information and ensures that the county has access to rental data the Board has requested. It will provide baseline rental data to enforce AB 1482 or a more restrictive local ordinance if adopted later.

*Just Cause Ordinance* – Provides all tenants with protections from eviction unless there is a cause and uses the State's AB 1482 thirteen (13) justifying causes. It treats tenants equitably regardless of housing type, age of unit, or length of tenancy.

*Fair Chance Ordinance* – Provides a fair opportunity for formerly incarcerated people seeking housing by restricting requests for criminal background for residential rental units.

- Background checks generally prohibited
- Applies to all forms of housing
- Can consider factors directly related to being a good tenant
- May review sex offender registry with parameters
- SFH, duplexes, triplexes and ADU's are not included if owner lives on site
- Property owners renting rooms, and current tenants who sublease may run background check

This item was informational only and required no Committee action.

### **PUBLIC COMMENT**

Sandra Macias stated that the online interpretation services provided for tonight's Unincorporated Services meeting is not sufficient. The community would prefer in-person interpreters.

Carlos Archuleta stated that he agrees that the interpretation services are not sufficient. In addition, Mr. Archuleta stated that the housing policies are a form of redlining.

Dan Pan commented that the County's eviction moratorium is unfair to landlords.

James commented that the County's housing policies are not friendly to landlords.

Meina Young commented that the eviction moratorium is unfair.

Keith Barros commented on "sidewalk restaurants" and code enforcement needs to determine if vendors are legitimate with the required permits.

Unknown caller commented that the eviction moratorium is unfair.

Dan Jacowitz, California Highway Patrol, commented that the California Highway Patrol is currently hiring qualified applicants for officers, dispatchers and non-sworn personnel. Officer Jacowitz acknowledged women in uniform to celebrate International Women's History month in March.

### **ADJOURN**

The meeting was adjourned to April 26, 2023.

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