

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, June 22, 2022
6:00 p.m.

Supervisor Nate Miley, Chair
Supervisor David Brown

Location: Virtual Meeting via Zoom
Webinar: <https://zoom.us/j/84684430209>
Webinar ID: 846 8443 0209
Phone: 877 853-5257 (Toll Free)

Summary Minutes

I. Language Access/Interpretation Services Update

Laura Lloyd, County Administrator's Office, provided an update on Language Access and Interpretation Services for County meetings.

The County Administrator's Office

- Exploring options to provide interpretation services for all Unincorporated area meetings.
- Continues to work with the County's Information Technology Department to determine appropriate 3rd party platforms to interface with YouTube and Zoom for interpretation services.
- Implement Google Translate on the County's website to allow translation of agendas and other documents into the language of the users' choice.
- Working with the Human Resources Department to identify bilingual staff that may be able to assist in some live translation

This item was informational only and required no Committee action.

II. Transition to hybrid meetings

Laura Lloyd, County Administrator's Office, provided an update on Transition to Hybrid Meetings. The County Clerk of the Board of Supervisors and the Information Technology Department surveyed five (5) potential locations to hold hybrid meetings including the Castro Valley Library, San Lorenzo Library, Sunol Glen Cafeteria, Cherryland Community Center, Community Development Agency Boardroom, and the Hayward Area Parks & Recreation District building. Each location did not meet the technology requirements necessary to hold hybrid meetings.

The County will meet with other stakeholders in the County to discuss policy matters to be considered in holding hybrid meetings, including: 1) number of attendees; 2) Chairs' responsibilities, enforcement of social distancing and security requirements, in addition to the technology upgrades to hold hybrid meetings.

This item was informational only and required no Committee action.

III. Proposed Just Cause Ordinance - Tenant Protections

[Attachment](#)

Michelle Starratt, Director, and Jennifer Pearce, Assistant Director, Housing & Community Development Department, Community Development Agency presented a PowerPoint presentation, memorandum and draft ordinance on the Proposed Just Cause Ordinance for Tenant Protections.

Proposed Just Cause Ordinance key aspects:

The proposed Ordinance seeks to expand the statewide Just Cause protections in the Unincorporated County to include:

1. Single-family homes in which the owner does not live
2. Units built in the last 15 years, and
3. Renters who have resided in their units for less than twelve months.

The proposed Ordinance also contains the following provisions not included in AB 1482:

1. A prohibition against unreasonable withholding of consent to a subtenancy request;
2. Additional guardrails for Ellis Act evictions of residents with disabilities or those 62 years of age or older;
3. Notification requirements to HCD and the County Recorder;
4. Protections against eviction during the school year for educators' and students' families;
5. Right of return and first right of refusal for tenants;
6. Specific parameters delineated with regard to owner move-in beyond State requirement of solely owner intent to move into the unit; and
7. Specific prohibitions against landlord retaliation.

Speakers

David Stark, Stephen, Mike Riley, Vanda, Joshua Howard, Rhovy Lyn Antonio, Tom Silva, Ralph Watkins, Janice Young, and Gerald Halligan spoke in opposition to passing the proposed Just Cause Ordinance.

Alina Farooq spoke in support of passing the Just Cause Ordinance.

This item was informational only and required no Committee action.

PUBLIC COMMENT

Vanda stated that taking delinquent tenants to small claims court to recover losses is not guaranteed and still causes the property owner out-of-pocket expenses. The County's empathy is falling on the backs of property owners and landlords.

Gerald Halligan stated that tenants that have to be taken to small claims court may go bankrupt and they may never pay the judgement against them.

ADJOURN

The meeting was adjourned to July 27, 2022.

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