

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, July 27, 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 previously reported that it has a viable option for prerecorded closed caption translation, however it is noted that is not the preferred method of interpretation services by the community. The CAO 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. The Information Technology Department is working on a program that will allow translation of documents and other items on the County's website into multiple languages. More information will be forthcoming at future meetings.

Speakers

Sandra Macias stated that she does not prefer the closed caption model as it can create barriers for those who have trouble reading.

Leo Esclamado stated he is excited to see expansion of language justice and prefers the current model for interpretation services.

Recommendation from the Unincorporated Services Committee: The County Administrator's Office provide the Committee with an estimate of the cost of interpretation services for all County meetings.

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. 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.

Speakers

Tyler Dragoni asked if the Cherryland Community Center was considered as a possible hybrid meeting site.

(Sites considered: Cherryland Community Center, San Lorenzo and Castro Valley Libraries, Sunol Glen School Cafeteria, and the Community Development Agency Board Room).

Isabel & Raymond's dad stated that Zoom meetings allow for more participation, and he looks forward to hybrid meetings.

This item was informational only and required no Committee action.

III. Proposed Rent Stabilization/Rental Registry Ordinances - Tenant Protections

[Attachment](#)

[Attachment](#)

Michelle Starratt, Director, Housing & Community Development Department, Community Development Agency, presented a PowerPoint presentation on the Proposed Rent Stabilization /Rental Registry Tenant Protections Ordinances.

Proposed Rental Registry Ordinance key aspects:

1. Enforcement of the Ordinance by the Community Development Agency Director or his designee.
2. Registration required for all rental units. Each rental housing unit and mobile home park space will be required to be registered with the County
3. Anti-harassment and other prohibited activities.
4. Requirement to offer written rental agreement. Property owners must offer tenants a written agreement/lease that provides for the terms and requirements of the tenancy.
5. Fees established. The annual fees for this program will commence January 1, 2024, and be established by the Board of Supervisors by resolution following a fee study.
6. Registering notice of terminating tenancy. The property owner must register all termination notices in the rental registry.

Proposed Rental Stabilization Ordinance key aspects:

The proposed Ordinance seeks to localize and expand the statewide rent stabilization protections in the unincorporated county to include:

1. A 4% rent annual rent increase limitation in line with the Unincorporated County Mobile Home Park Rent Stabilization Ordinance;
2. Single-family homes in which the owner does not live;
3. Rent cap at the same rate as the Mobile Home Park Rent Stabilization Ordinance;
4. An enforcement mechanism via a Rent Review Program and Rent Board; and
5. A start date when the Eviction Moratorium ends.

Speakers

David Stark, Frances Sagapolu Robert Robledo, Rhovy Lyn Antonio, Chris Moore, Doug Hall, Tuan N., Tom Silva, and Derek Barnes spoke in support of the Proposed Rent Stabilization/Rental Registry Tenant Protection Ordinances.

Speakers

Gina M., Barisha Spriggs, Alina Farooq, Soli Alpert, Igor Tregub, Christine Miller, Carlos Archuleta, Victoria Vivaldo, Charles Pisano, Rosemary Vazquez, Antonio Victorio, Sandra Macias, Rocio Miramontes, Megan Nguyen, Nick Musni, Zane Huang, Zuleni Paiz, Michael Kusiak, Teresita de Jesus, Julio Contreras, Evelina Nava, Warren Cushman, Leo Esclamado, Yuliana Wiser-León, Monique, Berlanga, Celeste, Manuel Lazarte, Trelicia Okechukwu, Paulina Jacobo, Laura, Maura Romero, Reina Trujillo, Xavier Johnson, Veronica Gonzalez and Mimi Dean spoke in support of the Proposed Rent Stabilization/Rental Registry Tenant Protection Ordinances.

Recommendation from the Unincorporated Services Committee: The Unincorporated Services moved the Proposed Rental Registry/Rental Stabilization Ordinances to the Transportation and Planning Committee with no recommendation.

IV. Update on General Plan Projects – report on progress of the preparation of the Environmental Justice Element, Safety Element/Community Climate Action Plan and Housing Element [Attachment](#)

Liz McElligott, Assistant Agency Director, Community Development Agency, presented a PowerPoint presentation on the progress of General Plan Projects, including the preparation of the Environmental Justice Element, Safety Element/Community Climate Action Plan and Housing Element.

Housing Element

- State law requires each local jurisdiction to revise its Housing Element every eight years.
- All cities and counties within a region must update their housing elements on the same eight-year cycle.
- The next cycle for the Bay Area is 2023-2031 (Sixth Cycle).
- Revised Housing Element deadline for approval by State HCD and Board of Supervisors January 2023.

Timeline

- | | |
|------------------------------|---|
| • July 2022-February 2023 | Technical Studies and Issues Evaluation |
| • July-October 2022 | Sites Inventory |
| • July-December 2022 | Affirmatively Furthering Fair Housing |
| • March 2023 | Public Review Draft Housing Element |
| • April-December 2023 | State HCD Reviews Draft Element |
| • January 2024 | Public Hearing Draft Housing Element |
| • February 2024 | Final Housing Element Adopted |
| • July 2022-HE Approval | Community Engagement |
| • October 2022-February 2024 | CEQA Analysis |

Environmental Justice Element

- Project began October 2021 – to be completed early 2023.
- State law requires cities and counties with disadvantaged or low-income communities (as defined) to incorporate environmental justice (EJ) policies into their general plans.
- Sixteen Unincorporated Area census tracts meet the low-income definition.
- EJ Element must be approved “upon the adoption or next revision of two or more elements.”
- The 2015 Ashland Cherryland Health & Wellness Element will serve as the basis for the Environmental Justice Element.

Safety Element & Climate Action Plan

The update process for the two elements has been combined to comprehensively address climate adaptation and greenhouse gas emission reduction. Work began in May 2022 and is expected to be completed in November 2023.

Timeline

- August 2022 Climate action planning background report
- September 2022 Complete Community Engagement Plan
- October 2022 Virtual Workshop #1 (Project Overview and Initiation)
- December 2022 Final Climate Vulnerability Assessment
- April 2023 Virtual Workshop #2 (Strategies and Actions)
- May 2023 Complete Greenhouse Gas Emissions Inventory and Analysis
- October 2023 Virtual Workshop #3 (Draft Plan)
- November 2023 Final Safety Element, CCAP, & Implementation Plan

Speakers

Doug Hall, Sandra Macias, commend CDA, David Stark, Warren Cushman, Chris Moore, Tyler Dragoni, Liz Dennis-Eisler, Greg Hall, Olivia Salazar and Tom Silva gave public testimony on the General Plan Projects, Safety Element, Community Climate Action Plan and Housing Element.

This item was informational only and required no Committee action.

PUBLIC COMMENT

Officer Daniel Jacowitz, California Highway Patrol (CHP), hosted a speed enforcement operation with multiple jurisdictions and issued over 169 tickets most for speeding and some for cell phone violations.

Tuan N. urged the County to try and tackle the root cause of homelessness and provide resources.

ADJOURN

The meeting was adjourned to September 28, 2022.

Board of Supervisors' Committees agendas are available via Internet at: www.acgov.org