

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Thursday, February 26, 2026
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>

Summary/Action Minutes

The Unincorporated Services Committee meeting convened at 6:12 p.m. with Supervisor Miley presiding as Chair. Supervisor Tam and Supervisor Miley were present.

I. INFORMATIONAL ITEM: Alameda County Unincorporated Area Budget Overview [Attachment](#)

Melanie Atendido, Deputy County Administrator, County Administrator's Office, presented a PowerPoint presentation on the Alameda County Unincorporated Area Budget.

The FY 2026–27 budget process has been accelerated, and the proposed balanced budget is expected to be presented in late May 2026. The State is projecting a \$3 billion shortfall with a \$22 billion deficit in FY 2027–28.

Unincorporated Services Budget for FY 2025–26 is approximately \$385 million, with that funding coming from the major departments such as the Public Works Agency, Alameda County Fire Department, Sheriff, Community Development Agency and the County Library. Enhanced budget transparency includes revenue by department, net county cost over time, capital investment tracking and a demographic overview.

A consultant has been retained to explore an Office of Unincorporated Services, including reviewing models of other urban counties.

Speakers

Twenty-one (21) speakers commented on this item.

This item was informational only and required no committee action.

II. INFORMATIONAL ITEM: Behavioral Health System Update: *Opportunities and Collaboration within the Unincorporated Areas of Alameda County* [Attachment](#)

Dr. Karyn Tribble, PsyD, LCSW, Director, Alameda County Behavioral Health Department, Stephanie Montgomery, Health Equity Director, Behavioral Health Department, and Cathy Powell, Early Childhood Mental Health Coordinator, presented a PowerPoint presentation on the Behavioral Health System Update: Opportunities and Collaboration within the Unincorporated Areas of Alameda County.

Alameda County's Behavioral Health Department budget of \$832 million has been significantly impacted by Proposition 1 transition from the Mental Health Services Act (MHSA) to the Behavioral Health Services Act (BHSA). The most significant impact has been a loss of funding for prevention services.

Opioid Settlement

The Behavioral Health Department will receive \$80 million over six (6) to eighteen (18) years, with funds restricted to opioid abatement. In addition, the settlement will fund CARE Court implementation, housing investments through the BCIP (Behavioral Health Continuum Infrastructure Program).

My Eden Voice Proposal

My Eden Voice requested \$606,000 for prevention and community-based supports. Prevention funding is no longer eligible under Prop 1. Behavioral Health is open to collaboration through their Health Equity Division, peer certification, Opioid settlement mini-grants and language access expansion.

Speakers

Seventeen (17) speakers commented on this item.

This item was informational only and required no committee action.

III. INFORMATIONAL ITEM: Update on Tenant Protection Ordinances and Programs in the Unincorporated County

[Attachment](#)

[Attachment](#)

Michelle Starratt, Director, and Jennifer Pearce, Director, & Deputy Director, Housing & Community Development Department, Community Development Agency, presented a PowerPoint presentation on the Tenant Protection Ordinances and Programs in Unincorporated Alameda County.

The Just Cause Ordinance was adopted in February 2025 and to date has received 153 eviction notices with the majority for non-payment of rent.

The Mediation Program has initiated 21 cases with a high resolution rate.

The Fair Chance Housing Ordinance is pending revisions, the Rental Registry is in development, the Proactive Rental Inspection pilot, and the Landlord-Tenant Relations Ordinance are in the planning stages.

Speakers

Eight (8) speakers commented on this item.

This item was informational only and required no committee action.

IV. INFORMATIONAL ITEM: Introduction to Inclusionary Zoning and Ministerial Review for Affordable Housing

[Attachment](#)

Angelica González, Senior Planner, and Olivia Ortiz, Planner, Planning Department, Community Development Agency, presented a PowerPoint presentation on Inclusionary Zoning and Ministerial Review for Affordable Housing.

On March 26, 2025, the Metropolitan Transportation Commission (MTC) awarded the Alameda County Community Development Agency (CDA) \$400,000 to develop and consider ordinances compliant with three Affordable Housing Production, Protection, and Preservation Transit Oriented Communities (TOC) Policies.

CDA's Department of Housing and Community Development received \$120,000 for the development of a Tenant Anti-Harassment Ordinance, and the Planning Department received \$280,000 to develop an Inclusionary Zoning Ordinance and a Ministerial Approval Ordinance.

On September 9, 2025, the Board of Supervisors accepted the funding and approved a contract with the consultancy Street Level Advisors (SLA) to develop the Inclusionary Zoning Ordinance and a Ministerial Approval Ordinance to comply with the TOC Policy. The project is expected to be completed before July 1, 2027.

The Planning Department will work with SLA to develop two Affordable Housing Production ordinances to implement 6th Cycle Housing Element's goals. Development and implementation of these ordinances will help meet the County's housing needs and maintain future regional funding from MTC-ABAG as compliance with the TOC Policy will be a factor in future One Bay Area Grant (OBAG) funding cycles.

Speakers

One (1) speaker commented on this item.

This item was informational only and required no committee action.

Public Comment

Keith Barros commented on repeated illegal food vending and illegal barbecue operations near Hesperian Blvd. and Paseo Grande. He stated there is a lack of enforcement from Environmental Health, Code Enforcement, and the Sheriff's Office and he requested stronger enforcement action.

Charles Pisano asked what assistance the County has provided for the family affected by a gas explosion on Meekland Avenue and he requested a follow-up from Supervisor Miley's office.

ADJOURN

The meeting was adjourned at 10:08 p.m. on February 26, 2026.

Board of Supervisors' Committees agendas are available online at: <https://bos.acgov.org/broadcast/>