

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, January 22, 2025
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 Minutes

I. **INFORMATIONAL ITEM: Overview & Update of Metropolitan Transportation Commission's Transit-Oriented Communities Policy at Bayfair BART and Castro Valley BART Station Areas** [Attachment](#)

Angelica Gonzalez, Senior Planner and Olivia Ortiz, Planner III, Planning Department, Community Development Agency, presented a PowerPoint presentation on the Metropolitan Transportation Commission's Transit Oriented Communities Policy at Bayfair BART and Castro Valley BART Station Areas.

The purpose of the presentation is to inform the Unincorporated Services Committee and constituents about the Transit Oriented Communities (TOC) Policy and its potential impact on Bayfair and Castro Valley BART station areas, solicit feedback and comments on the policy elements.

The TOC Policy supports the Bay Area 2050 Regional Plan and applies to areas within a half-mile of high-quality transit, such as BART stations. The goals are to increase housing supply and density, increase commercial density near transit, enhance transit access and shared mobility and build equitable transit-oriented communities.

Compliance is voluntary, but strongly encouraged as future funding eligibility (e.g., OBAG, REAP) is tied to compliance starting in 2026. Alameda County risks losing \$10M per OBAG cycle and \$400K-\$600K in REAP funds annually if non-compliant. Compliance requires general plan and specific plan amendments.

- Must improve pedestrian, bike, and transit access.
- Includes a complete streets policy, gap analysis, mobility hubs, and infrastructure implementation plan.
- Parking Management
- No minimums; set maximums for parking.
- Shared and unbundled parking required.
- Secure bike parking mandates.
- Development of parking management plans.
- Affordable Housing (3 P's: Production, Preservation, Protection)
- Must adopt at least 2 policies in each category.

The County applied for \$2.4M in MTC planning grants. The goal is for Board adoption of a resolution committing to TOC compliance by Feb 20, 2025. Grant award notifications expected in March 2025.

II. INFORMATIONAL ITEM: AC Alert Emergency Communications

This item was continued. Supervisor Lena Tam explained that the planned discussion with the Alameda County Fire and Emergency Management Services was postponed due to scheduling issues and ongoing fire deployments.

The incident that prompted the discussion was on December 29th, a gas leak occurred on the San Leandro/San Lorenzo border, requiring evacuation orders. Coordination between the Alameda County Fire Dept. and San Leandro Police Departments. Some residents were not properly notified.

There will be an Emergency Preparedness Forum held on February 5th at the Marina Community Center (Titan Auditorium), from 6:00 pm – 7:45 pm, hosted by Alameda County and San Leandro, with participation from Supervisor Tam, Mayor of San Leandro, San Leandro Police, and Alameda County Fire to improve public awareness and preparedness and promote use of emergency alert systems like A/C Alert.

III. INFORMATIONAL ITEM: FY24-FY28 Unincorporated County Neighborhood Plan

[Attachment](#)

[Attachment](#)

Kelly Thiemann, Manager, Housing and Community Development, and Trina Walker, Manager Housing and Community Development, presented a PowerPoint presentation on the FY24-FY28 Unincorporated County Neighborhood Plan.

The CDBG (Community Development Block Grant) is federally funded through HUD to support community development for low- and moderate-income residents. It is administered by Alameda County HCD for the Urban County (Albany, Dublin, Piedmont, Newark, Emeryville, and unincorporated areas). The 2024 allocation: \$480,000 plus program income (~\$700,000 total).

Eligible Uses of CDBG Funds

- Housing Rehab, ADA upgrades, public facilities improvements.
- Support for nonprofit capital projects, economic development, and public services (capped at 15% of total).
- Code enforcement, energy efficiency, and childcare support are also eligible.

Income & Area Eligibility

- 80% of Area Median Income (AMI) is \$110,000 for a 4-person household.
- Ashland and Cherryland qualify for area benefit, meaning residents don't need to show income to access services.

2025–2029 Neighborhood Plan

- Strategic 5-year plan to guide CDBG fund use in unincorporated communities.
- Informed by:
 - Alameda County Environmental Justice Element
 - 10-Year Housing Plan
- Goals reflect community feedback and aim to address:
 - Homelessness
 - Affordable housing
 - Public infrastructure
 - Food security

Neighborhood Plan Goals & Strategies

- Goal 1: Decrease Homelessness / Increase Affordable Housing
- Goal 2: Preserve Affordable Housing
- Goal 3: Improve Public Facilities
- Goal 4: Improve Food Security
- Goal 5: Seek New Resources

Planning & Implementation Timeline

- RFP for 2025 funding released December 2024; proposals currently under review.
- Contracts to begin July 1, 2025.
- Final Neighborhood Plan adoption pending Board approval.
- Submission of full 5-Year Consolidated Plan Package to HUD (includes this plan, fair housing analysis) due May 15, 2025.

PUBLIC COMMENT

Roy Taylor asked about the formation of a new Bicycle Pedestrian Advisory Commission, that would report to the Board of Supervisors, instead of the Public Works Agency. He requested an update on its formation, and to agendaize the topic for the next meeting.

Supervisor Miley reported that staff is working on the ordinance which is under review by County Counsel, and a “roadshow” will follow.

Mary Lou, San Lorenzo resident asked that the Bulky Waste Program be expanded in unincorporated Hayward. There is frequent illegal dumping and jurisdictional confusion between different waste agencies. Street lighting on Hathaway Avenue is poor and is a safety issue, especially at night, due to increased car break-ins. Requested improved lighting for pedestrian safety. She also asked for coordination between waste haulers and Public Works to address issues more effectively.

Diane Wydler agreed with Mary Lou's concerns and stated that better street lighting can deter crime, including car break-ins. She asked that the Public Works Agency re-evaluate lighting across all unincorporated areas.

Randy Waage announced a new business in San Lorenzo: Angry Goose Games at 17705 Hesperian Blvd. He encouraged community support and suggested a ribbon cutting, although the business has not yet joined the Chamber of Commerce due to the cost.

ADJOURN

The meeting was adjourned to February 26, 2025.

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