

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, February 25, 2015
7:00 p.m.

Supervisor Nate Miley, Chair
Supervisor Wilma Chan

Location: San Lorenzo Village Homes Association
377 Paseo Grande
San Lorenzo, CA 94580

Summary Minutes

Supervisor Miley called the meeting to order.

PUBLIC COMMENT

Steve Kirk, San Lorenzo resident stated that there is an ACBD meeting on Friday, February 27, 2015 and the agenda, in reference to the Housing Element, encourages affordable rate housing and not market rate housing. Unincorporated area residents are not going to accept any more affordable housing as a supplement to market rate housing.

Hera Alikian asked if there will be an opportunity to speak to other items on the agenda. (Yes)

Randy Waage, San Lorenzo resident stated that the unincorporated area needs economic development; it would be beneficial to have fiber optics along Hesperian Boulevard since the improvements are happening and work with Lit San Leandro; San Lorenzo Library coffee shop space could be rented; there should be a war to help out the middle class in San Lorenzo; facades need improvement; focus should be on economic development and high tech.

Supervisor Comments

Supervisor Miley stated that the County has an open trench policy and fiber optics will be included with street improvements, pending an agreement with the city of San Leandro and other jurisdictions.

I. Presentations on the Mobile Home Park Rent Stabilization Ordinance

Linda Gardner, Director, Housing and Community Development, presented a PowerPoint presentation on the Mobile Home Park Rent Stabilization Ordinance. The current ordinance was adopted in 1990, with no changes or amendments since that time. Over the last six to twelve months, Supervisors and County staff have received complaints about increasing rents; and questions regarding the ordinance. The County is currently reviewing this ordinance.

There are twenty-two (22) mobile home parks registered in the Unincorporated Alameda County, and approximately eleven hundred (1100) mobile home spaces total. The condition of the mobile home parks range from well-kept to in need of maintenance.

The purpose of this meeting is to alert the community and receive initial public comment. Staff has prepared a survey and would like tenants and owners and operators of mobile home parks to complete the survey.

There is a citizen driven request that the County review the Mobile Home Park Rent Stabilization Ordinance and make amendments. In addition, the County may place a ninety (90) day moratorium on rent increases on mobile home park space while the ordinance is being reviewed.

Next steps

- 1) Receive public input at: Unincorporated Services Committee 2/25/15; Castro Valley Municipal Advisory Council, 3/9/15; Housing & Community Development Advisory Committee 3/10/15; Planning Commission 3/16/15
- 2) Staff will formulate recommendations to the Board of Supervisors.

Speakers

Greg Evans stated that he operates mobile home parks and expenses have increased for operation and he opposes the 90 day moratorium.

Danette Bonham, Chetwood Crest Mobile Home Park resident stated that her rent increased from \$667 to \$823 per month and she pays water, garbage and sewage. There is no maintenance done in the park.

Steve Kirk stated that these are examples of what the County should be doing to encourage market rate housing. A 2% increase is fair and reasonable. If the property owners receive an increase so should the tenants.

Michael, Chetwood Crest Mobile Home Park resident, stated that the rent is still increasing and very little maintenance is done. The electrical system is outdated so appliances don't run effectively. The park is not up to date and he supports the moratorium.

Dennis Castro, Chetwood Crest resident, stated that the park needs improvement. His rent was \$705 two years ago and now its \$750. The lot size is the same but everyone is paying a different amount in rent.

Shawn Alikian asked the Committee to hear both sides of the story. Listen to the cost increases that the mobile home park operators have to deal with before establishing a moratorium.

Hera Alikian stated that she is a local realtor and home prices are going up; and rents are going up on homes and apartments; Ms. Alikian stated that mobile home owners and operators, residents and the County should meet and resolve issues.

Kelly Johnson, resident of Wishing Well Park has been there for 27 years and it is kept up really nice. However some people have extenuating circumstances.

Doug Johnson, WMA, represents the owners and operators of mobile home parks and has done so for 20 years. He stated that there was not enough time to adequately respond to the moratorium, and he has found errors in the staff report. At the last Board meeting he requested and was granted a continuance on the moratorium; opposes the moratorium; suggests bringing all the stakeholders together.

Diane Wydler, San Lorenzo resident, stated that it's not just owners, operators and tenants that care about how the parks look; the surrounding community has a stake also.

Supervisor Chan asked if the County does anything, in terms of the upkeep and conditions of mobile home parks.

Linda Gardner stated that only if there are health and safety concerns would the County get involved.

Supervisor Chan encouraged everyone to fill out the survey.

Supervisor Miley stated that the Board of Supervisors will take up the matter of the moratorium on the Mobile Home Rent Stabilization Ordinance on Tuesday, March 3, 2015.

II. Update on the Cherryland Fire Station Replacement Project

Eileen Dalton, Director, Economic & Civic Development Department, presented introductory comments regarding the Cherryland Fire Station.

The Fire Station was planned for implementation before the redevelopment agency was dissolved. The Board of Supervisors used General Funds to ensure funding for the project, which is in partnership with the General Services Agency, Economic & Civic Development and the Fire Department.

Lane Bailey, Economic and Civic Development, presented a Power Point presentation on the site and design of the Cherryland Fire Station.

The Cherryland Fire Station is a replacement project for the outdated fire station, which is located on Grove Way. The outdated station does not meet seismic safety standards. The new station will be located on Meekland Avenue north of Blossom.

It is a two-story building with 11,860 square feet, operated by a single-engine company with a core crew of three (3) persons per shift. Spaces include two (2) apparatus bays, a workshop, an exercise room, an office area, sleeping area, day room, kitchen and a meeting room. The meeting room may provide the space for a health clinic in the future.

The \$9.6 million project will be ready for bids shortly and construction will begin in the summer of 2015 and last approximately twelve (12) months.

III. Update on the Cherryland Community Center Project

Eileen Dalton, Director, Economic & Civic Development Department, presented introductory comments regarding the Cherryland Community Center.

The Cherryland Community Center is in partnership with the Hayward Area Parks and Recreation District (HARD), which will operate the center.

Lane Bailey, Economic and Civic Development, presented a Power Point presentation on the site and design of the Cherryland Community Center.

The goal of the Cherryland Community Center is to provide a safe space for community members of all ages for various activities.

It will be located on Hampton Road across from the Meek Estate. It is a one story building 17,500 square feet, lobby, reception area, 5000 square feet of community event courtyard, commercial kitchen and three (3) multi-purpose activities rooms, satellite library and space for PreK youth. The design and landscaping will connect to the Meek Estate. The park district will be responsible for programming activities operation and maintenance.

The Environmental Impact Report is currently being circulated and construction will begin in fall 2015 and completed in the fall of 2016. The cost of project is \$20 million.

Speakers

Cheryl Hoffman San Lorenzo, resident asked for clarification on the connection of the Community Center to the Meek Estate.

Tom Silva, Cherryland business owner, supports the work being done in Cherryland and thanked the Supervisors for their support of the community.

Betty Moose, San Lorenzo resident, suggested that the new Fire Station have two engines instead of a single engine.

Supervisor Miley, stated that this is the first new fire station built in the unincorporated area in 30 years, and future projects will be more challenging, due to the loss of redevelopment funds.

ADJOURN

The meeting was adjourned to March 25, 2015.

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