



F.P.S. NATIONAL  
KAZOO DAY

Locally Owned, Community Oriented

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#120 JoanAmiRadu-Shinko

**Alameda Sun Almanac**

Date	Rise	Set
Today	07:17	17:27
Jan. 29	07:16	17:28
Jan. 30	07:15	17:30
Jan. 31	07:15	17:30
Feb. 1	07:14	17:31
Feb. 2	07:13	17:32
Feb. 3	07:12	17:33

## Staff Drafts Principles for Rent Ordinance

**Ekene Ikeme**

The Alameda city staff released its principles of agreement detailing precise guidelines for the proposed Rent Stabilization and Tenant Protection Ordinance. The ordinance will be presented to the City Council at its Feb. 16 meeting.

Regarding rent increases, the agreement states that housing providers shall not increase rents more than once every 12 months. However, there will be no cap on an increase if it is allowed during the hearing process. Landlords will, however, have to go through a rent review process.

If a housing provider, (i.e. landlord) intends to increase rents by 5 percent or less, they must notify the tenant of the availability of a rent-review process through the Rent Review Advisory Committee (RRAC). The rent increase is void if the housing provider fails to provide proper notice to the tenant, but they can submit the increase again.

If housing providers intend to increase rents by more than 5 percent, they must notify the Housing Authority, who will schedule an RRAC hearing, and notify the tenant of the review.

The potential rent increase will not go into effect until the review process is complete. If the housing provider fails to notify the tenant or Housing Authority in a timely manner the increase is void and no new rent increase is allowed for 12 months. The owner of the property must attend the review hearing.

The agreement also detailed what the committee will be considering before it makes its decision. The committee may take into consideration such factors as the hardship to the tenant, the frequency and amount of prior rent increases, the housing provider's costs of op-

eration, and providing the landlord with a fair return on the property. The committee may recommend the rent increase it believes is fair.

If housing providers or tenants do not agree with the committee's decision, they must file a petition to have a neutral hearing officer consider the rent increase.

Another new proposal is relocation assistance for "no fault" evictions — due to new ownership, demolition of property, substantial rehabilitation subject to approved capital improvement plan, withdrawal from the rental market and compliance with governmental order to vacate the building.

If the tenant is forced out, landlords must pay one month's rent that the tenant was paying for each year (or portion thereof) that the tenant occupied the rental unit up to four months' rent. So if the tenant stayed at the property for three years landlords must pay the tenants three months' worth of rent. They also must pay additional fees for moving expenses.

Finally, the agreement contains details regarding specific penalties for landlords if they do not follow the proposed ordinance.

Significant fines and penalties can be imposed against a housing provider who violates the ordinance, including misdemeanor charges for illegal behavior that is ongoing or egregious. The city can also ask the court to fine a landlord \$10,000 per violation.

According to a memo from Interim City Manager Elizabeth Warmerdam to the Council, the agreement was based on "staff's notes, as well as the minutes provided by the City Clerk, and reflects staff's best understanding of the items on which the City Council reached consensus."

Contact Ekene Ikeme at [eikeme@alamedasun.com](mailto:eikeme@alamedasun.com).

## Bus Service on Council Agenda

**Dennis Evanosky**

Last year the city's Transportation Commission appointed a subcommittee to identify transit priorities for AC Transit's Service Expansion Plan. The subcommittee identified three specific priorities.

■ The members expressed their desire that AC Transit invest the money from any budget cuts that affect Alameda into additional service elsewhere within the city.

■ They also asked that AC Transit maintain existing service on Line O on Santa Clara Avenue. The members stressed that if AC Transit should shorten service on Line O, that savings should be invested locally.

■ Thirdly, the members asked that AC Transit maintain direct service to Fruitvale BART despite its additional cost.

In addition to these three priorities the subcommittee expressed its preference for a Northern Waterfront bus line.

Interim City Manager Liz Warmerdam echoed the subcommittee's desires in a letter she wrote to AC Transit General Manager Michael Hursh last November. "Restoration of AC Transit Line 19 serving the Northern Waterfront... is the highest priority for the City of Alameda," Warmerdam told Hirsch.

She asked Hursh to consider altering Line 19's proposed route to include Marina Village and to increase the frequency of its service. She also asked that AC Transit fund a bus route connection to the Main Street ferry terminal, and modify Line 31 to provide service between the College of Alameda and Laney College. Warmerdam also expressed the city's opposition to changes in Line O, echoing the transportation subcommittee's sentiments concerning this line.

The City Council is scheduled to discuss these and other bus-related issues at its Tuesday, Feb. 2, meeting.



Eric J. Kos

The city is set to accept more land at Alameda Point from the Navy. The transfer scheduled for March includes the submerged land under Seaplane Lagoon and the docks that house the Maritime Administration's ready reserve fleet and the USS Hornet.

## City Set to Accept More Land at Point

Wharves, shoreline to be made available to Alameda

**Dennis Evanosky**

The City Council is set to approve a resolution that would allow the city to accept phase two of the conveyance agreement that the city negotiated with the United States Navy. Phase two comprises 183.44 acres of land at Alameda Point: nine parcels with 29.83 acres of uplands and two parcels with 153.61 acres of submerged land.

The uplands include five parcels or clusters of parcels: one along the Oakland Estuary and the others west and southwest of Seaplane Lagoon. The submerged land includes both Seaplane Lagoon and the waters where the Maritime Administration (MARAD) ready reserve fleet and the USS Hornet are docked.

The transfer, which is tentatively scheduled for March, marks the second of four scheduled phases of property conveyances. Phase one conveyance of some 1,379 acres, broken down into 509 acres of uplands and 870 acres of submerged land took place in June 2013. Once the city has title to the property it will be able to sell the parcels for private development. According to city staff, only two acres of the uplands involved in phase two contain restrictions on land use. These restrictions will not allow the building of homes, hospitals, schools or day care facilities on the two acres in question.

In addition 7.5 acres of the property involved in the phase-two conveyances contain open petroleum sites. City staff reports that the Navy will still be obligated to clean up the open petroleum sites even after the conveyance has taken place. Staff states the most of this 7.5 acres have minor contamination

or require minor additional investigation before the city can put this acreage to use. "Upon conveyance, the city will manage a program through its existing permitting database to help ensure that unauthorized activities and land uses do not occur on specified petroleum sites," staff stated in its report to the City Council.

The process allowing the conveyance of the Naval Air Station began with the adoption of a reuse plan in 1996, a year before the base closed. In 2000 the Alameda Reuse and Redevelopment Authority (ARRA) entered into an agreement with the Navy that authorized no-cost conveyances of portions of the former base.

The city took over ARRA's role

**The transfer ... tentatively scheduled for March, marks the second of four scheduled phases of property conveyances.**

in the process in 2012 after a decision by the California Supreme Court did away with redevelopment agencies.

The City Council is also scheduled to hear a status report on the current environmental conditions at Alameda Point at its Feb. 2 confab.

Contact Dennis Evanosky at [editor@alamedasun.com](mailto:editor@alamedasun.com).

## News in Brief

**Sun Staff Reports**

**Meet Your Councilman**

On Thursday, Jan. 28, Councilman Tony Daysog will hold his regular "Last-Thursday-of-the-Month Office Hours" from 6:30 to 8 p.m. at the Blue Danube Cafe on Park Street. He will be available to answer questions and offer comments on city issues. He will also be at the Farmer's Market at Webster Street and Haight Avenue the following Saturday, Jan. 30.

Contact Daysog at 747-4726 or [tdaysog@alamedaca.gov](mailto:tdaysog@alamedaca.gov).

**It's Time to Name the 'Teacher of the Year'**

Do you know a teacher who goes above and beyond in and out of the classroom? Alameda Unified School District (AUSD) is now accepting nominations for its Teacher of the Year program. Designed to honor and recognize excellent teachers in AUSD, the Teacher of the Year award has in past years gone to a wide range of teachers. These include:

■ Alameda High School's John Dalton teacher who helps students learn the craft of media production and storytelling.

■ Alameda High School's Michael Lamb who dedicates many hours to making sure his students understand the complexity of advanced math.

■ Maya Lin School's Elizabeth Young who has shown outstanding commitment to her Title 1 students.

■ Lincoln Middle School's Chris Hansen who started an innovative anti-bullying program.

■ Alameda Science and Technology Institute's Tracy Corbally, who introduced her students to innovative thinking and reading skills in the classroom).

Anyone can nominate a teacher, including parents, students, staff and community members. Nomination forms are available in the Spotlight section page of the AUSD home page. The deadline is 3 p.m., Tuesday, Feb. 9.

**Parking Lot Sale at Encinal**

Students from Encinal Junior and Senior High School will be conducting a parking lot sale from 8 a.m. to 2 p.m., Saturday, Jan. 30

to help raise money for numerous student programs at Encinal High School.

■ The Encinal Band will be raising money for their three-day workshop in Disneyland.

■ The Close-Up Club, for its annual trip to Washington D. C.

■ The Global Glimpse Club for its annual philanthropic trip to the Dominican Republic and Nicaragua.

■ Members of the senior class for the annual senior activities.

The groups will be selling furniture, clothes, toys, tools, jewelry and a host of other items including food to make these annual excursions a reality. The sale will take place in the front of the school, under the Jet, at 210 Central Ave.

**AAUW Luncheon on Tap**

Water infrastructure planner Helen Rocha will be American Association of University Women's (AAUW) speaker at the association's Alameda Branch lunch meeting, 11:30 a.m., Saturday, Feb. 13, at the Alameda Hospital, Conference Room A, 2070 Clinton Ave.

Rocha helps communities make the best use of their existing water infrastructure and supplies and works closely with the engineering program at Sacramento State, serving as a mentor to female engineering students. The cost of the lunch, a selection catered by A.G. Ferrari, is \$21.

Contact Penny Washbourn at 748-7455, for information about the lunch choices and to make reservations.

**Fairy Tales Come to Life at Kofman**

Alameda's Tomorrow Youth Repertory presents *Into the Woods Jr.*, a retelling of the Grimm Brothers' classics. The show intertwines the plots of several traditional fairy tales, with characters lifted from *Cinderella*, *Rapunzel*, *Little Red Riding Hood* and *Jack and the Beanstalk*.

Performances are at the Kofman Theater, 2200 Central Ave. Show times are 7 p.m., tomorrow, Friday Jan. 29, 2 p.m. and 7 p.m., Saturday, Jan. 30 and 2 p.m., Sunday Jan. 31.

Tickets for adults are \$13 in advance, \$15 at the door. Student and senior tickets are \$7 in advance, \$10 at the door.



Courtesy photo

Alameda Community Chorus rehearses in the Alameda High School Band Room. Kathryn Neale Manalo, standing at right, directs the chorus.

## ACC Hosts Open House, Class, Feb. 8

**Sun Staff Reports**

The Alameda Community Chorus (ACC) will host an open house sing-along on Monday, Feb. 8. The sing-along is part of ACC's spring session and concert series. ACC is a nonprofit for vocal enthusiasts that provides a platform to enjoy singing. Kathryn Neale Manalo directs ACC's chorale group.

ACC also offers an 11-week

course that gives lovers of singing an opportunity to celebrate and participate in a learning and performance environment. Auditions are not required. ACC members joyfully sing within many genres of music.

Classes meet Mondays from 6:45 to 9:15 p.m. at Alameda High School's music room. Alameda Recreation and Parks Department manages the online registration.

Sign up for the class at [www.arp-deploy.com/Activities/ActivitiesAdvSearch.asp](http://www.arp-deploy.com/Activities/ActivitiesAdvSearch.asp). The class costs \$145 with a class preparation fee of \$30. ACC welcomes students as young as 13 years of age.

Stipends up to 75 percent of the class fees are available upon request at 748-9087. Male voices are gratefully welcomed. The open house on Feb. 8 is free. To learn more, call 914-8924.