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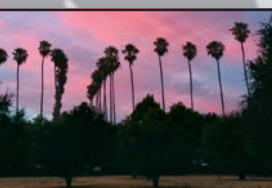
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Alameda Sun Almanac

Date	Rise	Set
Today	6:05	20:06
May 10	6:04	20:07
May 11	6:04	20:07
May 12	6:03	20:08
May 13	6:02	20:09
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Locals Discuss Rent Reforms

Jessica Mei
 The City Council hosted an Open House on Thursday, May 2, at City Hall West to discuss Alameda's Rent Stabilization Program. Topics included: new proposals for capital improvements, relocation payments, rent increases and no-cause evictions. Attendees conversed, viewed the city's proposal and wrote their opinions about the topics. The meeting gathered a diverse pool of tenants, homeowners and landlords curious about existing and proposed policies.

The city proposed a plan to eliminate "no-cause" evictions. Intended outcomes for this policy are to preserve a diverse community and housing stability.

"It seems fair, but it's the first time I heard about it," said one senior landlord. Some small landlords even argued that no-cause evictions do not exist and terminations of tenancies most often result for valid reasons.

The current policy allows "no-cause" tenancy termination if relocation payments are paid, rent for new tenants does not exceed 5 percent increases, and 25 percent of units haven't been evicted for no-cause in a single year. The community debated what situation constitutes a no-cause eviction and the effects of eliminating that option.

The topic of relocation payments followed closely after. Proposed policies would allow exemptions or reductions on landlords with less than five units. Special circumstances exist for households receiving more relocation assistance or additional time in units. Other tenants brought up current relocation formulas may not cover all the new fees of finding new homes after an eviction.

A senior tenant, living with school-aged grandchildren, said that the law needs more specifications. The speaker believed that trading

additional time in units while looking for new housing for relocation payments would not be fair to tenants.

Current policies allow tenants to trade time for relocation fees on the basis of no-cause termination. The policy also extends relocation assistance of one month's rent for each year a tenant rented the unit (not exceeding four months) and \$1,665 of moving expenses.

Another tenant said that she paid \$1,895 rent for a three-bedroom duplex, while in a three-bedroom, single-family home became \$4,200. "If our landlord had evicted us with no cause at our original property, then we would not be able to pay for the new rent."

"Where would we get the money to pay these fees?" said one mom-and-pop senior landlord with five or fewer units. Smaller landlords argue that it would be hard for them to allocate money for relocation fees, emergencies or improvement plans.

The new proposals for capital improvement plan policies intend to encourage safe and quality rental housing while minimizing displacement of tenants. This policy aims to determine the validity of a rent increase by looking at the types of improvements while passing a portion of the cost to the tenant. In cases of termination of tenancy, the proposed policy also requires relocation fees and temporary of permanent relocation for the tenant.

The new proposed change to rent increases — a heavily debated topic — plans to implement a maximum on annual rent increases. The proposal aims to mitigate excessive rent increases while ensuring fair rate of return to landlords. Some mom-and-pop landlords argue that they increase rent only when necessary. However, some tenants bring up that they have seen big increases in rent over the past few years.

RENT: Page 9



Linda Asbury

A's Host Town Hall on Howard Terminal Stadium

Sun Staff Reports
 The Oakland A's mascot Stomper hung out with Alameda's new City Manager, Eric J. Leavitt, May 1, when the Major League Baseball team hosted a town hall meeting about its proposed new stadium at Oakland's Howard Terminal. The meeting was held at Michagan's Auction Theater at Alameda Point. The new stadium location, just across the estuary from Alameda Point, poses some interesting challenges and opportunities for synergy with the Island City. Ideas floating around the room during the reception included additional West End crossings between Oakland and Alameda taking the form of water taxis or a gondola. To learn more about the stadium project and the town hall meeting, turn to page 13.



Courtesy College of Alameda

Above, an architect's rendering of the College of Alameda's new Liberal Arts Building's lobby and gathering space. The building is currently under construction.

Liberal Arts Facility Going up at College

Eric J. Kos
 Alamedans may have noticed the construction underway at the College of Alameda campus near Webster Street and Atlantic Avenue. The college is currently constructing a new liberal arts building to serve its more than 6,000 students. The 53,000 square foot building, designed by architects Noll + Tam, and constructed by Design-Builder Overaa

Construction, will cost an estimated \$42.1 million dollars.

The structure features a two-story wing and a three-story wing joined by an atrium, with 14 general classrooms, one computer classroom and instructional suites for art and apparel design and merchandising inside.

The facility will also host a café, art gallery, a gathering space, two deans and staff suites, 20 full-time

faculty offices, a part-time faculty center and multiple meeting rooms.

The college is hosting a live stream of the construction on its website at <https://alameda.peralta.edu/office-of-the-president/liberal-arts-building>.

According to Overaa Construction, the new facility has been designed to attain a minimum of LEED Silver certification with energy efficient smart classrooms.

Alameda, 400 Cities Declare Climate Emergency

Sun Staff Reports
 On Tuesday night, March 26, the City Council of Alameda voted 5-0 to pass a historic resolution declaring a climate emergency.

In passing the resolution, the Council formally launched a city-wide push to end greenhouse gas emissions 100 percent by the aggressive deadline of 2030. The resolution would also facilitate a just transition to clean energy as Alameda endeavors to adapt as rapidly as possible to the growing global and local effects of climate change.

Specifically, the declaration calls for an urgent and just citywide climate mobilization effort to reverse global warming. This includes reducing citywide greenhouse gas emissions as quickly as possible towards net zero emissions and committing to educate the community about the climate emergency. It states that low-income community members are hit hardest by

"The facts and solutions on the climate crisis are already out there."

— Caroline Choi, Alameda High School junior climate disasters and poor air quality.

Residents filled the chambers, including about 70 supporters of the resolution. Twelve addressed the Council on the need to reduce emissions, to recycle and to take more urgent measures as soon as possible, given Alameda's vulnerability with an average elevation of 33 feet above sea level.

Students from Alameda and Encinal high schools expressed the concerns of their generation about the survivability of low-lying parts of the Island City during their lifetimes, including Bay Farm Island.

Mayor Marilyn Ezzy Ashcraft and other Councilmembers praised the students' articulate

participation, acknowledging the need to protect the city and ensure a safe future for their generation to reside in Alameda.

"I was distraught to hear that by the year 2050, before I or my peers even turn 50 years old, Alameda will experience enough sea-level rise that Bay Farm Island will be nearly underwater. The small window of time that we are given by climate scientists and the IPCC to reverse that sea level rise is closing on us, very quickly," said Caroline Choi, an Alameda High School junior. "The facts and solutions on the climate crisis are already out there. Scientists have been citing these for years. The only thing we have to do now is act!"

The declaration includes reducing citywide greenhouse gas emissions as quickly as possible towards net zero emissions, and committing to educate the community about the climate emergency.

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Bike to Work Day Set for 20th Year Today, Alamedans join region in annual cycle commute

Sun Staff Reports
 Today, Thursday, May 9, the Island City celebrates Bike to Work Day hosted by BikeWalk Alameda and the City of Alameda. Starting at 6:15 a.m. at the Main Street and Harbor Bay Ferry terminals, 6:30 a.m. elsewhere, cyclists commuting to work can stop at one of five energizer stations for treats, a tote bag and a thumb's up for their effort from a friendly volunteer. The energizer station locations, which will be open until 9 a.m., include:

- Harbor Bay Ferry Terminal, 299 Adelpian Way
- Bay Farm Island Bicycle Bridge, Otis Drive and Fernside Boulevard
- Park Street, 1365 Park St.
- College of Alameda, northwest corner of Atlantic Avenue and Webster Street
- Alameda Main Street Terminal, 2990 Main St.

The event continues Thursday evening with a short ride, starting at 5 p.m. from City Hall. The ride is just one mile long to the free, all-ages after-party, from 5:30 p.m. to 8 p.m. aboard *ServiceShip Laguna Verde* at Alameda Marina. There will be some food and drink. Schiller Bikes will also present their floating water bikes. The ship will not leave the dock, so cyclists may come and go anytime. Free valet bike parking will also be provided.



File photo

For those using a bicycle to commute for the first time today, Bike to Work Day, there will be plenty of help.

This year, bicyclists are invited to participate in the first-ever Bike to Work Day Bicycle Bingo. By following the bingo card and riding to complete various tasks around town, bicyclists can win prizes at the after-party.

Bike to Work Day highlights National Bike Month, created by The League of American Bicyclists in 1956 to advance its efforts to create a bicycle-friendly America. Here on the Island, the event offers Alamedans the chance to learn how healthy, safe and easy it can be to commute by bike.

The City of Alameda has part-

nered with BikeWalk Alameda on an annual Bike to Work Day event since 1999, when the city and the nonprofit helmed a single table serving fewer than 200 cyclists. Since then, participation in the event has grown to more than 1,000 cyclists annually, many of them first-time bike commuters.

Bike to Work Day gives the city and its partners an opportunity to showcase new biking amenities and safety improvements such as the Cross Alameda Trail in Sweeney Park. Participation in Bike to Work Day is free. Learn more at www.bikewalkalameda.org.