



Locally Owned, Community Oriented

Vol. 15 No. 50
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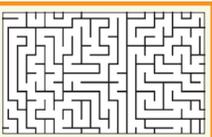
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Alameda Sun Almanac

Date	Rise	Set
Today	06:45	19:28
Sept. 9	06:46	19:27
Sept. 10	06:47	19:25
Sept. 11	06:48	19:24
Sept. 12	06:48	19:22
Sept. 13	06:49	19:21
Sept. 14	06:50	19:19

Comparing Rent Measures on Ballot

Ekene Ikeme

With the Nov. 8 election date approaching, more information is coming out about Alameda's most talked about issue. The two rent ordinances that are up for vote at the election appear to have a lot more differences than similarities.

The city's ordinance does not establish a base rent. ARC's amendment will roll back all rent to the level it was on May 5, 2015. In the area of annual rent increases, the city's ordinance stipulates that rent increases are limited to once a year with no cap on the annual rent increase percentage; however, landlords who increase rents by more than five percent are required to have the Rent Review Advisory Committee review the matter. The charter amendment stipulates that the annual allowable rent increase is limited to 65 percent of the Consumer Price Index (this formula would allow for a 1.7 percent increase this year).

The city's ordinance allows "no-cause" evictions, but limits the number of units for a "no-cause" eviction in a year. Also the rent for a unit after a "no-cause" eviction can only increase by five percent. The ARC ordinance prohibits "no-cause" evictions.

The city's ordinance requires landlords to pay up to four month's rent, plus \$1,500 in moving expenses, for "no-fault" evicted tenants.

The ARC asks that a tenant is given \$7,300 for "no-fault" evictions if the tenant has lived in the unit for less than three years (15,000 if the tenant is disabled, 62 years old or over, or has a child) and \$9,650 if the tenant has lived in the unit for more than three years (\$18,500 if tenant has lived for more than three years and has a child, over 62 years old or is disabled).

A "no-cause" eviction is an eviction where there is no substantial reason for evicting the tenant. A "no-fault" eviction is when there is a substantial reason (i.e. building renovation to bring building up to code) that is not the tenant's fault.

If the city's ordinance passes, it will keep the existing program in place and keep the review committee in place. The council will provide oversight and a program administrator will run the day-to-day operations of the review committee. The renters-backed amendment will elect a rent control board, autonomous from the City Council.

The two ordinances share one similarity. They both have similar definitions for what would be deemed a proper "no-fault" eviction. Both ordinances allows "no-fault" evictions due to owner's moving into a unit, moving tenants out to bring property into compliance with codes affecting health and safety and the withdrawal of

unit from rental market. The city's Rent Review, Rent Stabilization and Limitations on Evictions Ordinance has been adopted by the city since March. It was placed on the ballot in July. The Alameda Renter's Coalition's (ARC) initiative, the Renter Protection and Community Stabilization Charter Amendment was officially placed on the ballot in July.

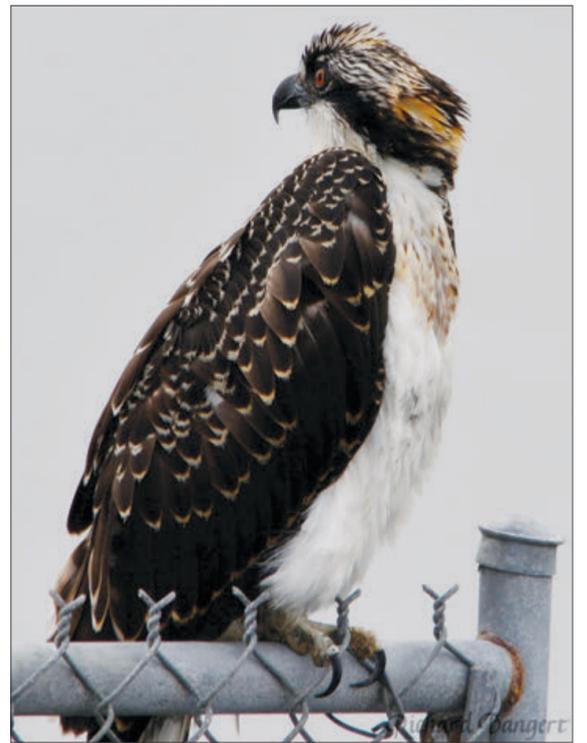
Contact Ekene Ikeme at eikeme@alamedasun.com.

AEA to Hold Election Rally

Sun Staff Reports

The Alameda Education Association, the union that represents the teachers in the school district, is holding a campaign kickoff rally for the November School Board election at 9 a.m., this Saturday, Sept. 10, on the steps outside Kofman Auditorium, 2200 Central Ave. The association invites Alameda voters to meet three school board candidates at the rally.

Gray Harris currently sits on the school board. She was appointed to the board in 2015 to fill Nielsen Tam's seat and is standing for election for the first time. Matt Hettich works as the domicile representative for the Southwest Airlines flight attendants union. His two children attend Alameda schools. Jennifer Williams also has two children in Alameda schools. She serves on the school district's Measure A Oversight Committee. She also served as Bay Farm Elementary School's PTA president.



Richard Bangert

A two-month-old osprey perches on the protective fence across the jetty at the Seaplane Lagoon in July, looking back toward nest. White wing tips and orange buff neck coloring are indicative of a juvenile osprey.

Young Ospreys Spotted at Point

Raptor nests successfully in town

Richard Bangert

Location, location, location! But for a fenced-off dilapidated navigation light stand on a jetty at the Seaplane Lagoon, ospreys would not have had a successful nesting season this year.

In late August two adult ospreys took flight from their lagoon perch for parts unknown with two healthy offspring. It was a welcome sight because for the past three years a series of avian soap operas featuring other ospreys and unwanted nesting attempts aboard the maritime ship *Admiral Callaghan* were marked with failure. In 2012 they had raised one chick, the only other recorded case of osprey reproduction at Alameda Point.

The ospreys briefly attempted to nest this year on a parking lot light pole on the wharf near the USS *Homet*. A pair of ravens harassed the ospreys, even stealing nesting material and tossing some of it on the ground. The ospreys finally found peace back in their original nest from years ago that still straddles the top of the light stand at the entrance to Seaplane Lagoon. The navigation light stand, erected in 1940, is at the tip of the rock wall jetty on the west side of the lagoon.

This year's nesting effort was aided by the installation of a fence across the foot of the jetty where the nest sits to keep curious individuals from wandering out near the nest and causing the birds to leave. The fence was erected by the city at the urging of local osprey watchers.

"Frequent disturbances can cause anxiety in wildlife that interrupts normal behavior," said Alamedan Leora Feeny with Golden Gate Audubon Society. "Having birds leave the nest, even for a few moments, provides an opportunity for gulls, ravens, herons or others to prey on eggs or chicks."

More help is needed in order to maintain this unusual raptor nest site. Three of the iron legs on the light stand are rusted through and won't hold up the bulky osprey nest much longer. Years ago its mate on the other side of the lagoon entrance toppled over and is hanging by a chain at water's edge.

Help may be coming soon from the city. "We're going to go out and inspect the nest structure and figure out how to secure and refurbish it so the osprey can use it again and again," said Nanette Mocanu, assistant community development director for the city. "They are impressive birds and we hope to keep them as permanent residents of Alameda Point."

The ospreys were first observed by Feeny settling into their nest on March 19. By May 18, the first chick had hatched. By May 28 the little heads of the chicks could be seen peering out over the edge of the nest

for the first time. By mid-July the frequent wing exercises by the young ospreys advanced to the first flight off the nest and around Seaplane Lagoon.

"The recent phenomenon of ospreys nesting on San Francisco Bay began in 1990," said Tony Brake, a volunteer with the Golden Gate Raptor Observatory (GGRO), "with the rapid expansion beginning only after 2003. This may be due in part to the increased clarity of the bay that provides easier fish foraging."

Brake leads a team of volunteers, including Ralph Pericoli and Harv Wilson, who have been gathering data on osprey nests around the bay for GGRO. "The number of successful nests has almost doubled in four years of monitoring, and expansion southward continues," said Brake. "This year there were 51 fledglings from 37 nests." With few exceptions, the nests are all on human structures such as roofs, channel markers, light poles, special platforms on utility poles and out-of-use cranes.

The monitoring effort has yet to employ satellite-tracking devices. "Osprey that have been tracked from British Columbia, Washington and Oregon have wintered in Mexico and Central America, but we have no idea where our local population goes," said Brake.

"It is valuable for us to observe nature," said Feeny. "Ospreys are particularly interesting to watch as they are large enough to see. Too often we forget that we share the planet with so many species that have lessons to teach," said Feeny. "They can alert us to hazards, entertain us, and become wonderful parts of our community. We should also appreciate that we don't have to travel very far to witness their grandeur."

Richard Bangert posts stories and photos of wildlife on his blog *Alameda Point Environmental Report*.

City Service Awards on Tap

Sun Staff Reports

The City of Alameda Social Services Human Relations Board (SSHRB) has announced the City of Alameda Community Service Awards will be presented at the Alameda Elks Lodge on Thursday, Oct. 27. Nominations for the awards are needed now. Nomination forms and more information are available online at www.alamedaca.gov/voty. Deadline to submit an application is Wednesday, Sept. 28. Submit applications by mail to Jim Franz at 2263 Santa Clara Ave., Suite 320, Alameda, CA 94501, by email to jfranz@alamedaca.gov, or by fax to 865-1498.

Local Rabbi to Receive Peace Award

Sun Staff Reports

Each year, Rob Bonta, who represents the 18th Assembly District in the California State Assembly, hosts an awards event to recognize and celebrate the diversity, generosity and contributions of individuals and organizations in his district, which includes Alameda.

There are 12 categories of awards, one is the Community Peace Award. This year Bonta will honor Rabbi Barnett Brickner of Temple Israel with this award. "Rabbi Brickner is being recognized for his leadership at Temple Israel and his inspiring commitment to the spiritual, emotional, physical and mental health of both the congregation and the community," said Bonta.

Brickner has led Temple Israel since 2012. He is a third-generation Reform Rabbi with more than 20 years of congregational experience. He was ordained in 1987 at the Hebrew Union College-Jewish Institute

of Religion in New York City and had served both large and small congregations across the country.

Brickner currently serves as the president of the East Bay Council of Rabbis and co-chair of the Alameda Interfaith Coalition. He also is a member of both the Alameda Hospital Ethics Committee and the Interfaith Council of Alameda County. Brickner has worked with the East Bay Jewish Community Relations Council to organize the first East Bay Area annual Halaqa Seder, an evening of sharing Muslim and Jewish perspectives on the Exodus.

In addition to his involvement with the Reform Movement, he served as an adjunct member of the faculty at Otterbein College's Religion and Philosophy Department and as the Scholar-in-Residence in various communities, teaching medical ethics and the ethics of attending to the terminally ill. He completed a residency as a chaplain at the Ohio State Medical Cen-



Courtesy photo

Rabbi Barnett Brickner

ter and has been very involved in the field of pastoral care.

He and his wife, Erin, live in Alameda and have four grown children.

The awards ceremony will take place from 6 to 8 p.m., Monday, Sept. 26, at the 21st Amendment Brewery, 2010 Williams St., San Leandro.

Contact Sun staff at editor@alamedasun.com.



Circus Performs for Club's Kids

Sun Staff Reports

Performers from Circus Vargas recently visited Alameda Boys & Girls Club. They entertained the children with a piece of their "iluminous" show, an all-new, high-energy extravaganza that features death-defying stunts, flying aerialists, acrobats (like the one pictured at left), and, of course, clowns.

"We want to thank Circus Vargas for the performance and also for donating tickets to our youth members to see their opening night," said Jeff Miller, Alameda Boys & Girls Club executive director.

Photo by Raul Alvarez