



**City of Alameda First Annual Report  
Free Legal Services for Low-Income Tenants in Alameda  
Service Period: 11/13/18 - 11/12/19**

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## **I. Introduction**

In this annual report, we detail the impacts of the program, trends in the challenges faced by tenants, impediments to greater program success, suggested remedies and proposed program changes with correlating budget modifications.

## **II. Annual Report**

### **A. Summary**

In the fall of 2018, the City of Alameda committed funds to enforce the legal rights of low income tenants in Alameda in an effort to protect tenants from unlawful housing practices, stop evictions, and prevent the displacement that is increasing economic and social inequities and destabilizing communities throughout the region. Alameda joined Berkeley, Hayward, and Oakland as the only cities in the county to take the important step of not relying solely on county funds to address the housing crisis and its impacts. Centro Legal de la Raza (Centro Legal) was honored to receive the contract to carry out these critical efforts. To meet the needs of Alameda tenants, the Tenants' Rights Practice at Centro Legal trained staff on local Alameda housing laws and tenant protections. Intake staff were also provided training on how to direct and support Alameda tenants in crossing the bridge to the Fruitvale district to access our services in our offices.

In this first pilot year, we have continuously worked to refine our model of service provision in the City of Alameda to address tenants' needs at this unique moment in time. With the passage of additional rent control and just cause legislation this past year, Alameda tenants now have solid legal grounds to fight unlawful evictions, unlawful rent increases, and uninhabitable housing conditions that otherwise contribute to displacement, housing instability, and economic instability.

While program usage has increased over time, Alameda tenants have not accessed services at our offices in the numbers originally anticipated, as was reported in quarter two and three of this first pilot year. We have taken several measures to address this issue, including increasing outreach efforts and changes to the program design and service delivery model. We have learned many lessons during the pilot year. Given our experience, we now propose a modified scope of services. The modified scope, detailed below, is a holistic model that not only provides legal services but also includes the outreach, education, and marketing necessary to inform tenants of their

rights, community-based clinics to ensure that Alameda tenants are able to access services, and emergency financial assistance for back rent.

## **B. Legal Services: Clients Served and Trends in Threats of Displacement**

### **1. Legal services provided**

In grant year one, Centro Legal provided 60 legal consultations, 5 full scope representations, and served a total of 62 unduplicated clients.

### **2. Demographics and trends in threats of displacement**

Of the clients served in the first year of the program, 48% were white, 26% were Latinx, 14% were Asian, and 8% were black. 62% of the clients served were extremely low income (at or below 30% of Area Median Income, or AMI), reflecting the greater challenges to housing stability and need for services experienced by extremely low income people. 19% were very low income (50% AMI or below) and 18% were low income (80% AMI or below). The average housing cost burden was 47%. Federal guidelines say that no more than 30% of a household's income should be spent on rent (their housing cost burden); the tenants served through this program are cost burdened, and those whose cost burden is about 50% are severely cost burdened.

Of the 62 clients served over the past year, the largest threat of displacement was a notice of termination of tenancy (17 clients). The next most frequent threat was repairs necessary for health and safety (15), followed by unlawful detainers (13) and other unfair or illegal behavior by the landlord (13). Landlord harassment affected 10 tenants, and 4 were affected by rent increases. We anticipate more tenants coming forward with rent increases as they become aware of the additional protections and resources now available to them.

### **3. Cases of note**

Centro Legal represented an elderly Holocaust survivor and Section 8 voucher holder who was given a no-cause eviction notice because his landlord wanted to charge more rent than his voucher would cover. Voucher holders were not protected by the just cause legislation passed in May of 2019. The City Council passed an urgency ordinance in September of this year extending protections to voucher holders, and our

client's landlord dismissed the eviction case. The tenant remains in his home thanks to Centro Legal's vigorous advocacy on his behalf.

Centro Legal represented a client with two young children facing an owner move-in eviction. The client and her husband chose to negotiate rather than fight their eviction in court, and Centro Legal was able to get the family just compensation from their landlord. Centro helped the family achieve their goals for the situation and minimized the instability caused by the transition.

#### **4. Observations regarding Emergency Financial Assistance (EFA)**

City of Alameda low income tenants are the second largest recipients of EFA funds, next to Oakland tenants, through the Alameda County Housing Secure (ACHS) program that Centro Legal administers. One year into the ACHS program, Centro Legal has determined the vital importance of EFA funds in successfully litigating unlawful detainer cases. The combination of legal services with emergency financial assistance has proven to be a critical tool in interrupting the cycle of evictions and subsequent displacements. Since the program began in December 2018, we have awarded EFA grants to twelve City of Alameda tenants, totaling at \$47,462.22, with an additional \$11,020.00 in pending grant applications. Many of the applicants are elderly and/or disabled and fell behind on rent due to a death in their family, temporary loss of work, or medical expenses. These grants are an essential tool to stabilize the housing of clients who have experienced temporary crises who would otherwise lose their homes. Note that the future of the county EFA program is unclear after May 2020. Included here in Exhibit A are a sample of narrative summaries for EFA grants awarded to City of Alameda tenants for grant year one.

#### **C. Outreach and education efforts**

Due to the proximity of Centro Legal's offices to the city of Alameda, the initial program design as outlined in the contract and scope of services did not include a significant outreach component. The original contract budget provides \$667 per year in outreach funding which was intended to cover the costs of printed outreach materials. In quarter one Centro Legal began to see low numbers of city residents accessing services and we drafted an expanded outreach plan. In quarter two we hired a contract Outreach Coordinator to implement this plan. Activities included ongoing community outreach in the City of Alameda and hosting a three-part series of workshops sited at the Alameda Free Library in an effort to bring services directly into the community.

These workshops featured an expanded educational component by providing a Know Your Rights presentation followed by individual consultations.

Throughout quarter two, three and four, Centro Legal continued to conduct outreach efforts in the City of Alameda to expand engagement with low income tenants in need of free legal services. These efforts included tabling and flyering with bilingual materials at community events, outreach at local tenant meetings, and advertising/marketing efforts in local publications. The expense of these efforts far exceeded the annual budget allocated by the city of Alameda contract, and therefore Centro Legal subsidized these efforts.

### **1. Summer workshops**

Beginning in June, Centro began a three-part series of free drop-in legal workshops at the Alameda Free Library. These workshops began with a Know Your Rights (KYR) presentation led by one of our housing attorneys, followed by individual brief consultations. Our June workshop was held on June 17th, with 16 attendees for the KYR workshop. We were delighted and honored to have Mayor Marilyn Ezzy Ashcraft in attendance. During the 30 minute KYR presentation, our housing attorney shared information on the eviction process, the Just Cause ordinance, and tenants' rights to have bad housing conditions addressed. Questions and answers followed regarding the changing housing laws within the City of Alameda. Three city residents stayed and received individual legal consultations with the housing attorney.

Our July workshop was held on July 15th with 12 people attending. The event was featured on the front page of the Alameda Sun. Bill Chapin, Rent Program Specialist from the City of Alameda Housing Authority, attended the KYR presentation to answer specific questions regarding the petition process, jurisdiction of the program, and the role of the City of Alameda Housing Authority. Following the presentation, our housing attorney provided two individual legal consultations. One client who spoke Cantonese agreed to receive interpretation support from another community member in attendance during her consultation. This experience affirmed our initial outreach and assessment findings that Limited English Proficiency Asian language tenants, who are typically hard to reach, have a significant need for housing legal services. Although Centro Legal does not have Asian language capacity within our staff, we utilize the Voiance Phone Interpreter service to serve clients who are Asian language speakers. Our August 19th workshop served 8 tenants, providing them with legal consultations.

## **2. Drop-in clinics at Mastick Senior Center**

In November, 2019, we began a three-part series of community-based drop-in legal clinics located at Mastick Senior Center. At these clinics we offer 1:1 legal consultation to up to six tenants. We held our first drop-in clinic on November 22nd, but only one tenant attended. We have found that launching a new sited clinic requires a concerted outreach effort to make them successful. Following this experience, Centro increased or advertising and outreach efforts. The second clinic was hosted on December 13th, also at Mastick Senior Center. This clinic was attended by 5 tenants who received individual legal consultations. This clinic will be formally counted towards year two in our next report. The significant increase in number of attendees seems to be in response to increased advertising and outreach efforts, highlighting the need for expanded outreach and advertising efforts to make tenants more broadly aware of Centro Legal's services.

## **3. Additional community outreach efforts**

Additional outreach efforts in Q3 included tabling and flyering with bilingual materials at community events, tenant meetings, advertising/marketing efforts, and the development of Asian language printed outreach materials. These efforts are detailed below.

On June 15th, we met with 15 tenants from the Buena Vista Avenue Apartments who gathered for a community BBQ organized by a longtime City of Alameda resident. Our Outreach Coordinator and bilingual Clinic Coordinator were present to provide information about our services, the drop-in community clinics, and the KYR presentations at the Alameda Free Library.

On August 6th, a Housing Advocate and our Tenants' Rights Clinic Coordinator tabled at the National Night Out event organized by the City of Alameda Housing Authority Department of Social Services. The community event took place at the Esperanza Complex property with approximately 100 attendees.

Over the course of Q3, our Outreach Coordinator conducted outreach at the following events and with the following organizations.

Housing Organizations:

- Alameda Renters Coalition
- Renewed Hope

- Alameda Justice Alliance
- Senior and Disabled Renters Committee

Community Organizations and Faith Based Institutions:

- Alameda Community Food Bank and distribution points
- Alameda Free Library
- Mastick Senior Center
- Buena Vista United Methodist Church
- Alameda Interfaith Group
- Christ Episcopal Church

Local Businesses:

- South Shore Shopping Center
- Webster Street Farmer's Market

In Q4 our outreach efforts were focused on promoting the sited Know Your Rights workshops and legal clinics in Alameda. Monique Berlanga, our Directing Attorney met with Jackie Krause of the Mastick Senior Center to discuss and schedule the center as the site for our legal clinics going forward. Additionally, to further explore how to best deliver services in Alameda and reach more tenants, Monique and program staff also met with Greg Kats, Director of the Alameda Rent Program. Centro Legal's Litigation Director, Jesse Newmark, Tenants' Rights Supervising Attorney Micaela Alvarez, and Monique also met with Yibin Shen, the Alameda City Attorney, to discuss how to best partner with him and the city in enforcing tenants' rights through affirmative litigation.

To support our sited workshops and clinics, in November 2019 we conducted a targeted mass mailing of 2000 fliers advertising our three-part Mastick clinic services to eighty-eight institutions throughout the city (all organizations we have done outreach to are included here as Exhibit B). The outreach list for this mailing was pulled from a larger outreach list developed and recommended by the Alameda Rent Program. The institutions included libraries, community organizations, schools, day cares, faith based organizations, public health organizations, and the offices of elected officials.

Overall, in year one Centro Legal distributed over 2700 pieces of outreach materials in the city of Alameda. Please see outreach materials in Exhibit C.

## **D. Impediments**

Outreach efforts revealed hard to reach communities including Asian language residents who are in need of services. Language access is a barrier. Additional funding, beyond current contract amounts, would be required to conduct a needs assessment for these communities to determine the best program design for increasing access to services and to address their specific housing legal needs. Currently, we utilize the Voiance Phone Interpreter service to serve clients who are Asian language speakers, but we would like to expand our outreach efforts in these communities as well.

## **III. Proposed Amended Scope of Services**

Centro Legal has determined that the successful provision of legal services in Alameda requires a multifaceted approach that combines not only legal services but also includes the outreach, education, and marketing necessary to inform tenants of their rights, community-based clinics to ensure that Alameda tenants are able to access services, and emergency financial assistance for back rent.

### **A. Regular community-based clinics**

Centro Legal has held 6 workshops and/or clinics in the City of Alameda since June of 2019. This has been effective, and we propose to have an ongoing sited regular monthly clinic on the island. Specifically, we propose holding a monthly drop-in clinic located at the Mastick Senior Center, every second Friday of the month from 10am - 12pm. Tenants in need of services between the Mastick-based clinics can attend a weekly drop-in clinic held at Centro's office in Fruitvale every Tuesday at 9am.

Clinics are staffed by attorneys and paralegals. At our clinics we provide one-to-one legal consultation services that can include reviewing eviction notices and notices of rent increase, drafting letters, providing legal advice, preparing petitions to rent programs, helping tenants respond to landlord demands, and providing other short-term, limited assistance.

### **B. Increased marketing and outreach**

We have done significant outreach over the past year, and we propose to expand and formalize those efforts. Low income tenants will not know the value of legal services



in enforcing their rights -- and the utilization of services will most likely continue to remain low -- unless there is a broad awareness of both their rights and the legal services available to enforce them. Centro Legal will create an outreach and marketing campaign designed to (1) build awareness of new rights under state and local law and (2) build broad awareness of legal services available at Centro Legal to defend said rights. Centro will work closely with community service providers to disseminate know-your-rights materials combined with information about accessing Centro Legal's services. Centro will also engage in local targeted marketing efforts to promote services including advertising in local newspapers and websites. Centro will, on a quarterly basis, conduct mass mailings of our updated clinic flyers to key community stakeholders. Centro will focus on maintaining a presence in the community to make sure that Alameda tenants are aware of our services by, for example, tabling at four community events.

### **C. Increased renter education**

Further education efforts will build on the broad awareness of the current tenant protections generated by the outreach and marketing campaign described above. Establishing a baseline understanding within the tenant population of their current rights and protections will encourage their use of legal service interventions in enforcing their rights. We propose to coordinate and conduct Know Your Rights (KYR) workshops at community-based sites, such as schools, community centers, libraries, and places of worship. The team will also work to train community leaders to generate widespread grassroots knowledge of tenants' rights.

### **D. Emergency Financial Assistance (EFA)**

EFA provides back rent assistance to tenants facing a threat of eviction. Through Centro Legal's preexisting county-funded EFA program, more EFA grants have been awarded to City of Alameda tenants than any other city in the county except Oakland. Unfortunately, the future of the county EFA program is unclear beyond May 2020. Because there is clearly a need for EFA in the city, we propose to ensure that there is funding available to Alameda residents by dedicating funds for this purpose.

### **E. Full-scope legal representation**

Centro Legal will continue to provide legal representation where more expansive services are necessary. These services can include representing tenants in negotiations, hearings, and mediations related to rent program petitions; defending tenants

facing unlawful detainer actions; and representing tenants in negotiations for temporary or permanent household relocation to allow for the mitigation or remediation of habitability issues. To successfully realign the program with this new model, and reallocate funds, we propose a reduced number of legal representations and consults to increase available funding in the current budget for outreach and education, marketing, and the provision of Emergency Financial Assistance grants.

#### **F. Close partnerships with the City and housing-related departments**

City departments and staff are often the first place tenants facing housing issues turn to, so it is essential that tenants are able to learn about services via City staff and websites. City staff are also an essential resource for information about the community. We propose to strengthen communication between Centro and City staff and departments so that our services can be promoted to tenants more effectively, including publicizing services through City websites, City publications, and engagement with elected officials to raise awareness of services offered. We also look forward to preparing and presenting collaborative workshops or presentations with institutions such as the Alameda Housing Authority or the rent program and to working closely with the city prosecutor to enforce tenants' rights.

#### **G. Budget detail and narrative**

In this scenario, we propose to balance resources and efforts among legal services, emergency financial assistance, and outreach, education, and marketing. Each of these program activities support the others, and all are necessary for overall program success.

This reallocation of resources also reflects a reallocation of time spent. To reflect this, we have revised the deliverables resulting from Centro's activities as well. The proposed deliverables are, in summary:

- Legal services
  - Monthly drop-in clinics held in the City of Alameda
  - Weekly drop-in clinics held at Centro's office in Fruitvale
  - 75 legal consultations provided per year
  - 20 clients provided with legal representation per year
- Outreach, Education, and Marketing
  - 6 Know Your Rights workshops held in Alameda
  - Quarterly outreach to ensure tenants are aware of Centro's services

- Tabling at 4 community events
- Disseminate educational materials to 20 key community institutions
- Emergency Financial Assistance
  - \$25,000 awarded in EFA grants to City of Alameda tenants in Year 2 and \$30,000 in Year 3. The grant maximum is \$10,000, but they are often smaller. Alameda tenants will continue to be eligible for county funds.

These areas activities are reflected in the budget as follows (please see the budget narrative and table below for more detail):

- Legal services budget:
  - Total of \$56,280 each year in Year 2 and Year 3.
  - 41% of the total budget
  - This includes 67% of the salary of a staff attorney and proportional benefits.
- Outreach budget:
  - The total for Year 2 is \$36,210, and the total for Year 3 is \$35,359.
  - 25% of the total budget
  - These include 50% of the salary of a Know Your Rights Coordinator, proportional benefits, and funding for direct costs such as production of educational and outreach materials.
- Emergency Financial Assistance budget
  - The total for Year 2 is \$37,000, and the total for Year 3 is \$42,000.
  - 28% of the total budget
  - These include 20% of the salary of an EFA specialist, proportional benefits, and pass-through EFA grant funds that will be disbursed to tenants.
- The remainder covers oversight by the Directing Attorney, administrative costs such as invoicing, and indirect costs. This is 6% of the total budget.

The contract budget for year two was approved at \$166,618.00. The budget is increased by 3% in Year 3, in line with the increase in the original approved budget.

Our proposed budget scenario A provides the same level of funding with funds reallocated to support the revised program approach as follows:

*Staff Attorney at .67 FTE:*

This decrease in attorney time from a full time FTE aligns with the reduction in legal representations and consultations and allows funds to be reallocated for outreach and marketing efforts as well as Emergency Financial Assistance grants.

*Know Your Rights Coordinator .5 FTE:*

Converting this position from a paralegal role to an educational Know Your Rights Coordinator will refocus our efforts in the direction of tenant education, helping to establish a broader awareness within the city of tenant rights and protections, and a better understanding of the value of legal services. Reducing the time in this position allows to be reallocated for outreach and education direct costs and Emergency Financial Assistance grants.

*Tenants' Rights Directing Attorney .05 FTE:*

The Directing Attorney provides oversight for all program activities, including the delivery of legal service, the provision of Know Your Rights Education and Emergency Financial Assistance, data tracking and reporting, budget oversight and invoicing requirements.

*Finance Assistant, .057 FTE*

This supports the staff time required to prepare the quarterly cost reimbursable invoices and submit them to the City of Alameda for payment and ensure proper spend down of the funds in compliance with the grant contract.

*Emergency Financial Assistant Specialist .2 FTE*

This key role ensures that Emergency Financial Assistance applications are processed and assessed in compliance with program guidelines, and that tenants receive funds in a timely fashion in order to pay back rent and avoid displacement.

*Emergency Financial Assistance, \$25,000-\$30,000*

In this first year of the grant, City of Alameda tenants have received \$47,462.22 in EFA grants from the Alameda County Housing Secure program that Centro Legal administers. Reallocating \$25,000 of dedicated City of Alameda funds from the current year two budget and \$30,000 from the Year 3 budget will expand the capacity of the program to use this vital tool in successfully litigating eviction cases and preventing displacement. Centro Legal will continue to utilize additional county funds for Alameda tenants in addition to these reallocated funds.

*Outreach and Marketing, \$3210 - \$2359*

Increasing this budget line item from \$667.00 to \$3210 in year 2 will significantly expand the program's ability to expand and formalize our outreach and marketing efforts to ensure that Alameda tenants are aware that they have rights and the services

necessary to enforce them. They decrease in these funds in year 3 to \$2359 is to support a further increase in EFA funding for that year.

Proposed Budget

			Year 1 FTE%	Year 1 Expended	Proposed FTE % change s Years 2 & 3	Year 2	Year 3	Total
<b>Expense</b>								
<b>Personnel</b>								
<b>Salaries</b>		<u>Salary</u>	<u>FTE %</u>		<u>FTE %</u>			
	Tenants' Rights Staff Attorney	\$70,000.0 0	100.00 %	\$70,000. 00	67.00%	\$46,900. 00	\$46,900. 00	\$163,80 0.00
	Know Your Rights Coordinat or	\$55,000.0 0	68.00%	\$37,400. 00	50.00%	\$27,500. 00	\$27,500. 00	\$92,400 .00
	Tenants' Rights Directing Attorney	\$92,700.0 0	5.00%	\$4,635.0 0	5.00%	\$4,774.0 0	\$4,774.0 0	\$14,183 .00
	Finance Assistant	\$53,000.0 0	5.70%	\$2,937.0 0	5.70%	\$3,025.0 0	\$3,025.0 0	\$8,987. 00
	EFA Specialist	\$50,000.0 0	0.00%	\$0.00	20.00%	\$10,000. 00	\$10,000. 00	\$20,000 .00
<b>Total Salaries</b>				\$114,972 .00		\$92,199. 00	\$92,199. 00	\$299,37 0.00
<b>Fringe Benefits</b>				\$23,151. 00		\$18,439. 80	\$18,439. 80	\$60,030 .60
<b>Total Personnel</b>				\$138,124 .00		\$110,63 8.80	\$110,63 8.80	\$359,40 1.60
<b>Direct Costs</b>								

<b>EFA Grants</b>				\$0.00		\$25,000.00	\$30,000.00	\$55,000.00
<b>Outreach and Education</b>				\$667.00		\$3,210.00	\$2,359.00	\$6,236.00
<b>Total Direct Costs</b>				\$667.00		\$28,210.00	\$32,359.00	\$61,236.00
<b>Subtotal</b>				\$138,791.00		\$138,848.80	\$142,997.80	\$420,637.60
<b>Administrative &amp; Indirect (20%)</b>				\$22,994.00		\$27,769.76	\$28,599.56	\$79,363.32
<b>TOTAL EXPENSE</b>				<b>\$161,785.00</b>		<b>\$166,618.56</b>	<b>\$171,597.36</b>	<b>\$500,000.92</b>

## Schedule A

### Scope of Services

1. **Delivery of Services to Tenants:** CENTRO will provide the following legal services to eligible low-income tenants to reduce the risk of displacement.
  - a. **Legal Services:**
    - i. **Overview of Services:** CENTRO shall provide legal services to low-income tenants to reduce the risk of displacement. These services will be delivered utilizing the following approaches: 1) legal consultation; 2) legal representation; 3) tenant outreach and marketing; 3) tenant education; 4) emergency financial assistance; and 5) supporting the City of Alameda Prosecution team's efforts to enforce housing laws.
    - ii. **Legal Consultation Services:** These services are short-term, limited legal services that do not include ongoing or fuller engagement such as representation.
      1. These services will be provided at the following legal clinics:
        - a. CENTRO will hold a monthly drop-in clinic located at the Mastick Senior Center, every second Friday of the month so as to be accessible to the communities most in need of housing-related services. Other potential clinic locations include, but are not limited to, the following: the Alameda Library, and Alameda Point Collaborative.
        - b. Weekly drop-in clinics located at CENTRO'S office.
      2. Services provided at clinics will include:
        - a. Advice and counsel;
        - b. Assistance completing forms or preparing correspondence;
        - c. Assistance with reviewing notices of rent increase, notices of change of terms of tenancy, and eviction notices;
        - d. Addressing questions related to the City of Alameda's Rent Stabilization Ordinance and state law;
        - e. Preparing rent board petitions, writing letters, or making phone calls



- iii. **Legal Representation Services:** These services are more extensive than consultation and include:
  - 1. Representing a tenant in negotiations aimed at avoiding the filing of an unlawful detainer action;
  - 2. Defending or settling an unlawful detainer action;
  - 3. Representing a tenant in negotiations for temporary or permanent household relocation to allow for mitigation or remediation of habitability issues, such as health and safety violations or other no fault evictions reasons that trigger relocation costs;
  - 4. Representing tenants in negotiations, hearings, and mediations related to rent program petitions.
- iv. **Tenant Outreach & Marketing:** Centro will engage in local targeted marketing efforts to promote services including advertising in local newspapers and websites. Centro will, on a quarterly basis, conduct mass mailings of our updated clinic flyers to key community stakeholders. Centro will focus on maintaining a presence in the community to make sure that Alameda tenants are aware of our services by participating in four community events per year.
- v. **Renter Education:** These services may include coordinating and conducting Know Your Rights workshops at community-based sites, such as schools, community centers, libraries, and places of worship. The team will also work to train community leaders to generate widespread grassroots knowledge of tenants' rights.
- vi. **Emergency Financial Assistance (EFA):** Contractor shall provide financial assistance in the form of grants, when Contractor determines that such assistance is necessary and appropriate to stabilize housing and prevent displacement. Grants will be provided in accordance with the Emergency Financial Assistance Guidelines to be finalized and approved by City within 30 days of execution of contract and prior to any grants being made.
- vii. **Supporting City of Alameda Prosecution Team's efforts to enforce housing laws:** These services will include collaborating with the Prosecution Team to identify issues and trends, refer cases, and to support litigation efforts when appropriate.

b. **Performance Goals:** CENTRO will create and implement an outreach campaign that will build broad awareness of our services. With increased outreach efforts and commencement of community-based clinics, CENTRO will work to meet the following performance goals:

- i. **Delivery of Legal Services:**
  - 1. CENTRO will hold one community-based clinic per month.

2. CENTRO will hold one drop-in clinic per week at CENTRO'S office.
  3. Tenants served: At least 95 unduplicated low-income tenants will receive services aimed at reducing the risk of displacement, including the following:
    - a. Legal Consultation: 75 clients
    - b. Legal Representation: 20 clients
    - c. Housing Stabilization Strategy Plan: 95 clients
  4. ***Measurable Outcome #1 - Housing Security***: At least 50% of those receiving Legal Representation services pursuant to this contract will have achieved a measurable improvement in their housing security, such as, but not limited to:
    - a. Avoided an eviction
    - b. Had a rent increase rescinded
    - c. Received a rent reduction
    - d. Secured time and/or money to move as means to avoid eviction and/or homelessness
  5. ***Measurable Outcome #2 – Tenant Awareness and Preparedness***: At least 80% of those receiving Legal Consultation services report, through a Client Satisfaction Survey, that they are more aware of resources and options available to them and are better prepared to successfully resolve their housing issues as a result of the services received.
- ii. ***Delivery of Outreach and Education Services:***
1. CENTRO will hold six Know Your Rights presentations and/or renter education workshops.
  2. On a quarterly basis, CENTRO will post and/or provide information about accessing services to community organizations, city departments, faith based organizations, libraries, schools, laundromats, coffee shops, etc. to ensure tenants are aware of how to access CENTRO'S services.
  3. CENTRO will participate in four community-based events.
  4. CENTRO will create and disseminate educational materials to at least 20 non-profit social service providers, libraries, parent engagement programs in school districts, religious institutions, social services and community centers.
- iii. ***Collaboration with City Services and Programs:***

1. CENTRO will collaborate with the City Prosecutor in referring cases and identifying trends and issues ripe for prosecution.
2. CENTRO will meet with Rent Program staff on a quarterly basis to discuss program updates, issues, trends, referrals, and ideas for collaboration.

**iv. *Emergency Financial Assistance (EFA)*:** Contractor shall provide financial assistance in the form of grants, when Contractor determines that such assistance is necessary and appropriate to stabilize housing and prevent displacement. Grants will be provided in accordance with the Emergency Financial Assistance Guidelines to be finalized and approved by City within 30 days of execution of contract and prior to any grants being made.

**c. *Eligibility*:** Tenants shall be eligible for services if they are residents of the City of Alameda and whose household income is less than 80 % of AMI per Housing and Urban Development.

**2. *Housing Stabilization Strategies*:** CENTRO shall work with each tenant receiving legal services to develop a list of action steps that either or both the CENTRO or tenant will take to reduce tenant's risk of displacement and to enhance housing stability. These may include:

- i. Referrals to other resources (financial, counseling, etc.)
- ii. Working with other government agencies such as the building department, vector control, etc.
- iii. Legal Services listed above.

### **3. *Reporting***

**a.** CENTRO shall collect data related to eligible clients and services rendered. This data will be consolidated into a report that will include the following components:

- i. Client data shall include: zip code, client race, client ethnicity, client/household disability status, household size, number of households with members under 18 years of age, clients over 65 years of age, annual household income, housing cost burden.
- ii. Types of housing issues encountered by clients served. Information will be provided based on the number of tenants who had a certain issue. Individual client issue will not be provided.
- iii. Types of services delivered: Whether clients received consultations or representations.
- iv. Measurable Outcomes as described in Performance Goals 1(b) ii and iii.

- b. Reporting on items above in 1(b) i will be delivered to City quarterly, no later than 30 days after each quarter ends. Reporting for items 1(b) ii and iii will be annually.
- c. Centro will meet with City staff at least annually to discuss performance and any adjustments necessary for the Program, or any other matters, as necessary. At annually meetings, the Centro shall provide:
  - i. An update on Contractor's performance of the Scope of Work
  - ii. A budget update including Contractor's expenditures and invoicing
- d. CENTRO and City shall work collaboratively throughout the Contract term to provide information regarding the Program to the Alameda City Council, the public and community stakeholders. Specifically, CENTRO shall aid in the preparation of presentation materials reporting on twelve (12) months, and twenty-four (24) months of data analysis to the City Council as needed. CENTRO shall also be reasonably available to make public presentations as requested by City.

# Exhibit A

**Narrative Summaries for a Sampling of Alameda Tenant Recipients of  
Emergency Financial Assistance Grants Awarded through the Alameda  
Housing Secure Program**

Application A0019: This grant was awarded to a City of Alameda resident who fell behind on rent after losing her job. The applicant received a 3-day pay or quit notice asking for back-rent payments. The provider negotiated an agreement with her landlord to accept back-rent payment after the 3-day pay or quit deadline. The EFA grant of \$3,025 eliminated back-rent debt the Applicant would not have been able to pay otherwise and would have led to her eviction. The applicant started her new job shortly after that makes her housing sustainable moving forward.

Application A0022: This grant was awarded to an African American woman facing eviction in City of Alameda who was unexpectedly laid off. The Applicant is a section 8 voucher holder and her rental portion was not adjusted immediately, and she was thus not able to afford her rent. The awarded EFA grant of \$2,896 covered the owed back-rent debt the Applicant would not have been able to pay otherwise and would have led to her eviction. The Alameda Housing Authority adjusted her portion of the rent, making her housing sustainable moving forward.

Application A0027: This grant was awarded to an elderly, disabled, African American veteran living in Alameda. The Applicant was robbed in early 2019, his rent money included. The Applicant lives on a fixed income and was unable to pay his back-rent. The awarded EFA grant of \$960 eliminated this back-rent debt allowing him to remain in his home whilst also allowing his housing to remain sustainable moving forward.

Application A0029: This grant was awarded to a disabled Latino man facing eviction in Alameda. The Applicant's health conditions were exacerbated by a dispute with his neighbor and a resulting eviction case. The Applicant incurred extra expenses because he felt unsafe in his home and fell behind on rent. The Applicant has since reached an agreement with their landlord and neighbor to resolve the original dispute. The EFA grant of \$1,741.50 eliminated the back-rent he would not have been able to pay otherwise and would have led to his eviction.

Application A0030: This grant was awarded to an African-American woman facing eviction in Alameda. The Applicant was hospitalized several times in early 2018. She was unable to work, causing her to lose income and fall behind on rent. The awarded EFA grant of \$2,475 eliminated back-rent debt she would not have been able to pay

otherwise. The Applicant's medical condition stabilized in early 2019 and she was able to return to work, stabilizing her income and housing moving forward.

Application A0041: This grant was awarded to an elderly disabled man facing eviction in the City of Alameda. The Applicant was unable to pay his rent after his wife passed away and he had to pay for the funeral expenses. The awarded EFA grant of \$1596.00 eliminated the rent-back debt allowing him to stay in his home.

Application A0046: This grant was awarded to a 72 year old African American woman facing eviction in the City of Alameda. The Applicant fell behind on her rent after her hours were cut at work. The Applicant was able to find additional work, and the awarded EFA grant of \$6,489.06 eliminated the threat of displacement.

Application A0061: This grant was awarded to a 65 year old Latina woman in the City of Alameda. The Applicant fell behind on rent when her brothers passed away within 3 months of each other and she had to miss work. The awarded EFA grant of \$7,766.00 allowed tenant to stay in her home.

Application A0070: This grant was awarded to an elderly Latino man facing eviction in the City of Alameda. The applicant experiences memory loss and cognitive issues. Due to his disability, he was unable to save the proper amount for rent and to balance his checkbook. The provider's attorney was able to set up a system to ensure that the Applicant would pay his rent on time in the future, and the grant of \$3,307 allowed him to stay in his home.

# **Exhibit B**



<b>Community Organizations</b>
Underground Teen Center/Veteran's Building
Dewey's Friends Cafe
Alameda Reads
Family Support Services Department
Alameda USD
Alameda Mastick Senior Center
Native American Health Center
Urgent Care Center of Alameda
College of Alameda (Extended Opportunity Program and Services, The Veterans' Resource Center, and Programs & Services for Students with Disabilities)
The English Center
Alameda Adult School
Alameda Farmer's Market
Alameda Family Service League
Alameda Point Collaborative
League of Women Voters - Alameda
American Legion Post 9
First 5 Alameda
Changing Gears Bike Shop
Alameda Food Bank
Rotary Club
Executive Directors Lunch
Ala Costa Centers
Alameda Architectural Preservation Society
Alameda Boys & Girls Club
Alameda Council Boy Scout of America
Alameda Community Fund

<b>City Departments</b>
City Hall (CC chambers)
City Hall (Building Department)
Parks and Rec Department
AUSD
City of Alameda Transportation Services
Alameda Collaborative for Children, Youth, and Families (ACCYF)
Alameda Chamber of Commerce
City of Alameda Rent Stabilization Program
<b>Faith Based Organizations</b>
Love Fellowship Church of God
East bay Baptist Church
St Barnabas Church
Rehoboth Christian Fellowship
Alameda Chapel
Alameda Seventh-Day Adventist
Faith Bible Church
Trinity Lutheran Church
First Baptist Church
Calvary Alameda
Christ Episcopal Church
Church of Jesus Christ of Latter-day
St Joseph Basilica
Immanuel Lutheran Church
First Congregational Church
Calvary Christian Center
New Beginning Church of Nazarene

Grace Church of Alameda
Community Bible Church , Assembly of God
Bridge Point Church
Lighthouse Bible Church
Hopewell Baptist Church
Orgyen Dorje Den
Jehovah Witness Kingdom Hall
Alameda East Bay Chinese Seventh-Day
Chinese Mission Church
Alameda Bible Hall
Korean Community Christian Church
Chinese Bible Church
First Presbyterian Church- Alameda
Alameda Korean Presbyterian
Livingwater Church Alameda
Church of Christ
Central Baptist Church
Christian Science Church
Buena Vista United Methodist
Twin Towers United Methodist
Calvary Baptist Church
First Christian Church
Alameda Christian Reformed Church
St Philip Neri Church
Bay Farm Community Church
St Albert's Church
Gracepoint Berkeley Church
Islamic Center of Alameda
Home of Truth Spiritual Center

La Luz Del Mundo Church
Temple Israel of Alameda
Bhuddist Temple of Alameda
<b>Libraries</b>
Alameda Free Library
Bay Farm Library
West End Library
<b>Day Cares</b>
Son-Light Preschool
Yu Ying Learning Center
Child Unique Montessori
ABC Preschool
Alameda Island Kids - Franklin
Fuzzy Caterpillar Preschool
Son Rise Preschool
Tots R Us Day Care
Children's Cottage Rising Star
ViVi Family Daycare
Woodstock Child Development (Kinder)
Alameda Mandarin Daycare
Little Blue Dolphins
Alameda Head Start
Peter Pan Schools
Sugar and Spice Center for Children
Kiddie Kampus Co-op Nursery
Little Lion Preschool & Childcare
My Play Place
Yu Ying Learning Center

# Exhibit C

# FREE LEGAL ASSISTANCE FOR ALAMEDA RENTERS

ARE YOU HAVING PROBLEMS WITH  
*YOUR HOUSING?*

\*REPAIR ISSUES? \*EVICITION THREATS?  
\*RENT INCREASE? \*HARASSMENT?

**11/22/19, 12/13/19, & 1/10/20**

**10AM - 12PM**

**MASTICK SENIOR CENTER**

**1155 SANTA CLARA AVENUE, ALAMEDA**

CONSULTATIONS WITH AN ATTORNEY FOR THE 1ST SIX  
LOW-INCOME TENANTS IN ATTENDANCE  
CALL (510) 437-1554 FOR INFO





November 8, 2019

Dear Mayor Ashcraft,

I am writing to provide information about free legal services that are available to tenants in Alameda by Centro Legal de la Raza. Our organization is contracted by the City of Alameda to provide free legal services to low-income tenants in the city of Alameda. Tenants may access services by calling our main intake number, (510) 437-1554.

In addition to the services we provide to tenants in our office, we are excited to announce that we will be beginning a series of monthly drop-in legal clinics at the Mastick Senior Center. We currently have clinics scheduled for 11/22/19, 12/13/19, and 1/10/20. Consultations with an attorney will be provided to the first six low-income tenants in attendance. No appointment is necessary. Please see the enclosed flyers, intended to be distributed widely to the public. We will contact you in the future as we translate these materials into additional languages. If you would like additional copies of this flyer, please reach out to Lorena Luna, our program assistant, at [lluna@centrolegal.org](mailto:lluna@centrolegal.org).

In addition, our staff is also available to conduct know-your-rights trainings or workshops at community organizations or other community-based sites in Alameda. Please feel free to contact me if you would like to schedule a presentation at your site.

We hope that this information is useful to your staff and to the communities we serve. If you have questions about our services, please feel free to contact me at (510) 437-1554, x181 or [mberlanga@centrolegal.org](mailto:mberlanga@centrolegal.org).

Thank you,

A handwritten signature in black ink that reads "Monique Berlanga".

Monique Berlanga  
Directing Attorney  
Tenants' Rights Practice

# RENTERS KNOW YOUR RIGHTS!

## FREE LEGAL HELP:

- bad conditions
- rent increases
- landlord harassment
- termination notices

*Services available to income-qualifying tenants  
and in multiple languages*

**FOR EVICTIONS OR NOTICE TO  
VACATE: CONTACT US IMMEDIATELY AT  
(510) 437-1554**



**CENTRO LEGAL  
DE LA RAZA**

## ALAMEDA FREE LIBRARY

1550 Oak St.  
Alameda, CA

**Summer  
Community Clinics  
6:00-7:30pm**

**June 17  
July 15  
August 19**

Housing attorneys will offer a Know Your Rights presentation & be available to answer questions.

## CENTRO LEGAL

3022 International  
Blvd, 4th Floor  
Oakland, CA

**Weekly Clinics  
Tuesday 9:00 am\*  
Thursday 9:00 am\***

\*You must sign in before these times to receive services

*This service paid for by  
the City of Alameda*



# ¡INQUILINOS CONOZCAN SUS DERECHOS!

## AYUDA LEGAL GRATIS:

- malas condiciones
- aumento de renta
- acoso del propietario
- avisos de terminación de contrato de renta

*Servicios en varios idiomas y para inquilinos que califiquen.*

**PARA DESALOJOS O AVISOS  
DE DESALOJO CONTACTENOS  
INMEDIATAMENTE AL (510) 437-1554**



**CENTRO LEGAL  
DE LA RAZA**

## BIBLIOTECA DE ALAMEDA

1550 Oak St.  
Alameda, CA

**Clínicas comunitarias  
3er lunes del mes  
6:00-7:30 pm**

**Junio 17  
Julio 15  
Agosto 19**

Los abogados ofrecerán una presentación para darle a conocer sus derechos y responder preguntas.

## CENTRO LEGAL

3022 International  
Blvd, 4to piso  
Oakland, CA

**Clínicas Semanales  
martes y jueves a las  
9:00 am\***

\*Debe llegar antes de las 9 am para recibir una breve consulta

*Estos servicios son  
pagados por la ciudad  
de Alameda*

# CITY PAGE

## High: School reopened

Continued from page 1

concrete and poor structural connections. To stabilize or "densify" the soil, engineers injected grout in 6,000 drilled holes under and around the buildings. This took 1,200 cubic yards of the grout - enough to fill a classroom that is 34 feet tall, according to the builders. They also drilled helical piles, which look like corkscrews, 30 feet into the ground to anchor the structure to more stable soil.

To shore up the buildings, workers took off the roof and used a crane to place steel braces along the walls on all three floors; each of these braces, in turn, was bolted to new concrete foundations. These created a "building within a building" that will be able to better resist a strong earthquake.

Steel piers now supplement many of the original concrete columns in the building. Those columns had begun to crumble from age, making them even weaker than when they were constructed. Expansion joints were positioned between the buildings so that they can independently move with the force of an earthquake without crashing into each other.

About 350 historic wood windows were renovated, along with 6,000 panes of glass. As per an agreement with the Alameda Architectural Preservation Society, the original wooden sills and sashes were also preserved. Laborers also repaired the columns, terrazzo stairs and bronze and copper detailing outside the building.

The entire building was painted to match the original colors. Crews also installed new landscaping, including: drought-tolerant plants, a line of trees to match others on Central Avenue and a bioswale to help absorb storm water runoff.

### Interior work

The front lobby of the central building has been completely restored. After removing many interior walls and some floors, workers built classrooms that meet current size requirements. They both preserve the original trim and cabinetry

and provide up-to-date technology, acoustic panels and furniture. This project required its own millwork department, which repaired and restored the original trim and built custom trim. The 11 new science classrooms include space for both teaching and laboratory work.

Skylights on the third floor corridors have been restored. The buildings also benefit from upgraded electrical, mechanical and fire sprinkler systems and accessibility.

### Kofman updates

Kofman Auditorium likely won't open until sometime in 2020. After nearly three years of disuse, officials want to ensure the theater rigging, lights, heating system, fire alarms and sprinklers are working properly first.

Time capsules installed in front of the theater were dug up, cleaned and replaced. The plaques for each year's graduating class were also restored; a signage specialist recreated the font on plaques that had been damaged. Space has been set aside for future time capsules and plaques.

According to the contractors, between 1,200 and 1,500 donuts were purchased for meetings held during the project.

### Encinal Jr. & Sr. High School

Work continues on Encinal Jr. & Sr. High School. The \$42 million project will include:

- A new two-story, 12-classroom building with a maker space
- A complete redesign of the area in front of the school (including a relocation of the parking lot, removal of the old portables, and new landscaping)
- A new central student gathering area
- Outdoor learning spaces
- Modernization of the 200 wing (the primary front building), including new walls, windows, ceilings, restrooms and floors
- Upgrades to critical infrastructure and security systems including fire alarms, PA system and door locks.

The project is expected to be completed in two to three years.

## Fire: Department activity reports from past weeks

Continued from page 2

Response to call meant for Alameda Police Department: 12:15 p.m. 1700 block of Grand Street.

No incidents found at dispatch addresses: 5:13 p.m. 3200 block of Phoenix Lane; 5:25 p.m. Taylor Avenue at Webster Street; 11:05 p.m. 900 block of Lincoln Avenue.

False alarm: 9:29 p.m. 2000 block of Clinton Avenue, malfunction, unspecified type.

Emergency medical responses: 3:50 a.m. Otis; 7:04 a.m. Central; 8:33 a.m. Buena Vista Avenue; 9:07 a.m. Pond Isle; 10:39 a.m. Bay Street; 11:02 a.m. Encinal Avenue; 11:29 a.m. Anchor Way; 1:19 p.m. Park Street; 1:51 p.m. Peach Street; 5:30 p.m. Willow Street; 7 p.m. St. Margaret Court; 8:19 p.m. Grand Street.

Medical response, care refused: 7:56 a.m. Encinal.

### Saturday, July 13

Report of rubbish fire: 1:51 a.m. 1900 block of Third Street.

Report of structure fire other than a building: 3:39 a.m. 300 block of Cypress Street.

Request to assist invalids: 3:14 a.m. Washington Street; 3:08 p.m. Santa Clara Avenue; 10:54 p.m. Park Street at Otis Drive.

No incidents found at dispatch addresses: 10:16 p.m. Park Street at Otis and 10:32 p.m. St. Charles Street at Central Avenue.

Emergency medical responses:

1:05 a.m. Central; 8:46 a.m. Maple Way; 9:09 a.m. South Shore Center; 10:02 a.m. Chestnut Street; 11:34 a.m. Park Street; 1:49 p.m. Bridgeview Isle; 2:26 p.m., 5:49 p.m. and 6:12 p.m. Atlantic Avenue; 3:35 p.m. and 8:59 p.m. Buena Vista Avenue; 4:38 p.m. Westline Drive; 5:03 p.m. Barbers Point Road; 5:33 p.m. Bay Street; 6:12 p.m. Broadway; 8:41 p.m. Versailles Avenue; 10:38 p.m. 34th Avenue at International Boulevard in Oakland; 11:17 p.m. Santa Clara; 11:40 p.m. Blanding Avenue.

Medical response, canceled on scene: 10:21 a.m. Encinal.

Medical response, dispatched and canceled en route: 10:29 p.m. Willow Street.

Medical response, care refused: 7:35 p.m. High Street.

### Sunday, July 14

No incidents found at dispatch addresses: 12:31 a.m. 900 block of Lincoln Avenue; 10:39 a.m. 400 block of Willow Street; 1:21 p.m. 800 block of Oak Street; 3:33 p.m. Fifth Street at Willie Stargell Avenue.

Public service call: 10:05 a.m. Mecartney Road, unspecified nature.

Reports of smoke: 5:10 p.m. Webster Street at Ralph Appezato Memorial Parkway; 5:31 p.m. 1900 block of Webster; 9:22 p.m. Ellis Court, investigators found steam, not smoke.

Emergency medical responses: 1:46 a.m. Ballena Boulevard; 11:57 a.m. Mariner Square Drive; 1:29

p.m. Shorepoint Court; 2:10 p.m. Coral Reef Road; 2:28 p.m. Grand Street; 5:26 p.m. Alameda Avenue; 6:45 p.m. Central Avenue; 7:19 p.m. High Street; 9:25 p.m. Willow Street; 9:56 p.m. Madison Street; 11:08 p.m. Morton Street; 11:15 p.m. Webster.

Search for person in water: 4:10 p.m. Aughinbaugh Way at Sea View Parkway.

### Monday, July 15

Dispatched and canceled en route: 1:37 a.m. Orion Street at West Midway Avenue and 10:15 a.m. 1000 block of Marina Village Parkway.

False alarm: 10:14 a.m. 1900 block of Third Street, smoke alarm unintentionally activated.

No incident found at dispatch address: 3:07 p.m. Park Avenue at Otis Drive.

Response to a resident's complaint: 7:21 p.m. 600 block of Westline Drive.

Report of a natural gas leak: 9:47 p.m. 3300 block of Encinal Avenue.

Emergency medical responses: 2:16 a.m. Bayview Drive; 8 a.m. Webster Street; 11:20 a.m. Willow Street; 1:17 p.m. North Loop Road; 2:58 p.m. Park Avenue; 6:10 p.m. Santa Clara Avenue; 10:19 p.m. Crown Drive.

Motor vehicle accident with injuries: 10:10 a.m. Buena Vista Avenue at St. Charles Street, care refused.

Motor vehicle accident involving pedestrian(s): 6:43 p.m. 500 block of Willie Stargell Avenue.

Questions about the AFD Fire Wire? Write to editor@alamedasun.com.

**IS RENT TOO HIGH?**

Free legal services for low-income Alameda tenants

Call 510-437-1554  
www.centrolegal.org

**CENTRO LEGAL** DE LA RAZA

## Oddie Won't Seek Legal Fees

The Alameda Sun received this statement from Councilmember Jim Oddie last Monday.

Today I notified Alameda City Manager Eric Levitt that I am withdrawing my request that the City reimburse legal fees I had incurred responding to allegations made by the former city manager.

I do so in the spirit of allowing me and the City to fully focus on the teamwork necessary to addressing the tough issues of school safety/security, hous-

ing affordability, homelessness and vital services for all Island families.

I want to thank the community who have so vocally supported the City and my vision over the last several years.

Be assured that I will continue to champion issues of concern to Alamedans in our collective fight to ensure that core needs, values and services are protected amidst unrelenting attack by the federal government, climate change, and the effects of gentrification.

— Councilmember Jim Oddie

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 Graham Rodriguez 510-612-0336 CaIDRE# 02059769	 Joe LoParo 510-813-5273 CaIDRE# 01394083	 Jessica Sawczuk 510-543-4972 CaIDRE# 01971166

**alameda education foundation**

Thank You 2018-2019 Adopt A Classroom Sponsors & Donors!

**PUMP REPAIR SERVICE CO.**  
Dave and Joanne Archer

*Bill and Lois Souwenan*

Sponsors underwrite the costs of the program enabling 100% of each donation to go to the classroom. AEF is seeking sponsors for the 2019-2020 school year. Contact [Info@AlamedaEducation.org](mailto:Info@AlamedaEducation.org).

Donors give \$500 to Alameda classrooms. Thank you 2018-2019 Adopt A Classroom donors:

Alameda Education Foundation VAPA Fund	Miles's Grandparents
Alameda Firefighters Association Local 689	Monkey King/Ton Family
Alameda Kiwanis Foundation	Nancy Joy Gordon
Alameda Pediatric Dentistry	Oldham Engineering, Inc.
Alameda Running Festival 2018	Pat and Rick Bandits
Alison & Paco Aubreyjuan - An Edison Family	Patti and Glenn Itano
Annabel Long	Sherry Price & Howard Brizendine
Anne McKeogh	State Farm on behalf of Larry Botton
Anonymous	The African Cheeta Den Parents
AoA Third Grade Families	The Ben Holmes Family
Audra Marshall	The Blue Tigers
Bay East Association of Realtors - Alameda Chapter	The Bullock - Humphrey Family
Bay Farm Families	The Bunger Family
Beverly BuhrerKemp	The Carmena Family
Bill Dal Porto	The Casper-Irons and Buckner-Roemer Families
Cargill Protein/Cargill Food Distribution	The Cochran Family

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## Other Sections

[Classifieds](#)

## Free Legal Aid Available for Low-Income Tenants

Sun Staff Reports

Thursday, January 31, 2019

The Alameda City Council approved funding to provide free legal services to low-income Alameda tenants. This new funding supports tenants in the city with termination or eviction notices, rent increases, lack of repairs or habitability, harassment or retaliation and other landlord-tenant disputes.

Weekly drop-in hours are on Tuesdays at 2:30 p.m. and Thursdays at 9 a.m. at Centro Legal de la Raza, 3022 International Blvd., Suite 410, in Oakland; registration required. Tenants will receive a brief consultation with a Centro Legal staff member. An attorney will review each tenant's situation, offer advice and provide a referral to an extended services appointment, if necessary.

Tenants currently facing eviction should call Centro Legal de la Raza at 437-1554 or visit the office at 3022 International Blvd., Suite 410, in Oakland.

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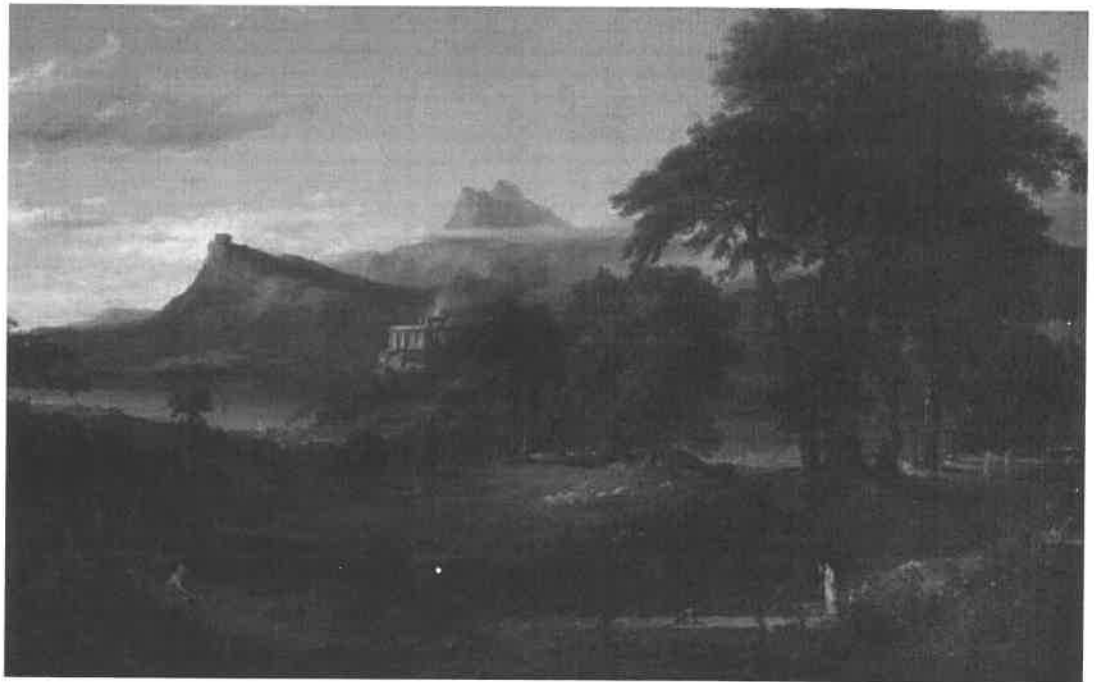
## News Sections

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## Other Sections

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## Local Happenings



A unique history talk presented by Alameda Sun publisher Eric J. Kos will discuss the possibility that Alameda is, or has been, a form of Arcadia, or paradise. Through a series of fine art images, historic photographs of Alameda, and readings of his own, original Alameda historical fiction, Kos will attempt to show how each era of Alameda's history provided a form of paradise for at least some of its residents. Above, Thomas Cole captured his conception of "Dreams of Arcadia" in oil on canvas in 1834.

**Friday, July 12**

Letters to the  
Editor

Local Happenings

Obituaries

Pet Memorials

Sunshines

## Archives

Previous Editions

Photo Galleries

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- 5:30 to 7 p.m. Concerts on the Cove featuring Majestic, a Journey tribute band. Food, drink, dancing and more. Adjoining Crab Cove Visitor Center, 1231 McKay Ave. (Info: 544-3187, [www.ebparks.org/85th](http://www.ebparks.org/85th))
- 7 to 10 p.m. Celebrating the Many Faces and Phases of David Bowie. Second Friday Art opening. Zack Bateman shows work exploring the many personas of David Bowie. Light refreshments provided. Free admission. Feathered Outlaw, 1506 Webster St. (Info: 239-4593, [www.featheredoutlaw.com](http://www.featheredoutlaw.com))
- 8 p.m. Curley Taylor & Zydeco Trouble from Sunset, La., perform. \$20 general admission. Alameda Eagles Hall, 2305 Alameda Ave. (Info: 522-7626, [zydecod@msn.com](mailto:zydecod@msn.com))

### Saturday, July 13

- 9 a.m. "Crab Cove to Grand Street Shoreline." Alameda Walks explores the Alameda shoreline, Crown Memorial State Beach and local wildlife. Includes viewing East Bay Regional Park District (EBRPD) Mobile Fish Exhibit. Led by EBRPD staff member Susan Ramos. Walk lasts 1 hour, 15 minutes. Meet at Crab Cove Visitor Center, 1231 McKay Ave. (Info: 747-7550, [prussi@alamedaca.gov](mailto:prussi@alamedaca.gov))
- 10 a.m. to noon. Volunteer Work Party. Help nonprofit Ploughshares Nursery weed out and plant the propagation area, transplant fruit trees and seed native plants for next year's sales. Bring work gloves and clippers. 2701 Main St. (Info: 755-1102, [www.ploughsharesnursery.com](http://www.ploughsharesnursery.com))
- Noon to 1:30 p.m. "Healthy Families Eat Garden-Grown Food." Learn how to boost health by supplementing the diet with home-grown fruits and vegetables. Topics include nutritional information, disease prevention and methods for obtaining clean garden-grown food no matter the circumstances. Free admission. Ploughshares Nursery, 2701 Main St. (Info: 755-1102, [jbridge@apcollaborative.org](mailto:jbridge@apcollaborative.org))
- 2 p.m. Button Making for Teens. Have fun designing buttons. All supplies provided, just bring ideas. Open to teens, 13 to 18. Alameda Main Library, 1550 Oak St. (Info: 747-7713, [hfields@alamedaca.gov](mailto:hfields@alamedaca.gov))
- 4 to 5 p.m. "Alameda as Arcadia." Alameda Sun Publisher Eric J. Kos will discuss the possibility that Alameda has proved to be a kind of paradise throughout history. \$10. Rhythmix Cultural Works, 2315 Blanding Ave. (Info: 865-5060, [www.rhythmix.org](http://www.rhythmix.org))

### Sunday, July 14

- Noon to 4 p.m. 23rd annual Alameda Meals on Wheels Community Faire & Wine Tasting Fundraiser. Featuring tastings from California wineries and local restaurants. Raffle, silent auction, live entertainment by The Sun Kings, a Beatles tribute band. \$20 per person at the door. Rock Wall Wine Company, 2301 Monarch St. (Info: 865-6131, [www.alamedamealsonwheels.org](http://www.alamedamealsonwheels.org))

### **Monday, July 15**

- 1 p.m. "Last Gift Box." Learn how to organize papers, plan for after death and how to talk to loved ones about these very important issues. Cost: \$5. Mastick Senior Center, 1155 Santa Clara Ave., Room D. Register in the Mastick Senior Center Office, 1155 Santa Clara Ave. (Info: 747-7506, [deconde@alamedaca.gov](mailto:deconde@alamedaca.gov))
- 6 to 7:30 p.m. "Renters, Know Your Rights!" Housing attorneys will present and answer questions. Free admission. Sponsored by the City of Alameda and Centro Legal de la Raza. Alameda Main Library, 1550 Oak St. (Info: 437-1554, <http://www.centrolegal.org>)

### **Tuesday, July 16**

- 1 p.m. "What to Do with All This Stuff?" Learn tools to talk with loved ones about personal treasures and where they will go after downsizing or death. Cost: \$5. Mastick Senior Center, 1155 Santa Clara Ave., Room D. Register at the Mastick Senior Center Office, 1155 Santa Clara Ave. (Info: 747-7506, [deconde@alamedaca.gov](mailto:deconde@alamedaca.gov))
- 1 p.m. "Know Your Housing Rights." Join the Fair Housing and Landlord-Tenant staff of ECHO Housing for a workshop on housing rights. Free admission. Mastick Senior Center, 1155 Santa Clara Ave., Room E. (Info, register: 747-7506, [deconde@alamedaca.gov](mailto:deconde@alamedaca.gov))
- 6:30 p.m. "Local Lore: An Undiscovered Neighborhood, Post Street: Six Short Blocks Long on History." Presented by Robin Seeley, Post Street resident and volunteer walk leader with the San Francisco Guides. Explore the little-known neighborhood of Post Street. Alameda Main Library, 1550 Oak St. (Info: 747-7713, [refdesk@alamedaca.gov](mailto:refdesk@alamedaca.gov))

### **Wednesday, July 17**

- 1 p.m. "Fall Prevention is Life Extension." Learn how to proactively minimize the risk of falling. Sponsored by Elders Village and AEC Living. Free admission. Mastick

Superior Court of California, County of Alameda  
Hayward Hall of Justice  
Civil Division  
24405 Amador Street  
Hayward, CA 94544

To: Named and Unnamed Defendants  
Re: No. HG19015891 - Herzog VS Ulrich  
Filing Date: 04/22/2019

Date: 04/23/2019

**MASKING OF UNLAWFUL DETAINER CASE FILES**

An unlawful detainer complaint (eviction action) has been filed naming you as a defendant. Other than parties to the action (you, all other defendants, and all plaintiffs) and their attorneys, no one will have access to any part of the court file except under certain limited circumstances. This includes masking of the court index, the register of actions, or any other court records in this case. The court is acting pursuant to Code of Civil Procedure section 1161.2.

**THIS DOES NOT CONSTITUTE SERVICE OF THE SUMMONS & COMPLAINT.**

You may call the following organizations for legal advice:

<b>Alameda County Bar Association</b>	<b>510-302-2222</b>
<b>Bay Area Legal Aid</b>	<b>510-663-4744, or Toll Free: 1-877-346-4529</b>
<b>Centro Legal de la Raza</b>	<b>510-437-1554</b>
<b>East Bay Community Law Center</b>	<b>510-548-4040</b>
<b>Eviction Defense Center</b>	<b>510-452-4541</b>

The State Bar of California certifies lawyer referral services in California and publishes a list of certified lawyer referral services organized by county. To locate a lawyer referral service in your county, go to the State Bar's website at [www.calbar.ca.gov](http://www.calbar.ca.gov) or call 1-866-442-2529.

Exceptions to the masking described in this notice are as follows:

- (1) The entire court file is available to you, to any other party to this action (the plaintiff(s) or any other defendant(s)) or to the attorney for any party.
- (2) The court clerk may provide access to the file or any information to anyone who (a) provides to the clerk the names of at least one plaintiff and one defendant in the action and provides to the clerk the address, including any applicable apartment, unit, or space number, of the subject premises, or (b) provides to the clerk the name of one of the parties in the action or the case number and can establish through proper identification that he or she lives at the subject premises.
- (3) The court file may be released pursuant to an ex parte court order, upon a showing of good cause.

Chad Finke Executive Officer / Clerk of the Superior Court

By <sup>Digital</sup> Debra Fustado  
Deputy Clerk

*ALAMEDA TENANTS TOWN HALL - May 13, 2019*

Alameda Free Library, Stafford Room B

AGENDA – 1:00 pm – 2:30 pm

Sign in and Welcome – Toni Grimm

The Mission of East Bay Housing Organizations (EBHO)

Stevi Dawson, Board Member, EBHO

HUD at the National Level

Jain Thapa, Congressional Aide, office of Congresswoman Barbara Lee

Understanding HUD Vouchers and the AHA Wait Lists

Kathleen Mertz, Director of Housing & Community development.

Alameda Housing Authority

National Alliance of HUD Tenants in Action

Janice Powell, NHAT Region 9, San Francisco

NHAT in Alameda

Bunny Duncan, Board Representative, Organizing Alameda Renters

Free Legal Assistance for Tenants

Leah Simon-Weisberg, Managing Attorney, Centro Legal de la Raza

Organizing Alameda Renters (OAR)

Doyle Saylor, President, Renewed Hope

Questions from audience

This event is a part of EBHO's Affordable Housing Week and co-hosted by the Alameda Seniors and Disabilities Renters Committee and the East Bay Gray Panthers.



# Free Legal Services for Low-Income Tenants

## Get help with

- Termination and Eviction Notices
- Rent Increases
- Lack of Repairs/Habitability
- Harassment/Retaliation
- Other landlord-tenant disputes

**TUESDAYS @ 2:30 PM, THURSDAYS @ 9:00 AM\***

**If you are being evicted  
Call 510-437-1554  
immediately or come to  
Centro Legal de la Raza,  
3022 International Blvd.  
#410 in Oakland**

*\*you must sign in before these times  
to receive services*



THIS SERVICE IS PAID FOR BY THE CITY OF ALAMEDA