



## Fall Home Improvement

SIMPLE, LOW-COST HOME IMPROVEMENTS  
THAT CAN MAKE A BIG DIFFERENCE.....

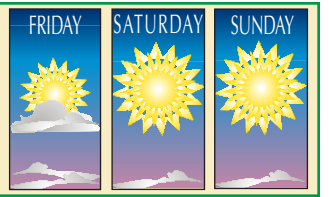
5

### WEEKEND WEATHER

HIGHS: 74-7

0 10 20 30 40 50 60 70 80 90 100 110

LOWS: 55-60



# San Leandro Times

AN INDEPENDENT HOMETOWN NEWSPAPER SERVING SAN LEANDRO, ASHLAND, SAN LORENZO AND SHEFFIELD VILLAGE

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SAN LEANDRO • CALIFORNIA



PHOTOS BY JIM KNOWLES

## Smooth Operation

Work crews are repaving Washington Avenue this week in downtown San Leandro, as the roadway and intersections are being improved from Harlan Street to Washington Plaza.



## County Issues Homeless State Of Emergency

Board of Supervisors declaration increases funding for homeless

By Michael Singer  
San Leandro Times

Last Tuesday, the Alameda County Board of Supervisors unanimously declared a countywide state of emergency that will secure additional funding to assist the more than 9,700 unhoused people in the East Bay.

Board President Nate Miley said there has been a 73 percent increase in homelessness in the last five years. And he says that number will dramatically increase if the county fails to take urgent action.

"I introduced this resolution because the number of people experiencing homelessness is surging, creating dangerous, inhumane situations across the county," Miley said. "Alameda County is in crisis. This is an emergency, and it's our job to respond accordingly."

The State of Emergency will give Alameda County additional tools to expand its \$2.5 billion Home Together 2026 Community Plan, which aims to prevent homelessness, connect people with services, increase housing options, and improve coordination between the county and cities.

The county's Health Care Services Agency's Office of Homeless Care and Coordination (OHCC) will lead the emergency funding coordination and is expected to update

see HOMELESS, page 12

## Girls Scouts Share Period Resources

By Scott Faust  
Special to the Times

In pursuit of a Girl Scouts award for making a difference in their community, three students from San Lorenzo are determined to help peers gain confidence and avoid embarrassment as they cross a threshold of puberty.

The girls aim to improve availability of menstrual products at elementary, middle and high schools and promote menstruation awareness among students of all genders. They began their project in

see SCOUTS, page 12

## Former Coach to Make One More Run

By Jim Knowles  
San Leandro Times

Former San Leandro High teacher and coach Jack Nelson is coming back for one more run.

Nelson will lead a run to three high schools to raise

money for football helmets and other gear. He will lead a pack of runners from San Leandro High, Fremont High and Castlemont and O'Dowd high schools, starting at Jerry's Burgers at 560 MacArthur Boulevard at 1:45 on Oct. 10.

The runners will head up to Fremont High and hit the other two high schools on the way back.

"It's just a 5-mile run," said Nelson. "I'm not doing any long runs like I used to ... unless somebody wants to put

some big money down."

The cheerleaders will be waiting to cheer for the runners at Fremont and Castlemont, Nelson said.

Both Fremont and Castlemont have about 20 helmets, see RUN, page 11

### INSIDE YOUR TIMES

#### TELEVISION

San Leandran hosts her own cable TV show. **Page 2**

#### GARDENING

Gardeners share home-grown produce on Sunday. **Page 3**

#### THEATER

Actor from SL appearing in Nollywood Dreams. **Page 5**

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## MEETING SCHEDULES

### CITY COUNCIL

Council meets on the first and third Monday of each month at 6:30 p.m. in City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call the City Clerk at 577-3367.

### SAN LEANDRO SCHOOL BOARD

Board meets on the second Tuesday of each month at 7 p.m. in the City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call Michelle Mayfield at 667-3522.



## San Leandro Times

An independent hometown newspaper serving San Leandro, Ashland, San Lorenzo and Sheffield Village

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## Pets of the Week



Coconut

Coconut is a 7-month-old Siberian husky pup looking for a home with an understanding of how wild huskies can be. Coconut craves attention from people, and can't get enough of it. She would do best homes with older kids.

Luca is a 2-year-old terrier mix looking to play all day, every day. Luca knows he



Luca

wants to play, but he wants you to play with him. He would do best in a home with teens and up.

For more information about Coconut or Luca, to adopt or meet them, call the Hayward Animal Shelter at 510-293-7200.



PHOTO BY JIM KNOWLES

Blue Angels jets pass over San Leandro as they approach the North Field of the Oakland Airport where they are parked during Fleet Week.

## Blue Angels Coming to Town

Don't be surprised to hear the roar of jet engines and the Blue Angels fly into town next week.

Fleet Week 2023 will return to the Bay Area next week and the Blue Angels will perform air shows over San Francisco on Oct. 6 to Oct. 8, starting at noon each day.

The Blue Angels will arrive on Sunday night and Monday, Oct. 1 and Oct. 2, flying into the North Field of the Oakland Airport. The naval aviators will conduct media flights on Wednesday, Oct. 5, from 10 a.m. to 5 p.m. Practice sessions are scheduled for Thursday, Oct. 5, starting at 1 p.m.

The Blue Angels will de-

part on Tuesday, Oct. 10, at around 10 a.m.

All times are approximate and are subject to weather and other delays. During these times, airport neighbors will experience an unusual level of aircraft activity and noise.

More on the Blue Angels schedule can be found on the airport's website at [www.flyquietoak.com](http://www.flyquietoak.com).

## Bay-O-Vista

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## The Martina Show Returns to Chabot TV On Friday Nights

The Martina Show returned to Chabot TV, also identified as a Comcast Channel, on Friday, Sept. 22.

The Show's Host, Martina Lawson Hines, is delighted to be returning to the Channel. She began hosting her show in 2008, with a goal to share informative and enlightening content, and continues to keep that goal in mind, with the newest episode aired to date.

The new episodes' guests include: an East Bay mayor, in addition to an East Bay professor who was previously interviewed on the show.

Martina noted that future programs for this season will hopefully feature community events, and various celebrity interviews.

Tune in Friday nights at 7 p.m. If you are unable to



Singer Jon B appeared with Martina on her show.

watch the episode on Chabot TV, also known as a Comcast Cable Channel, you can tune in on Friday nights at 7 p.m. to the following link: <https://www.mediacentr.com/community/programs>



FAITH by New Hampshire author Ralph Medina.

America will never forget 9/11 Tragedy of 2001. Author reaches out to those whose lives have been affected by the September 11 attack. Author Ralph Medina takes readers on a journey. Filled with emotions and thoughtful insights, this book offers comfort and reaches out to those whose love ones lives were taken away that fateful day. The blank pages included allow readers to write and express how this historical event impacted their lives.

Interested in ordering this book online visit Amazon.com



# Community Calendar

## Hispanic Arts & Crafts

Celebrate Hispanic Heritage Month with various arts and crafts from Hispanic cultures on Thursday, Sept. 28, at 3:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Children of all ages and their family are welcome.

## San Leandro High Class of 1958 Reunion Picnic

The San Leandro High Class of 1958 will hold its 65th reunion picnic on Friday, Sept. 29, from noon till 6 p.m. at 14371 Wiley St. in San Leandro. Tickets are \$40. Call Judy Ireland at 510-638-7181.

## Rides and Readers Car Show at the Main Library

Come to the San Leandro Public Library's second annual Rides and Readers Car Show at the Main Library, 300 Estudillo Ave., on Saturday, Sept. 30, from 9 a.m. to 1 p.m. Enjoy old and classic cars at the Main Library and learn library resources and programs. Admission is free.

## Nonprofits Volunteer Fair

Support your local nonprofits at a Volunteer Fair on Saturday, Sept. 30, from 10 a.m. to 2 p.m. at St. Leander's Church, 550 W. Estudillo Ave. in San Leandro. Sign up for local nonprofits raffles, and food and drinks for sale. Proceeds go to Multiplying Good. For more information, call Ms. Othen at 925-209-3945.

## Train to Be a Licensed Vocational Nurse

San Leandro Adult and Career Education Center will launch the newest state-approved Career Technical Education (CTE) training program, Vocational Nursing Program (LVN) on Oct. 2. This 12-month training program will be housed at the adult school's campus at 1448 Williams St. in San Leandro. For registration information, go to [www.sanleandroadultschool.org](http://www.sanleandroadultschool.org) or call 510 618-4429.

## Salsa Night at the Main Library

Hear singer and conga drummer Edgardo Cambón and the "Edgardo & Candela" Salsa Band perform on Tuesday, Oct. 3, from 6 to 8 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Listen to Salsa Music, learn a few steps, and enjoy this free all-ages community event. No registration needed.

## Books Inc. Warehouse Sale

Calling all book worms and deal hunters: Books Inc. at 2483 Washington Ave. in San Leandro will hold another Warehouse sale on Saturday and Sunday, Oct. 7 and 8, from 10 a.m. to 5 p.m. Don't miss out on this opportunity to stock up on new books, gifts, and games for unbeatable prices.

## Friends of San Leandro Library Fall Book Sale

Thousands of quality books and media items will be available at the Fall Book Sale at the San Leandro Main Library, 300 Estudillo Ave. in San Leandro, on Saturday and Sunday, Oct. 7 and 8. Saturday hours are 9 to 11 a.m. for Friends of the Library members, and from 11 a.m. to 3 p.m. for the public. Sunday hours are 10 a.m. to 3 p.m. Sunday is the special \$3 per bag sale. For more information, call the Main Library Reference Desk at 510-577-3971, or drop by for a Friends of the Library membership application or renewal.

## Digitize Your Family History

Learn how to digitize your family history at a workshop on Thursday, Oct. 12, from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Are you overwhelmed with binders and bins full of genealogy notes and family photographs? At this workshop you will learn how to create your own digital family history, create an oral history using artificial intelligence, scan and restore photos with free or cost effective resources and more. No registration necessary. For more information, call 510-577-3971.

## American Legion Post 4th Sunday Breakfast

San Leandro American Legion Post 117 is bringing back its 4th Sunday breakfast after a 2-year postponement due to the pandemic. The Sunday, Oct. 22, breakfast will be from 8 a.m. to noon at the Veterans Memorial Building, 1105 Bancroft Ave. in San Leandro. Pancakes with bacon, coffee, tea, juice, etc. \$5 for veterans, \$6 for non-veterans.



# Community Picnic And Crop Share At Thrasher Park

The San Leandro Food Sovereignty Project is inviting San Leandro residents to its second annual Community Picnic at Thrasher Park, 1300 Davis Street, this Sunday, October 1, 11am-2pm. Drop by anytime during the event to trade excess fruit and vegetable harvest from your garden, enjoy goodies made from home-grown produce and fresh lemonade and connect with neighbors.

At this event, residents are also invited to share their knowledge or skills with each other. "Whether you have a special recipe or cooking technique, expertise in identifying garden pests or diseases, knowledge about different types of produce or garden tips, we have a space for you to share and showcase your skills," says organizer Cortney Daniels. Interested residents can contact her through the website [www.slfsp.org](http://www.slfsp.org) or just show up.

The event is supported by the San Leandro Office of Sustainability Resilience Hubs Initiative. It is free, and no RSVP is needed. Learn more at [www.slfsp.org](http://www.slfsp.org).

# SL Museum to Screen Night at the Museum Program for Kids

The San Leandro History Museum, 320 W. Estudillo Ave., will screen "Night at the Museum," a free unique program for kids to kick off the spooky season, from noon to 4 p.m. on Saturday, Oct. 7.

Please have the kids bring their favorite stuffed animal, their furry friend will get the chance to stay the night at the museum where the spooky magic happens.

You can pick up your stuffed animal at the main library the following day/week. Photos of their adventure will be sent to the email that is used during registration.

Registration is required. Visit <https://sanleandro.libcal.com/event/11184274> to register, space is limited. Feel free to explore our exhibits, view the new Museum Classroom space, and learn a little bit more about San Leandro's History prior to the beginning of the film. For more information, email Museum Curator Dylainie Nathlich at: [dnathlich@sanleandro.org](mailto:dnathlich@sanleandro.org)

## Calendar Submissions

The Community Calendar is for publicizing nonprofit organizations, charities and community groups. Items can be emailed to [jimk@ebpublishing.com](mailto:jimk@ebpublishing.com) or call 510-614-1557.

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# Announcements

## San Leandro Democratic Club

This month's San Leandro Democratic Club meeting will be held in person in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave., on Thursday Sept. 28, beginning at 6:30 p.m. The guest speaker will be Alameda County Sheriff Yesenia Sanchez. She will share her thoughts on her first year in office and her plans for the future. A question-and-answer session will follow.

## Free Salsa Night at the Library For Hispanic Heritage Month

To celebrate Hispanic Heritage Month, enjoy a night of Salsa dancing with Edgardo Cambón at the Main Library, 300 Estudillo Ave., on Tuesday, Oct. 3, from 6 to 8 p.m. Blessed with a tenor voice that resembles that of Rubén Blades and Isaac Delgado, lead singer/conga drummer Edgardo Cambón, started "Edgardo & Candela" Salsa Band in the San Francisco Bay Area in 1986. Listen to Salsa Music, learn a few steps, and enjoy this free all-ages community event. No registration needed. Light refreshments served while supplies last.

## Carrington College Pet Adoption And Open House

The Carrington College San Leandro campus will host a Pet Adoption and Open House on Thursday, Oct. 5, from 10a.m. to 7 p.m. Guests can view live student demonstrations and tour the campus while learning more about the programs and training equipment. The Carrington College San Leandro campus is located at 15555 East 14th St. in San Leandro.

## Community Picnic and Crop Share At Thrasher Park

San Leandro Food Sovereignty Project is organizing its second annual Swap & Share Community Picnic at Thrasher Park, 1300 Davis St. in San Leandro, on Sunday, Oct. 1, from 11 a.m. to 2 p.m. Bring excess harvest from your garden to trade, enjoy homemade snacks and lemonade, share cooking and garden tips, and connect with neighbors. Free and no RSVP needed. More information at [www.slfsp.org](http://www.slfsp.org).

## Arts & Crafts Swap Meet

California BrainWaves hosts an Arts & Crafts Swap on the first Wednesday of every month from 5:30 to 7:30 p.m. in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave. Free, all ages and skill levels welcome. Neurodivergent-friendly. Donate, craft, grab goodies.

## Free Screening of Russell City Documentary, The Apology

The San Leandro Historical Society, San Leandro Public Library and History Museum present a free screening of the Russell City documentary The Apology, on Tuesday, Oct. 17, at 6 p.m. at the Bal Theater, 14808 East 14th St. in San Leandro. This feature-length documentary investigates a time in the 1960s when Alameda County and the City of Hayward dismantled the entire African-American community of Russell City, pushing 1,400 residents out of their homes and off their land – all to claim the 200 acres for an industrial park. The evening includes a question-and-answer session with the filmmakers. Register for this free event at [tinyurl.com/theapologyfilm](http://tinyurl.com/theapologyfilm)

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Bacon-Beef Casserole

## One Dish Meals For Fall Dining

There was a time when the casserole was the heart and mainstay of home cooking. Easy to prepare, the one-dish meal—baked in the oven and served in the pot in which it was cooked—took only a few ingredients, but yielded a rich, deep and well-rounded collaboration of tastes. Perhaps because it was simple to make and often used such

common basics as Campbell's Soup and Bisquick, more sophisticated ingredients with exotic names began assuming undue importance in the kitchen and casseroles began to disappear.

But today, with the realization that vegetables, potatoes and pasta are essential components of our diets, the casserole is being welcomed back to the supper table in style.

### BACON-BEEF CASSEROLE

2 pounds beef chuck steak, cubed  
6 slices bacon, chopped  
2 carrots, sliced  
4 large tomatoes, chopped  
1 large onion, chopped  
4 cloves garlic, minced  
2 tablespoons flour  
2 cups red wine  
2 cups beef stock  
2 tablespoons tomato paste  
Chopped parsley  
Olive oil  
Salt

Freshly ground black pepper

Add oil to a large skillet and cook bacon until brown and crispy; remove from pan then set aside.

Add garlic and onion to skillet and cook until onions are soft, remove onions and garlic mixture from pan then set aside.

Add beef cubes to pan then brown on all sides. Sprinkle the flour over the beef and cook for 1 more minute. Remove beef and set it aside. Note do not overcrowd the pan, if needed you can do it first with half the amount of beef then do this step twice.

Pour 1 cup of wine into the pan and bring it to a boil to deglaze. Return the beef, bacon, onion mixture to the pan.

Add the stock, remaining wine, tomatoes, carrots and tomato paste. Bring it to a boil then transfer it into a casserole.

Bake in a 320°F preheated oven for 2 hours.

Remove from oven then season with salt and freshly ground black pepper, garnish with chopped parsley then serve. Yields 4 to 6 servings.

### CORN & SPINACH CASSEROLE

1 tablespoon butter  
1/4 cup chopped onion  
3 cups fresh or frozen corn kernels  
2 eggs, beaten  
1/2 cup milk  
1 tablespoon white wine vinegar  
1 teaspoon salt  
1/4 teaspoon fresh pepper  
1/2 pound fresh spinach, coarsely chopped  
2 tablespoons grated Parmesan cheese  
1/4 pound bacon slices  
1/4 cup dried bread crumbs

Butter a 1-1/2 quart casserole. Sprinkle chopped onion in dish. Add corn, sprinkle with 1/2 teaspoon salt and dash of pepper.

Mix eggs with milk and pour over the corn. In another bowl, add vinegar, salt and pepper to chopped spinach and toss until well-seasoned.

Place spinach mixture on top of corn. Sprinkle with cheese. Cover with bacon slices.

Top with bread crumbs and bake in preheated 375°F oven

for 45 minutes.

### MEAT LOAF WITH MIXED VEGETABLES

3/4 cup evaporated milk  
2 cups soft bread cubes  
1/4 cup chopped onion  
2 pounds lean ground beef  
1-1/2 teaspoon salt  
2 eggs, beaten  
1 teaspoon dry mustard  
1-1/2 cups frozen mixed vegetables, thawed

Pour milk over bread cubes and let stand until milk is absorbed. Stir in onion, ground beef, salt, eggs, and dry mustard; blend well. Stir in vegetables. Mix and shape into a loaf. Bake in loaf pan at 350° for 1-1/2 hours.

Cool for 5 minutes before turning out of pan. Serve with mashed potatoes and gravy.

Serves 6 to 8.

### TUNA CASSEROLE

8 ounces wide egg noodles  
1 teaspoon vegetable oil  
1/2 cup thinly sliced green onions  
1 teaspoon dill weed  
1 can condensed cream of chicken soup  
1-1/3 cups skim milk  
1 (12-1/2-ounce) can water-pack tuna drained  
Pepper to taste  
2/3 cup grated part-skim Mozzarella cheese  
Paprika

Preheat oven to 350°F. Spray a 7x11-inch baking dish with non-stick spray. Set aside.

Cook noodles in boiling water for 5 minutes, drain and set aside. Heat oil in large skillet. Add onions and sauté until limp. Remove from heat, stir in dill and soup, and gradually stir in milk until smooth. Add tuna chunks and pepper to taste. Stir in noodles and toss well to coat.

Pour into prepared baking dish, top with cheese and paprika and bake for 20 minutes. Serves 6.

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### HOROSCOPE by Salomé

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**ARIES (March 21 to April 19):** Although practical situations continue to dominate this week, there's time for the Lamb to indulge in the fun things in life, like maybe taking a special someone out for a great evening.



**TAURUS (April 20 - May 20):** This week favors relationships. Take time to renew old ones and make time to go where new friends can be found. On a more practical note, expect news about a business deal.



**GEMINI (May 21 to June 20):** You should be seeing some progress on that new workplace situation. Meanwhile, family matters might demand more attention, and you'll want to set aside time to deal with them.



**CANCER (June 21 - July 22):** A relationship might suddenly present some challenges you never expected. After talking things out, you might want to consider taking some time to assess what you've learned.



**LEO (July 23 - August 22):** A disappointing response to a request might dampen the Lion's spirits, but you might want to ask the reasons behind it. What you learn can be of great importance in a future undertaking.



**VIRGO (August 23 - Sept. 22):** A once-volatile situation should be settled by now, giving you a chance to refocus on a project you've been planning for. Look for an interested party to rally for support.



**LIBRA (Sept. 23 - October 22):** A business matter that unexpectedly turns into a personal situation could create complications. Best to resolve the matter now before too much harm can be done.



**SCORPIO (October 23 - November 21):** Emotions can run high when they involve personal matters no one really wants to talk about. But this could be a good time to create the means to a workable outcome.



**SAGITTARIUS (Nov. 22 - Dec. 21):** A positive response to a workplace request could lead the way to other long-sought changes. Congratulations. A personal situation also takes a welcome turn.



**CAPRICORN (Dec. 22 - Jan. 19):** Patience pays off, as that once-overwhelming work situation continues to become easier to handle on a one-by-one basis. Look for positive news from a colleague.



**AQUARIUS (Jan. 20 - Feb. 18):** It might be a good idea to take more time and reassess your next move in working out a complex situation. You could benefit from a new perspective on the matter.



**PISCES (Feb. 19 - March 20):** You might want to consider making time to discuss a change of plans with everyone concerned. Be prepared to explain your actions. Also be prepared to listen to alternatives.

## CROSSWORD PUZZLE ANSWERS

C	O	L	T	P	O	D	E	S	S	O
O	R	E	O	A	Y	E	S	H	A	W
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# HOME IMPROVEMENT

## Five Home Improvements that Are Low Cost and High Impact

(NAPSI)—Housing prices may be as expensive as ever, but that doesn't necessarily mean you have to put your plans for a dream home on hold.

Rather than purchasing a new house, many homeowners are instead opting to improve their current living spaces through redecorating and Do-It-Yourself projects. You don't have to be a DIY expert to get started—many of these projects are extremely approachable, helping you to upgrade your home without breaking the bank.

### What You Can Do

There are seemingly endless possibilities when it comes to home improvement, so it might be overwhelming to determine where to begin. To give you some inspiration, the experts at Design House have shared five DIY-projects that are low cost and can result in high impact on your home.

#### • Get a Handle on Hardware

Replacing hardware on your kitchen cabinets, vanity pulls, hinges, or doorstops can create an instant makeover and is a DIY project anyone can take on.

Selecting new hardware allows you to explore trending designs that immediately make a dated home more current. An affordable upgrade, hardware is often sold in convenient, pre-packed quantities and can often be purchased for less than \$100.

#### • Install a Lamp Post

Lamp posts are a great way to increase the curb appeal of your home, adding beauty to entrances, walkways, and paths. As an added benefit they can also provide increased safety after dark and help with easier navigation from place to place at night.

#### • Add a Medicine Cabinet to Your Bathroom

Give your bathroom a refresh by installing a medicine cabinet. In addition to provid-

ing extra storage, medicine cabinet designs offer a variety of styles and sizes to choose from that will best fit both your aesthetic and functional needs.

#### • Update with Upholstered Seating

If you have an open floor plan, explore incorporating upholstered seating throughout your kitchen and dining areas. At bar, counter, and dining areas, utilizing upholstered seating is a simple way to enhance your home with touches of luxury.

#### • Brighten a Room with a Mirror

Mirrors reflect light, which can result in making a room appear more open and illuminated.

Adding a mirror can have the effect of an additional window or light source. By strategically placing a mirror on the wall, you can enhance both the lighting and spatial qualities of a room.

These are several of the many projects anyone can take on without extensive DIY experience. In addition to being affordable, all of these upgrades can have a high impact when it comes to enhancing your home.

### Learn More

Design House offers a variety of products to empower homeowners to create living spaces they will love.

For more information visit: [www.todaysdesignhouse.com](http://www.todaysdesignhouse.com).

## Reducing Sources of Allergies in Your Home

(NAPSI)—Ah, Spring: Flowers in bloom, birds on the wing, fun in the sun—and itchy eyes, runny noses, sneezing, coughing, hives, wheezing, fatigue and difficulty breathing for the more than 60 million Americans the Asthma and Allergy Foundation of America say suffer from asthma or allergies. But there can be a solution.

### The Problem

Even the cleanest home can harbor all sorts of indoor allergens. Unseen contaminants and air pollutants including dirt, dust, pet dander, cigarette smoke, mold, mildew and chemicals. They get pulled into your home's HVAC system and recirculated throughout the house several times a day.

### An Answer

A few simple steps can reduce and remove allergens:

- Pet dander: Regularly steam clean your furniture, carpets, and window coverings. De-cluttering gives dander fewer places to hide. And regularly bathing your dog or cat sends excess dander down the drain.
- Mold and mildew: Use

mold inhibitors in your paints, clean your bathroom and kitchen with mold-busting products and use a dehumidifier or air purifier.

- Air system filtration: Change air filters monthly. *see ALLERGIES, page 12*

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Adding a medicine cabinet and more mirrors to your bathroom are just two of the many ways you can easily and inexpensively enhance your house.

## City of San Leandro's Home Earthquake Strengthening Course

The City of San Leandro is again offering its nationally recognized and award-winning Home Earthquake Strengthening Course to homeowners. This is a "do-it-yourself" course geared towards owners of older, raised-floor homes. Homeowners will be shown how to identify and strengthen structural weaknesses in their homes. Upon completion of this four-day course, each homeowner will have a customized blueprint for their seismic project.

If you own a hillside home, please contact the Division of Building & Safety at (510) 577-3405.

**When:** October 12, 17, 19, and 24

This is a four-day course.

**Where:** The Senior Community Center @

13909 E. 14th Street,

San Leandro, Main Hall D

**Time:** 6:00 to 8:00 p.m.

**Cost for City of San Leandro Residents:**

\$30.00 for single / \$35.00 for couples

**Cost for Non-Residents / Unincorporated**

San Leandro: \$50.00 for single / \$60.00 for couples

Class size is limited.

**REGISTRATION BY MAIL OR PHONE**

ON A FIRST-COME, FIRST-SERVE BASIS

For more information, please call Division of Building & Safety Services at (510) 577-3405.

**TO REGISTER:** Please mail your payment and information or call:



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Building Division  
835 E. 14th Street  
San Leandro, CA 94577  
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# REAL ESTATE GALLERY



## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



## Here are eight Fundamental Reasons Homeowners Are choosing to not Sell:

By Carl Medford, CRS  
Special to the Times

**1** Fear they will not be able to find a replacement home.

With the current low inventory in our market, we are seeing multiple offers on almost every property. This means that most sellers, if their current home is properly priced, could sell almost immediately. Unfortunately, the prospects of finding a replacement property are not as good. Faced with the prospects of having to compete to secure a replacement home and afraid of ending up on the street, sellers are choosing to sit tight for now.

In any given market, move-up sellers account for a significant percentage of available homes

for sale. If that segment of the market is effectively removed as it is currently, the remaining available homes are the result of deaths, divorces, retirements or job relocations, all of which constitute a much smaller percentage of the potential market. Couple this with the ongoing shortage of new homes and we see sellers unwilling to take the risk of selling their current digs. Additionally, due to the shortages, most sellers are not willing to entertain sales contingent on a buyer selling their existing property.

There is one solution: buy the replacement home before selling the current property. While potentially easier in parts of the country with relatively low home prices, it can be extreme-

ly unrealistic in regions where average home prices are over a million dollars. While there are companies out there that will help you buy your new home with cash and then sell your existing home, they do not cover every state and, in some cases, mandate a lower selling price or fee structures that sellers are unwilling to entertain.

**2.** Unwillingness to lose their current low interest rate.

Known as "golden handcuffs," the record low interest rates obtained by homeowners prevalent before May, 2022 (either from a purchase or refinancing of existing mortgages), are effectively locking sellers in their homes. The survey by Realtor.com explains:

"Since 2022, the mortgage lock-in effect has been the primary financial reason that prevents homeowners from putting their homes on the market. In February 2023, 14.7% of homeowners who were gathering information online but had no plans to sell said it was due to their existing low mortgage rates on current residences."

The rationale is simple: Why give up a once-in-a-lifetime supremely low interest rate and replace it with one substantially higher? As an example, a mortgage of \$400,000.00 at 2.75% would have a monthly payment of \$1,632.96. At 7.35%, that

same mortgage payment would have soared to \$2,755.89, an increase of \$1,122.93 or 68.77%. If rates continue upwards to 8% as some pundits predict, the monthly payment would increase further to \$2,935.06. Put another way, potential sellers are very reluctant to pay substantially more for similar value.

When you factor in the other costs of homeownership such as taxes, insurance and ongoing maintenance, you begin to see numbers that are stretching the boundaries of affordability. It is also important to remember that wages across the country are not rising at the same rate, further diminishing affordability. When is the last time you heard of someone getting a 68.77% wage hike?

**3.** Concern over getting hit with a massive federal capital gains tax bill.

To begin, here is the mandatory disclaimer: I am not an accountant and therefore do not presume to provide accurate taxation information. The numbers provided are for illustration purposes only.

Soaring home prices, especially in regions like the San Francisco Bay area have introduced a new problem: significant capital gains liability. As an example, we have encountered sellers who purchased their homes for under \$100,000 but can now sell them significantly in excess of \$1,000,000. As an example, if a homeowner bought their home 35 years ago for \$100,000 and sold in today's market for \$1,100,000, this would produce a potential gain of \$1,000,000. Assuming the home was being sold by a couple who each qualified for the \$250,000 tax exemption, their potential tax liability would be lowered to \$500,000. If they had improved their home over the years to the tune of approximately \$200,000, this would bring their liability down to \$300,000. Depending on how long they had lived in the home, they would be taxed on the remaining gain by the federal government. Additionally, depending on the state they lived in, their capital gains might also be taxed by the state.

Here is the bottom line: in some cases, these potential tax numbers can be large enough to discourage a potential seller from moving ahead with a sale. The problem here is that if they choose to wait, these tax numbers will only increase as their home's value continues to go up over time.

The National Association of Realtors has recognized this problem and is endorsing a bill that would double the capital gains ex-

clusion for sellers. Introduced on October 1st, 2022, this bill would lower the capital gains tax obligation and could conceivably get more homes on the market. Like all bills, however, this may take quite a while to be approved, if at all. In contrast, we have also heard sentiment that removing the tax credit altogether would be in the country's best interest. Time will tell what actually happens.

**4.** Potential increases in property tax payments.

Property tax laws vary from state-to-state and may or may not affect the sale of a home. In states like California, property taxes are based upon the purchase price and are locked in at the time of the sale. This means that homes purchased years ago have extremely low property taxes while comparable homes literally next door, purchased at a later date with a higher price, have significantly higher property taxes. As an example, a home purchased years ago for \$400,000 would have yearly property taxes of \$5,000.00 (\$416.67/month). If the seller, wanting to downsize, chose to sell the home at today's values – let's say \$1,600,000 and then buy a smaller home at \$1,200,000, their property taxes would jump up on the replacement home to approximately \$15,000 a year (\$1,250.00/month). If the goal of downsizing is to reduce monthly costs, California property tax laws actually work against the sellers. If you factor in capital gains taxes on the sale of the existing home, this double whammy is keeping many potential sellers sequestered behind locked doors. While California has some benefits for those over 55 years of age, for those who are younger, the full impact of the property taxes apply

see Medford on page 7

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## RECENT HOME SALES

Home sales information is compiled and provided by CalResource and includes Bedrooms, Square Feet and Year Built when available

### CASTRO VALLEY

Total: 6 – Average Price: \$1,267,666  
High: \$2,500,000 – Low: \$810,000

3170 Sydney Way 94546: \$810,000  
[2 BD - 873 SF - 1952  
2259 Farley Street 94546:  
\$938,000 [3 BD - 1,237 SF - 1948  
2696 Watson Street 94546:  
\$975,000 [3 BD - 1,516 SF - 1948  
5285 Dunnigan Court 94546:  
\$1,100,000 [3 BD - 1,971 SF - 1955  
22292 North 6th Street 94546:  
\$1,283,000 [7 BD - 2,822 SF - 1968  
27163 Palomares Road 94552:  
\$2,500,000 [5 BD - 6,114 SF - 1961

### HAYWARD

Total: 29 – Average Price: \$935,172  
High: \$2,775,000 – Low: \$208,000

24960 Townsend Avenue 94544:  
\$208,000 [5 BD - 2,110 SF - 1957  
2436 Sebastopol Lane #3 94542:  
\$465,000 [1 BD - 705 SF - 1984  
159 Arundel Drive 94542: \$538,500  
[4 BD - 4,434 SF - 2011  
25037 Copa Del Oro Drive #104  
94545: \$550,000 [2 BD - 958 SF - 1986  
47 Raintree Court #1 94544:  
\$553,000 [2 BD - 1,100 SF - 1986  
545 Paradise Boulevard 94541:  
\$575,000 [2 BD - 840 SF - 1942  
20650 Agnes Lane 94541:  
\$580,000 [1 BD - 624 SF - 1947  
20960 Tabua Court 94541:  
\$626,500 [3 BD - 1,156 SF - 1956  
22824 High Street 94541:  
\$660,000 [2 BD - 816 SF - 1935  
27848 Hummingbird Court 94545:  
\$780,000 [4 BD - 1,474 SF - 1971  
183 Goodrich Street 94544:  
\$810,000 [3 BD - 1,162 SF - 1952  
26361 Dodge Avenue 94545:  
\$835,000 [3 BD - 1,148 SF - 1957  
26631 Greta Lane 94544: \$839,000  
[3 BD - 1,735 SF - 2020  
1798 Southgate Street 94545:  
\$840,000 [3 BD - 1,128 SF - 1957  
20954 Hathaway Avenue 94541:  
\$850,000 [4 BD - 1,502 SF - 1951  
1991 Barton Way 94545: \$900,000

[3 BD - 1,613 SF - 1991  
16966 Meekland Avenue 94541:  
\$900,000 [2 BD - 1,199 SF - 1948  
24725 Calaroga Avenue 94545:  
\$940,000 [3 BD - 1,215 SF - 1959  
428 Rousseau Street 94544:  
\$950,000 [3 BD - 1,134 SF - 1955  
24388 Broadmore Avenue 94544:  
\$963,000 [3 BD - 1,152 SF - 1955  
2385 Tallahassee Street 94545:  
\$967,000 [3 BD - 1,179 SF - 1959  
221 Montevina Way 94545:  
\$1,000,000 [3 BD - 1,990 SF - 2010  
810 Sunset Boulevard 94541:  
\$1,075,000 [4 BD - 2,184 SF - 1937  
243 Stanislaus Way 94544:  
\$1,100,000 [1,499 SF - 1980  
27972 Farm Hill Drive 94542:  
\$1,175,000 [3 BD - 1,682 SF - 1971  
22814 Kings Court 94541:  
\$1,225,000 [6 BD - 2,845 SF - 1926  
2184 Edgebrook Place 94541:  
\$1,265,000 [4 BD - 2,203 SF - 1989  
26637 Durham Way 94542:  
\$2,175,000 [4 BD - 4,016 SF - 1978  
128 Dunfirth Court 94542:  
\$2,775,000 [5 BD - 4,678 SF - 2018

### SAN LEANDRO

Total: 22 – Average Price: \$845,181  
High: \$1,418,000 – Low: \$460,000

15335 Washington Avenue #102  
94579: \$460,000 [2 BD - 1,010  
SF - 1985  
14115 Doolittle Drive #6 94577:  
\$470,000 [2 BD - 980 SF - 1973  
588 Beatrice Street 94579:  
\$541,000 [2 BD - 880 SF - 1947  
637 Tiffany Road 94577: \$600,000  
[3 BD - 1,116 SF - 1948  
472 Juana Avenue 94577: \$625,000  
[2 BD - 1,319 SF - 1971  
720 Fargo Avenue #4 94579:  
\$630,000 [2 BD - 840 SF - 1965  
949 Melcher Street 94577:  
\$650,000 [5 BD - 1,664 SF - 1944  
1490 Plaza Drive 94578: \$710,000  
[2 BD - 1,055 SF - 1941  
2265 Pomar Vista Street 94578:  
\$820,000 [2 BD - 1,208 SF - 1965

15319 Beatty Street 94579:  
\$820,000 [2 BD - 1,100 SF - 1950  
1740 138th Avenue 94578:  
\$820,000 [2 BD - 960 SF - 1947  
1283 Wayne Avenue 94577:  
\$830,000 [3 BD - 1,116 SF - 1943  
14848 Midland Road 94578:  
\$850,000 [2 BD - 1,248 SF - 1943  
16675 Rolando Avenue 94578:  
\$870,000 [2 BD - 1,744 SF -  
1950  
1132 Devonshire Avenue 94579:  
\$900,000 [5 BD - 1,288 SF - 1950  
50 Euclid Avenue 94577: \$950,000  
[2 BD - 1,500 SF - 1913  
408 Dutton Avenue 94577:  
\$1,025,000 [4 BD - 1,974 SF - 1925  
174 Cherrywood Avenue 94577:  
\$1,030,000 [3 BD - 1,644 SF - 1936  
2314 Hillside Drive 94577:  
\$1,105,000 [3 BD - 1,697 SF - 1956  
1606 Russ Avenue 94578:  
\$1,150,000 [5 BD - 2,259 SF - 1948  
985 San Jose Street 94577:  
\$1,320,000 [3 BD - 2,240 SF - 1940  
722 Callaway Street 94577:  
\$1,418,000 [2,806 SF - 2004

### SAN LORENZO

Total: 11 – Average Price: \$846,090  
High: \$1,025,000 – Low: \$620,000

1411 Jacqueline Place 94580:  
\$620,000 [3 BD - 1,040 SF - 1972  
16129 Via Descanso 94580:  
\$629,000 [3 BD - 1,000 SF - 1944  
15864 Via Media 94580: \$810,000  
[3 BD - 1,000 SF - 1944  
16160 Channel Street 94580:  
\$825,000 [3 BD - 1,050 SF - 1951  
16829 Daryl Avenue #14226  
94580: \$840,000 [4 BD - 1,765  
SF - 1948  
15580 Ronconi Drive 94580:  
\$850,000 [3 BD - 1,541 SF - 2000  
695 Via Acalanes 94580: \$890,000  
[3 BD - 1,214 SF - 1944  
16640 Cumora Avenue 94580:  
\$900,000 [3 BD - 1,803 SF - 1956  
1650 Bandoni Avenue 94580:  
\$943,000 [3 BD - 1,425 SF - 1952  
1371 Via Manzanitas 94580:  
\$975,000 [3 BD - 1,086 SF - 1951  
988 Ferro Drive 94580: \$1,025,000  
[4 BD - 1,722 SF - 2000

## Medford: Reasons Homeowners Are Choosing to Not Sell:

continued from page 6

and can dramatically affect those who are younger and are looking to move up because of a growing family.

5. Frustration over missing the peak in the previous market.

The market peaked in most regions across the country between April and June of 2022. Once interest rates began rising in May, 2022, home sales slowed to a trickle. Due to the sudden departure of buyers, prices began to slide through December, 2022. As we entered 2023, many sellers, frustrated that they had lost a significant amount of equity, pulled their homes off the market and vowed to sit tight until prices came back up. Unfortunately, they may be in for a long wait. While prices have rebounded since January, 2023, as buyers, realizing the higher rates were here to stay and have reentered the market en masse, prices have still not rebounded to the levels seen in early 2022. Given that rates are projected to

increase even higher over the next few months, it is anticipated that we may be in for a chilly fall and winter season.

6. The high costs of improving homes for sale.

Beginning with the supply chain shortages brought on by our global pandemic, prices for construction materials rose dramatically. While some prices have eased in recent months, materials such as lumber have been affected by other factors such as wildfires. Projects that might have been doable prior to COVID-19 have become too expensive for many and so, rather than fix up their homes for sale, they are sitting tight.

7. Potentially higher insurance premiums on the new home.

As more and more insurance companies are abandoning certain states and no longer writing new policies, the cost of securing insurance for a new purchase can put a damper on things. If a homeowner has a current policy with a specific company and chooses to sell,

there is no guarantee they will be able to obtain an insurance policy on their new purchase from the same company. This lack of competition coupled with the losses insurance companies have sustained through a growing number of natural disasters is almost a guarantee that the new policy will be substantially higher than the previous policy.

8. Seniors choosing to age in place.

The attitude of many seniors since the pandemic has been to avoid care facilities. Additionally, rapidly rising costs for those looking to move to retirement communities has quashed other's plans. Consequently, many are choosing to age in place and are reconfiguring their homes to accommodate the transition. This effectively means that one more segment of homes that would normally hit the market has been steadily declining. In reality, those homes are being pushed out to the future until the occupants are deceased.

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### Fall is for Landscaping

The fall months are the best time to transplant shrubs or give the garden a new look by replacing established shrubs with those that flower in spring or have colorful foliage. Transplant azaleas, camellias and hardy evergreens and water them deeply.

### Flowers

Transplant winter annuals such as calendula, stocks, violas, pansies and impatiens. Divide and replant perennials such as irises, coral bells and Oriental poppies.

### Vegetables

Sow fava beans, celery, chard, chives, lettuce, peas, radishes and spinach. Transplant artichokes, asparagus, broccoli, brussels sprouts, cabbage, cauliflower and established herbs such as sage and thyme.

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MELISSA WILK  
August 08, 2023  
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ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 588835  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Gpp Electric, located at 1936 98th Ave,  
Oakland, CA 94603. Alameda County,  
is hereby registered by the following  
owner(s): Gabino Perez Pablo, 1936  
98th Ave, Oakland, CA 94603. This busi-  
ness is conducted by a Corporation.  
This business commenced N/A  
/s/ Gabino Perez Pablo  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires September 4, 2028  
SEP 14, 21, 28, OCT 05, 2023

FILED  
MELISSA WILK  
SEPTEMBER 08, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600639  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Zaza Carz, located at 800 Marina Blvd,  
San Leandro, CA 94577 / 34765 Hem-  
met Fremont, CA 94555. Alameda  
County, is hereby registered by the fol-  
lowing owner(s): Zaza Carz, 34765  
Hemet Fremont, CA 94555. This busi-  
ness is conducted by a Corporation.  
This business commenced N/A  
/s/ Muath Jafar  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires September 4, 2028  
SEP 14, 21, 28, OCT 05, 2023  
0831-SLT

FILED  
MELISSA WILK  
SEPTEMBER 05, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600565  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Dragon Art, located at 2128 Longview  
Drive, San Leandro, CA 94577 Alameda  
County, is hereby registered by the fol-  
lowing owner(s): Zachary Ryan Daly,  
located at 2128 Longview Drive, San  
Leandro, CA 94577. This business is  
conducted by an individual.  
This business commenced 9/5/23  
/s/ Zachary Ryan Daly  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires September 4, 2028  
SEP 14, 21, 28, OCT 05, 2023  
0821-SLT

FILED  
MELISSA WILK  
September 20, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600927  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
7Angels Assisted Living, located at 491  
W Juana Ave., San Leandro, CA 94577.  
Alameda County, is hereby registered  
by the following owner(s): Lupe Mailau,  
491 W Juana Ave., San Leandro, CA  
94577. This business is conducted by  
An Individual.  
This business commenced N/A  
/s/ Lupe Mailau  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires September 19, 2028  
SEP 28, OCT 05, 12, 19, 2023  
0860- CVF

FILED  
MELISSA WILK  
SEPTEMBER 18, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600680  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Vic's Bikes, located at 1795 E. 14th  
Street, San Leandro, Ca 94577, in Ala-  
meda County, is hereby registered by  
the following owner(s): Victor H. Toledo  
Flores, 662 Sybil Avenue, San Leandro,  
Ca 94577 This business is conducted  
by an individual. This business com-  
menced 09/12/23  
/s/ Victor H. Toledo Flores  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires SEPTEMBER 11, 2028  
SEP 21, 28, OCT 05, 12, 2023  
0450-SLT

FILED  
MELISSA WILK  
SEPTEMBER 18, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600827  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Tee Family Affair Ministry, located at  
4100 Redwood Rd., 20-A #115, Oak-  
land, CA 94619, in Alameda County, is  
hereby registered by the following own-  
er(s): Tee Family Affair Ministry, located  
at 4100 Redwood Rd., 20-A #115, Oakland,  
CA 94619. This business is conducted  
by a Corporation. This business com-  
menced 08/08/23  
/s/ Trena Burton  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires August 17, 2028  
SEP 21, 28, OCT 05, 12, 2023  
0451-SLT

FILED  
MELISSA WILK  
AUGUST 15, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600102  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Needs Buy Design, located at 6114 La  
Salle Ave #526 Oakland, CA 94577,  
in Alameda County, is hereby regis-  
tered by the following owner(s): Terea  
Ali, 459 Broadmoor Blvd., San Leandro,  
CA 94577. This business is conducted  
by An Individual. This business com-  
menced N/A  
/s/ Terea Ali  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires August 14, 2028  
SEP 21, 28, OCT 05, 12, 2023  
0451-SLT

FILED  
MELISSA WILK  
September 18, 2023  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 600826  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Kumuzi Kwatu, located at 2662 23rd  
Avenue, Oakland, CA 94606. Alameda  
County, is hereby registered by the  
following owner(s): Kanyanta Nkonde,  
2662 23rd Avenue, Oakland, CA 94606.  
This business is conducted by An Indi-  
vidual. This business commenced N/A  
/s/ Kanyanta Nkonde  
This statement was filed with the County  
Clerk of Alameda County on date in-  
dicated by file stamp above.  
Expires September 17, 2028  
SEP 28, OCT 05, 12, 19, 2023  
0866- SLT

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ACROSS

1 Filly's brother  
5 Group of seals  
8 Old U.S. gas brand  
12 Sandwich cookie  
13 Sailor's "yes"  
14 "Pygmalion" writer  
15 Nevada city  
16 Tropical fruit  
18 Nebraska river  
20 Demons  
21 Towel word  
23 Bol. neighbor  
24 Engages in  
make-believe  
28 Tibia's place  
31 PC key  
32 Hotel offering  
34 Bond rating  
35 Brusque  
37 Tormenting  
39 Spanish gold  
41 IRS agent  
42 Rustic homes  
45 TV type  
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57 Like custard

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3 Sultry Horne  
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8 Aromatic compounds  
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10 Uttered  
11 Has  
17 Actress Long  
19 Afternoon affairs  
22 Long-legged shorebird  
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# OPINION

## LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and must be under 300 words. Letters can be edited for clarity or length. Letters are the views of the author and not necessarily the views of the newspaper or its advertisers. E-mail letters to: [letters@ebpublishing.com](mailto:letters@ebpublishing.com) or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

### Two Upcoming Events to Benefit Schools

Editor,  
The Multiplying Good Club of San Leandro High will sponsor two events starting in San Leandro in the next two weeks.

First, a Volunteer Fair at St. Leander's School parking lot this Saturday, Sept. 30, from 10 a.m. to 2 p.m. Citizens can sign up to volunteer time or money to non-profits Meals on Wheels, Mothers Against Guns, and the Boys and Girls Club. In addition, Ford Motor of San Leandro, F.H. Dailey, and Fremont Bank will have tables to provide information about their businesses. Raffle tickets and treats will be sold at this fun event. For more information, call Jack at 510-303-2305.

Second, my final run for the schools - #31 - will occur on Tuesday, Oct. 10, from 1:45 to 3:30 p.m. Students from San Leandro High and I will start at the San Leandro border, run briefly to Bishop O'Dowd High. Then, we will go down the hill to Castle-mont High, picking up six Knights runners there. We will finish the last 3.1 miles of The East Oakland Ramble down Foothill Blvd. to Fremont High where we will celebrate this fundraiser for the four schools that to date has garnered \$7,000.

Last, I would like to take a moment to thank all of the major donors over the years back to 1990 when I started these runs. Without you, I am just a guy running around town. The following businesses and individuals have done so much to better our community by helping local kids with large donations:

San Leandro Color, West Coast Sporting Goods - Jeff Fingerut, Classique Styles, Mr. Plastics, Ken Pon CPA, Santos Agency, Precision Auto Care, Basco Drywall, In a Nutshell, Evelyn and Juan Gonzalez, Musa Al Harbi, Larry Arnold, Santos Robinson Mortuary, Fremont Bank - Greg Lopez, Malket Singh, Big-O-Tires, Estudillo Produce, Jack and Jodie Russe and MARS Engineering.

I will continue to volunteer in Oakland and San Leandro schools because our kids need guidance and direction in this decade of the "Trying 20s." The only way I would run again would be for \$200,000 to better our schools and then I would

run from LA or Sacramento, but I doubt the big sponsors would support me. Thank you again, San Leandro businesses and residents for showing me unbridled support over the last 33 years.

**Jack Nelson**  
*Former San Leandro teacher,  
San Leandro*

### Chang and Azevedo Excluded from Meeting

Editor,  
Community safety issues have grown with rising crime so it's paramount that we all work together with resources towards solutions to making us safer. Vice Mayor Bryan Azevedo and I, a member of the Community Police Review Board, were invited to a community safety meeting held by the church at their facility in the district we represent. During the meeting School Board Trustee Leo Sheridan publicly exclaimed with high temper that we were not welcome at the meeting and that we did not belong.

As an Asian American woman, I had experienced bullying discrimination throughout my life by people choosing to use exclusion and hate. I'm deeply troubled that School Board Trustee Leo Sheridan chose to use this meeting to politicize his hate towards the Vice Mayor and I by telling us that we did not belong.

Community safety has no place for politicized hate, discrimination or exclusion and I challenge all our elected leaders to serve the interest of the people and not the politics of division. I thank Vice Mayor Azevedo for always being there for our community and serving the interest of the people.

**Jennie Chang,**  
*Community Police Review  
Board member  
San Leandro*

### Prop. 13 Is Welfare for the Wealthy

Editor,  
Imagine California decided to start a brand-new social welfare program. Instead of helping people with lower incomes, this new program pays you more the more property you own.

Do you have a house worth \$1 million? Congratulations, here's your check for \$10,000 every year. \$2 million? \$20,000. An oil company with a \$1 billion refinery?

\$10 million. And so on. Renters get nothing.

Sound like a baffling waste of money? It's real: it's called Prop. 13. (The "check" is the reduction to your property taxes.) Because every property tax bill grows at 2%/year max, you get more tax savings the more house you own, and the longer you keep it.

The argument for Prop. 13 back in 1978 was to avoid pushing owners out of their homes. That was as obviously wrong then as now—most people in expensive homes are not in danger of losing them, and shouldn't get massive tax breaks "just in case." Justice Stevens in a masterful dissent called it as irrational as a law slashing taxes for all people named Smith because a few Smiths needed help.

But it's not just silly, it's regressive, favoring the richest property owners. Prop. 13's most devoted servant, Howard Jarvis, wasn't just a "taxpayer advocate": he headed the LA landlords' association, running his campaign out of their office using their mailing list. They knew where their bread was buttered.

Prop. 13 reform is coming, and not just for commercial property. A percentage of property value is a fair share to pay to the community regardless of tenure. If your income is limited, sure, you should get to defer tax increases until you sell; but wiping them out entirely? A pure handout to the rich, and part of what made California the mess it is.

**John Minot**  
*San Leandro*

### Another School Bond Ill-Advised

Editor,

The school board's decision to place yet another bond measure on the ballot in 2024 is both ill-timed and ill-advised. San Leandro voters are already squeezed by persistent inflation, the lowest housing affordability in a generation, and the highest sales tax rates in the state. Now the school board wants to add another parcel tax to the mix?

Just three years ago, the school board asked voters for \$198 million for "classrooms, science labs, career training, and school facilities." What they actually spent that money on: parking lots and landscaping (\$23.75 million), pavilions (\$6 million), electronic signs (\$800,000), and one of the largest high school gyms in the Bay Area (a whopping \$67 million). Now they're asking for more at a time when high interest rates and construction costs make the value to taxpayers particularly poor. When will it be enough?

To top it off, the board is spending public money on a political influence campaign. This is illegal



Send a letter to the editor to [Letters@ebpublishing.com](mailto:Letters@ebpublishing.com)  
Letters must include the writer's name, address and telephone number.

at the federal level for a reason—the conflict of interest is obvious.

Perhaps if the board started to set aside an adequate capital budget from its usual sources of revenue, it wouldn't have to embarrass itself with a bond measure that voters will reject out of hand.

**Ben Ball**  
*San Leandro*

### School District Paying Cassidy

Editor,  
Thank you for your important September 14th news story revealing that the San Leandro school board is paying Stephen Cassidy \$25,000 for various services, including ballot arguments in favor of a possible school bond measure for the November 2024 ballot.

This is important information because the public should be aware that former mayor Cassidy is being paid by the school board whenever he makes statements in support of any bond measure.

**George Z. Banks**  
*San Leandro*

### Medford Article, Interpreted by Clouston

Editor,  
On Sept 21st, Carl Medford called 43% of households in San Leandro renter/losers. His articles often include disparaging remarks, written in statement that ultimately read as Buy/Sell now (pay my fee) or you are an idiot. Carl's latent message is in the 2nd last paragraph this time. He says it slyly but I read it as "Hey, I told you to buy last year and since you didn't you are a 100% renter loser still."

His hypothesis is that if you can afford the payment=buy now falls apart quickly. While I agree in part, as I bought at the height of 2007 with a 6.25%/30y and \$2500/mo payment I turned that into a 2.37%/15year later on. But to get there I looked at 45 houses in 5 months only to get out bid 44 times. I managed to buy a fixer-upper with termites, thin windows, bad roof, 65 y/o floors, fleas, etc after a higher bid back out after inspection. Lucky me.

What Carl fails to recognize is that roughly half The SL Times' readers are renters. 13,116 households out of 31,000. And renter reality is "Is there a house even available." There are just 45 houses for sale currently in San Leandro. That means, regardless of payment, 99.7% of renter household in San Leandro, homeownership in San Leandro is beyond reach. Even if you turn those over every 30 days, it leaves 97% out of the American Dream that Carl uses to taunt the

losers. They can't move out of Carl's "sucker land" this month or next but maybe someday as long as Carl isn't bringing in out-of-town buyers and venture capital companies to pay him his 2.5% on a \$1M for a house that in on the market for 5 days. You see Carl's motivation.

**John Clouston**  
*San Leandro*

### Trump Supporters Want Fascist State

Editor,

After Joe Biden won the 2020 Presidential election, fanatical right wing terrorists physically attacked police officers in hand to hand combat for many hours on January 6th, 2021 during their attempt to destroy American democracy by preventing the peaceful transfer of power. Most of these America-hating terrorists preceded their criminal actions by shouting their despicable lies about a "stolen election" and their implicit and explicit violent threats on media outlets.

Last week, Leo West made an implicit call for violence here on the letters page, encouraging people to say "hell no, we won't comply" if President Biden and his allies "...give enough time for the rats to select the winner" and if "...the White House...and its courts..." continue to work "...overtime in an effort to jail as many opposition figures as possible before November 2024." These claims are all lies, hateful, outrageous lies which seek to gin up right wing fanatics to commit violence in order to destroy American democracy. The Times chose to publish these outrageous lies and poorly veiled violent threats, and it is important for decent, moral San Leandrans to respond to Leo West's threats by looking at them plainly and calling them what they are: Leo's call for terroristic violence against his subhuman opponents.

I will repeat something I stated here earlier this year, because it bears repeating. It becomes harmful to our society to avoid stating what is plainly evident: A large number of Trump supporters wish to deny reality and truth in order to destroy our federal, state and local governments and voting rights and replace them with a dictatorial fascist state which would allow a wealthy, white, male minority and their enablers to govern over the majority, which is a turn away from what San Leandro, California and the United States have become.

**Doug Jones**  
*San Leandro*



# San Leandro Raised Actor Appearing in Nollywood Dreams

By Mike McGuire  
San Leandro Times

"Everyone needs a DeDe in their life," say San Leandro-raised actor Brittany Nicole Sims of her role in "Nollywood Dreams," opening October 4 at San Francisco Playhouse on Post Street

Sims plays the sometime cheerleader, sometime naysayer sister of Ayamma, who has dreams to make it in the movies.

But in "Nollywood Dreams," she dreams not of



**Brittany Nicole Sims, currently appearing in "Nollywood Dreams" at the San Francisco Playhouse.**

Hollywood, but of Lagos, said Sims. Lagos is the film capital of Nigeria, which has passed the United States to become the world's second-largest film industry, behind India.

India gave us Bollywood films, often love stories with lots of music and dancing. Nollywood films also sometimes highlight singing and dancing, but others have seri-

ous themes, Sims said.

In the show, both sisters are working in their parents' travel agency in Lagos while Ayamma does whatever she can think of to reach stardom

**"I don't care if you try out for a role as a tree, just try out for something."**

**Brittany Nicole Sims mom's advice to her daughter**

as Nigeria's film industry starts to boom in the 1990s.

"Working is a strong word to describe what DeDe is usually doing at the agency, though, which is mostly hiding somewhere to read gossip magazines and immerse herself in popular culture," Sims said.

Yet DeDe provides crucial support to Ayamma when she isn't pointing out the flaws in her plans.

"She really is Ayamma's support system," Sims said.

"It reminds me a bit of my relationship with my real-life sister, and it's fun to present that onstage," she said. "Angel Adedokun (who plays Ayamma) and I have started jokingly calling each other 'sister' offstage, too."

Sims was born in Oakland and grew up in San Leandro,

attending Corvallis School and Washington Manor Middle School in San Leandro, then Arroyo High School in San Lorenzo.

"So many people, both teachers and staff, in the schools supported me," Sims said. She has fond memories of Mrs. Shimko, drama teacher at Washington Manor Middle School.

Sims started performing in plays as a child at her church, and there's a family video of her performing at home at about age one.

"My mother says I came out of the womb wanting to be heard," she laughed.

She had her first leading role, as Laurey in Oklahoma!, at Washington Manor Middle School. She performed less during high school and then took it up again at Sacramento State University.

There she and other students formed community theater group Son's/Ancestors Players, giving her roles that Sims says increased her acting confidence.

She worked other jobs out of college, putting acting on the back burner, until her mother demanded she return to auditioning.

"I don't care if you try out for a role as a tree," she remembers her mother saying. "Just try out for something."

Roles came at first slowly, then quickly. She played Paulina in "The Winter's Tale" at African-American Shakespeare, and Avery in Colman Domingo's "Dot," at the New Conservatory Theatre, both in San Francisco.



**The cast of Nollywood Dreams during a break in rehearsal.**

Her biggest acting award to date came when she played in "ReproRights" at the B8 Theatre Company in Concord. She won a regional Shellie Award for best supporting actress for portraying the Virgin Mary, not immediately convinced a visiting angel is really bringing her "good news."

Sims greatly credits her mom, Donna Rochelle Sims, for pushing her to live up to her potential.

"She had a limited income but did everything she could for her kids, and to this day she also still works at the food bank. She never missed a show I was in," Brittany Sims said. "She pushed my sister, Tiffany Rochelle Sims, to be all she could be, too. She's a doctor

in Chicago today," she added.

"Nollywood Dreams" is having its West Coast premiere several years after winning several off-Broadway awards in its original New York run. Playwright Jocelyn Bioh, a Ghanaian-American from New York, once won off-Broadways awards in the same year as an actor in one play and as the playwright of another.

Her "African Hair Braiding" is about to open on Broadway, telling the story of the Harlem hair-braiding salons the playwright grew up in. Bay Area theater veteran Margo Hall directs.

*Nollywood Dreams will run from Sept. 28 to Nov. 4, 2023 (opening night: October*

*4) at San Francisco Playhouse, 450 Post Street. For tickets (\$15-\$100) and more information, visit [sfplayhouse.org](http://sfplayhouse.org) or call the box office at 415-677-9596.*

## Run: To cover the cost of helmets

*continued from front page*

so both schools need 10 more, he said. Helmets today are \$250 each.

"They're not \$145 like they used to be," Nelson said. "They've gone up like everything else."

## Obituaries

### Richard Lee Busch

August 29, 1953 ~ September 3, 2023

Rick was born to Richard & Patricia Busch in Oakland, CA. He was raised in San Leandro where his family attended St. Peter's Lutheran Church & School. He enjoyed working in the family's bakery cherishing time with his family.

Rick was involved in Boy Scouts & Employer Scouts with childhood & lifelong friends. He loved hiking & camping. Rick graduated from Cal Berkeley in 1977. He worked for the state in Sacramento as a programmer for the Dept of Justice and then to CalTrans where he met his beloved wife Terri.

Rick & Terri were married in 1987 & moved to Folsom to raise their family. They attended Mt Olive Lutheran Church. Rick & Terri loved their family dearly & always enjoyed traveling & exploring new places.

The Lord called Rick to his Heavenly Home after a 4 year battle with cancer. Rick's Faith & Hope in Christ shown brightly thru all his days. His faith was an inspiration to us all. Rick is survived by his wife Terri, children Vanessa & Steve Edwards, Dax & Brandy Ortiz, 7 grandchildren and 2 great granddaughters.

Also survived by his sisters, brothers, aunts, uncles, cousins, nephews & nieces.

A memorial service will be held on September 30th at 2:00 pm. Mt Olive Lutheran Church, 320 Montrose Dr. In lieu of flowers, donations can be to Ministry Focus.

## Obituaries

### Shirley M. Cooper

1934 ~ 2023

"Teachers plant seeds that grow forever" Shirley May Cooper passed away peacefully in March of this year. She is survived by her many nieces and nephews and will always be remembered as "our traveling aunt" and "the official family photographer." Miss Cooper was born in Oakland and received her degree from Holy Names College. Miss Cooper became a teacher in the San Leandro Unified School District, which allowed her to realize her true passion of traveling in the summer months. Some of the locations she visited were Canada, Fiji, Cayman Islands, Australia, the Philippines, Iran and extensive travel in Europe. Although residing in San Leandro for most of her life, Miss Cooper lived briefly in Hawaii as well as accepting a teaching position on Wake Island. She was preceded in death by her parents Eugene and Ada Cooper, and siblings Ira H. Cooper and June Mertz, all of San Leandro and Eugene (Buzz) Cooper of Pasadena. A private service was held for family members in April of this year. Donations can be made in Miss Cooper's name to St. Jude's Children Hospital.



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# Scouts: 'We wanted to find stuff in our community we wanted to change'

continued from front page

January after brainstorming ideas that would meet criteria for the Silver Award: local, impactful and sustainable. The service award is the highest honor for their current rank as Cadettes.

"We wanted to find stuff in our community we wanted to change," said Samantha O'Brien, an eighth-grader from San Lorenzo who attends Anthony Ochoa Middle School in Hayward. "Something I really noticed, both at my elementary school and at my middle school, is that there's a large stigma around having a period. So, I'm like, 'Oh, we should do this for our award to inform our community that it's not a gross thing, it's a natural thing.'"

"We all really liked that idea and related to it, so we built it off of that," said Mariah Main, who along with the third team member, Haylee Ijames, is a ninth-grader at Arroyo High School in the San Lorenzo Unified School District.

The girls are all longtime members of Troop 33811 in San Lorenzo. They assembled "Period Packs" to assist students just starting to menstruate, while also discouraging vandalism of menstrual product dispensers in school restrooms and raising money for new pad and tampon dispensers.

They created a website, mybodymyperiod.com, to help newly menstruating students connect with resources and provide information to all, boys included. The site even includes a Google form so visitors can ask questions and receive a response from the Girl Scouts.

"If this is their first time, they can go there and see, 'Oh, this is where I need to go for help,'" Ijames said.

The Period Packs are intended to be kept in school offices, where students can request them from staff if caught unprepared. The packs include a reusable bag, two sanitary napkins, flushable wipes, underwear, a sealable plastic bag, an informational flyer, fun stickers and messages of encouragement. The girls also will provide leggings to school office staff in case a student needs a change of clothing.

Some students vandalize hygiene-product dispensers in school restrooms. So the girls are working with Diana Maravilla, SLZUSD health and wellness coordinator, to print bright blue stickers for the dispensers that say, "Menstrual products are not to be wasted. Period." The stickers will be added this fall.

Over the longer term, the Girl Scouts hope to share their success with other troops and encourage school districts to



**Troop 33811 Girl Scouts Haylee Ijames, Mariah Main and Samantha O'Brien created a project to take the stigma out of having a period and brought it to the schools.**

send informational flyers to families about the help that's available.

"One of the aspects of this project was to inspire other girls, so they feel like they can do something about the issues they see in their community," Main said.

Ijames adds, "It also helps us develop problem-solving skills, so when we see things

going on at school, we can involve other people. It's also brought us closer to each other."

Once the girls have submitted their report by a Sept. 30 deadline, Girl Scouts of Northern California will deter-

mine whether they qualify for the Silver Award. They also will present their work in person to a Service Unit Board in October. If they are successful, they will receive their pins at a ceremony in June.

The girls have created an

Amazon Wish List for the items in their Period Packs, at [www.amazon.com/hz/wishlist/ls/2EH1OZJTWMI13](http://www.amazon.com/hz/wishlist/ls/2EH1OZJTWMI13).

They also have a Venmo account, @troop33811, where donors can specify support for the Silver Award project.



## Build A Kit

Have enough food, water and other supplies to support your needs for several days.

### Basic Disaster Supplies

To assemble your kit store items in airtight plastic bags and put your entire disaster supplies kit in one or two easy-to-carry containers such as plastic bins or a duffel bag.

**Example of items to include:**

- Water
- Food
- Flashlight
- Radio (Battery Powered or hand crank)
- First aid kit
- Extra Batteries
- Dust Mask
- Local Map
- Cell phone with chargers and backup battery

### Maintenance and Storage Locations

Since you do not know where you will be during an emergency occurs, prepare supplies for home, work and cars.

After assembling your kit remember to maintain it so it's ready when needed:

- Keep canned food in a cool, dry place
- Replace expired items as needed
- Re-think your needs every year and update your kit as your family's needs change

### Additional Emergency Supplies

Consider these additional items to your kit based on your individual needs:

- Soap, hand sanitizer and disinfecting wipes to disinfect surfaces
- Prescription medication
- Non-prescription medication
- Infant formula, diapers, wipes and rash cream
- Cash or travelers check
- Pet food and extra water for your pet
- Fire extinguisher
- Feminine supplies and personal hygiene items
- Books, games, puzzles, or other activities for children

**Ready.** ✓

continued from front page

the supervisors on its progress in late November.

Alameda County spent more than \$207 million on homeless support in fiscal year 2021-2022. Nearly half (\$101 million) went to crisis response, rental assistance, and projects designed to help people keep off the streets. More than \$56 million went to street outreach and eviction prevention. An additional \$49 million was earmarked for the people and buildings used to keep the services running.

Responsibility for homelessness is also complex, the supervisors' proclamation said. For example, the county is responsible for coordinating health and social services, while the cities are responsible for land use, planning, and basic city services. Oakland and Fremont provide additional

social services. Berkeley has its own health department.

Recent attempts to curb homelessness have taken the form of housing and rental assistance, such as navigation centers, health care for the homeless, and other supportive housing programs.

But Miley notes that the rate of people entering homelessness has increased so much that expanded services and other responses are already overwhelmed.

The state emergency funds could be used for the Home Together program to hire staff to support homelessness and behavioral health, faster creation of housing, expanded services, and the ability to request help from California and federal resources, according to the Board of Supervisors' proclamation.

The reasons people en-

ter homelessness vary from family disputes, including domestic violence, eviction or foreclosure, job loss and other money issues, and substance abuse, according to the county's homeless report.

The supervisors' report cites other reasons, such as the disparity between Social Security benefits compared to the monthly rent for a studio apartment (\$1,583) and the median for a two-bedroom home in the Bay Area (more than \$3,000).

The impact of homelessness is equally devastating, according to the proclamation. Black, multi-racial, transgender, and LGBTQ individuals are overrepresented in the homeless population. The county's data shows the homeless are also dying at younger ages and more often than the general population.

## Allergies: Air duct cleaning

continued from page 5

Consider HEPA filters, designed to catch the tiniest particles of pollutants.

• Schedule a professional air duct cleaning: A good way

to be sure you'll get the job done right is to hire a National Air Duct Cleaners Association (NADCA) member through the online directory at <http://nadca.com/en/prosearch/all>.

NADCA members have technicians on staff with advanced training and certification in HVAC system cleaning. For further facts and tips, go to [www.BreathingClean.com](http://www.BreathingClean.com).