



Women in Business

PROFILES ON LOCAL BUSINESSWOMEN..... 7

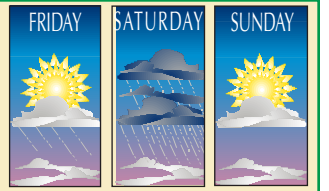
WEEKEND WEATHER

CLOUDY Rain Friday and Saturday

HIGHS: 60-66

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

LOWS: 47-52



San Leandro Times

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

VOL. 34 • NO. 12

THURSDAY, MARCH 21, 2024

SAN LEANDRO • CALIFORNIA



PHOTOS BY JIM KNOWLES

The car finally came to rest at Washington Avenue and Castro Street after smashing through two telephone poles and another pole for the traffic lights on Monday afternoon.

Car Wipes Out Two Telephone Poles, Traffic Light on Washington

By Jim Knowles
San Leandro Times

Two telephone poles dangled from the wires on Washington Avenue after a car broke off both poles at their base on Monday afternoon.

The Hyundai also wiped out a steel pole that supports the traffic lights at Washington and Castro Street, just after 3 p.m. The vehicle wound up against the curb in front of a house on the corner.

"It sounded like an explosion," said a nearby resident who heard the crash.

The first telephone pole broken off was down the block
see CAR, page 11



Storm Water Fee Hike to Go to Voters

City needs to make improvements; fee hasn't been adjusted in 30 years

By Michael Singer
San Leandro Times

Most homeowners could see their annual property tax bill increase by \$48.28, and some businesses could see their bill jump to \$717 per acre if they vote for a proposed plan to fix San Leandro's aging 71-mile stormwater system.

The City of San Leandro's Public Works Department is asking for an increase because it needs to tackle more than 50 different projects, including capturing and re-

moving trash to follow local regulations, repairing aging pipes, installing a new pump station on Neptune Avenue, and investing in other drainage infrastructure.

The stormwater fund's \$1 million operating budget is insufficient because the current \$26.33 per-parcel fee for single-family homes hasn't been adjusted in 30 years, according to Cynthia Battenberg, a consultant working with the
see FEE, page 11

Council OKs Police Military Type Gear

By Michael Singer
San Leandro Times

At its meeting on Monday, the San Leandro City Council gave preliminary approval to the police department's continued use of its military-grade equipment stockpile but will continue to limit the addition of some types of weapons in the future.

Acting Police Chief Kevin

Hart outlined the equipment officers can currently use, including a surveillance robot, eight drones, two armored vehicles, battering rams, hundreds of flash-bang grenades, tear gas canisters, and specialized shotguns and rifles.

The presentation is required by AB 481, so police have to report to the public
see MILITARY, page 10

Car Theft Suspects Shoot at San Lorenzo Homeowner who Confronts Them

A San Lorenzo man miraculously escaped injury early on the morning of March 12 after shots were fired at him when he confronted suspects attempting to steal his car.

The resident on the 700

block of Via Manzanitas saw the attempted car theft and came outside to face the suspects just after 3:30 a.m., according to the Alameda County Sheriff's Department. The suspects opened fire be-

fore fleeing in a dark-colored vehicle.

The resident, who is a Marine Corp veteran, said the would-be car thieves shot at him with AK-47 type weapons. He told KRON TV that a

suspect aimed right at his head when he fired but the bullet went into a tree.

Miraculously, the victim was not injured. But multiple rounds penetrated the resi-
see SHOOT, page 11

INSIDE YOUR TIMES

SCHOOLS

Redwood Christian student wins DAR award. **Page 2**

FOOD

Fresh asparagus in the produce aisle. **Page 4**

SENIORS

Meals on Wheels looking for volunteers. **Page 5**

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MEETING SCHEDULES

CITY COUNCIL

Council meets on the first and third Monday of each month at 7:00 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.



Entries Being Accepted For the Cherry Festival Parade Set for June 1

Applications are being accepted for entries in this year's Cherry Festival parade.

The parade will kick off at 10 a.m. on Saturday, June 1, running up Parrot Street and then north on East 14th Street to Estudillo Avenue in downtown San Leandro, and finishes at the Main Library.

The Cherry Festival Parade honors San Leandro's heritage as the former cherry-growing capital of the region. Cherry Festival Parade applications are available online at www.sanleandro.org/CherryFestival.

Applications are being accepted until Friday, March 29. San Leandro businesses, schools, residents, and community groups are encouraged to take part either by entering as a participant or coming as a spectator.

For more information regarding the Cherry Festival, visit: www.sanleandrocherryfest.com or contact the City's Recreation Division at cherryfestival@sanleandro.org or call 510-577-3462.

Redwood High Student Awarded by DAR With Outstanding Cadet Medal

Redwood Christian High School senior Jonathan Lam-on Murray received the Silver DAR Outstanding Cadet Medal in February from the Ann Loucks Chapter of the National Society Daughters of the American Revolution.

The award program was held at the Grace Episcopal Church in Martinez, and Regent Kathy Nielsen made the presentation.

Jonathan has been a member of the Young Marine program since the sixth grade, and currently holds the rank of Young Marine Gunnery Sergeant.

Jonathan's plans after graduation is to attend college with a dual career of becoming a private professional trainer as well as owning his own business. He's been a student at Redwood Christian Schools since kindergarten and has always been active in school activities, including playing



Redwood Christian High student Jonathan Murray received the Silver DAR Outstanding Cadet Medal.

View Tiny Art Show at the Library

View the Women's History Month Tiny Art Show at the San Leandro Main Library, 300 Estudillo Ave. through the month of March.

The library will be showing off patron submitted art pieces inspired by women artists to highlight and celebrate women creatives.

Come get inspired, learn about women's history and enjoy the talent in our community.

San Leandro Times

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

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high school varsity soccer, basketball and track, playing the drums in the Concert Band, and serving others wherever and whenever needed.

Superintendent Emeritus Bruce D. Johnson remembers him fondly as a student who, since elementary school "has always been a positive influence on those around him, respected by his classmates and teachers, as illustrated by the Redwood Christian High School Student Body selecting him as their Homecoming King this year. He has always accepted all recognition, big or small, with appreciation and humility. He is an outstanding, godly young man."

Jonathan is the son of Valarie Espinoza of San Lorenzo, and attends Faith Fellowship Foursquare Church in San Leandro.



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Community Calendar

St. John's Church

Bake Sale and Treasure Sale

St. John's Church, 264 East Lewelling Blvd. in San Lorenzo, will hold a bake sale and treasure sale on Saturday, March 23, from 3 to 7 p.m.; and Sunday, March 24, from 9 a.m. to 3 p.m. There will be an assortment of scrumptious baked goods as well as a raffle with prizes, trinkets and treasure sale. Continental Breakfast will be available on Sunday, March 24. For more information, call St. John's Church Office at 510-351-5050.

Eden Garden Club

Talk on Composting

Eden Garden Club will meet on Monday, March 25, at 9:30 a.m. at Castro Valley United Methodist Church 19806 Wisteria Street in Castro Valley. The speaker, Alameda County Master Composter Lori Caldwell, will talk about building healthy soil, and the techniques to help with moisture retention, increasing soil tilth and feeding the soil food web. Topics will include compost, mulch and perennial plants. Meetings are free and guest are always welcome. For more information, call 510 397-1268.

Creekside Community Church Blood Drive

Creekside Community Church, 951 MacArthur Blvd. in San Leandro, is hosting a Red Cross blood drive on Wednesday, March 27, from 11:30 a.m. to 3:30 p.m. To schedule your appointment or for more information visit RedCrossBlood.org and enter Sponsor Code: SANLEANDRO or call 1-800 RED CROSS (1-800-733-2767). Streamline your donation experience and save up to 15 minutes by visiting RedCrossBlood.org/RapidPass to complete your pre-donation reading and health history questions on the day of your appointment. If you have questions regarding your eligibility to donate blood, please call 1-866-236-3276. Photo identification is required.

SL Democratic Club to Meet

The San Leandro Democratic Club will meet on Thursday, March 28, at 6:30 p.m. in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave. Guests will be newly appointed District 1 Councilmember Sbeydeh Viveros-Walton and Save the Bay Political Director Allison Chan, who will discuss the Stormwater Fee Measure which is under consideration by City Council for a vote on a special mail-in only ballot this summer. The public is welcome to attend.

Eden Garden Club Plant Sale

The Eden Garden Club will hold a plant sale on Saturday, March 30, from 10 a.m. to 3 p.m. at Paradise Gardens, 20095 Mission Blvd. in Hayward. The sale features vegetables, perennials, succulents, shrubs, natives, garden art, pottery, garden supplies and tools. Donations of plants and garden related items in good condition are accepted from 5:30 to 9:30 a.m. The proceeds are given for School Garden Grants awarded to high schools in Castro Valley and Hayward. Email edengardenclub@yahoo.com for more information.

First United Methodist Church

Easter Sunday Service

First United Methodist Church, 1600 Bancroft Ave., invites the community to celebrate Easter Sunday on March 31. Worship service at 9:30 a.m. You're invited to bring flowers from your garden to decorate the cross in the sanctuary. Following worship service, our fellowship time will include an appetizer pot luck, and special egg hunt and crafts for kids. All are welcome.

The Joy of Textile Art

Textile art by members of the African American Quilt Guild of Oakland is on display through April 9 at the Hayward Area Historical Society Museum, 22380 Foothill Blvd. in Hayward. The display showcases a collection of 40 quilts by East Bay artists, as well as the culture, heritage, and traditions of African American quilting.



PHOTO BY JIM KNOWLES

St. Patrick's Day Around the Bay

Dancers from the Whelan Academy of Irish Dance performed after the 173rd Annual St. Patrick's Day Parade in San Francisco on Saturday. The dancers were accompanied by Darcy Noonan on fiddle and Felim Egan on accordion, followed by The Hooks, an Irish rock band from Sligo. The Glide Ensemble sang gospel, and Dublin Soul, who play a fusion of Soul and Irish, played a tribute to honor the legacies of Sinéad O'Connor and Shane MacGowan, two titans of Irish music who left us in 2023.

An Age-Friendly Way to a Vibrant Community

By *Bella Comelo*
Special to the Times

The World Health Organization (WHO) describes age-friendly communities as being places in which older people, communities, policies, services, settings and structures work together in partnership to support that enables us all to age well.

These policies, services and structures ultimately help in building intergenerational relationships and make the community vibrant.

Thanks to the diligent work of the Senior Commission, help from the present mayor and City Council, our

city became an Age Friendly City in November of 2021. The letter of consent was signed by former Mayor Pauline Cutter.

Our city joins AARP/WHO along with many Bay Area Cities like Berkeley, Albany, Daly City, Emeryville, Fremont, Oakland, and Sunnyvale. Our County of Alameda and our Golden State of California are Age-Friendly too.

But the communities cannot suddenly be made vibrant with a wave of a wand. There are lots of steps to get to these goals. Some of the goals are:

1.) To make the city safe and secure for its residents

2.) Housing – Inter-generational housing.

3.) Transportation

4.) Civic participation and employment

5.) Outdoor spaces and Buildings

6.) Community health services

7.) Social participation

These goals can be achieved with the collaboration of the city and active participation and support of the residents. To achieve the above goals, AARP/WHO mandates that each

Age-Friendly City submit an Action Plan, breaking down the goals into actionable steps.

San Leandro is getting ready to submit its Action Plan soon. In order to get the active participation of the residents, our consultants have put out surveys and are holding Listening Sessions. If any resident wants more information please visit www.sanleandro.org/agefriendly.

Bella Comelo is Vice-Chair of the City of San Leandro's Senior Commission

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Indian Community Based Organization **2024 - 2025**

TITLE VI INDIAN EDUCATION

Public Hearing
Thursday, March 28, 2025
5:00 - 7:30 p.m.

Alameda County Office of Education
Martha: 510-302-5327 BAAIC: 510-667-6950

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Nothing Says Spring Like Asparagus



This Asparagus Quiche combines sautéed asparagus and leeks with Gruyere cheese in a buttery pastry crust. Serve it with a fruit salad for a spring breakfast or lunch.

One sure sign of spring is fresh asparagus in the produce aisle.

This favorite vegetable can be eaten raw, steamed, boiled, grilled, roasted or incorporated into casseroles and salads.

Choose bunches with tightly closed tips and no flowering. Stalks should be bright green and firm (or pale ivory for white asparagus).

It's best cooked the day it's purchased, but it can be kept in the refrigerator for up to five days by standing the bundled stalks in a bowl with about an inch of water.

Devotees like its unadorned flavor, but it's nice to have a few recipes that add a note or two.

ASPARAGUS QUICHE

- 1 tablespoon butter
- 1 leek (white and light green parts only), halved and thinly sliced, then well washed
- Salt and ground pepper
- 1 pound asparagus, tough ends removed, thinly sliced on the diagonal
- 4 large eggs
- 1-1/4 cups half-and-half
- Ground nutmeg
- Favorite pie crust, fitted into a 9-inch pie plate, well chilled
- 1 cup shredded Gruyere cheese (4 ounces)

Preheat oven to 350 degrees, with rack in lowest position. In a large skillet, melt butter over medium heat. Add leek and asparagus; season with salt and pepper. Cook, stirring occasionally, until asparagus is crisp-tender, 6 to 8 minutes; let cool.

In a large bowl, whisk together eggs, half-and-half, 1/2 teaspoon salt, teaspoon pepper, and a pinch of nutmeg. Place pie crust on a rimmed baking sheet. Sprinkle with cheese; top with asparagus mixture. Pour egg mixture on top.

Bake until center of quiche is just set, 50 to 60 minutes, rotating sheet halfway through. Let stand 15 minutes before serving. Yields 6 servings.

SCALLOPED ASPARAGUS

- 1 pound fresh asparagus
- 4 tablespoons butter
- 1 tablespoon flour
- 1 cup milk
- 4 eggs, hard-cooked and finely chopped
- 1/2 teaspoon salt
- 1/4 teaspoon cayenne pepper
- 2 tablespoons fine dry bread crumbs
- 1/2 cup grated Swiss cheese

Bring non-aluminum saucepan of salted water to boiling. Grease

1-1/2-quart shallow baking dish. Boil cleaned asparagus until fork-tender. Drain and transfer to paper towels.

Melt 1 tablespoon of the butter in small saucepan. Stir in flour; cook 1 minute. Gradually stir in milk. Cook stirring constantly until sauce thickens, about 3 minutes. Remove from heat; reserve sauce.

Arrange half of asparagus in a layer in prepared baking dish; sprinkle with half of the chopped egg; dot with 1 tablespoon butter; season with salt and cayenne pepper. Arrange another layer with remaining asparagus. Sprinkle center portion with remaining chopped egg. Pour cream sauce down middle of casserole. Sprinkle sauce with bread crumbs and cheese. Dot uncovered portions of the asparagus with remaining 2 tablespoons butter to prevent drying during baking.

Bake covered in preheated 400°F oven for 15 minutes. Uncover and take 2 to 3 minute until top is browned. Serves 4.

SPRING ASPARAGUS SALAD

- 1 pound California asparagus
- 1 papaya, peeled, seeded, and halved
- 1/3 cup light sour cream
- 1/4 cup mango nectar
- 1-1/2 tablespoons bottled mango chutney
- Peel of 1/2 lemon, grated
- 3 cups cooked curly pasta
- 1/3 pound small shelled and cooked shrimp
- 1/4 cup green onions
- 8 bibb lettuce leaves

Break off asparagus spears at the tender point, rinse and cook in a skillet until tender-crisp, 3 to 5 minutes. Drain and rinse under cold water. Chill and set aside 12 spears; cut remaining asparagus into 1 inch pieces.

Cut half of papaya into eight



thin, lengthwise slices and chill. Cut remaining half into bite-size pieces.

In large bowl, combine sour cream, nectar, chutney and lemon peel. Add cooled pasta, mix well. Stir in asparagus and papaya pieces, shrimp and green onions. Chill briefly.

To serve, spoon pasta mixture on lettuce leaves and arrange papaya and Asparagus spears. Garnish with lemon twists or wedges and fresh mint, if desired. Makes 4 servings.

ASPARAGUS CASHEW RICE PILAF

- 1/4 cup butter
- 2 ounces uncooked spaghetti, broken
- 1/4 cup minced onion
- 1/2 teaspoon minced garlic
- 1-1/4 cups uncooked rice
- 2-1/4 cups vegetable broth
- Salt and pepper to taste
- 1/2 pound fresh asparagus, trimmed and cut into 2-inch pieces
- 1/2 cup cashew halves

Melt butter in a medium saucepan over medium-low heat. Increase heat to medium, and stir in spaghetti, cooking until coated

with the melted butter and lightly browned.

Stir onion and garlic into the saucepan, and cook about 2 minutes, until tender. Stir in jasmine rice, and cook about 5 minutes. Pour in vegetable broth. Season mixture with salt and pepper. Bring the mixture to a boil, cover, and cook 20 minutes, until rice is tender and liquid has been absorbed.

Place asparagus in a separate medium saucepan with enough water to cover. Bring to a boil, and cook until tender but firm.

Mix asparagus and cashew halves into the rice mixture, and serve warm. Serves 8.

SAUTEED ASPARAGUS WITH MUSHROOMS

- 1 pound asparagus, trimmed
- 1-1/2 tablespoons extra virgin olive oil
- 1/2 cup fresh mushrooms, sliced
- 1 teaspoon fresh thyme, chopped or 1/2 teaspoon dried
- Ground black pepper to taste

In a large skillet, bring 2 inches of water to a boil with a teaspoon salt. Prepare a bowl of ice water and set aside.

Add asparagus to the boiling water and cook 4 to 5 minutes or until barely tender but still firm. Using a slotted spoon or tongs, remove the spears to the ice water bath. Leave in ice water 5 minutes or until cool. Drain and set aside. Discard blanching water.

Using the same skillet, heat olive oil over medium-high heat. Add mushrooms, asparagus, thyme and salt and pepper to taste.

Sauté until mushrooms are wilted and the asparagus is just heated through, about 3 to 4 minutes. Serve warm or chilled. Yields 4 servings.

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Willis A. Clingenpeel
Case Number:
24PR066481

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Willis A. Clingenpeel**

A Petition for Probate has been filed by **Richard Clingenpeel**, in the Superior Court of California, County of Alameda. The Petition for Probate requests that **Richard Clingenpeel**, be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on April 5, 2024, 9:45 a.m., Dept. 201, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.

IF YOU OBJECT to the granting of the petition you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the **later** of either (1) **four months** from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) **60 days** from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. **Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.**

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner: Spencer W. Chen,
135 Main Street, Suite 1200 San Francisco CA 94105 (415) 957-1800

LEGAL 1150-24PR066481 03/14/24, 03/21/24, 03/28/24

HOROSCOPE by Salomé

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ARIES (March 21 to April 19): The last lingering days of winter leave the rambunctious Ram more restless than usual. Put all of the extra energy into strengthening a long-neglected relationship.



TAURUS (April 20 - May 20): The clever Bull will ignore outward appearances and dig a little deeper to find important hidden facts before making a decision. Meanwhile, a friend needs you.



GEMINI (May 21 to June 20): It's a good time to reorganize around your home and on the job. Missing items will seem to magically reappear once you discard the clutter.



CANCER (June 21 - July 22): Tame that skeptical nature of yours. Be open to well-intended advice from a family member. A co-worker also has a suggestion that can be beneficial to the both of you.



LEO (July 23 - August 22): A so-called bargain could turn out to be a mite more risky than you thought. Keep your purse closed for now. A better deal is just down the line.



VIRGO (August 23 - Sept. 22): A sudden romantic overture emerges out of the past and catches you off guard. Respond with your usual honesty. This is not the time for coyness.



LIBRA (Sept. 23 - October 22): Romantic aspects are especially favorable this week. A career move also holds positive potential. Check out possible drawbacks before making a final decision.



SCORPIO (October 23 - November 21): You dislike changing plans, but it could be a wise move to be a little more flexible than usual. The reason will become apparent very soon.



SAGITTARIUS (Nov. 22 - Dec. 21): A loved one may feel left out of your life as you pursue your objectives this week. Take time to offer reassurances that your priorities haven't changed.



CAPRICORN (Dec. 22 - Jan. 19): This is a good time to stop nursing your wounded pride and start repairing a strained friendship. Take the first step now and let the healing process begin.



AQUARIUS (Jan. 20 - Feb. 18): Expect good news about a particular health problem. Then go out and celebrate with friends and family. There's good news about your financial health as well.



PISCES (Feb. 19 - March 20): A state of confusion marks the early part of this week, but explanations will come in time to clear things up for you. Be cautious about making promises.

CROSSWORD PUZZLE ANSWERS

M	I	D	A	S	M	I	R	K	A	T	
I	S	A	L	L	E	V	A	E	D	A	
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J	U	S	T	I	N	O	G	R	E		
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SENIORS

SENIOR Q&A

New Medi-Cal Rules Make It Easier To Qualify for Financial Assistance?

Q: *My mother will need care in a Nursing Home, but the cost is beyond our reach. I understand that Medi-Cal can help subsidize that cost if she were eligible for that financial assistance. I also heard that there are new rules now in place that may make it easier for her to qualify. Can you shed any light on this, and is there still a role for advance planning?*

By Gene L. Osofsky, Esq.
SPECIAL TO THE TIMES

A: Yes, and you heard correctly! Because of legislation (AB 133) signed by Governor Newsom, and fully effective this year, Medi-Cal has abandoned its long-standing asset test for all categories of Medi-Cal.

Until this year, there were, broadly speaking, two categories of Medi-Cal: (1) Medi-Cal for those under age 65, who qualified under the Affordable Care Act by reason of having modest incomes (where assets did not count), and (2) Medi-Cal for those over age 65 and the disabled, who qualified by reason of having “countable resources” under certain limits (that is, where assets did count, although income only counted toward their “co-pay” or “Share of Cost”). Asset resources did not count for the younger group, but did count for the older group. Now, they no longer count for either group! With this

transformative change in the law, eligibility for the older group is now in sync with the younger group. In short, the value of assets is no longer disqualifying for either group. This comes as very welcome news for many seniors.

That said, there is certainly a role for advance planning, especially for seniors, and I am glad you asked that question. Here are some bullet points:

1) Income still matters: For seniors, income is still considered for purposes of determining whether he or she will have a monthly Share of Cost for the care received. While the rules regarding income are different for care received in a nursing home, as compared with care received at home, there are still lawful planning strategies available to shelter that income. These strategies can be helpful so as to either minimize the patient’s monthly Share of Cost or eliminate it entirely. For example, in appropriate cases, certain trusts may be used to shelter income generated by



income-producing assets, in full compliance with the Medi-Cal rules. Furthermore, know that some Medi-Cal options are only available when the beneficiary’s Share of Cost has been reduced to zero. One such option is the Assisted Living Waiver Program, which provides a Medi-Cal subsidy for care in assisted living facilities for those who qualify. Other programs are only helpful where the Share of Cost is substantially below the actual cost of care, such as the In Home Supportive Services (“IHSS”) Program.

2) Estate Recovery: When the Medi-Cal beneficiary dies, Medi-Cal looks to his or her estate to determine if it may recover payments made on his or her behalf. In this regard, estate recovery is now limited to cases where the patient’s estate is administered in a formal probate proceeding. Thus, Medi-Cal planning may include holding assets in certain trusts and/or by creating certain financial accounts with named death beneficiaries.

3) Good Planning Documents are still essential: It is still essential to have

good planning documents in place, such as a Durable Power of Attorney containing the requisite Medi-Cal planning powers: should you become incapacitated, these powers may be necessary for your designated agent to use so as to enable him or her to help you take advantage of the new rules. And these powers should always be coordinated with your trust and meet your other estate planning objectives. So, advance planning is just as essential as before.

Medi-Cal has been issuing new rules and guidance to help Medi-Cal eligibility workers comply with the new law and to assist advocates, such as myself, help their clients. So, stay tuned as the new law moves forward and good wishes to you and your mother on securing a Medi-Cal subsidy to help with the cost of her care.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 30 years with Trusts, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. Visit: LawyerForSeniors.com or call (510) 247-2555.

Spectrum, Meals On Wheels Push To #SaveLunch

Spectrum Community Services joins local Meals on Wheels programs from across the country in calling upon Congress to #SaveLunch for millions of American seniors at a time when key hunger relief and nutrition programs are being threatened. The organization is urging Senators Alex Padilla and Laphonza Butler to protect and increase funding for Senior Meals and Meals on Wheels services and is asking everyone to take action by visiting www.SaveLunch.org, where you can easily send Congress a direct message about this.

Federal funding accounts for 73% of Spectrum’s senior nutrition programs’ annual budget, but it has neither kept pace with inflation nor the rapid growth in America’s senior population. The increased living wage, along with rising food and transportation expenses, has placed strains on our services. Despite these challenges, we managed to deliver 156,200 meals to 2,392 seniors in 2023. Cuts of any kind will cause a waitlist for eligible seniors Spectrum Community Services is able to serve and those desperately in need of this lifeline. “As seniors are the fastest growing age group in America and the pandemic funding is depleted, we see evidence around us of the devastating impacts lower support levels can have on the seniors in our community,” said Lara Calvert, Executive Director of Spectrum Community Services. “After more than three years of extra support for social isolation, and food, it is imperative that Congress acts now to preserve seniors’ lifelines and prevent taking vulnerable seniors off of services, by supporting Meals on Wheels funding.”

Underscoring the importance of federal funding for these programs, a newly released report, “The Case for Meals on Wheels: An Evidence-Based Solution to Senior Hunger and Isolation,” highlights a set of consistent findings that Meals on Wheels programs improve senior health, safety, social connection and more while saving money. Meals on Wheels America – the leadership organization supporting the network of more than 5,000 community-based programs across the country that are dedicated to addressing senior hunger and isolation – analyzed 38 studies, spanning from 1996 to 2023. The studies consistently reported that Meals on Wheels programs reduce health care utilization and costs, falls, nursing home use, social isolation and loneliness and improve seniors’ ability to age in place, food security, diet quality and nutritional status.

During the week of March 18 through 22, Spectrum Community Services will participate in Community Champions Week as a part of the #SaveLunch campaign where local “champions” are invited to visit our senior meal sites or ride along on our Meals on Wheels delivery routes. These “champions” include local city council, officials, civil servants, and other prominent community figures to help prepare and deliver meals, meet our clients and volunteers, and help raise awareness about the nutritional and social needs of seniors.

To learn more about these services, please visit www.MealsOnWheelsAmerica.org or www.SpectrumCS.org. To learn more about #SaveLunch and the ways you can take action, visit: SaveLunch.org.

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REAL ESTATE GALLERY



Professional Representation is Critical

By Carl Medford, CRS
Special to the Times

Every year we encounter those who, when considering selling their home, decide they want to sell on their own to save the cost of commissions. "How hard can it be?," they reason.

The answer? That depends.

The first consideration is the fact that selling a home is fraught with potential litigation. California's real

estate laws are the strictest in the Union and, if not fully understood, could lead to dire legal consequences with financial ramifications significantly higher than a commission. Due to this reality, like any professional service providers, Realtors are required to carry extensive insurance.

The second factor is experience. While a person may be looking to sell one home – their own – our region contains real estate agents who have personally sold well over a thousand

homes in their career. They will be quick to provide examples of transactions gone wrong along with their actions to getting things back on the rails. Imagine any of the following:

The home you are preparing to sell backs to a right-of-way and, during the process of preparation, a homeless encampment is set up directly behind your property. Making things worse, the new 'neighbors' begin hopping the fence, breaking into the home, stealing things and doing malicious damage.

The home you are selling is vacant and a neighbor, looking to make a fast buck, breaks in, changes the locks and 'rents' the property, requiring you to go through a legal eviction process to remove the 'tenants'.

The day before your sale is supposed to close, the buyer backs out.

The appraiser representing the buyer's lender delivers an appraisal over \$200,000.00 under the contract value, which threatens to blow up the sale.

Your next-door neighbor suddenly claims that a significant part of your front yard actually belongs to them – and they have the map to prove it.

The Garden Bug

Remove a competing "leader" at the top

Remove odd and crowded branches, and two growing from one spot

Remove branches growing towards the main trunk or having narrow angles

Remove diseased, broken or "crossing" branches

Remove branches low on the trunk or sweeping down to the ground

Remove roots that girdle the base of the trunk

Trimming tree branches

Source: extension.umd.edu

- Brenda Weaver

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Castro Valley

20076 Emerald Court 94546: \$807,500 [3 BD - 853 SF - 1950]
11405 Crow Canyon Road 94552: \$1,550,000 [2,172 SF -]

TOTAL SALES: 2
LOWEST AMOUNT: \$807,500 **MEDIAN AMOUNT:** \$1,178,750
HIGHEST AMOUNT: \$1,550,000 **AVERAGE AMOUNT:** \$1,178,750

Hayward

25850 Kay Avenue #304 94545: \$540,000 [2 BD - 1,007 SF - 1989]
25458 Custom Drive 94544: \$575,500
29234 Hub Lane 94544: \$635,000 [1 BD - 1,000 SF - 2020]
706 Kingsford Way 94541: \$735,000 [3 BD - 1,381 SF - 2003]
274 West Jackson Street 94544: \$755,000 [3 BD - 951 SF - 1949]
1315 Highland Boulevard 94542: \$775,000 [2 BD - 839 SF - 1947]
27855 Lanai Court 94544: \$788,500 [4 BD - 1,406 SF - 1953]
504 B Street 94541: \$800,000 [2 BD - 1,294 SF - 1905]
27522 Orlando Avenue 94545: \$826,000 [3 BD - 1,119 SF - 1955]
24847 Thomas Avenue #24845 94544: \$850,000 [4 BD - 1,500 SF - 1954]
153 Cue Way 94544: \$873,000 [2 BD - 1,718 SF - 2019]
402 Saint Andrews Street 94544: \$1,000,000 [3 BD - 1,837 SF - 1951]

TOTAL SALES: 12
LOWEST AMOUNT: \$540,000 **MEDIAN AMOUNT:** \$781,750
HIGHEST AMOUNT: \$1,000,000 **AVERAGE AMOUNT:** \$762,750

San Leandro

1450 Thrush Avenue #14 94578: \$478,000 [2 BD - 820 SF - 1994]
63 East 14th Street 94577: \$510,000 [2 BD - 1,377 SF - 1942]
16825 Clinton Avenue 94578: \$680,000 [3 BD - 1,304 SF - 1944]
215 Accolade Drive 94577: \$1,030,000 [4 BD - 1,768 SF - 2000]
611 Oakes Boulevard 94577: \$1,175,000 [3 BD - 1,913 SF - 1938]
901 Bancroft Avenue 94577: \$1,300,000 [3 BD - 2,136 SF - 1936]

TOTAL SALES: 6
LOWEST AMOUNT: \$478,000 **MEDIAN AMOUNT:** \$855,000
HIGHEST AMOUNT: \$1,300,000 **AVERAGE AMOUNT:** \$862,166

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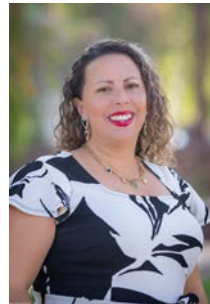


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I am the owner of a small boutique immigration law firm in San Leandro. I focus my practice to 100% immigration law, as I am committed to providing my clients with high-level, attorney-driven representation, allowing us to provide an individualized solution and success-driven outcome. We pride ourselves on our 99% approval rate. I enjoy assisting families, employers and business owners obtain legal residence, citizenship or naturalization, as well as other nonimmigrant visas. I chose "Omega" as the name to represent the beginning and end solution to one's immigration needs. After having moved my business to San Leandro from the San Jose area, I am enjoying the variety of clientele from San Leandro, Castro Valley, Hayward, Oakland, and neighboring cities. Our services also include: free consultations and Spanish-speaking legal assistants.

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Honestly, I have never looked back! I bring my own passion to working with others, creating an experience, designing a thoughtful plan for selling and buying & forging relationship that last well beyond a working relationship. I will always remember where this love and commitment for Real Estate came from. I believe our company, Rinetti & Company is unique in that way. We all encourage each others strengths share our experiences and encourage one another to succeed. We strive to do our best, help others find their dream homes, move on to their next home and create a new future. Thank you to all our past clients for your continued support and all of those we look forward to helping now and in the future.

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With almost 32 years of experience as a professional administrative accountant, Lupita earned a bachelor's degree in Accounting, and worked with the Administrative Department of the Consulate General of Mexico for over 15 years. Impressed by her education, extensive experience and dedication as a committed employee, Lupita joined the Santos-Robinson Mortuary staff in March 2023. Competent in many areas of the business, Lupita is a fluent Spanish speaker which allows her to help, and guide, our Spanish-speaking community in planning the funeral services of their loved ones. We understand how difficult these times can be for families and Lupita's main goal is serving families in an exceptional manner with both compassion and professionalism.

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LEGAL NOTICES

FILED February 15, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604085

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930

The name of the business(es):
1. Cal Marine Electronics Recreational
Marine 2. Cal Marine Electronics, lo-
cated at 673 Via Mirabel, San Lorenzo.,
CA 94580, Alameda County, is hereby
registered by the following owner(s):
Hensley Serenity Valley Inc., located
at 673 Via Mirabel, San Lorenzo., CA
94580. This business is conducted by a
Corporation, This business commenced
1/29/2024
/s/Stephen Hensley
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires February 14, 2029

FILED February 27, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604273

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930

The name of the business(es):
Advanced Patching and Maintenance,
located at 1314 Pacific Ave., San
Leandro, CA 94577 Alameda County,
is hereby registered by the following
owner(s): Carlos Jesus Avalos Padilla, lo-
cated at 1314 Pacific Ave., San Leandro,
CA 94577. This business is conducted
by An Individual
This business commenced N/A
/s/ Carlos Jesus Avalos Padilla
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires February 26, 2029
MAR 07, 14, 21, 28, 2024

FILED February 28, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604323

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930

The name of the business(es):
Lost & Found Asset Recovery Special-
ists, located at 4293 Savannah CT.,
Oakland, CA 94605 Alameda County,
is hereby registered by the following
owner(s): Denise Braziel, located at
4293 Savannah CT., Oakland, CA 94605.
This business is conducted by An Indi-
vidual
This business commenced N/A
/s/ Denise Braziel
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires February 27, 2029
MAR 14, 21, 28, APR 4, 2024
1111-SLT

FILED March 1, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604377

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930

The name of the business(es):
Sage Transformations, located at 829
Bridge Road, San Leandro, CA 94577
Alameda County, is hereby registered
by the following owner(s): Kinkini Ban-
erjee, located at 829 Bridge Road, San
Leandro, CA 94577. This business is
conducted by An Individual
This business commenced 1/15/2024
/s/ Kinkini Banerjee
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires February 28, 2029
MAR 07, 14, 21, 28, 2024

FILED March 11, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604681

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930

The name of the business(es):
Landscape Fowl Control, located at 575
Cape Cod Dr., San Leandro, CA 94578
Alameda County, is hereby registered
by the following owner(s): Quang
Hua, located at 575 Cape Cod Dr., San
Leandro, CA 94578. This business is
conducted by An Individual
This business commenced 1/1/2024
/s/ Quang Hua
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires March 10, 2029
MAR 21, 28, APR 4, 11, 2024
1120-SLT

FILED March 13, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604764

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930


The name of the business(es):
Cedar Creek Bio, located at 1550 Ban-
croft Avenue APT. 322, San Leandro, CA
94577-5257 Alameda County, is hereby
registered by the following owner(s):
Harris Shapiro, located at 1550 Ban-
croft Avenue APT. 322, San Leandro, CA
94577. This business is conducted by
An Individual
This business commenced N/A
/s/ Harris Shapiro
This statement was filed with the County
Clerk of Alameda County on date in-
dicated by file stamp above.
Expires March 12, 2029
MAR 21, 28, APR 4, 11, 2024

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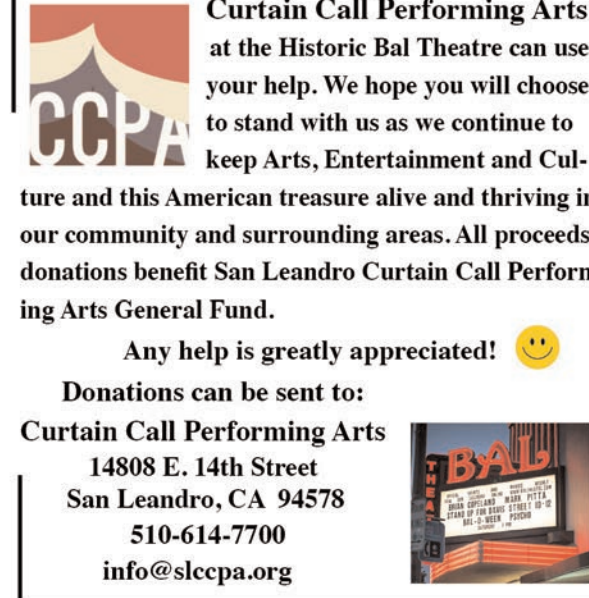
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Military: 'We've got to make sure police have the weapons they need'

continued from front page

what military type equipment they have, and obtain approval before purchasing any more.

The council unanimously (7-0) backed the chief's report, which was also reviewed by the Community Police Review Board (CPRB) in April last year. That board recommended that the police department not be able to put weapons on its robots or drones and limit its use of chemical agents or bean bag projectiles for crowd control.

The CPRB was also adamant against the SLPD's ability to purchase wide-range TASER devices, microwave weapons, water cannons, or long-range acoustic devices.

The City Council also debated whether to limit the police department's policy on so-called exigent circumstances — times when the police need to take immediate action to prevent serious injury or death — should be extended to property as well.

Councilmember Bryan Azevedo noted that the City Council shouldn't "tie the hands of our police chief."

"I just got a message this morning that a friend that has a body shop and repair shop on Timothy Drive got broken into by a gang of 14 people who had automatic weapons and cleaned them out before the police could get there in

7 minutes," Azevedo said. "We've got to make sure the chief and police have the weapons they need. So, I'm going to support you guys on this."

Mayor Juan González said the council will invite the CPRB to a future meetings to review their decision-making process with them.

In other City Council news, Mayor González issued a proclamation declaring March 2024 Women's History Month.

The council unanimously approved Cristian Amezcua's nomination to the Youth Advisory Commission.

The City Council passed a resolution to reallocate \$1,078,857 in funds it received from the 2021 American Rescue Plan Act (ARPA) COVID relief plan to help people living in RVs find permanent housing, partially fund the new Alternative Response Unit for mental health crises and purchase technology for these projects.

The City Manager has the council's approval to spend \$300,000 on outreach with the Family Violence Law Center. San Leandro is also positioning itself for future federal grants now that it has adopted the U.S. Department of Housing and Urban Development Amended Citizen Partici-



Military gear and weapons used by the police department needs to be approved each year by the City Council.

pation Plan and Community Development Block Grant Contingency Plan.

City Ends Year with \$9 Million Left Over

It turns out the city ended

its Fiscal Year 2022-2023 with at least \$9,258,000 in unspent funds, made up of revenues received in amounts that were higher and expenditures that were lower than what was budgeted.

The Council approved a plan to use the money to expand the city's Safety Ambassador Program, support the aforementioned RV outreach program, hire a new part-time crime prevention

assistant, replace the roofs at two fire stations and the San Leandro History Museum, add more money to the city's pension trust fund and set aside \$2,325,119 to replenish the General Fund.

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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 or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

Thank You for Supporting SL Scholarship Foundation
Editor,

A very special thank you for all the wonderful support of the San Leandro Scholarship Foundation Annual Dinner & Auction. This event was absolutely spectacular from beginning to end.

The evening was celebrated with a gourmet dinner, talented entertainment, amazing auction items, and an inspirational presentation by Carolina Ixta, acclaimed author of "Shut Up, This is Serious," Jefferson Elementary School

Teacher, and San Leandro High School Class of 2014 graduate. Ms. Ixta was truly an inspiration and a perfect example of making dreams come true.

The evening was a product of many dedicated hands and devoted supporters of Excellence in Education. Thank you one and all for your never-ending dedication.

Pearl Johnston
San Leandro
SLSF Board of Directors

Don't Allow PG&E to Raise Rates



Send a letter to the editor to Letters@ebpublishing.com
Letters must include the writer's name, address and telephone number.

Editor,

It was outrageous when the California Public Utilities Commission (CPUC) voted unanimously to allow the Pacific Gas and Electric (PG & E) company to raise rates again to customers which will take effect in April. PG&E claims that

they need to raise rates in order to spend it on wildlife mitigation projects. It is shameful what PG&E is doing to its customers in order to make a profit.

The rates, which will be higher next month, is too much for the majority of customers in the

state. The customers should not be punished for PG&E's mishandling of the wildfires in Northern California. I urge the CPUC to reconsider their position on allowing PG&E to raise rates.

Billy Trice Jr.
Oakland

Car: Incredibly, no one needed transportation to the hospital

continued from front page
from the corner. So the car apparently went through that pole before continuing down to the intersection where it wiped out the second telephone pole and the traffic signal pole.

Neighbors and firefighters at the scene wondered how one car did so much damage. Usually, a car comes to a stop after hitting one telephone pole.

The driver was heading northbound on Washington Avenue when he “experienced a physical condition that caused a sudden acceleration and swerving of the vehicle,” according to Lt. Abe Teng of the San Leandro Police Department.

“Fortunately, neither the 66-year-old male driver nor

the two passengers in the vehicle suffered any injuries that required medical transport,” Teng said. He added that there were no indications the driver was under the influence of any drugs or alcohol. The driver did not get a ticket.

Power Outage Causes Flooded Underpass

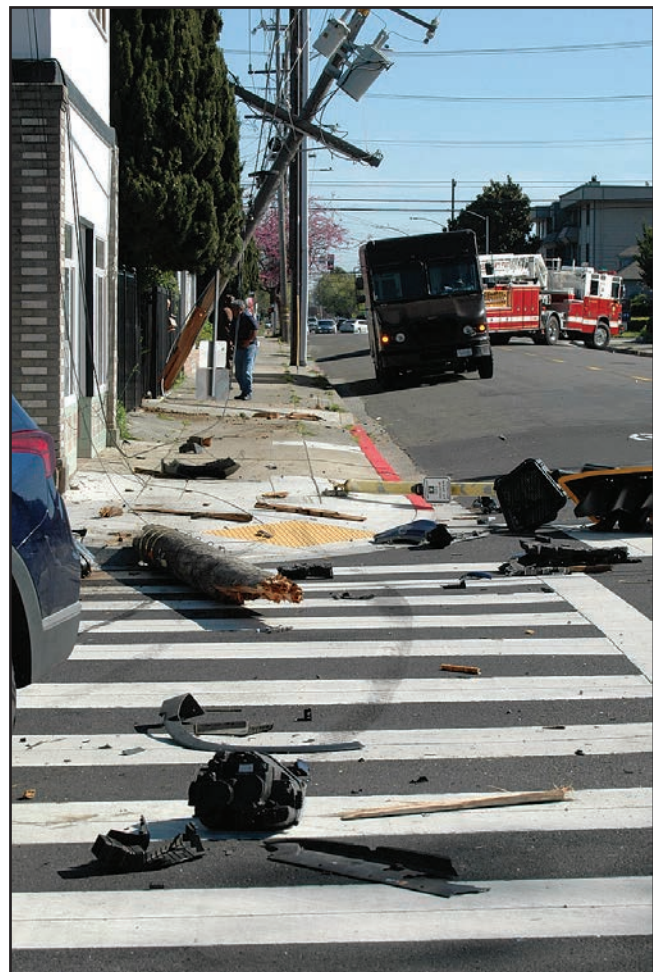
The damaged utility poles caused a power outage in the area. The outage caused an underground water pump for the Washington Avenue underpass to fail, resulting in the underpass being flooded, according to Teng.

Because of the flooding, traffic had to be diverted away from the underpass until the pumps were repaired at around 9 a.m. on Tuesday.



PHOTOS BY JIM KNOWLES

The car left a path of destruction and wound up in front of a house at the corner of Washington Avenue and Castro Street on Monday afternoon.



Shoot: Bullets go through walls into house; police say prioritize your safety

continued from front page
dence, striking several interior walls.

The sheriff’s department reminded the public of the importance of prioritizing your safety and that of your loved ones. Armed suspects usually perpetrate this type of crime. Safety should be your priority if you become aware

of someone attempting to steal your vehicle from your driveway or the street in front of your home.

The sheriff’s department continues to investigate and asks anyone with suspect information to call Investigations at 510-667-3636 or the anonymous tip line at 510-667-3622.

Fee: ‘Capital costs continue to increase’

continued from front page
Public Works Department.

“It generates \$1,070,000 annually, and the value of that one million dollars does not buy as much as it once did,” Battenberg told the City Council at its March 4 meeting. “Unfortunately, pollution prevention, operating and maintenance, and capital costs continue to increase. Additionally, we have increasing regulatory requirements, such as unfunded mandates for clean water. And, for the last few years, the costs have exceeded revenues. We’re currently looking at about a \$2.5 million deficit.”

To fix everything on its to-do list, Battenberg says Public Works would like to increase annual fee revenues to \$4.8 million but is hoping residents will at least approve increases

to fund a \$3.2 million annual budget to cover just its “very high-priority” and most “high-priority” projects.

Critical fixes include aging pipes running down Williams Street and Aurora Drive to the Marina and those under San Leandro Boulevard and Best Avenue. Additionally, installing 177 small and six large “trash capture” devices mandated by local ecological laws is estimated to cost \$5,500,000.

“We feel like the \$3.2 million option provides some time for us to continue to monitor what’s happening with climate change and sea level rise and see if there might be more projects in things that we need to adjust to in the future,” Battenberg says. “With that approach, we might need to come back in 5 or 10 years

and reassess the actual need, but this definitely allows us to be more proactive.”

The stormwater fee is based on several factors, such as the average square footage of a single-family home and parts of the property that create water runoff (also called the “average impervious surface area”), such as a driveway, patio, or roof.

Most single-family parcels in San Leandro (16,111 out of a total of 20,398) sit on land between 3,200 and 7,200 square feet. These property owners could see their annual parcel tax fees increase from \$26.33 to \$49.92 to cover the more critical stormwater projects to as much as \$74.61 under a more aggressive option.

Homeowners must be informed and allowed to amend the proposal and vote to in-

crease stormwater revenue from approximately \$1.1 million to \$3.2 million annually.

Property owners should expect their public notice to arrive on or just after April 5. On May 20, the city is expected to hold a hearing for public comment and potentially modify or stop the proposal if more than half protest it.

Ballots would be sent out to property owners no later than May 24. Ballots from these homeowners would be due to the City Clerk by 5 p.m. on July 8. On July 15, the Council would certify ballots sent back from property owners and potentially adopt a fee if the majority of those votes received are “yes.”

If it passes, the updated stormwater fee will be included in November’s 2024-25 Tax Assessments.

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Mobile Home Park Residents Look for Relief from Rising Rent

By Mike McGuire
San Leandro Times

Some 60 residents of San Leandro's mobile home parks met at the Marina Community Center on Saturday, March 9, to plan a push to fix what they see as loopholes in San Leandro's mobile home tenant protection ordinance, passed in 2019.

Since then, "Rents have continued to rise, and owners are being very mean to us, often," said Deborah Acosta, president of the Mission Bay Residents Association (MBRA).

Not only that, but questionable other charges have been imposed, such as exorbitant utility charges. And what protections the ordinance does offer are not being enforced, Acosta said.

The MBRA had invited residents from all nine of the city's mobile home parks to the meeting, held in conjunction with the national

advocacy group Mobile Home Action. Residents of several other parks, though not all nine, did attend.

Acosta said the City Council has recognized the flaws in the ordinance since a 2022 meeting with mobile home residents and promised to fix them, but hasn't in the two years since.

Residents Want a Cap On Annual Rent Hikes

The residents are seeking lowered annual rent increases based on 60 percent of the Consumer Price Index, because 40 percent of it already accounts for rising housing costs. They also seek to limit expense and capital replacement passthroughs by owners, and limiting rent increases upon sale of units.

And they want the city to provide resources, currently lacking, for its staff to enforce the ordinance.

Mobile Home residents

had made those demands at a citywide public meeting last fall on proposed tenant protections. A City Council committee then looked at their demands along with a call for further protections for other tenants, but sent them back to city staff for discussions and further study.

That staff report will likely be released sometime in the spring, according to city Community Development Director Tom Liao.

Acosta said that mobile home residents differ from other renters in that they typically own the unit they live in, but pay park owners rent for the space for the mobile home. In the last few years, family owners of mobile home parks who had increased rents only gradually have been bought out by corporations, often private equity operations based elsewhere, she said.

The sharp rise in rents and other charges that followed led

to the city enacting the Mobile Home Rent Stabilization ordinance in 2019, Acosta said. Its shortcomings quickly became apparent, as new owners found new ways to charge people money and even openly exceeded the limits on annual rent increases, she added.

Acosta said she didn't think the City Council had fully understood the connection between rising rents and plunging equity for mobile home owners. As rents rise, the price people are willing to pay to buy the unit itself falls.

"Our research found that for every \$100 rise in rent, the equity in the unit drops by \$10,000," she said. "They're stealing our equity."

At Mission Bay, those other charges took the form of owners charging tenants to expensively build a wall, useful for getting higher rents from newcomers but of no use to current residents, Acosta said.

At Trailer Haven, utility

bills that are paid to the mobile home park owners, not the utility, have been called excessive.

Resident Going to Court Over Exorbitant Utility Charges

At least one Trailer Haven resident is currently suing the owners in small claims court over what she considers outrageous past and present utility bills, while at the same time the owners are trying to evict her for not paying those same bills. The Trailer Haven resident showed this newspaper a monthly electricity bill of \$590 for her trailer home.

MBRA Vice President Judy Seymour urged people to join Mobile Home Action, which has a professional staff to fight mobile home abuses nationwide.

She also reported on her and Acosta's attendance at the group's national convention recently in Washington, D.C., where they talked to legisla-

tive staffers as both houses of Congress, and met people from throughout the country.

Seymour said she was surprised to find the same issues San Leandro mobile home residents faced were being fought over across the country.

Mobile Home Action organizers Brooke Ervin and Jose Sanchez-Castro thanked people for coming, and said the group would be canvassing hopefully all of San Leandro's mobile home parks on March 29 to 30 to gather residents' experiences and plan a course of action.

Training to do the canvassing was offered after lunch. Mission Bay resident Cheryl Noldon urged people at the meeting to fill out a survey ahead of the canvassing about issues where they lived.

More information about the mobile home residents' efforts is available by emailing the MBRA at mbhoasl@gmail.com.



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