

# RESIDENCE PROGRAM UPDATE

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November 15, 2022

Board of Directors Meeting

Presented by Acting BSM Ruby Tumber



# Background



## 64 Total Residences Managed

- 41 Employee Security
- 6 Caretaker
- 13 Concessionaire
- 4 Leasebacks

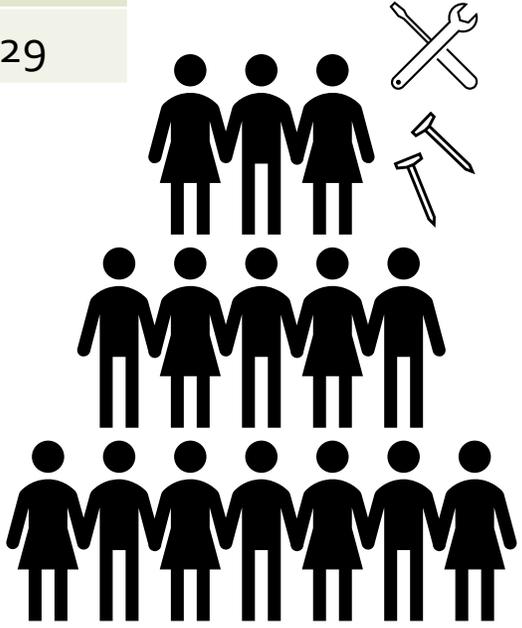
## Majority for residents performing security and other duties:

- Emergency calls / first response
- Illegal activity monitoring
- After hours entries reporting
- Defensible space
- Fire monitoring
- Open gates
- Monitor water systems
- Animal care (EEC)

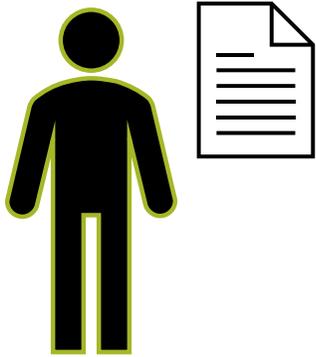
# Staffing and Resources

Total Employee Security Rent Payments by Year				
2017	2018	2019	2020	2021
\$337,357	\$336,003	\$338,101	\$366,537	\$359,529

2021 Residence Program Budget		
101	553	Total
\$129,280	\$100,000	\$229,280



Trades



Admin. Analyst II

# How to be a Resident

- Advertising (HR email)
- Open House
- Application
- Interview Panel & Selection
- Qualifications:
  - Maximum total term - 9 years
  - 3 additional years - "hard-to-fill" locations
  - Former residents may re-enter program after 12 months
  - All employees past probation are eligible
  - Roommates allowed
  - Allowable residents based on occupancy of home



## GARIN / DRY CREEK - MEYERS

TO: All Regular Employees at EBRPD DATE: November 12, 2020  
FROM: Noah Dort, Business Services Department, Operations Division  
SUBJECT: Availability of Security Residence

### Garin / Dry Creek Meyers Security Residence located at 550 May Road, Union City

In accordance with the District Residence Program adopted by the Board in Sept. of 1991, to which reference should be made, this memorandum constitutes an official notification of the availability of a District Residence located in the above-captioned Regional Park area, as follows:

**DESCRIPTION:** 3-bedroom, 1-bathroom, approximately 1,377 sq. ft. residence constructed in the late 1800's. No nails, screws, or paint can be applied to walls. One bedroom accessed by passing through another bedroom. Residence has hardwood floors, fireplace, built-in cabinets, and large porch. Separate laundry room with electric hook-ups (120 volt only). Resident responsible for telephone utility. District provides electricity and water. **Maximum number of residents is 7.**

**RENT:** \$1,595.00 PER MONTH (first month's rent & security deposit due prior to move-in)

**OPEN HOUSE DATE:** Friday, November 20 from 12:00 p.m. to 1:30 p.m.

**DEADLINE TO APPLY:** 9:00 a.m. on Friday, December 4 via EMPLOYEE RESIDENT APPLICATION FORM

**INTERVIEW DATE:** Thursday, December 10 by phone or Zoom

**FOR INFORMATION:** Noah Dort [ndort@ebparks.org](mailto:ndort@ebparks.org) (510) 544-2514

**SPECIAL CONDITIONS:** Resident will unlock and open parking lot gates in the morning, and close and lock parking lot gates and pipe gate leading to garden gate in the evening, 7 days per week. Resident will keep garden gate closed at all times when the garden is not open to the public and whenever entering or leaving. Resident will keep the residence exterior clean, orderly, and presentable to the public. Residence is highly visible to the public, and resident can expect frequent public contact. Resident will monitor the residence area for signs of trespassing, theft, vandalism, or other illegal or unauthorized activity. Resident will assist park visitors as necessary, keep Park Supervisor advised of any problems that arise in the area, and notify Public Safety as needed. *Park District makes no guarantee on television or internet services which may be limited, unreliable, or unavailable. No cats at this residence.*

**SECURITY DEPOSIT REQUIRED PRIOR TO MOVE-IN:** \$1,000.00 (cash or cashier's check only)

- Resident is required to pay annual Possessory Interest Tax.
- Tenant, at its cost, shall maintain public liability and property damage insurance with a single combined liability limit of \$300,000 insuring against all liability of Tenant and its invitees. District shall be named as an additional insured. The insurance shall be issued as a primary policy and shall contain an endorsement requiring thirty (30) days written notice from the insurance company to both parties before cancellation or change in the coverage, scope, or amount of any policy. The policy, together with evidence of payment of premiums, shall be deposited with District at the commencement of the term, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy. Tenant shall also supply evidence of personal property, fire insurance for tenant's household goods, furnishings, and personal effects.
- Written permission must be obtained for any and all pets. For resource protection, cats are no longer allowed in any park residence. All dogs, if approved, must be kept contained within a fenced area, dog run, or kennel while outside the residence. Tenant assumes full responsibility for any and all damages caused by pets inside or outside the residence.

If interested, please submit an EMPLOYEE RESIDENT APPLICATION FORM by mail or email; mail/email must be received by 9:00 a.m. on Friday, December 4, 2020. Send email to [NDort@EBParks.org](mailto:NDort@EBParks.org); send mail to Noah Dort, Operations, 2950 Peralta Oaks Ct, Oakland, CA 94605.

PLEASE POST

PLEASE POST

PLEASE POST

# Program Updates

- Per Board request an Ad Hoc Committee was formulated in 2019-2020 to evaluate the program
- There were 3 primary outcomes of committee, all of which completed:
  - Conduct rent appraisals for upcoming residence additions
  - Prioritize construction of Anthony Chabot campground residence
  - Perform cost/feasibility study for subdividing three residences & recommend best option as a pilot duplex project



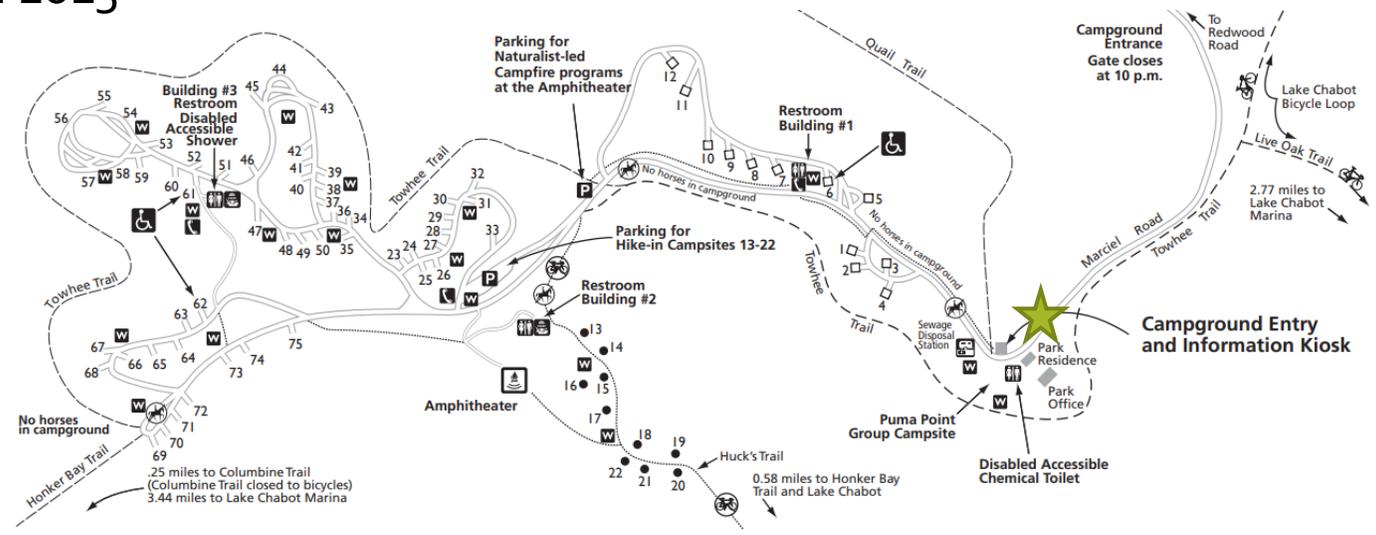
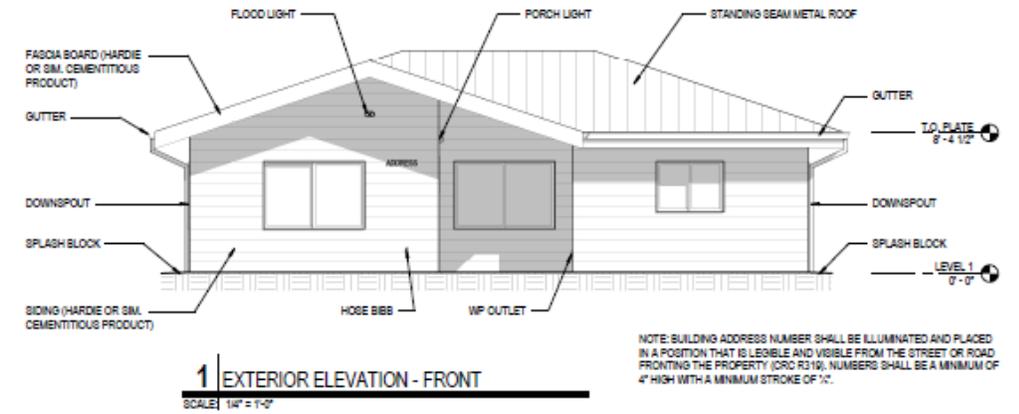
# Rental Appraisals



- Appraisals are a routine part of the residence program, with Appraised Market Rental Value assessed every 6 years.
- Following the committee, the following were appraised:
  - Black Diamond Kirker Pass (Affinito)
  - Deer Valley Chadbourne Road (Roddy)
  - Las Trampas 60 Valley Hill (Lothamer)
  - Pleasant Ridge Tehan Canyon (Glenn)
  - Redwood Road (Albanese)
  - Sibley Pinehurst (McCosker)

# Anthony Chabot Campground

- Recommendation to re-initiate residence at Anthony Chabot Campground
- No resident since 2011, needed for security presence and on-hand presence for 75 family / 7 group campsites
- Contract awarded fall 2022 – NBC Engineers \$471,00 for construction / completion in 2023
- **Sustainability**
  - Cementitious Siding
  - Spray foam insulation
  - Concrete slab foundation
  - Sustainably sourced lumber
  - Heat pump HVAC/Water heater



# Duplex Evaluation

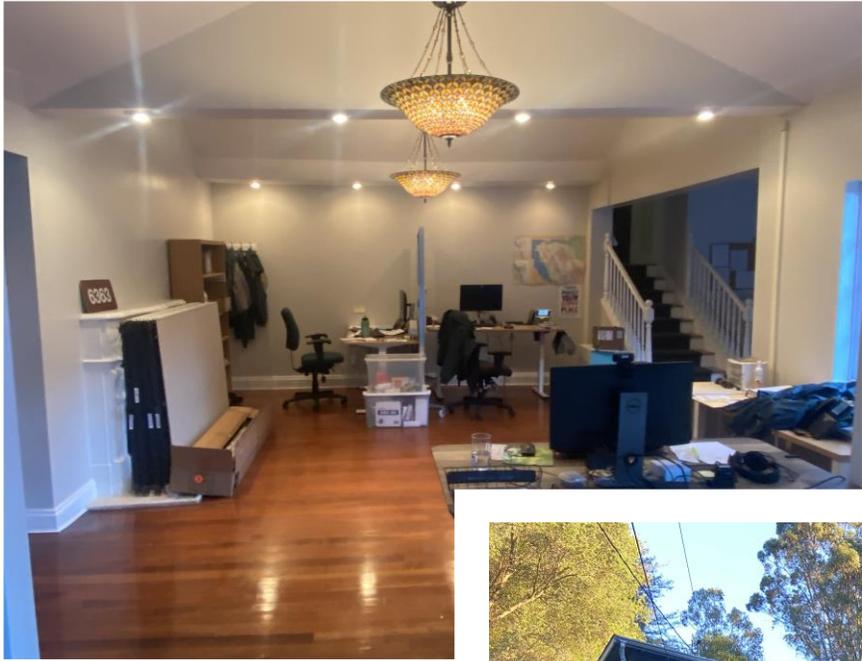


- 3 Residences were evaluated by a consultant
  - Redwood Albanese
    - Recommended to convert into staff offices
  - Sibley Pinehurst (McCosker)
    - Keep as single-family residence Pleasanton Ridge Tehan Canyon (Glenn)
    - Selected as Pilot Program for Duplex Study

# Tehan (Glenn Property)

- Currently in progress
- New septic installation in Spring 2023
- Property appraised
- Two Units:
  - Single room downstairs
  - 2 Bedroom Upstairs



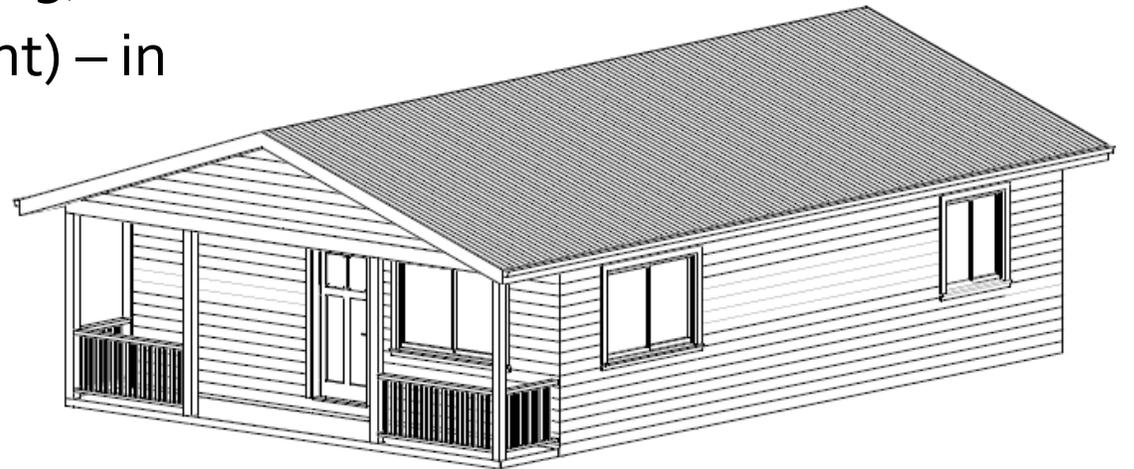


## Redwood Albanese

- Staff have been slowly moving in after former leaseback vacated early in 2022
- Flooring work currently in progress for the lower portion of office

# Upcoming Replacements / Renovations

- Crown Beach Residence Roof Replacement (Dec. 2022)
- Tilden Corporation Yard Replacement (2023)
- Sibley (McCosker) Roof Replacement (2023)
- Las Trampas Lydia Lane – new septic (2023)
- Black Diamond Mine Arrata (bottom right) – in permitting, TBD





**QUESTIONS?**

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