



General Plan



On Tuesday, October 4, the City Council will hold a Public Hearing for adoption of the final Environmental Impact Report (EIR) and General Plan. All are welcome to attend. The EIR can be viewed and

downloaded at: vista2035epa.org/wp-content/uploads/2016/08/EPA_GP_FEIR.pdf.

The General Plan is a policy document required by state law that provides long-range guidance for land use, development and other City issues such as affordable housing and employment. Called Vista2035, the East Palo Alto General Plan Update serves as a blueprint of the City's vision for the future.

Updating the General Plan has been a priority of the City Council. This community project is without a doubt the most important Planning document of the City. This is a critical document that will provide protections to thousands of tenants on the West side.

The chief goals of the General Plan are to create a safe and healthy community, create a fiscally strong and stable municipal government, provide housing opportunities for all residents, to minimize displacement of current residents, to protect affordable housing units on the Westside and ensure additional open space is incorporated into development plans and planning processes.

For more materials and information about the City's General Plan, please visit: vista2035epa.org.

East Palo Alto Shuttle Route

Have you heard? The EPA Free Caltrain Shuttle service ended on September 30. The Shuttle has been replaced with SamTrans bus service with fewer gaps in service. Bus maps can be viewed at: www.samtrans.com/schedulesandmaps/timetables. For adults, fares are \$2.25 one way or \$5.50 per day. For children and students, fares are \$1.10 one way or \$2.75 per day. Discounts are available.

For questions please contact Michelle Daher at m Daher@cityofepa.org or at (650) 853-3185.

SamTrans Now Serving YOU!

Bus 81: School days to & from Menlo-Atherton H.S.



Bus 280: Daily Service between Downtown Palo Alto & EPA

Vote on November 8

Are you registered to vote? The Presidential General Election Day is November 8 and your vote counts! the City of East Palo Alto will have three Measures (P, J, and O), as well as three City Council seats to select on the November ballot.



Get informed about the East Palo Alto Measures and candidates by visiting the City website: www.cityofepa.org/index.aspx?NID=627. Check out the last page of this issue for frequently asked questions about the measures.

To register to vote visit: registertovote.ca.gov.

Joel Davis Park

The playground at Joel Davis Park was recently damaged and, as a result, had to be closed due to safety concerns. Assessment of the playground structure revealed that the structure cannot be repaired and has to be completely replaced. The City is working on the final design and replacement of the playground structure at Joel Davis Park. We are planning to soon advertise the project, and start construction in late October. The work should be completed in two to three months. Stay tuned for more information to come.



University Avenue Senior Apartments

University Avenue Senior Apartments will soon be starting its lease up process for 41 affordable rental apartments for Seniors aged 62 and older. To receive application information, please sign up on the interest list by calling 1-855-278-7669 and follow the prompts for University Avenue or sign up online for the interest list on MidPen's [website](http://www.midpen.org). Once application details are available, information will be mailed to anyone who has signed up on the interest list. It is anticipated that applications will be available in October 2016.

Download the flyer at: www.cityofepa.org/DocumentCenter/View/2864.



Community Rating System (CRS)

The Community Rating System (CRS) program is a voluntary program established by the Federal Emergency Management Agency (FEMA) and managed by the Insurance Services Office (ISO) to reduce flood losses, facilitate accurate flood insurance rating and promote the awareness of flood insurance. Communities participating in the CRS program, including the City of East Palo Alto, earn credit points by implementing floodplain management activities that exceed the minimum requirements established under the National Flood Insurance Program (NFIP). Every 500 credit points that a community earns under the program translates to a higher class rating and an additional 5% discount on flood insurance premiums for properties in the Special Flood Hazard Area (SFHA).

The City's current classification is a Class 8 Community (10% discount). As a requirement of the CRS program, East Palo Alto must remain in this class for at least one full year. With activity completed this year, including the completion and adoption of the Multi-Jurisdictional Hazard Mitigation Plan, the City hopes to move to a Class 7 Community (15% discount) by May of 2017.

In the long term, San Francisquito Creek flood protection, combined with coastal flood protection, will serve to reduce or eliminate the city's involvement in CRS and significantly reduce the cost to homeowners via lower or no insurance premiums.

Pad D Groundwater Well Scoping Meeting

The City will conduct a Public Scoping Meeting to receive oral comments concerning the scope of the Environmental Impact Report (EIR) for the Pad D Groundwater Well project on Thursday, October 6 at 6:00 PM at City Council Chambers. We encourage you to attend this meeting and submit any comments prior to 5:00 PM on October 17, 2016.

Beat Meetings



The Beat Meetings for the month of October are listed below. We encourage you to be a part of these important community meetings. Please note that there will be a Spanish translator at the Beat Two meeting this month.

Beat One & Beat Four

Date: Thursday, October 20; Time: 6:30 PM – 8:00 PM
Location: City Hall Community Room (2415 University Ave.)

Beat Two (with Spanish translator)

Date: Thursday, October 6; Time: 06:30 pm – 8:00pm
Location: Ecumenical Hunger Program (2411 Pulgas Ave.)

Beat Three

Date: Wednesday, October 12; Time: 6:30 PM – 8:00 PM
Location: Peninsula Park Apartments (1977 Tate Street)

Police Department Newsletter

Check out the latest Police Department Crime Prevention Newsletter, which includes important tips on Halloween Safety: www.cityofepa.org/DocumentCenter/View/2857.

Flu Shot

It's not too early to get a flu shot. You can protect yourself and help prevent further spread of the flu by getting vaccinated.



COUNTY OF SAN MATEO
HEALTH SYSTEM

Older adults, pregnant women, young adults, children, and people with other underlying health conditions are most at risk of getting the flu, but everyone six months and older should get vaccinated.

It takes two weeks after being immunized to be fully protected. The vaccine only keeps you fully protected for about one year, so it's important to get vaccinated every year.

You can get flu shots at:

- Your doctor's office
- Retail pharmacies and stores (call first to check vaccine availability)
- These free, local clinics, no insurance, ID or appointment required

Ravenswood Family Health Center (closed Nov. 24, 26)
1885 Bay Rd. - Ages 2 years and older. Call (650)330-7400.

Oct. 11 to Dec. 10	Tuesdays	2 pm - 5 pm
	Thursdays	9 am - 12 pm
	Saturdays	8:30 am - 12 pm

East Palo Alto Library (Stanford Flu Crew)
2415 University Ave., Community Room—Ages 2 and older

Nov. 12	Saturday	10 am - 2 pm
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Poll Workers Wanted

The County of San Mateo is looking for energetic and qualified people to serve as Poll Workers on Election Day. Poll workers are vital to the election process on Election Day. They form the backbone of our democracy. Sign up online at www.shapethefuture.org or call (650) 286-2810.



Date: Tuesday, November 8, 2016
Presidential General Election

Hours: 6:00 AM to 9:30 PM

Pay: Earn up to \$180

Training: Procedures Class (3 hours)

Duties:

- Open polling places
- Set up voting equipment
- Issue ballots and assist voters
- Close polling places
- Safeguard the integrity of the election process

Measures P, J and O

Measure P – Frequently Asked Questions

Q: What is Measure P?

A: On July 19th, the East Palo Alto City Council voted unanimously to place Measure P the - East Palo Alto Neighborhood Safety and Vital City Services Measure - on the November 8th 2016 ballot, for voter consideration. If enacted, Measure P will provide a locally-controlled source of funding to address community priorities such as reducing crime, road maintenance and basic infrastructure needs. Measure P is a half-cent local sales tax measure which visitors who are shopping or staying in East Palo Alto will also pay. It does not apply to prescription drugs or food purchased as groceries.

Q: What services specifically would Measure P address?

A: If enacted, Measure P would provide funding to:

- Maintain East Palo Alto's financial stability
- Maintain rapid police response times
- Maintain neighborhood law enforcement programs
- Improve traffic flow and signal timing
- Maintain street maintenance and pothole repair

Q: Would Measure P improve East Palo Alto's drinking water supply?

A: Yes. East Palo Alto residents get drinking water through just one connection and the pipe network is outdated and deteriorating. If enacted, Measure P would help provide funding to improve drinking water quality and make vital repairs to our pipe network that will protect us in case of earthquake or other disaster.

Q: What about storm drains to prevent street flooding and pollution into the Bay?

A: East Palo Alto's storm drain system's capacity is insufficient, outdated, and vulnerable to earthquake, flood, or other failure. If approved by voters, Measure P would provide funding to upgrade storm drains to help prevent the flooding of local streets and stop pollution from flowing into the Bay.

Q: How would Measure P address public safety needs?

A: If enacted, Measure P would provide funds to help maintain neighborhood law enforcement programs to reduce crime by preventing and investigating property crimes such as theft, and burglary as well as investigate violent crimes. Maintaining neighborhood police patrols helps keep our City and neighborhoods safe and maintains the quality of life in East Palo Alto.

Q: Where can I get more information about Measure P?

A: For more information about Measure P, visit www.cityofepa.org.

Measure J – Frequently Asked Questions

Q: What is Measure J?

A: On July 19th, the East Palo Alto City Council voted to place Measure J on the November 8th 2016 ballot for voter consideration. If enacted, this Measure J will streamline and clarify the East Palo Alto Rent Stabilization and Just Cause for Eviction Ordinance of 2010, while continuing to provide protections for residential tenants and restricting rent increases.

Q: Why was Measure J placed on the Ballot?

A: Both tenants and landlords expressed difficulty understanding parts of the 2010 Rent Stabilization Ordinance. The City commissioned a study on potential reforms to the City's Rent Stabilization Program that would clarify and update the law, as well as save taxpayer dollars. Measure J was developed with landlord and tenant input to update the Rent Stabilization Program to continue providing renters with protections and assure landlords the right to a fair return.

Q: What specifically would Measure J address?

A: If enacted, Measure J would:

- Define "maximum allowable rent" (which is not defined in the current ordinance) and clarifying how it is calculated;
- Revise the registration fee pass-through methodology and terminology;
- Prohibit rent increases of more than ten (10) percent in one year;
- Streamline annual general adjustment calculations;
- Strengthen informational notice provisions;
- Reduce paperwork and streamline program management by eliminating annual rent registration and certification;
- Clarify Rent Stabilization Board authority regarding notices and information requirements;
- Allow evictions based upon proven nuisances or hazards;
- Authorize the City Council to revise the Ordinance when in conflict with federal or state law; and
- Allow program data to be shared for business taxing purposes.

Q: Where can I get more information about Measure J?

A: For more information about Measure J, visit www.cityofepa.org.

Measure O – Frequently Asked Questions

Q: What is Measure O?

A: On July 19th, the East Palo Alto City Council voted to place Measure O the - East Palo Alto Residential Rental Business License Tax Measure - on the November 8th 2016 ballot, for voter consideration. If enacted, Measure O would help provide a locally-controlled source of funding to address community priorities such as affordable housing, displacement and homelessness. Measure O is a one and one halfcent tax on the gross receipts of owners who lease five or more residential rental units in East Palo Alto.

Q: Will tenants be affected by Measure O?

A: No. The Business License Tax cannot be passed on to tenants. Measure O does not apply to any units during the first 10 years after a certificate of occupancy is issued. Anyone leasing less than five units, or nonprofit operators of affordable housing, Section 8 units, or below market rate units with deed restrictions are also exempt. Hardship exemptions may be granted.

Q: What services specifically would Measure O address?

A: If enacted, Measure O would provide funding to:

- Maintain East Palo Alto's financial stability
- Maintain neighborhood law enforcement programs
- Increase affordable housing
- Protect local residents from displacement and homelessness
- Provide affordable housing programs

Q: Would Measure O improve East Palo Alto's affordable housing?

A: Yes. If enacted, this measure would generate revenue which would help generate funding to provide affordable housing programs including increasing affordable housing units.

Q: What about East Palo Alto's financial stability?

A: Currently local funding for public safety services is scheduled to expire. Additional funds generated from this measure would help replace this funding to maintain quality of life services our residents enjoy such as public safety services, street maintenance as well as helping to provide affordable housing programs.