

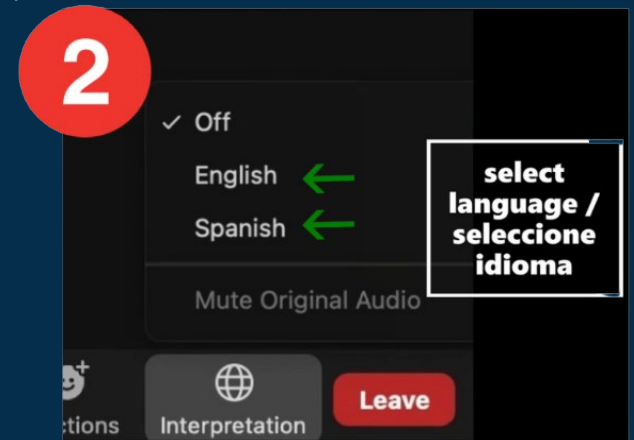
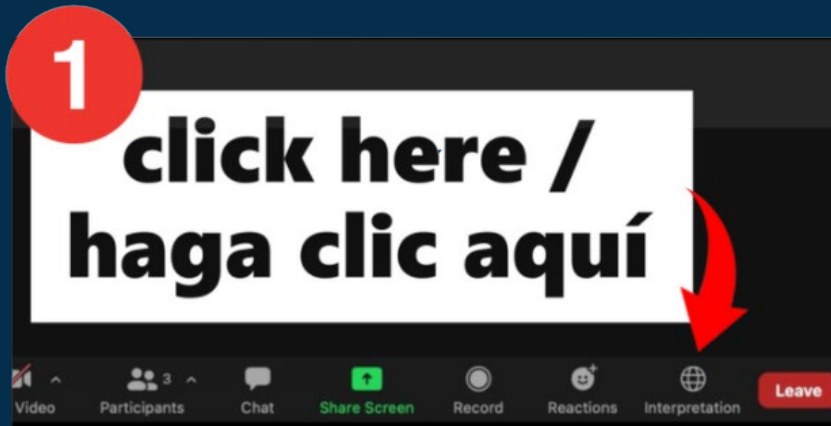


Community Meeting

December 1, 2021

East Palo Alto Opportunity to Purchase Act

Interpretation



Agenda

Welcome/Introduction

Presentation Focuses on Three Scenarios

30 Minute Question and Answer Period

- Questions shall be specific to operational issues/clarifications

Community Feedback

- Any participant may speak for up to 1 minute

Next Steps

Welcome/Introduction

Introduction

Purpose of tonight's Meeting

Ground Rules

Clarification Regarding Correspondence Received to Date

Purpose of Tonight's Meeting

Provide More Information on EPA OPA

Answer questions on operational aspects of OPA

Solicit Feedback from stakeholders

Staff will consider feedback/comments leading up to the City Council meeting on December 7th

Ground Rules

Safe space

Please no hostile/aggressive language

Clarification Regarding Correspondence Received to Date

Received 41 emails regarding OPA since 11/16

Staff will acknowledge receipt of all emails by close of business on Friday

All correspondences will be forwarded to the City Council and uploaded to the City's website prior to the December 7th meeting

Recently, City Council directed the City Manager to complete a Language Access Plan (LAP) in 2022.

City Council Direction

At November 16 City Council meeting*, staff were directed to:

- Remove the appraisal requirement for (non-owner-occupied) single family dwellings
- Add confidentiality language
- Host a community meeting to hear feedback from the public

**a note on "waiving the first reading"*

OPA Policy Overview

For background, see www.cityofepa.org/housing and select "East Palo Alto Opportunity to Purchase Act (EPA OPA)"

The screenshot shows the City of East Palo Alto website. The header includes the city logo and name, navigation links for 'I WANT TO', 'DEPARTMENTS', 'GOVERNMENT', 'BUSINESS', and 'REGISTER TO VOTE', and a search bar. The main content area is titled 'HOUSING' and features a left-hand navigation menu with the following items: 'About Us', 'Accessory Dwelling Units (ADUs)', 'East Palo Alto Opportunity to Purchase Act (EPA OPA)', 'Inclusionary Housing', 'Housing Element Update', and 'Below Market Rate Housing Program'. The main content area displays the title 'East Palo Alto Opportunity to Purchase Act (EPA OPA)', a sub-header 'UPCOMING: Community Meeting - December 1, 2021 at 6pm', and a paragraph of text: 'Join City staff on Wednesday, December 1, 2021 from 6-8pm for a community meeting on East Palo Alto OPA. Staff will present on the ordinance, take questions from participants, and solicit public input. This meeting will take place on Zoom and will have interpretation. See event entry in the menu to the left or click here to view the event directly.' Below this is the section 'Opportunity to Purchase ("OPA") Policy' with a paragraph: 'An Opportunity to Purchase ("OPA") Policy gives tenants, qualified nonprofits, or jurisdictions the first opportunity to purchase a residential property or assign their right to purchase to another entity when the owner is ready to sell. Sometimes known as "TOPA/COPA" (Tenant Opportunity to Purchase Act/Community Opportunity to Purchase Act), "DOPA" (District Opportunity to Purchase Act, in Washington, DC), or even "MOPA" (Municipal Opportunity to Purchase Act), these policies are intended to prevent displacement and promote community stability by providing pathways to homeownership and a mechanism to keep rental housing affordable.' The section is followed by 'Background: City Council Consideration of an East Palo Alto OPA' and 'Partnership for the Bay's Future Challenge Grant' with a paragraph: 'On June 4, 2019, via Resolution No. 5128, the City Council authorized the City Manager to submit an application to the Partnership for the Bay's Future for a Challenge Grant'. At the bottom left, there is a 'CONTACT INFORMATION' section with the address '1960 Tate St. East Palo Alto, CA 94303' and phone number '650-853-3100'.

City of EAST PALO ALTO California

I WANT TO DEPARTMENTS GOVERNMENT BUSINESS REGISTER TO VOTE

Search

HOUSING

About Us
Accessory Dwelling Units (ADUs)
East Palo Alto Opportunity to Purchase Act (EPA OPA)
Inclusionary Housing
Housing Element Update
Below Market Rate Housing Program

CONTACT INFORMATION

1960 Tate St.
East Palo Alto, CA 94303
650-853-3100

East Palo Alto Opportunity to Purchase Act (EPA OPA)

UPCOMING: Community Meeting - December 1, 2021 at 6pm

Join City staff on Wednesday, December 1, 2021 from 6-8pm for a community meeting on East Palo Alto OPA. Staff will present on the ordinance, take questions from participants, and solicit public input.

This meeting will take place on Zoom and will have interpretation. See event entry in the menu to the left or [click here to view the event directly.](#)

Opportunity to Purchase ("OPA") Policy

An Opportunity to Purchase ("OPA") Policy gives tenants, qualified nonprofits, or jurisdictions the first opportunity to purchase a residential property or assign their right to purchase to another entity when the owner is ready to sell.

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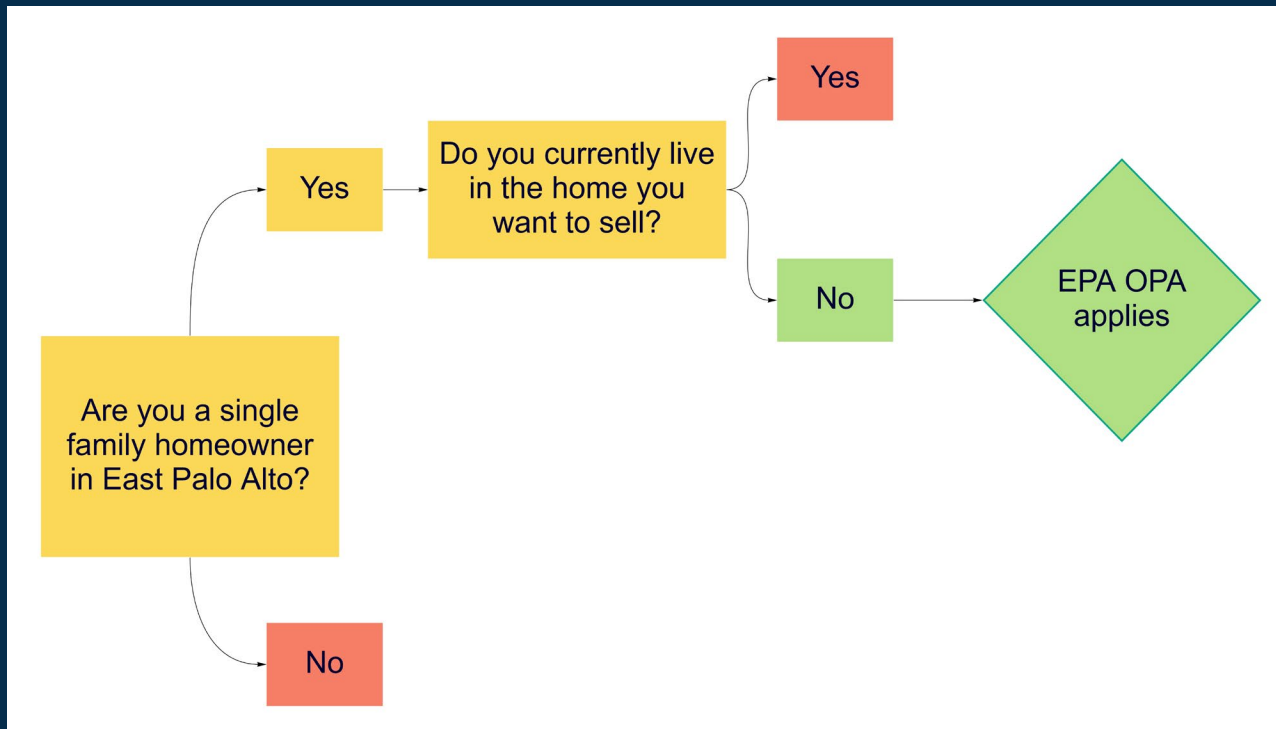
Background: City Council Consideration of an East Palo Alto OPA

Partnership for the Bay's Future Challenge Grant

On June 4, 2019, via Resolution No. 5128, the City Council authorized the City Manager to submit an application to the Partnership for the Bay's Future for a Challenge Grant

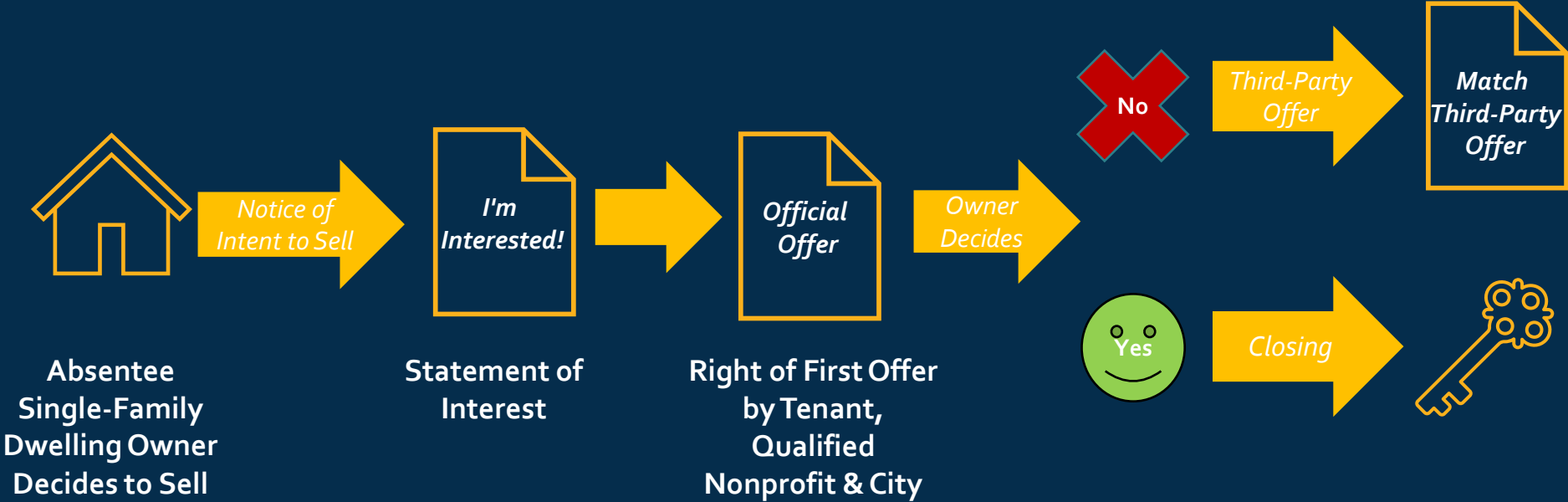
OPA Policy Overview –Scenario Zero

Owner-Occupied Single-Family Dwelling: EPA OPA does NOT apply!



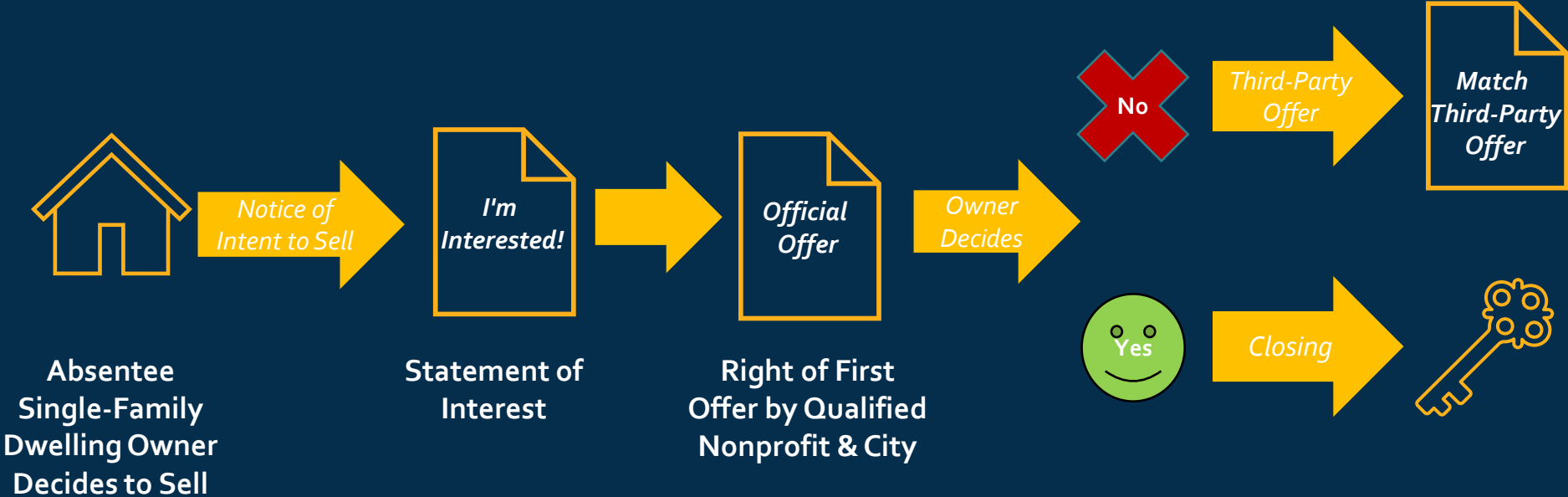
OPA Policy Overview – Scenario 1

Non-Owner-Occupied Single-Family Dwelling with Tenant



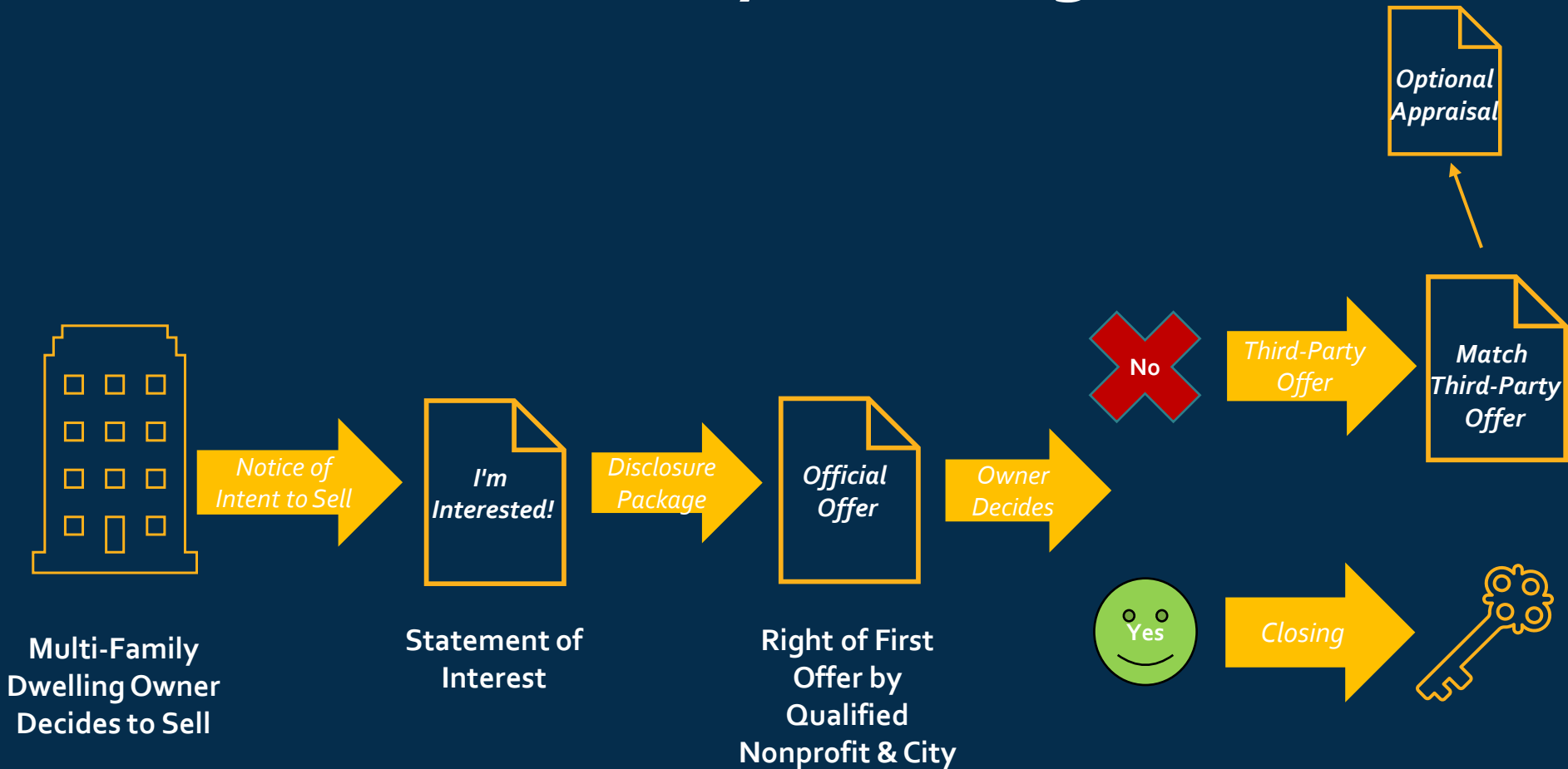
OPA Policy Overview – Scenario 2

Non-Owner-Occupied Single-Family Dwelling, No Tenant



OPA Policy Overview – Scenario 3

Multifamily Dwelling

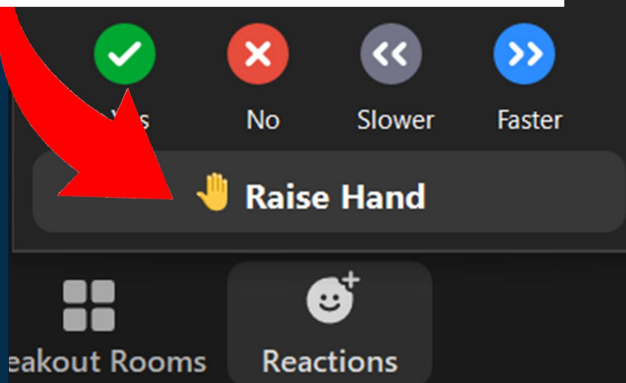


Question & Answer

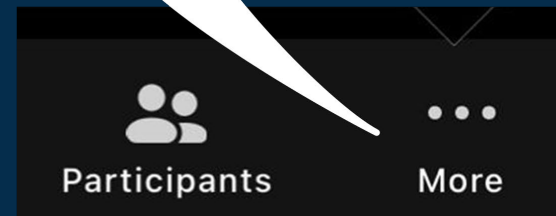
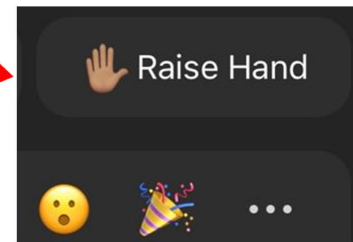
Public Comment – 1 minute

Please use "Raise Hand" feature to ask questions or make comment.
Levante la mano en Zoom para hacer preguntas o hacer comentario.

**click here /
haga clic aquí**



(COMPUTER/COMPUTADORA)



(PHONE/TELÉFONO)

Next Steps



Staff Office Hours

Dates available on website

Gather policy input from members of the community.



Community Feedback

July 2021 - Dec. 2021

Introduce EPA OPA as anti-displacement tool and collect community input to build a policy together.

Submit policy comments at:
housing@cityofepa.org

Comments will help to inform staff recommendations for December 7



City Council Hearings

Nov. 16 & Dec. 7

Present proposed Ordinance to City Council and gather further input.

All emails received will be posted and forwarded to City Council.

For more information, visit:
www.cityofepa.org/housing

Thank you!