

OPA EPA Email Correspondence Received from December 3-December 7, 2021

*Note: This is a log of emails the Housing team received following the publishing of the City Council staff report for the public hearing scheduled for December 7, 2021. Therefore, the log begins on December 3, 2021 and ends on December 7, 2021 at 5pm. Any emails that are received after publication of this attachment on December 7, 2021 at 5pm will be shared with staff and City Council and will receive acknowledgment of receipt and consideration. **Any updates to this PDF will be noted here.***

From: [George Hunt](#)
To: [Housing](#)
Subject: I support OPA
Date: Friday, December 3, 2021 11:16:00 AM

I am a 30 year resident of EPA, and a board member of EPACANDO. I fully support the need for OPA to soften the impact of gentrification, and unaffordable housing in EPA.

I remember a cooperative spirit as early leaders passed rent stabilization, and below-market-rate programs. At this time of greater income inequality, I think taking care of teachers, public servants, via appreciation capped affordability is an essential step in slowing gentrification.

I appreciate that some non-resident investors might feel disadvantaged needing to offer a right of first refusal to anyone. But the benefits in permanent affordability outweigh the costs for investors who will do quite well anyway.

I think exempting owner occupied units completely from OPA would short circuit the scare tactics which are fanning the flames.

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From: j.funabiki@gmail.com
To: [Housing](#)
Subject: OPA: Recommend time for further study and community outreach and input
Date: Friday, December 3, 2021 1:40:58 PM

I participated in the December 1 community meeting concerned the proposed Opportunity to Purchase Act ordinance. While I am in favor of programs that preserve affordable housing prices and that help retain local ownership of properties in East Palo Alto, believe that the proposed OPA plan needs more study and significantly more community outreach and input. I had only learned about the OPA proposal and the Dec. 1 meeting a week before. Staff reported that it had only received 41 emails about the subject; yet staff reported that 400 people had signed onto the Zoom meeting.

After listening to the staff presentations and the public questions and comments, it was clear to me that:

- City council members and staff have done a poor job of explaining the rationale for the OPA and how it will work. During the presentation, the staff did not explain numerous aspects of the OPA saying that they had already discussed it in previous meetings or that it had been covered in previous memos. However, it was clear from the public comments that this was very unsatisfactory, and many members of the public, including myself, were new to the subject matter. As just one example, staff in their presentation never clarified the meaning of “Qualified Non Profit,” leading many members of the public to believe that any non-profit organization would be eligible to bid on a property, and leading some members of the public to declare that there was a “conspiracy” by nonprofits to hoard property.
- Staff could not or would not respond to questions about the economic impact of the OPA program. For example, what would be the property tax revenue impact if nonprofits purchase homes? How would the city finance the purchase of properties if it decides to do so? Staff should be directed to prepare a detailed, comprehensive financial impact analysis of the OPA program, and the report should be widely distributed to the community.
- While I now realize that the city has been working on this idea for a while, the informational materials on the city’s website are sadly lacking in details.

Thank you very much,

Jon Funabiki

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From: [Anna Waring](#)
To: [Jaime Fontes](#); [Rachel Horst](#)
Cc: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#)
Subject: Letter Opposing OPA Proposal
Date: Friday, December 3, 2021 3:01:33 PM
Attachments: [Letter to EPA staff re OPA.docx](#)

Dear East Palo Alto City Council and Staff,

I live in East Palo Alto because I love the community and the people. I chose to buy my home in East Palo Alto because of the diversity of the city and because of my commitment to working with the youth of East Palo Alto when I was executive director of Foundation for a College Education. Now that I am retired, I have chosen to stay in East Palo Alto because it is my home. I have been concerned about housing affordability in the City and am concerned that many of the young people I have worked with are unable to live in the City that nurtured them and that they love. I believe as a government and as residents we should work to make East Palo Alto affordable and welcoming. The Opportunity to Purchase Act is not a good solution to the problem of housing affordability and is likely to have unintended negative consequences for homeowners, the City's budget, and relationships among residents. The attached letter lists in detail many of my concerns. Thank you in advance for taking the time to review it. I do hope that you will cease pursuing this proposal or at the very least allow for further study and discussion to find a better alternative to issues of housing affordability.

Sincerely,

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Anna L. Waring, PhD

“Not everything that is faced can be changed, but nothing can be changed until it is faced.”

James Baldwin

December 3, 2021

Dear East Palo Alto Staff,

Thank you for hosting an information session earlier this week about the proposed Opportunity to Purchase Act (OPA) program that will come before the City Council at their next meeting. Your presentation was helpful in clarifying many, though not all, of the operational details in the proposal. Also, while I appreciate that the intention of the ordinance is to help maintain affordable housing in East Palo Alto and open up home ownership to more people, I feel that the proposed ordinance is not a solution to these problems. As a homeowner who lives in her own house, the ordinance appears not to apply to me; however, it is most likely that there will be unaccounted for spillover consequences that affect all homeowners and renters in East Palo Alto.

Below are some concerns I have that I hope staff will address in their staff report. But, more importantly, I hope Council will reject this proposal in order to identify courses of actions that better address making East Palo Alto affordable and receptive to all. At the very least, the Council should require additional study before adopting the act.

My concerns are in the areas of process and details of the program:

1. Process: The process related to bringing this proposal before the Council was flawed in many ways.
 - a. There was insufficient, dare I say, no community input into the proposal. Very few people knew of the proposed program and most residents had no opportunity to weigh in on the proposal. A proposal of this magnitude should be vetted widely and over months, not days or a few weeks. This failure to facilitate broad-based community conversation about this proposal set up an unfortunate “us versus them” mentality on the part of many homeowners and tenants, which was totally unnecessary.
 - b. This is a significant change to homeownership rules in East Palo Alto and there has been insufficient study as to the possible economic consequences of such a change. For example:
 - i. What is the potential economic impact of removing more houses from the tax rolls in a city with limited sources of tax revenue?
 - ii. Property taxes are a main source of revenue for public schools, how will this program affect funding for the Ravenswood School District?
 - iii. Also, what is the spillover effect for homeowners living in their own houses who might wish to sell? It is unrealistic to assume that a change of this significance will not influence the overall housing market in East Palo Alto even if one’s property is not subject to the OPA proposal.

2. Elements of the Proposal

- a. The process is cumbersome and undermines individual owners' property rights to dispose of their property as they wish. As an owner, I should be able to transfer or sell my property at an amount I judge to be fair to whomever I wish. Should the government which to interfere with what is a private transaction, there should be compensation for me as the owner.
- b. I am not opposed to the idea of creating a land trust; however, I think that certified nonprofits as well as individuals who wish to purchase property for the trust could do so under the normal mechanisms for sale. I think this is particularly true given that the City or a nonprofit would be expected to pay market rates for a house according to your presentation.
- c. The delays associated with selling and closing on property in this proposal are costly to homeowners who are responsible for additional carrying costs of months while this process plays out.
- d. Also, the fines associated with this are unreasonable and disproportionately fall on homeowners.
- e. Single family homes are the most expensive type of housing and do little to reduce the cost of housing or even increase the amount of housing available. Funds that the City and housing nonprofits would allocate to the purchasing for single family homes for the land trust would be better used building multi-unit housing.
- f. Monitoring compliance with this program is burdensome and expensive for the City. Funds could be better used in other areas.

In conclusion, I reiterate my opposition to this program and hope that the East Palo Alto City Council will vote to oppose the implementation of it.

Sincerely,

Anna L. Waring
2110 Salas Court
East Palo Alto, CA 94303

cc: Mayor Carlos Romero
Vice Mayor Ruben Abrica
Councilmember Lisa Gauthier
Councilmember Antonio Lopez
Councilmember Regina Wallace-Jones

From: [Valery Dolgashev](#)
To: [Housing](#); [cityclerk](#)
Subject: EPA OPA/COPA issues
Date: Friday, December 3, 2021 11:19:24 PM

To: City of East Palo Alto Housing Management
From: Valery Dolgashev, a resident and homeowner in East Palo Alto.

I attended the December 1st meeting on City of East Palo Alto Staff OPA/COPA. I was surprised to see how the ordinance which will potentially affect billions of dollars in home equity is discussed. Questions and answers were 30 minutes long. This may be good to discuss a broken traffic-light, but for such an important topic this is ridiculous. One of the conveyors of the meeting, Rachel Horst, was shutting down questions which disagreed with the ordinance, dodged the questions, and were openly rude to people.

I see following problems with the ordinance, among others:

1. I understood that the proposed ordinance is an attempt to create a precedent of taxing owners of single-family houses for the benefit of the city disguised as a care of renters. Since its application to the single-family houses is unprecedented, legal, and economic effects of the ordinance must be thoroughly understood and openly discussed.
2. The development of the ordinance was done in secret and rushed through the process. I found out about it from a neighbor, not from the city flyer or local news. This is unacceptable for a law of such magnitude. The ordinance must be openly, accessibly and exhaustively discussed before considering.
3. The ordinance creates a clear conflict of interest to the city: the city will appraise the house and will force the seller to sell it. This opens gates for corruption and the city to numerous litigations from the homeowners. How will the city mitigate these?
4. Residents who do not speak English are not skilled in zoom are left out of the discussion. This is clear and unacceptable discrimination.

There were many other issues raised in the discussion. I am looking forward to seeing the answers from the ordinance originators.

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From: [Valery Dolgashev](#)
To: [Housing](#); [cityclerk](#)
Subject: Re: EPA OPA/COPA issues
Date: Saturday, December 4, 2021 2:22:43 AM

To: City of East Palo Alto Housing Management
From: Valery Dolgashev, a resident and homeowner in East Palo Alto.

I learned that Washington DC abandoned TOPA for single-family houses in 2018 after 40 years of abuse. However, EPA TOPA is mostly about single family homes. What mitigation EPA TOPA has to avoid DC experience? What, exactly, is different about EPA TOPA from DC TOPA that prevents a similar abuse?

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From: [Patrick Heisinger](#)
To: [Miguel Moreno](#)
Cc: [Rachel Horst](#); [Karen Camacho](#)
Subject: Re: Vote No on OPA
Date: Saturday, December 4, 2021 11:42:24 AM

On Dec 4, 2021, at 11:25 AM, Miguel Moreno
<cmiguelmoreno2018@gmail.com> wrote:

Dear Mr. Heisinger,

I reviewed the public agenda for December 7th and resident emails which you describe as being the email log for the period between November 16th and December 3rd. My email of November 28th, however, is not included. This suggests the city is not accurately counting resident opposition to OPA.

If resident emails cannot be correctly counted despite having been received by five members of the city council, you can understand why the public does not trust the city to implement and manage the OPA.

On Sun, Nov 28, 2021 at 12:28 PM Miguel Moreno
<cmiguelmoreno2018@gmail.com> wrote:

Dear Councilmembers:

Before leaving for the Thanksgiving holiday, I received a postcard from the City of East Palo Alto indicating that it is seeking input on a potential East Palo Alto Opportunity to Purchase policy — *although in reality it's an ordinance and not a policy, which is a pretty big difference to misstate*. I also found out that Mr. Romero introduced and asked for a waiver of the first reading of the ordinance.

I oppose the adoption of the ordinance for several reasons:

1) A Right of First Refusal Will Leave Mostly Institutional Cash Buyers.

The proposed Right of First Refusal will substantially extend the sale process to the point that family buyers requiring financing will not be able to make offers because interest rates fluctuate, and banks ordinarily lock-in an interest rate for buyers for no more than 30 days. Therefore, family buyers will not be able to make offers to purchase property in EPA. **With fewer buyers in this artificial market created by the city, the price of housing stock will go down and purchasers will be: (a) institutional cash buyers who are looking to rent as aggressively as possible to residents and not contribute in any way to the community or (b) non-profits.** If a non-profit happens to purchase the property, the property will still be non-owner occupied (meaning the residents will lack pride of ownership) and the quality of the housing in East Palo Alto will still deteriorate, ensuring a continued circle of dilapidated housing for EPA residents and a cycle of poverty;

2) If the City, Non-profits, and Current Residents Were Actually Paying Fair Market Value, they Would Not Need a Right of First Refusal.

The proposed right of first refusal would be unnecessary if the city, non-profits, and existing tenants were paying fair market value as they would necessarily be the highest and best bidders on homes listed on the market today. Despite marketing materials saying fair market value will be paid, what will really happen is that **sellers will get less than fair market value for their properties.** That's unfair to current owners who may have built generational wealth over decades (and would like to pass that on to their children). **The truth is the OPA will result in decreased market values for property in EPA. The city is seeking to take a right of first refusal because the proposed holders of the right cannot compete in the open market and instead are making rules by which they get to take properties at artificially depressed values. All of this is designed to come at the expense of local homeowners – your primary constituents who pay property taxes, have pride of ownership, and that contribute to the provision of basic service in the city.**

3) The City will be Effectively Redlining Itself. When buyers requiring financing and who are concerned about improving the value of their home disappear, what EPA will necessarily have is fewer buyers and fewer offers on homes in EPA. **With less competition for property, property values will decrease affecting every homeowner's equity and final sale price. If the city adopts the proposed ordinance, it will be artificially generating depressed property values. *Worse still, the city will be redlining itself.*** Right now, EPA's demographics are changing and working class and middle-class residents are living and working side by side. If the city pushes out middle-class residents (both existing residents and potential new residents) by insisting on depressing property values, the middle-class will move out and prospective middle-class residents will place offers on homes in alternative markets. The city, through ordinance, will ensure that only those that have no option but to remain in EPA will in fact remain in EPA;

4) **Long Term Effects of Affordable Housing Restrictions Will Result in Lower Property Values at Time of Sale.** For the reasons explained above, a right of first refusal artificially depresses property values. Long term long term EPA home owners who have been here 20 years, are just as worthy of capturing the highest value for their property as anyone else. If they are not interested in selling now, they risk the city and non-profits slowly acquiring and placing affordable housing restrictions on the single family housing pool in EPA such that EPA market rents and EPA market resale values are all less than in nearby neighborhoods like East Menlo Park and Redwood City. In other words, long-time EPA homeowners – most of whom are working-class – will see the value of their home being dragged down by the City of East Palo Alto in its process of encumbering the city's entire real estate stock with affordable housing restrictions;

5) **EPA will Lose Property Tax Revenue and be Even Less Able to Provide the Basics of Health, Safety, and Education for its Residents.** As more and more housing is put into the hands of the city and/or non-profits, EPA will lose tax revenue as neither the city nor non-profits pay real estate tax. EPA will fall even further behind in providing even basic services to residents. As other cities move forward, EPA will be moving in reverse.

I therefore urge you to vote no on any taking of a right of first refusal from property owners.

M.M.

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From: [Grace Popple](#)
To: [Rachel Horst](#)
Subject: Revised OPA Ordinance: New questions
Date: Saturday, December 4, 2021 1:24:45 PM

Hello Rachel,

Thanks for publishing the revised Ordinance. I went through it this morning. It's clear the City Staff has been very busy! Here are my comments on the language detail:

1. 14.26.040 B 1. - still doesn't include stepchildren
2. 14.26.060 D - still has a loophole where a payment for assignment of rights could occur via a substantially reduced-from-prior rent, rent
3. 14.26.070 5.c.2 - unclear that in this case it's a requirement that the City make a First Offer or even a Statement of Interest in order to get Right of First Refusal. It's clear from 5.a that the Owner doesn't have to notify the City in that case, but the City might otherwise find out about Offers and still have the Right according to 5.c.2? There may be parallel situations elsewhere in this section. I think I understand what you intended, but it would be good to confirm that the language written truly achieves it.
4. 14.26.080 C - producing all these documents (insurance, utilities, maintenance, repairs) within 5 days of First Offer (could be within 5 or 6 days of Notice of Intent to Sell) still sounds difficult for an heir of a deceased owner-occupying homeowner (who may not have access to this paperwork/these accounts' history) and the penalty is still \$1,000 for every day they are late. Some ability to delay the provision (or even waive it) without penalty in extenuating circumstances might be kinder.
5. 14.26.100 A - "an Offer within 15% of the offer received by the Owner" should likely specify that it should be within 15% below the offer received by the Owner or any higher amount" - otherwise the Owner can take an offer from a 3rd party that is substantially BELOW the offer from the PEP which is I think not what you intended. Same paragraph around lines 8 and 13 where it says "and an offer" I think it needs to pick up the language (corrected) about the 15%.
6. 14.26.100 B - "and an offer" again should include the new 15% language
7. 14.26.110 B - "ten percent (15%)" is confusing. It should be "ten percent (10%)" or "fifteen percent (15%)". It would be good if this situation recognized explicitly the situation of substantial material facts coming to light e.g. through a property inspection report, or perhaps a code enforcement action, that caused the buyer to want to pay less than they had originally contracted to pay.
8. 14.26.110 C - line 10 "Potential Eligible Purchase" should be "Potential Eligible Purchaser" I think.
9. 14.26.110 E - "one percent (3%)" is confusing. It should be "one percent (1%)" or "three percent (3%)". Regarding the refundability of the deposit it would be helpful if there could be some time limit on that refundability so it doesn't extend throughout the whole notice period until the last day, as the consequence to the owner of the buyer pulling out becomes more severe the closer to that date it is. In a normal sales contract contingencies are usually removed within 1-2 weeks and after that an earnest money deposit is nonrefundable. Even if you want to stretch it out, stretching it out until the very day of scheduled close seems too much - the PEP should know before then if they are having trouble and should be able to make the decision to pull out earlier if need be.
10. 14.26.120 A 1 - did you intend to except Condos, Duplexes and Triplexes purchased with no subsidy as well in this item? At the moment this is a big difference for Condos vs. other SFHs, for example.

11. 14.26.120 B - I'm still confused as to whether this applies only to the QNPs, City and a Tenant with a subsidy from the city, or whether because of the indentation/nesting structure it also applies to a Tenant who buys without subsidy - which might matter particularly in the case of a roommate home.
12. 14.26.130 B - still unclear what penalty applies here if Tenant or PEP violate this restriction.
13. 14.26.140 - Please clarify confidentiality as it relates to the owner sharing with their selling agent. If the selling agent doesn't have information about all offers they cannot properly represent the Owner. Also please clarify if for instance in agent disclosures on MLS it's possible for the agent to express "offers in excess of \$X would be free of OPA matching requirements and can close faster" where X is a value 15% or more higher than the highest First Offer received through OPA. This might be a tactic that could be helpful to buyer, seller and/or agent when a fast sale is optimal for their situation.
14. 14.26.150 C - If the Owner is the Prevailing Party (successfully defends themselves) against an allegation under this Chapter, it's clear that they are supposed to be able to claim their attorney's fees and costs from whomever took the enforcement action (whether it be the City or the PEP). However, what sort of civil damages would apply in this case or damages according to proof? It doesn't seem that there is any situation with a defined amount that goes to the Owner, while they may have incurred considerable distress in needing to defend themselves against a situation threatening to extract a fortune from them or even the rescinding of a Sale they may have made even years earlier. If there is no upside for the Owner in this situation then it is far more likely that they will settle with an accuser just to avoid the pain of the proceedings. This is a situation where the Owner is set up to be extorted.
15. 14.26.150 C 1 - "a separate violation for each unit on a Property" - please clarify with an ADU or Junior ADU on a property is that two units or one?
16. 14.26.150 D - The only penalty on the QNP seems to be suspension or revoking of a certification. This doesn't provide much scaling, and there are no penalties here on the QNP or its officers that could potentially be transferred to Owners who have suffered from some bad behavior where the Owner ultimately prevails in court in 14.26.150 C. It would be easy for a QNP to tie up Owners basically by holding "options to buy" many properties and then simply picking which one to go ahead with later in the process.
17. 14.26.160 B - Hopefully in the Administrative Guidelines or somewhere it will be made more explicit that if a Tenant isn't able to reside at the Residential Property for three years because of a severe situation such as their death or confinement to a nursing home, for instance, that the City Manager wouldn't be imposing a lien on the property in that case.

If you would like me to come to an Office Hours to go through any of this just let me know. Otherwise I will assume you have it all in hand.

Grace

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Grace Popple, nee Webber

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From: [Carly Lodge](#)
To: [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [cityclerk](#); [Carlos Romero](#); [Jaime Fontes](#); [Patrick Heisinger](#); [Ruben Abrica](#); [Rafael Alvarado](#); [Rachel Horst](#); [Regina Wallace-Jones](#)
Cc: [Stefaan Lodge](#)
Subject: EPA OPA
Date: Sunday, December 5, 2021 7:43:46 AM

We are writing to express our deep concerns over the recently proposed OPA ordinance that was snuck into the city council meeting on Nov 16 without sufficient community outreach, consideration of homeowners, or studies on the long term economic impacts to the community. We fully support initiatives that provide more affordable housing to our community but this ordinance is not the solution and is flawed in many ways and comes at the expense of hard working homeowners like us. The specifics of the homeowner objections have been outlined numerous times and included in the petition to be delivered to city council so we will not reiterate here.

Some may argue that homeowners like us who live in our home, are not effected by this ordinance but that is simply not true. We have considered building an ADU in the future as a rental unit to help pay for college for our 3 children. With this ordinance in place we will not move forward with plans to add an ADU.

Even without an ADU, we stand to lose significant equity in our home, which when purchased in 2019 and required we scrape together every penny we had to afford the down payment to move our family of 5 out of a tiny San Francisco apartment. Because of our living situation at the time and the urgency to move, we paid well over asking for our home and it did not appraise for what we paid. Two years later no home in the neighborhood has sold at a higher price. This ordinance may drive home prices down leaving homeowners like us vulnerable to a mortgage crisis.

I understand since the last meeting some updates have been made to the ordinance but this does not go far enough. It still squarely targets SFHs and will have broad implications for all homeowners by lowering the value of our homes, possibly below what we paid just a few years ago.

I urge you to vote against this ordnance. If it passes we will join our fellow homeowners in pursuing legal action against the city and support recall efforts of city council members who voted yes due to blatant disregard for constituents.

Carly & Stefaan Lodge

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From: [Chandana Rattehalli](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Jaime Fontes](#); [Rafael Alvarado](#); [Patrick Heisinger](#); [Rachel Horst](#)
Subject: No to OPA
Date: Sunday, December 5, 2021 8:09:17 PM

Dear EPA council members and City staff,

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> My name is Chandana Rattehalli, long term EPA resident. I moved to EPA over 2 decades ago and love the city. I like and support several positive initiatives that's happening in the city. However the proposed OPA legislation is really a bad move that neither helps tenants nor homeowners and only benefits nonprofit. I have worked hard, raised family here and it's my home purchased with my hard earned money.

> My parents and in-laws are getting old and I might move beyond 6 months to help my family when needed. I would not want my home value to go down just because I rented it out. I have worked hard for this home and I want to use for my family members, education, hospital needs and for my retirement.

> I wouldn't want to be told to whom I should be selling home to.

> I vote against OPA.

>

> I believe way to solve affordability issue is by facilitating and educating residents of EPA with skills that will fetch livable pay. There are several such jobs. We live in Silicon Valley, land of innovations. We all know sooner or later manual jobs will be gone and at the same time several new opportunities open up. Having skills of tomorrow is what would truly solve the problem at the root.

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> Thank you,

> Chandana

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From: [Federico Andrade-Garcia](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Jaime Fontes](#); [Rafael Alvarado](#); [Patrick Heisinger](#); [Rachel Horst](#)
Subject: Observations on the reviewed OPA ordinance (As revised Dec 4th 2021 "12_4_21-Revision")
Date: Monday, December 6, 2021 12:59:10 AM

Members of the city of EPA council and city staff,

I read the updated document several times to the best level of my understanding. It is a really complex / convoluted document, with lots of issues just as is. Here are my comments, suggestions, feedback, questions and related.

For starters, some of my neighbors that are homeowners as well, who are not as fluent in English as myself, asked me to help them understand this document, since it's in English only. I struggled to give them information about it, since I also don't have a university-level English reading comprehension level (I went to university in Mexico, I do not have any formal studies in USA). I have difficulties understanding all the terminology, since some of it is very legal and real estate oriented, so I request this to be translated to Spanish, and possibly other native languages of residents of EPA. I understand this is not legally an obligation for the city to provide now, but certainly this blocks a big percent of homeowners in EPA that don't have that required university level of understanding in English, which I think is required to understand this ordinance.

* In the "whereas" part, I don't like the "Latinxs" term, it's a very new ("millennial") label, and as an older Latino, I consider it Not inclusive towards older generations, whom prefer the term "Latinos" when referring to us in plural. Please consider using "Latinos" instead.

* I read that the 3 PEP are not only the Tenants, the QNP, but also the city. Why is the city included? What does the city want to do with those properties? Where in this document they specify that the city, as a potential landlord, can rent the houses at a discounted rate? Overall, it's not clear what the city, as a PEP, wants to do with the properties. The city doesn't seem to need to be certified in some way, unlike QNPs.

* 14.26.020. Does "Bona fide offer to purchase" essentially means "market rate"? This part is very complicated, can you explain it in layman's terms?

* There seems to be a difference between 14.26.020."principal residence", in which to qualify as a "principal residence", it requires the person to be 50% of the year, but in 14.26.040.1 The exemption indicates that it requires a full year to be "owner-occupied". So in order to be exempted, it also requires to be the "principal residence" of the owner or not? Also, if the house has a shared ownership, and one of the owners lives in the house (Let's say, a separated married couple), does it still qualify as "owner-occupied"?

* In 14.26.050. , there are some specifications for the QNPs, that they require to be certified for a term of 5 years. What happens if they lose their cert after those 5 years, but accrue property during the term? Do they get to keep the property, even if they are no longer accredited as a QNP? Do they need to honor the requirements in regards to low rents, reselling and the like, if they're no longer a QNP? Do they have to pay taxes if they stop being a QNP? How about them paying taxes, in the event of losing their certification?

* On 14.26.070, I cannot find any requirement for the tenants to be "low income" to be

eligible as PEP to purchase a house, it is just "tenants" regardless of their socioeconomic status. So if I understand correctly, a tenant working as a tech employee for Google and making \$300k, has the same PEP rights as another tenant working as a janitor and making \$50k/yr, is that assumption correct?

* In 14.26.070 (And other sections in this document). The city also has priority as a potential purchaser. Does that mean they're bound to the same restrictions as a QNP, in terms of buying the properties, and they must rent those properties to potential tenants at below market rate? Where in the document are those city responsibilities as a landlord/owner defined, in case the city acquires properties under this ordinance? Why is the city involved in the process of buying land directly from private owners (For an unknown purpose, since it's not defined here), in an ordinance designed towards protecting low income tenants?

* On 14.26.090 what constitutes a valid offer? Is this based on a (third-party) appraisal, or can it just be an arbitrary number by the PEP that has priority at the time? If the offer is low to the seller (Also low is a relative term, but since it's not the open market at that moment...), does it still need to maintain the holding period, before getting other offers from the next PEP in turn, or the open market? What if the PEP cannot demonstrate that it has enough resources (Either a potential bank loan, etc) to go forward with, as it may (supposedly) intends to?

* In 14.26.090.B mentions "reasonable and good faith efforts", but what are the penalties if the tenant or QNP or even the city, are NOT reasonable? What if the PEP in turn decides to hold the process, and at the end of it decides not to proceed with the purchase, just to mess with the seller by holding them "hostage" (At seller's expense)? What if the PEP decides to ask for some non-monetary compensation not to hold the process? It seems like all the penalties are to the seller, and none at all to the PEP for breaking this "good faith" part.

* In 14.26.100 there's a 15% value defined there, what criteria was used to come up with that 15%? It seems like an arbitrary number. Is it based on some industry standard or best practice?

* 14.26.100.D There are no penalties if the PEP enters a close transaction stage (Agreement to buy), but they fail to close in the defined time frame. If the purchase agreed doesn't go through, the seller may end up wasting time / money, not having the property sold, but the PEP can just walk free of the agreement without any issue. It's not fair for the seller.

* 14.26.110.B There's an inconsistent statement, it says "...for a price more than ten percent (15%)..." either 10% or 15% are very arbitrary numbers, and it indicates the author of this document is just coming up with random numbers. Are there any studies that probe 10%, 15% or 25.32655% (Or any other number for that matter) are a good number for this statement?

* 14.26.110.C It does not require the PEP to probe if it can go through with the offer. But what if the PEP cannot secure the money / funding to complete the transaction? Can said PEP just walk free of any consequences for its potential failure to close the agreement? Again, the weight of problems go to the seller, not to the PEP(s).

* 14.26.110.E " ... more than one percent (3%) of the.." another inconsistency, and another arbitrary number. Another indication of a rushed document with most likely no good studies nor research to back those numbers up.

* 14.26.120.A.1 "...except for Single Family Dwellings purchased with no subsidy..", so if

there's NO subsidy involved, that means that all those residential properties are NOT subject to the rental affordability and resale restrictions in this ordinance? The language is really confusing, but it seems to imply that if there's subsidy, restrictions apply, and if there's no subsidy, the rental and reselling provisions of the document DO NOT apply. May be a typo, but who knows.

* 14.26.120.B. The affordable rental units requirement does NOT take into account the income level of the tenants, new and old, just forcing the rent to be within affordable levels on average. What if the tenants as PEP, or new tenants earn high salaries (Or eventually their salaries go high, because they find a very well paid job, they win the lottery, etc), and their rent is and remains affordable, even if they do NOT need that at some point? In the case of giving an affordable rent to a tenant, is there any periodic check to make sure the tenant still needs it, and the help of affordable rent can be passed to some other tenants in real need of it?

* 14.26.120.D implies that for every property in this ordinance, it will be effective for any transactions after a PEP acquires the property, for 100 years? Isn't that really arbitrary??

* 14.26.130.A says "...sell..."., but what about any other economic incentive, such as a car, or a motorcycle, a favor, some other expensive property that doesn't require a transfer of property rights, or anything of value to the PEP, that is not necessarily money?

After reading the whole thing, and really-really trying to understand it, here are my comments:

* This ordinance does NOTHING to promote something as urgent as creating NEW low income housing, or protecting tenants from corporate landlords doing evictions as we speak.

* In any case, it seems like the majority of the weight of this ordinance goes against the owners, and there are almost NO repercussions/penalties for PEPs failing to do a good faith effort in the process. Is like owners are guilty in every step of this process, unless proven otherwise.

* I am not a lawyer, so by trying to read and understand this document, I realize that if I happen to need to sell my property, I'll need one to help me be compliant with it. It is a very dense document. The economic burden of hiring extra legal help to process this ordinance, and probe it is following it, goes all to the seller.

* I see it as a potential Conflict of Interest that Rachel Horst, is the EPA housing project manager, and also on the board of directors for Alta Housing (A non-profit)? (<https://altahousing.org/about-us/board/>) Will Alta Housing be one of the QNP that may benefit from this ordinance? Is she receiving any compensation from Alta Housing as part of her role in that non-profit?

Those are some of the questions I have about the ordinance, but the more I hear about other homeowners and their particular scenarios (There are Latino homeowners of more than one home in EPA that are NOT legally in the USA, just like tenants... Imagine that one of those mom-and-pop immigrant homeowners are detained by ICE, and they need to sell fast their second home that they are renting, to cover legal costs...), other homeowners on working visas, homeowners that are not fluent in English, homeowners that are paying a mortgage and renting is a valuable addition to their income, homeowners that have roommates, etc... I can basically tell that there are many particular escenarios that this ordinance is not covering, and

the gross assumption that every homeowner renting is some sort of "evil rich person" (It feels like that is the treatment to some of us) taking advantage of others, so this whole ordinance is an insult to working class families that worked hard, did a good amount of research, and were fortunate to be able to buy a house by being at the right place in the right time in some cases.

On top of that, there are NO socio economic impact studies tied to this ordinance (At least, not shared with the public) that validate that this will solve the issues it is actually trying to solve.

It all seems that this effort is due to political / ideological motivation, and not based in real numbers and "cold" statistics.

To finish and in summary, there are many issues in this proposed ordinance, and with this limited time to review, it'd be impossible for any reasonable person to identify all its problems and corner cases in it. I recommend to the council members to reject it, and do proper socioeconomic analysis and share it with the rest of the residents, to create better solutions, an open discussion about alternatives, that don't benefit some residents, while potentially affecting others.

Regards,

-Federico.

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: Changes needed to EPA Opportunity to Purchase Act
Date: Monday, December 6, 2021 6:04:37 AM

From: "aajmail@aol.com" <aajmail@aol.com>
Reply-To: "aajmail@aol.com" <aajmail@aol.com>
Date: Friday, December 3, 2021 at 4:20 PM
To: Patrick Heisinger <pheisinger@cityofepa.org>
Subject: Changes needed to EPA Opportunity to Purchase Act

Assistant City Manager Heisinger:

Thank you for co-hosting the Dec 1 session on OPA.

I am a resident home owner in EPA.

I am shocked by the EPA OPA Act -- both how it has been put forward and its contents.

I'm concerned that the Act will have a wide range of very negative impacts -- on EPA home owners and the community at large:

-

Some specific concerns:

1. Targeting single family homes with ADUs and rented homes will affect **all** homes (estimates of \$250k loss of equity per home).

The markets are connected - you cannot just target homes with ADUs and non-residents without affecting all homes. Comparables used in real estate don't differentiate.

For many people, including many in the Hispanic community, the equity in their home is their life saving.

If we are trying to help constituent group A (those who OPA benefits), we should try not cause large impact and losses another large group B in the community (home owners).

We need to find ways that are less harmful to another large group of EPA residents.

Peoples homes are REALLY important to them -- both current owners **and** those who OPA might help.

There needs to be further study on this negative impact.

2. Inclusion of houses with ADU's in OPA will cause a big halt in ADU availability. The state and even the city have been encouraging ADUs as a compromise solution that helps home owners financially while creating additional housing in the community. To now add OPA restrictions to any home with ADU is a reversal that may lead to legal action by those who built ADUs.

3. Negative impacts have not been thought through. No other cities doing TOPA/COPA included single family homes or they removed them (Washington DC).

There should at least be an economic analysis to understand the impact on home owners and the city as a whole.

It seems that those who drafted this Act, were focused on trying to help with displacement, so all feedback so the feedback and outreach they did has come from stakeholders in that group.

However there has been no outreach to home owners until today's presentation by council staff and most people only heard through facebook or nextdoor, and today we were told that amendments will probably only be available Friday, which does not give anywhere enough time for people to see and understand the amended document before Dec 7 council meeting, and the key issues go deeper than what it the amendments will address.

4. If this proceeds, it will be litigated because the limitations on single family homes appear to be in violation of fifth amendment rights of home owners to own, improve and dispose of property. Proceeding with the current OPA does not reflect American values that people should be free to buy a house, improve it and sell when necessary (people may need to sell their house quickly for many legitimate reasons -- to take another job, to upgrade to a house for a new family member, to move due to family death or sickness, financial pressures, immigrant issues, one immigrant home owner today said they can have to leave the country in 60 days due to visa issues and OPA restrictions could take over 200 days etc). The timelines given in OPA were created to give opportunity to TOPA/COPA purchasers, but the timelines create an unfair impact on any home owner who needs to sell quickly or even to sell at all.

So these kind of issues need to be looked at in a more balanced way by engaging constituents from the affected groups.

Trying to pass this at Dec 7 council meeting is very disingenuous. One city staff member at the Dec 1 meeting said that COPA/TOPA has come up for the city 2 years ago -- but the proposed Act itself has only very recently been available and there has been little or no community outreach to many who are directly affected and many still don't even know about it because residents haven't been informed about it. Something like this would be better as a ballot measure or it at least needs a lot better outreach.

This should definitely not be decided at the December 7 council meeting -- rushing this through without sufficiently looking at the impacts on affected groups and the city as a whole and without having more outreach will create a very negative situation among important groups of constituents in EPA.

Voters who are home owners and even many who are not home owners do not support this and will be very disenfranchised with the way this has been handled.

On behalf of all in EPA please re-examine this to ensure a good and workable solution for all involved.

Allan J.

Long time EPA resident and homeowner

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: Stated Opposition to the Proposed Opportunity to Purchase Act Ordinance
Date: Monday, December 6, 2021 6:06:14 AM

On 12/5/21, 2:39 PM, "Dixie Specht-Schulz" <dixschulz@icloud.com> wrote:

Respectively to the Mayor, Vice Mayor and City Council members I wish to go on record opposing the OPA, even in the revised content of the proposed ordinance for the following reasons:

1. It does not appear that any economic analysis has been completed by city staff as to the potential effects financially on owners of residential property within EPA. This has to be done. It seems logical that this ordinance would likely affect all residential property in EPA in a downward mark.

2. As Henrietta Burroughs so elegantly stated at the 12/1/21 community outreach meeting, what data can the city staff provide as to the effectiveness in meeting goals on similar ordinances enacted in other cities, i.e. DC? How is it working? Has it made any significant progress in limiting displacement-measurements? These are important questions that need further study & complete answers before embarking on this ordinance.

3. City staff are limited at best at the present time by sheer staff numbers. How can they possibly adequately address & monitor such a vast & complex ordinance (steps) at the present time? Even if the staff were increased back to capacity, it is unlikely that the adequate monitoring capability would exist.

A number of years ago I gave both Sean & Guido a list of the below market homes in my development of University Square. Of the original 217 homes, 21 were designated below market homes into perpetuity. At least 3 have been lost to at market sells because the city did not or could not adequately track these homes/titles. When EPA Can Do took over this project, I again started from ground zero & gave EPA Can Do the list of homes, sell price & those that had been resold to date at market rate instead of the required below market contract. As of approximately one year ago EPA Can Do told me they were indeed running into difficulty with the follow up tracking. If the city & a non profit cannot keep 21 below the market homes in the queue, what makes anyone believe that this complex ordinance can be adhered to? And certainly it brings into question with the present city staffing limits.

4. I own & live in my single family home at the present time, but at some time in the future I may have to rent it out, go to a long care facility & for a period greater than 6 months. I have put my heart & soul into this home & lovely maintaining it. I want to determine when & who I sell it to. I would consider offering it to any renter utilizing my home as their residence (particularly if I have seen that they care for it), but I do not want to be pushed to sell to a non profit or the city. This is too far reaching & negates my ability to choose the disposition of my residential property as I see fit.

5. It appears to me that non profits stand to gain the most from this proposed ordinance & I strongly oppose this bias. There is nothing in the proposed ordinance that obligates the said non profit or even the city to maintaining the affordability of any units/residential property that they acquire. How does this assist with maintaining affordability & prevent displacement? Additionally, why would the City Manager be the identified entity to investigate & determination on how any "qualified non profit" was handling an individual case & not an independent third party?

I would kindly ask that the City Council move this item to the later part of 2022 & direct city staff to research this particulars of & consequence of in much greater depth before taking any action.

Thank you.

Sincerely,

Dixie-Lee S. Specht-Schulz

Baines St.

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: OPA Proposed Ordinance
Date: Tuesday, December 7, 2021 8:45:25 AM

From: Dixie Specht-Schulz <dixschulz@icloud.com>
Date: Tuesday, December 7, 2021 at 8:23 AM
To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rubenabrica@gmail.com>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>
Cc: Patrick Heisinger <pheisinger@cityofepa.org>, Dixie Specht-Schulz <dixschulz@hotmail.com>
Subject: OPA Proposed Ordinance

See below sent out by one of the owners in the University Square development. It covers one aspect asked by Henrietta Burroughs in the 12/1/2021 meeting:

Good evening,

I think you will find the information below very informative.

Washington DC has experience with TOPA, please take a look at the associated news reports.

Please try and read prior to tomorrows city council meeting.

Please check out both links below and also watch the news clips..

[WASHINGTON](#)

D.C. Council Votes to Exempt Single-Family Homes From TOPA After I-Team Exposes Misuse

By [Jodie Fleischer, News4 I-Team Reporter](#) • Published March 6, 2018 • Updated

on March 8, 2018 at 6:20 pm

<https://www.nbcwashington.com/news/local/dc-council-vote-exempt-single-family-homes-from-topa-after-i-team-exposes-misuse/140703/>

<https://www.nbcwashington.com/news/local/some-dc-renters-make-tens-of-thousands-of-dollars-exploiting-decades-old-law/14478/>

The D.C. Council approved legislation Tuesday that could save thousands of dollars for District homeowners and stop renters from holding up home sales.

It closes a loophole first exposed by the News4 I-Team last year: Some tenants were exploiting a decades-old D.C. law to demand large sums of money from landlords.

"The committee firmly supports TOPA as a way to prevent displacement, however TOPA was never intended to be a money-making business for tenants," said Councilwoman Anita Bonds, who chairs the housing committee which put forth the legislation.

TOPA — the Tenant Opportunity to Purchase Act — was designed to give tenants the first right to buy the home they're renting if it goes up for sale.

But as the News4 I-Team revealed in a series of reports, TOPA rights were also delaying or canceling pending sales and shaking down homeowners for cash.

"It holds single-family homeowners hostage, it's a tool for extortion and it's awful," said Lorraine Connor, who said she was forced to take her southeast D.C. home of 25 years off the market after her tenant refused to leave and used TOPA to demand tens of thousands of dollars.

On Tuesday, Connor had a front row seat to watch D.C. council members vote to exempt single-family homes from TOPA.

"I'm so happy for the next person who wants to do this," said Connor, whose home would not have been subject to TOPA under the new legislation.

She said she did not know about the impact TOPA could have when she decided to rent out her home. She was finally able to sell it recently, but she's glad others might not have the same problems.

Once the I-Team exposed the District's industry of "TOPA-chasers" who seek out tenants in properties that go up for sale, council members held hearings and spoke with owners who were afraid to rent out all or part of their property.

"TOPA, with regard to single family homes, has been demonstrated to hurt homeowners," said D.C. Council Chairman Phil Mendelson. "And that is why we're concerned about the current law and want to change the law."

Under the new law, TOPA would no longer apply to renters of single family homes, except when the renter is disabled or over 62 years of age.

The council chambers erupted with applause after the legislation passed its first reading; it was heavily supported by realtors who say they've watched the abuse of TOPA grow over the years. Throughout the legislative process, they've donned yellow stickers urging the council to "Fix TOPA."

"I think this is a win-win for homeowners and for tenants," said Colin Johnson, Past President of the DC Association of Realtors.

The legislation passed by a vote of 10-2, with Council member Robert White Jr. recusing himself from the discussion since his wife is in the process of selling a home.

Council members Brianne Nadeau and Elissa Silverman voted against the measure, instead attempting to amend it to preserve TOPA for long-term tenants who paid rent in a home for 10 years or more.

"I truly believe we must use a scalpel, not a sledgehammer, to address an issue of such great importance," said Nadeau.

But both council members agreed third parties should not be permitted to take advantage of the law.

"This is outrageous and it should be stopped," said Silverman. "It has been exploited by some who have no intention of purchase and used the TOPA law as a shakedown."

The legislation will come back up for a second vote April 10, then it would require the mayor's signature.

It will not impact multifamily units like apartment buildings; those renters' TOPA rights will remain intact to protect affordable housing in gentrifying neighborhoods.

Thanks

Stanley Jones

Respectively,

Dixie-Lee S. Specht-Schulz

Sent from my iPhone

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From: [Patrick Heisinger](#)
To: [Housing](#)
Cc: [Rafael Alvarado](#)
Subject: FW: OPA - Typos & Suggested ordinance clarifications
Date: Monday, December 6, 2021 8:36:17 AM

From: Colin Bookman <cobookman@gmail.com>

Date: Monday, December 6, 2021 at 8:34 AM

To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <rvalvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, "horst@cityofepa.org" <horst@cityofepa.org>

Subject: OPA - Typos & Suggested ordinance clarifications

Hi East Palo Alto City Council and Leaders,

I appreciate the care and efforts to reduce tenants being displaced, and thoughts on giving low-income tenants a path to home ownership in the bay area's crazy housing market. I appreciate the consideration in removal of the appraisal section and ADU clarification. However, I have a few additional concerns about the OPA ordinance text which can harm tenants, housing owners, and the city's staff.

1. Tenants in bad faith can block the sale of a house:

[Issue] A tenant can block the sale of the house by putting in their intent to purchase the house at the highest price. Then wait for the maximum time allowed for securing funds. Finally, they'd claim they cannot get financing and would drop out at the last minute. This would give the tenant back their EMD deposit in full. Given the long time to close provided by the OPA, the seller would need to re-list the house, and the OPA would provide the tenant with the ability to repeat their offer in bad-faith by repeating this process. [Suggested Fix] Decrease time to close and increase EMD deposit from 1% to 3%. Have the EMD deposit go to the owner if the seller cannot close on the house.

2. Damages to seller from lengthy closing time

[Issue] Even though the OPA offer should represent the highest bid, the seller could still end up behind compared to a lower bid. The OPA has a lengthy closing time during which the seller would still owe property tax (~0.083%/month of home price), mortgage insurance, property insurance, utilities, gardeners/home-maintenance. This represents a few thousand per month. [Suggested Fix] Substantially reduce OPA closing time. Alternatively, you could only force the seller to accept the OPA offer if the OPA buyer will pay for all mortgage insurance, property taxes, and homeowner's insurance payments during closing (~1%+ the purchase price). Ideally, the buyer pays this on a monthly basis, allowing the seller to not face undue financial burden if they are trying to close on another house.

3. Harm to middle class renters by reducing available supply

[Issue] Houses bought through the OPA must be rented out to only low-income tenants. This reduces the rental supply available to middle class EPA families. As supply is

reduced and demand remains constant, the monthly rent price will rise. [Suggested Fix] Don't place income limits on who can rent out a house bought through the OPA. Current text is biased towards shifting the landlord to be a low-income non-profit. The ordinance could have greater consideration of how to provide tenants home ownership and receive the wealth generation benefits of home-ownership.

4. **Reduction of property tax**

[Issue] Houses bought by a non-profit through the OPA ordinance would not need to pay property taxes. A 1 Million dollar home represents roughly 10,000 of property tax/year. Over time, this could cause EPA to be in financial stress, unable to pay for facilities and staffing. [Suggested Fix] Have the OPA text ensure non-profits still pay for property tax if they are to purchase homes through the OPA. Or force all OPA purchasers to not be a 5013c non-profit, to ensure they pay taxes.

5. **Housing upkeep**

[Issue] Tenants who require OPA to purchase a house might not have enough income or wealth to handle unforeseen maintenance expenses. These could entail needing to install a new roof, new electrical, plumbing, or structural issues. This could lead to blight in East Palo Alto, or violations of HOA codes. [Suggested Fix] If the tenant becomes the primary owner of the house, place income/wealth to purchase price limits.

6. **Typos in ordinance text**

[Issue] The ordinance defines terms no longer used in the ordinance body. Across the text there are typos such-as statements of "one percent (3%)", and "10 percent (15%)". [Suggested Fix] Ensure the ordinance is proof-read by multiple parties and a lawyer before being voted on by the council.

Thank you for your considerations for refining the OPA ordinance. I look forward to us all collaborating on reducing tenant displacement in EPA.

-Colin Bookman

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From: [Gary Li](#)
To: [Rachel Horst](#)
Subject: comment for OPA
Date: Monday, December 6, 2021 9:35:30 AM

Hi Rachel,

After reading the OPA ordinance and attending meetings, I feel that the noble goal of making EPA houses affordable will be achieved.

This is a step toward Cooperative housing where the non-profit runs housing units with tight control. I'm familiar with the St Francis Square Coop in San Francisco, it is located in a prime neighborhood right next to Japantown: "<https://sfsquarecoop.com>". Most residents have lived there for tens of years and love it. It offers affordable housing without income restrictions.

However, due to the Coop property restrictions, the housing price is 30% lower than the neighboring condos. Here is a recent sale: "<https://www.redfin.com/CA/San-Francisco/1460-Webster-St-94115/unit-1/home/12401247>".

Making EPA houses affordable through OPA is a noble cause and for public good, hence it is for "public use". As our constitution 5th amendment states "nor shall private property be taken for public use without just compensation." I strongly oppose OPA.

The EPA has every right to work with non-profit to build new Cooperative housing and make it an affordable option for our residents. However, having a policy that forces existing private properties into restrictive Cooperative type housing is a violation of our constitutional right!

This is a country that advocates hard work to achieve american dreams, not a place for destroying people's hard earned property!

People from eastern europe and China have lived through that and many escaped from that.

Please give us hard working people a chance to enjoy our hard earned life!

Regards,

Gary, EPA homeowner

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From: [Jenny Lee](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Jaime Fontes](#); [Rafael Alvarado](#); [Patrick Heisinger](#); [Rachel Horst](#)
Subject: Please vote no on OPA
Date: Monday, December 6, 2021 9:47:10 AM

Dear Mayor, City Council Members, and City Staff,

I am strongly against the proposed Opportunity to Purchase Act (OPA). This Act will destroy the value of our hard earned house.

OPA will not help provide more housing in the city, it will only force homeowners to sell at a discounted price and thus take away the fundamental property rights of homeowners.

OPA will hurt all homeowners including owner occupied because buyers will avoid investing in our city. I am very concerned with what OPA will do to the future of the city.

Please vote no to OPA.

Sincerely,

Jennifer Lee

Sent from my iPhone

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From: [Varsha Likhite](#)
To: [Rachel Horst](#)
Subject: No on OPA in EPA
Date: Monday, December 6, 2021 11:30:09 AM

Dear Ms Rachel Horst,

I am a homeowner in EPA, last year my husband and I bought a property that was left vacant and uninhabitable due to rotten subfloor and windows, sewer backflow, etc. We have invested our labor and our finances to fix this house to make it habitable and a safe place to live.

I am outraged that the city of East Palo Alto conducted OPA/COPA/TOPA activities in a secretive manner without transparency and public notice. If the city officials were discussing the OPA ordinances for the last 3 years, why was it not on the city website? Any homeowner, potential or current should have had the opportunity to read about the direction the city was heading before making any kind of investment into their homes in EPA.

Although I appreciate the city's intentions in trying to find a way for low-income tenants a path to ownership, I am not sure how OPA/COPA/TOPA is going to help. Is the city going to help the low-income homeowner pay the taxes, mortgage, maintenance costs and prevent from foreclosing? EPA already has a number of properties in total despair and are crumbling. It has been home owners like us who have fixed these properties and are reversing the urban blight in EPA. City of EPA and the nonprofits should step in to help our neighbors who are already home owners but are clearly struggling to repair their houses and enable them to live in safe, hygienic houses and prevent displacement. Further, I see this OPA proposal leading to unregulated property acquisition by nonprofits who don't pay taxes and can dispose off the property at any time.

I, as a homeowner in EPA, am totally against any form of OPA as it will decrease the feeling of community in the city. It will reduce property taxes and city's revenue, further deteriorate the crumbling city infrastructure, decrease school district funding, and lead to an increase in corruption from unregulated acquisition of properties by nonprofits.

Most of all OPA infringes on homeowners property rights.

Sincerely,

Varsha Likhite

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From: [Abhay Vardhan](#)
To: [Rachel Horst](#)
Subject: I am against the ordinance for TOPA and COPA
Date: Monday, December 6, 2021 11:38:33 AM

Hi Rachel

I am a homeowner in East Palo Alto and was quite alarmed to hear about the proposed ordinance for TOPA and COPA. While I sympathize with the need to keep housing affordable, the ordinance proposals seem quite invasive to home owners' rights and introduce a lot of red tape for selling my home at a later date. Further, it was unfortunate that we came to know of this ordinance so late in the process.

I believe that this ordinance is bad for our city and community.

thanks
Abhay

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From: [Calista Nabors](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Rachel Horst](#); [Patrick Heisinger](#); [Rafael Alvarado](#); [Jaime Fontes](#)
Subject: Represent your ENTIRE city
Date: Monday, December 6, 2021 1:38:04 PM

Good Day,

I am writing to inform you of my strong opposition to the TOPA/OPA ordinance that has been brought forward. It needs to be scrapped completely, the community needs to be involved in the planning, organizing, and creation of any such ordinance.

I am a social worker, I work specifically in ending homelessness, affordable housing is top priority. SFH has never and will never be the solution to ending our housing problems. All the other cities that have been named have either not passed ordinances like ours, or they have been amended at a later time (Washington D.C) to exclude SFH as it was shown to harm regular everyday hard working citizens including long time citizens and first time homebuyers.

I continue to hear lies from staff stating that other cities have this type of ordinance, no other city currently has this for SFH. Period! Passing information that is partial truth to masses, is corruption 101. Rachel also insisted that we do not have any tenant rights in our last community meeting, we have an entire rent board and full ordinance for renters/tenants. Disguising this ordinance as a fix for affordable housing, as proposed, is simply not true. We need development of multi family housing, we need programs that provide education, additional loans, help with down payments and more vouchers. Until you create more housing, 1 for 1 does not and will not fix any problem. You are simply using a single bucket to remove water from the sinking titanic, saving a few and sacrificing the masses.

Additionally, I was on a call a few months ago in which two City Council members berated the other three council members for trying to hold an emergency session about the city attorney. For over an hour, we listened to the disrespect of the other three council members, with the theme of rushing is bad for our community, we need to follow procedures, and ensure transparency etc etc etc AT NAUSEUM. And yet, the same two members Mr. Romero and Mr. Abrica have tried to jam through this ordinance requesting a vote on the first night it was presented. What happened to transparency, what happened to following norms of full discussion and inclusivity. Other cities have had 20+ meetings with the community to discuss policies that will benefit all, instead you tried and continue to try to push this ordinance in a deceitful manner.

The hidden agenda is not hidden, it is clear you do not represent all of us. Those that vote for this ordinance, we see you and what you are trying to do. This community deserves not to be screwed over by their representatives. You represent ALL of us. This ordinance needs to be scrapped, a new discussion of ways in which we can help our community needs to be started, specifically an ALL inclusive open and transparent process that does not violate our constitutional rights as land owners.

Lastly, passing this will cost the community by decreasing revenue and generational wealth, but it will also cause a lawsuit, division, discourse, and perpetuates the them versus us mentality that rips this community apart. This is in your hands, you were elected to represent ALL of us and think big picture for the common good. Current actions show shady

government officials with alternative agendas that perpetuate the disparity of our community.

Single family, owner occupied EPA resident
Calista McCracken Garcia

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From: [Mahesh Rattehalli](#)
To: [Jaime Fontes](#); [Rafael Alvarado](#); [Patrick Heisinger](#); [Rachel Horst](#); [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#)
Subject: STOP COPA in EPA
Date: Monday, December 6, 2021 3:01:08 PM

Dear EPA council members,

My name is Mahesh and I am a resident of East Palo Alto for more than twenty years. It's great to see people of EPA are given opportunities to work in IKEA, HomeDepot, and Target. Giving job opportunities to low income members help them thrive better and become responsible citizens. That's the way to go... Give the skills, opportunities, and make everyone succeed. However, with COPA we are going backwards and we must STOP it.

I've worked extremely hard to pay my mortgage and keep my home for my family. The biggest asset for me is my home and it gives me nightmares to know that I cannot sell it to whom I want, when I want. It is one-sided to favor non-profits and doesn't help homeowners or tenants. Further, there is no analysis on how it will help EPA progress as a better city.

We are being told that San Francisco also has OPA. Clearly, that's radically different. COPA in San Francisco only applies to multi-family dwellings and does not apply to single family homes, like the one proposed in EPA.

We as a city, should think of how we can give better jobs, provide relevant skills, education to our citizens and improve their living standards. I strongly vote NO for OPA.

Thanks and regards,

Mahesh

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From: [Jeanne Jeanne](#)
To: [cityclerk](#)
Cc: [Housing](#); [Rachel Horst](#)
Subject: public comment for EPA Meeting 12/7/21 - Agenda item 8-1 EPA OPA
Date: Tuesday, December 7, 2021 2:48:00 PM

Dear EPA City Council,

I oppose OPA. I own a home in EPA and live in it. I have worked hard to buy my house which will be part of my retirement. I don't know if I will need to someday vacate or rent out before I sell. While OPA may be trying to help long term renters, EPA should also consider common citizens who own homes here. The dragged-out process of giving tenants and non-profits first rights of refusal will hurt the housing market and owners' ability to move on with their lives. OPA also will not end up helping low-income tenants; rather, it will help the more recent higher-income gentrifying tenants who can afford to buy homes.

Also, consider the impact of OPA on the Ravenswood City School District. It is almost in the position of being able to apply for Basic Aid which forgoes state funding and relies on local property taxes, giving schools more money than what the state can provide. Currently, EPA's property taxes have almost reached that threshold, but if non-profits buy property and don't pay property tax, Ravenswood will not be able to get Basic Aid. Part of equity is education. This ordinance won't truly help long term tenants, but it WILL stifle their children's education. Education leads to jobs which leads to livelihoods.

There are many ways to help citizens and tenants, but OPA is not one of them. As a teacher, resident, and homeowner, I oppose OPA and will participate in recalling city council members who support it.

Best regards,
Jeanne Yu

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From: [Rachel Horst](#)
To: [Jeanne Jeanne](#)
Cc: [Housing](#)
Subject: RE: TOPA/COPA
Date: Monday, December 6, 2021 4:34:15 PM
Attachments: [image001.png](#)

From: Jeanne Jeanne <jjj03@hotmail.com>
Sent: Monday, December 06, 2021 4:15 PM
To: Rachel Horst <rhorst@cityofepa.org>
Cc: Housing <housing@cityofepa.org>
Subject: Re: TOPA/COPA

Dear Rachel,

Oh great, thank you for pointing that out. I did a search based on my email address, so I see that it was included with just my name. I hope you will put my correspondence from today in the document too. One question, a lot of people are emailing the city council members. What exact email address do they need to contact in order to get their emails into this document and make it into the email count? My emails to the city council members did not make it into the document. Thank you!

Best regards,
Jeanne

Sent: Monday, December 06, 2021 3:48 PM

To: Rachel Horst <rhorst@cityofepa.org>

Cc: Housing <housing@cityofepa.org>

Subject: TOPA/COPA

Dear Rachel Horst,

I sent an email to you and several city council staff last week on 11/23/21 regarding TOPA/COPA translations and received a generic response back from housing@cityofepa.org. However, I did not see my email in the list of correspondence "Emails received to date". Would everyone please check their junk and spam folders? It seems that several people's emails did not make it into this document. That is probably why the city thinks that it only received 41 emails regarding TOPA/COPA, as per last Tuesday's city meeting.

I also emailed all the city council members individually last week before the Tuesday meeting.

Also, I think that there is a conflict of interest regarding any city council employees working on TOPA/COPA who are also involved in non-profits that the proposed ordinance would involve. For example, you are East Palo Alto's Housing and Economic Development Manager while serving on the board of directors of Alta Housing. It would be prudent to recuse yourself from TOPA/COPA work or remove yourself from the board of Alta Housing.

Thank you!

Best regards,

Jeanne Yu

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CAUTION: This e-mail originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

From: [Mark Popple](#)
To: [Rachel Horst](#)
Subject: OPA
Date: Monday, December 6, 2021 6:10:03 PM

This ordinance will not help the people for whom it is intended.
The city has NO business interfering with the way people dispose of their OWN property.
I strongly oppose this ordinance.

Mark Popple

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From: [Anees Iqbal](#)
To: [Housing](#)
Subject: Opportunity to Purchase EPA Feedback
Date: Monday, December 6, 2021 7:43:15 PM

Hi City Council and Staff,

As a resident of the city for over 13 years who recently moved, I'm very concerned about the OPA ordinance currently being proposed. My East Palo Alto home is now a rental home and I would be negatively impacted by two key points that is not being addressed in this revised version; 1) Market value is dictated by the market yet the ordinance is stating that I have to field offers prior to actually listing the home. This makes no sense as appraisals are backward looking and do NOT reflect actual current market conditions. As private property that I purchased with zero aid, I should NOT be limited in determining fair market value of the property through a MLS listing should I ever need to sell the home, and 2) I should NOT be limited in leveraging a 1031 exchange due to restrictive timelines of a local ordinance that was NOT in place when I purchased this home (the current timelines for closure, etc may limit the ability to leverage 1031's). The ordinance needs to be amended to accommodate true fair market determination and support timelines that allow for 1031 accommodations.

A broader question outside of the ordinance is; How is purchasing single family homes going to solve our housing crisis through this ordinance? When single family homes are selling for over an average of \$1M in our city mainly due to value of the land, this seems to be the most expensive way to address this problem for the city and residents. I haven't seen any discussion or data that the city would be accountable to related to this ordinance. We need more multifamily and denser single family housing (both rental and owned) as a means to combat this problem in the most cost effective way. We could build multifamily and denser single family units (both rental and owned) significantly cheaper than purchasing existing single family dwellings dollar for dollar. More affordable owned homes would make it more feasible for those to purchase as well. What outcomes are we hoping to achieve with this ordinance? What other alternatives has the city explored to achieve these outcomes prior to recommending this ordinance? Is this part of a larger plan?

This issue deserves significantly more community and homeowner feedback than has been allowed to date prior to solidifying this or other ordinances that will impact key stakeholders. This can't be done in a vacuum and should be part of a comprehensive plan related to housing and this ordinance seems very short sighted based on the limited data being presented to city citizens.

Sincerely,

Anees Iqbal

A concerned homeowner

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From: [Eve Sutton](#)
To: [cityclerk](#); [Housing](#); [dbay@epacando.org](#); [Mark Moulton](#); [Elizabeth Jackson--EPA](#); [William Webster](#); [Court Skinner](#); [Nevida Butler--EHP](#); [Oleta Proctor](#)
Subject: direct link to Assembly Bill 345 Accessory Dwelling Units: Separate Conveyance
Date: Monday, December 6, 2021 6:55:15 PM

Eve's update, Dec 6 (Monday) 7pm

Here is a direct link to Assembly Bill 345, so you can see the changes in blue and red in Sec 3 (near the bottom of the text of the bill). "may" gets changed to "shall" when it comes to conveying (selling) an ADU (granny unit) separately from the main house.

I have no idea whether this will make life easier or harder for renters to buy an "affordable" home, but that seems to be the intention. Also, there are provisions for maintaining the ADU as affordable housing for 45 years IF it was intended to be 'affordable' earlier.

This is only my quick summary. I am copying a small section below.

Please read the ENTIRE text of AB 345 carefully if you are involved in the community discussions about tenants buying the home they are renting.

https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=202120220AB345&showamends=false

EXCERPT

SEC. 3. Section 65852.26 of the Government Code is amended to read:

65852.26. (a) Notwithstanding clause (i) of subparagraph (D) of paragraph (1) of subdivision (a) of Section 65852.2, a local agency may, by ordinance, shall allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if all of the following apply:

- (1) The property accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation.
- (2) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.
- (3) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:
 - (A) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.
 - (B) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the property accessory dwelling unit or primary dwelling if the buyer desires to sell or convey the property.
 - (C) A requirement that the qualified buyer occupy the property accessory dwelling unit or primary dwelling as the buyer's principal residence.
 - (D) Affordability restrictions on the sale and conveyance of the property accessory dwelling unit or primary dwelling that ensure the property accessory dwelling unit and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

(E) If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following:

- (i) Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.
- (ii) Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.

(iii) Procedures for dispute resolution among the parties before resorting to legal action.

(4) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

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From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: No EPA OPA!!!
Date: Monday, December 6, 2021 8:34:29 PM
Attachments: [image001.png](#)

From: Iliya Zamek <i_zamek@yahoo.com>
Reply-To: Iliya Zamek <i_zamek@yahoo.com>
Date: Monday, December 6, 2021 at 8:27 PM
To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>
Cc: Iliya Zamek <i_zamek@yahoo.com>
Subject: No EPA OPA!!!

I am strongly opposed to the proposed EPA OPA.

The ordinance has not been properly discussed with EPA residents.
The proposed ordinance should be translated into Spanish, Russian, Chinese, Tongan, and Samoan and discussed.

ILIYA ZAMEK
408-807-6269

Address:
212 Azalia Dr., East Palo Alto CA 94303

From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: EPA OPA
Date: Monday, December 6, 2021 8:46:26 PM
Attachments: [image001.png](#)

From: Rashit Nabiev <rfn124@yahoo.com>
Date: December 6, 2021 at 6:41:53 PM PST
To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>
Cc: rfn124@gmail.com
Subject: Re: EPA OPA

Adding city managers:

City Manager Jaime Fontes jfontes@cityofepa.org
City Attorney Rafael Alvarado ralvarado@cityofepa.org
Assistant City Manager Patrick Heisinger pheisinger@cityofepa.org
City Housing Manager - Rachel Horst rhorst@cityofepa.org

On Sunday, December 5, 2021, 05:12:00 PM PST, Rashit Nabiev <rfn124@yahoo.com> wrote:

Dear council members,

We are EPA citizens for 16 years and I love my city. We observed for the last 16 years that city became much more diverse, multicultural, and safe place to live.

Just recall what used to be EPA in 90-ies with the highest homicide rate in the whole country!

We are writing this letter with a feeling of a great concern regarding new ordinance you are planning to vote for on 12/7.

1. This ordinance is going through city with extreme rush. 1st hearing was on 11/16 and the voting on 12/7. This document has been prepared without ANY discussion with residents of the city.
2. During discussion with citizens of EPA on 12/01, elected Citi council members did not even participate to hear opinion of residents.
3. During the 12/1 meeting, more than 95% people expressed their disagreement and protest against this ordinance. Same time, the City council elected by citizens of City of East Palo Alto goes against the will of its constituency!
4. This ordinance violates my constitutional rights for just compensation for my property (5th amendment: "**nor shall private property be taken for public use without just compensation**") since certain entities including unknown and undeclared nonprofit organizations have preference over market. Real and just value of property is defined ONLY on free market. This ordinance prohibits free market evaluation and sell of my property.
5. Rachel Horst who prepared the ordinance is on the board of directors of Alta Housing non-profit organization, which demonstrates clear conflict of interest, since Nonprofit organizations have clear preference in rights to buy.

This is not a full list of how this ordinance impacts negatively citizens of EPA and should not pass. Therefore, we call elected members of EPA council to hear its constituency voice and vote "NO" to this ordinance

Thank you for consideration

Rashit Nabiev
Alla Petrashen
744 Avelar St
EPA

From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: No EPA OPA
Date: Monday, December 6, 2021 9:15:35 PM
Attachments: [image001.png](#)

From: Sheng Jiang <sheng.jiang3@gmail.com>

Date: Monday, December 6, 2021 at 8:52 PM

To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>

Subject: No EPA OPA

To East Palo Alto City Council and City Staff,

I am a proud resident/homeowner of East Palo Alto and I am AGAINST the passing of East Palo Alto's Opportunity to Purchase Act (EPA OPA). The ordinance does nothing but hurt the homeowners of East Palo Alto while filling the coffers of non-profits. This is why:

1. EPA OPA will indirectly reduce the value of all single family homes because no purchaser on the market will want to purchase a house that they do not have full control over. This would prevent investors from remodelling homes because the house could sit empty for many months. This would also prevent a homeowner from renting the property out for reasons such as unexpectedly moving away for work. Either way, no potential purchaser would offer a competitive Bay Area price for a single family home with such limitations. There would essentially be an "EPA market price" and a "Bay Area market price".

2. EPA OPA does not help prevent tenants from being displaced at all. If non-profits are able to help provide financial assistance to tenants (with OPA), then the non-profits should also be able to provide financial assistance to tenants in the absence of OPA.
3. EPA OPA as written is ripe for abuse. There is nothing to stop a tenant (or a non-profit) from abusing the right to first refusal and drawing out the purchasing process to drive away any third-party interest. Since the deposit is fully refundable, there are no penalties for failing to come up with the funding for an offer. As a result, there is nothing stopping a tenant (or non-profit) from holding a property hostage. From a homeowner's perspective, this is TERRIFYING. I wouldn't be able to refuse a "bad faith" offer because the penalties are harsh (potential void of sale + fines).

If the goal of EPA OPA is to hurt homeowners who have given blood, sweat, and tears to own a single family home, then it will accomplish its goal.

If the goal of EPA OPA is to depress home values, then it will accomplish its goal.

If the goal of EPA OPA is to allow non-profits to become the primary landlord(s) of East Palo Alto, then it will accomplish its goal.

If any of these are the goals of EPA OPA, then please be up front about it instead of hiding it. My home is my biggest asset and EPA OPA will indiscriminately cause me to be hurt even if I have no plans for renting it out. EPA OPA will only take from the middle class and give to non-profits.

My proposal for how East Palo Alto can prevent displacement without hurting the hard working middle class:

1. Encourage non-profits to offer financial assistance to purchase homes to tenants (and other East Palo Alto residents in need). This would accomplish the goals of preventing displacement, while also not hurting existing homeowners. If non-profits can do this with OPA, then they can do it without OPA.
2. Bring in corporations who can provide well-paying jobs into the community. Provide incentives to corporations who hire and retain East Palo Alto residents as employees.
3. Provide training and learning opportunities to help East Palo Alto residents enter into higher paying employment by offering scholarships and stipends so that East Palo Alto residents can pursue these growth opportunities without stretching themselves thin.

I am open to discussion to any and all solutions that do not hurt one side to benefit another, however, I cannot support EPA OPA that applies to single family homes because it places undue hurt on middle class families like mine who have worked hard for everything we have.

Best regards,
Sheng Jiang

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From: [Carol Cunningham](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Housing](#)
Subject: Reject Opportunity to Purchase Act
Date: Monday, December 6, 2021 9:46:12 PM

Dear East Palo Alto City Council Members,

Thank you for your service to our community and for hearing my feedback on the Opportunity to Purchase Act (OPA). I am a new (and small mom-and-pop) investor with only 1 rental property (a single-family home) that we purchased in East Palo Alto (EPA) about 4 years ago. We invested a significant amount of money to remodel and upgrade the home to provide a safe and comfortable space for our tenant, who is a single mother of 3 young children. She has been unemployed for the duration of the pandemic and owes back rent, but we have no intention of evicting her at this time.

Because of support from landlords like us, she has secure housing, whereas if she were the actual homeowner, she would probably be facing foreclosure and eviction, which would be devastating for her family. Although we are struggling to break-even, we considered our investment to be a long-term one that would be a win-win to benefit all EPA stakeholders. Unfortunately, our tenant will probably never be in a position to purchase a single-family home in the Bay Area, even in East Palo Alto, but if she could, we would certainly give her every opportunity if and when we decide to sell. And I'm sure many landlords feel the same way as it happens all the time. Therefore, it doesn't make sense that the City would need to impose such a harmful process that would have negative consequences for the entire EPA community, not just the homeowners.

As a real estate professional with Compass, I can confidently state that OPA will prevent a free market by dictating who we can sell to and imposing a lengthy and arduous process, which violates federal law for certain types of transactions, like the 1031 exchange. In addition, fair housing laws prohibit discrimination based on a variety of factors, which this ordinance would violate as well and would open up EPA to litigation. Imagine a seller accepting an offer from a non-profit or a tenant (that is a traditional family) over a 3rd party buyer who is disabled or gay.

In addition, not only is OPA preventing a free market, it is manipulating the market against homeowners because sellers would be forced to disclose the scenario where there is a "Right of First Offer" by an eligible purchaser (as any material fact must be disclosed by law). When a 3rd party buyer sees this disclosure, they will not be inclined to write an offer because they are at an immediate disadvantage knowing that their offer will be shared with the eligible purchaser to match and they would be subject to an unreasonable timeline. I don't know any buyer who would choose to submit an offer on a property under these circumstances.

Therefore, the seller is essentially held hostage by the eligible purchaser and cannot sell at fair market value. When this happens, it lowers the value of all properties in the area, even those that are owner-occupied who must rely on nearby sales as comps. In addition, if this ordinance goes into effect, investors will choose to purchase elsewhere, further depressing the real estate market in EPA and hurting those who have invested in this community. This is egregious interference with our rights as homeowners and is not what we signed up for when we purchased our home!

Finally, as consequential as OPA is for our community, I was shocked to have to learn about it through social media. Why were landlords, those who would stand to lose the most, not notified? This raises a separate transparency and credibility issue that many people mentioned in last week's call as well. I am very disappointed in how this process has unfolded and implore you to join the vast majority of the community members who have spoken up to reject OPA! There are other approaches to mitigate displacement that don't have to penalize the homeowners, so let's work together to come up with a better solution.

Thank You,
Carol Cunningham
415-260-6727
2580 Gonzaga St, EPA

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From: [Anna Romanovskaia](#)
To: [Rafael Alvarado](#)
Subject: Re: EPA Resident is Opposing OPA Ordinance in East Palo Alto - It is necessary to take those actions before moving forward with it
Date: Monday, December 6, 2021 10:23:17 PM

Hello Rafael Alvarado,

In addition to what I wrote in my previous email, I have some more points to add:

The City Management Team does not provide City Council with enough information and Recommendations regarding OPA Ordinance matter.

For example, City Management definitely should recommend the City Council to study the economic effects of this Ordinance before it can be voted. Especially in regards to Single Family Homes and long time ranges that are set in the process.

The Study would be done by an independent third party and would include among other points the following:

- Property Tax roll impact (As homes purchased by non-profits will be Property Tax exempt).
- What will be impact on the SFH Owners: loss in equity
- How many investors will lose interest in investing in EPA and how it will impact the City Budget
- How many renters will actually benefit from the OPA? How many renters will they be able to afford buying SFH in EPA though OPA.
- How many new SFH properties will not be built in EPA due to OPA existence.
- How many ADUs will not be built due to this Ordinance?
- How many SFH owners will decide to stop renting out due to the risk of being affected by the OPA
- How will the above points affect the home supply in EPA? How much will the supply shrink? How much can the rent go up due to a supply shrink and how will it affect the renters?
- How long time ranges in the process will affect Homeowners and the City Budget?
- How much money the City of EPA will spend on maintaining the OPA legislation and enforcements. Can the City afford it?
- How much money the City of EPA will spend on legal law suites in regards to OPA? Can the City afford it?

Also, is it worth to study in detail if the similar OPA laws were successful in other Cities in regards to SFH?

- How many renters successfully bought the home through OPA in other Cities?
- How the OPA laws were abused by renters who did not have intent to buy and held the owner hostage? How much money did Owners lose on this?
- How much money do other Cities spend on maintaining the OPA legislation regulations and enforcements?
- How much money do other Cities spend on legal law suites in regards to OPA?

Thank you and regards,

Anna Romanovskaia, Homeowner and EPA resident.

On Tue, Nov 30, 2021 at 11:14 PM Anna Romanovskaia <anna.romanovskaia@gmail.com> wrote:

Dear Rafael Alvarado,

I am strongly opposing the "Opportunity to Purchase" Ordinance that was brought to the City Council meeting on November 16 2021.

To me, that was a great disappointment that there was no outreach to East Palo Alto Homeowners regarding this Ordinance at all.

I only found out about this ordinance on November 16 2021, at the City Council meeting.

The City did not ask the homeowner's opinion on this matter at all.

Also, there are many Homeowners in East Palo Alto who do not speak English.

Due to this, it is necessary that the City will Translate the ordinance into Spanish, Russian, Chinese, Samoan, Tongan and other languages that are spoken in East Palo Alto, before next meetings on that matter.

This Ordinance will hurt East Palo Alto Homeowners in many ways. Also, it will deprive the City of East Palo Alto budget of a substantial amount of money in Property Taxes and will negatively affect the City in many other ways. In addition, it will not benefit the renters also, so the Ordinance acts against its purpose.

Some points for City Management Team members to consider:

- There was no outreach to East Palo Alto Homeowners regarding this Ordinance **at all**.
- There was no thorough study conducted on the economic effects of this Ordinance.
- The Ordinance is not written thoroughly and properly.
- The Ordinance included Single Family Homes, while none of other cities that have OPA Ordinance included Single Family Homes.
- The Ordinance inserts the City of East Palo Alto and select corporations into every real estate transaction, enabling them to slow transaction time for a home sale from 30 to 280 days
- The Ordinance discourages the development of new housing, including ADUs and apartment buildings
- The Ordinance could lower homeowner equity by \$500 million -\$1 Billion, causing as much damage as the 2008 housing crisis in East Palo Alto
- The Ordinance could result in EPA being forced out of mortgage market entirely, a return to Redlining

I strongly suggest that City Management Team will perform those actions before moving further with this Ordinance:

- Open a public discussion on the OPA Ordinance with the Homeowners
- Translate the ordinance into Spanish, Russian, Chinese, Samoan, Tongan and other languages that are spoken in East Palo Alto - **for the next meeting on this matter**
- Conduct thorough study on the economic effects that OPA Ordinance will have on the City, Homeowners and renters.

I hope that you will consider my opinion before moving to the next step with this Ordinance.

Regards,
Anna Romanovskaia, East Palo Alto resident.

CAUTION: This e-mail originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: EPA Resident is Opposing OPA Ordinance in East Palo Alto - It is necessary to take those actions before moving forward with it
Date: Monday, December 6, 2021 10:21:03 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Anna Romanovskaia <anna.romanovskaia@gmail.com>
Date: Monday, December 6, 2021 at 10:20 PM
To: Rachel Horst <rhorst@cityofepa.org>
Subject: Re: EPA Resident is Opposing OPA Ordinance in East Palo Alto - It is necessary to take those actions before moving forward with it

Hi Rachel,

In addition to what I wrote in my previous email, I have some more points to add:

The City Management Team does not provide City Council with enough information and Recommendations regarding OPA Ordinance matter.

For example, City Management definitely should recommend the City Council to study the economic effects of this Ordinance before it can be voted. Especially in regards to Single Family Homes and long time ranges that are set in the process.

The Study would be done by an independent third party and would include among other points the following:

- Property Tax roll impact (As homes purchased by non-profits will be Property Tax exempt).

- What will be impact on the SFH Owners: loss in equity
- How many investors will lose interest in investing in EPA and how it will impact the City Budget
- How many renters will actually benefit from the OPA? How many renters will they be able to afford buying SFH in EPA though OPA.
- How many new SFH properties will not be built in EPA due to OPA existence.
- How many ADUs will not be built due to this Ordinance?
- How many SFH owners will decide to stop renting out due to the risk of being affected by the OPA
- How will the above points affect the home supply in EPA? How much will the supply shrink? How much can the rent go up due to a supply shrink and how will it affect the renters?
- How long time ranges in the process will affect Homeowners and the City Budget?
- How much money the City of EPA will spend on maintaining the OPA legislation and enforcements. Can the City afford it?
- How much money the City of EPA will spend on legal law suites in regards to OPA? Can the City afford it?

Also, is it worth to study in detail if the similar OPA laws were successful in other Cities in regards to SFH?

- How many renters successfully bought the home through OPA in other Cities?
- How the OPA laws were abused by renters who did not have intent to buy and held the owner hostage? How much money Owners lose on this?
- How much money do other Cities spend on maintaining the OPA legislation regulations and enforcements?
- How much money do other Cities spend on legal law suites in regards to OPA?

Thank you and regards,
Anna Romanovskaia, Homeowner and EPA resident.

On Tue, Nov 30, 2021 at 11:23 PM Anna Romanovskaia <anna.romanovskaia@gmail.com> wrote:

Thank you, Rachel!

Regards,
Anna Romanovskaia

On Tue, Nov 30, 2021 at 11:20 PM Rachel Horst <rhorst@cityofepa.org> wrote:

From: Anna Romanovskaia <anna.romanovskaia@gmail.com>

Date: Tuesday, November 30, 2021 at 11:17 PM

To: Rachel Horst <rhurst@cityofepa.org>

Subject: EPA Resident is Opposing OPA Ordinance in East Palo Alto - It is necessary to take those actions before moving forward with it

Dear Rachel Horst,

I am strongly opposing the "Opportunity to Purchase" Ordinance that was brought to the City Council meeting on November 16 2021.

To me, that was a great disappointment that there was no outreach to East Palo Alto Homeowners regarding this Ordinance at all.

I only found out about this ordinance on November 16 2021, at the City Council meeting.

The City did not ask the homeowner's opinion on this matter at all.

Also, there are many Homeowners in East Palo Alto who do not speak English. Due to this, it is necessary that the City will Translate the ordinance into Spanish, Russian, Chinese, Samoan, Tongan and other languages that are spoken in East Palo Alto, before next meetings on that matter.

This Ordinance will hurt East Palo Alto Homeowners in many ways.

Also, it will deprive the City of East Palo Alto budget of a substantial amount of money in Property Taxes and will negatively affect the City in many other ways.

In addition, it will not benefit the renters also, so the Ordinance acts against its purpose.

Some points for City Management Team members to consider:

- There was no outreach to East Palo Alto Homeowners regarding this Ordinance **at all**.
- There was no thorough study conducted on the economic effects of this Ordinance.
- The Ordinance is not written thoroughly and properly.
- The Ordinance included Single Family Homes, while none of other cities that have OPA Ordinance included Single Family Homes.
- The Ordinance inserts the City of East Palo Alto and select corporations into every real estate transaction, enabling them to slow transaction time for a home sale from 30 to 280 days
- The Ordinance discourages the development of new housing, including ADUs and apartment buildings
- The Ordinance could lower homeowner equity by \$500 million - \$1 Billion, causing as much damage as the 2008 housing crisis in East Palo Alto
- The Ordinance could result in EPA being forced out of mortgage market entirely, a return to Redlining

I strongly suggest that City Management Team will perform those actions before moving further with this Ordinance:

- Open a public discussion on the OPA Ordinance with the Homeowners
- Translate the ordinance into Spanish, Russian, Chinese, Samoan, Tongan and other languages that are spoken in East Palo Alto - **for the next meeting on this matter**
- Conduct thorough study on the economic effects that OPA Ordinance will have on the City, Homeowners and renters.

I hope that you will consider my opinion before moving to the next step with this Ordinance.

Regards,
Anna Romanovskaia, East Palo Alto resident.

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From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: OPA - This is NOT for EPA
Date: Monday, December 6, 2021 10:31:01 PM

From: "D. King" <mspele74@yahoo.com>

Date: Monday, December 6, 2021 at 10:30 PM

To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>

Subject: OPA - This is NOT for EPA

To Whom It May Concern,

As a long time resident of East Palo Alto with more than 20 years tenure as a citizen, I am absolutely appalled at this OPA ordinance that is being considered for this city. The fact that this is trying to be fast tracked as the solution to low income housing without adequate resident, renter and/or homeowner feedback speaks to a lack of integrity of city government and any proponent of this ordinance.

The information presented thus far on OPA fails to answer two basic questions. How is this ordinance planned to be funded and to what degree it is expected to address home affordability? This ordinance is poorly written, and the premise of trying to increase affordability through single family home purchases is an obscure veil for slow rolling eminent domain. The precedence set by other cities that have passed similar ordinances only apply to 3 or more housing units. To include homeowners and mom and pop landlords is unfair and ill-advised. The end benefit of imposing such restrictions on future home purchase under this ordinance would make future home purchases in this city undesired. It would adversely affect home prices and equity for homeowners who do not wish to sell. Additionally, where is the funding coming from to purchase homes at fair market value. What money tree is growing in the city, or what printer will be printing money for such an investment where absolutely no plan for return on investment has been presented?

For the homes purchased under this ordinance, taxes would no longer apply. This would further reduce the tax basis for this city, for 99 years or more. Thus, the services for the citizens this city is intended to help would be cut, due to a lower budget available to support such services. Make it make sense! There are so many holes in the justification for this ordinance, that it begs for the ordinance itself to be shelved or drastically modified. Any city council member that votes to approve this ordinance should be ashamed. Thankfully, there are processes in place to recall city officials that prove they are not serving the people they were voted into office to represent.

I hope this city council strongly considers shelving this OPA ordinance until it can be fully vetted, even if it takes months or years to get it right.

Sincerely,
Damali Ankoanda-King

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From: [Darren Cunningham](#)
To: [Carlos Romero](#); [Ruben Abrica](#); [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Regina Wallace-Jones](#); [Housing](#)
Subject: Opportunity to Purchase Act - More Time Needed
Date: Monday, December 6, 2021 11:00:02 PM

Hello EPA City Council Members, although I have yet to see any formal communication about the OPA addressed to property owners, I did find out about last week's meeting through Nextdoor and was able to attend.

I'd like to echo the sentiments from the people on the call.

My wife and I own and rent out a single family home in East Palo Alto. Her parents recently purchased a home in EPA and moved here from Phoenix just over a year ago.

Frankly, we are shocked by what has been proposed and are insulted that there has not been a proper dialog with property owners. Why is this being rushed through? It was clear from the questions and feedback last week that there are more questions than answers.

Please slow this down. We appreciate the goal of more affordable housing, but this approach is misguided and not in the best long-term interest of the community. Something like this would not happen in other Bay Area communities. Why here? Why now? Why so fast?

Thanks for your attention.

Darren Cunningham
2580 Gonzaga St, East Palo Alto

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From: [Carol Li](#)
To: [Housing](#)
Cc: [Carol Li](#)
Subject: Oppose OPA! This harm tenants and landlord
Date: Monday, December 6, 2021 11:26:15 PM

Dear East Palo Alto City Council Members,

Thank you for your service to our community and for hearing my feedback on the Opportunity to Purchase Act (OPA). I am a housing provider for a rental property (a single-family home) that we purchased in East Palo Alto (EPA) about 10 years ago. We invested a significant amount of money to remodel and upgrade the home to provide a safe and comfortable space for our tenant family of 5 young children. They owe back rent, but we have no intention of evicting them at this time.

Because of support from landlords like us, they have secure housing, whereas if they were the homeowner, they would probably be facing foreclosure and eviction, which would be devastating for their family.

However we are struggling to pay our mortgage, we considered our investment to be a long-term one that would be a win-win to benefit all EPA stakeholders. Unfortunately, our tenant will probably never be in a position to purchase a single-family home in the Bay Area, even in East Palo Alto, but if she could, we would certainly give her every opportunity if and when we decide to sell. And I'm sure many landlords feel the same way as it happens all the time. Therefore, it doesn't make sense that the City would need to impose such a harmful process that would have negative consequences for the entire EPA community, not just the homeowners.

OPA will prevent a free market by dictating who we can sell to and imposing a lengthy and arduous process, which violates federal law for certain types of transactions, like the 1031 exchange. In addition, fair housing laws prohibit discrimination based on a variety of factors, which this ordinance would violate as well and would open up EPA to litigation. Imagine a seller accepting an offer from a non-profit or a tenant (that is a traditional family) over a 3rd party buyer who is disabled or gay.

In addition, not only is OPA preventing a free market, it is manipulating the market against homeowners because sellers would be forced to disclose the scenario where there is a "Right of First Offer" by an eligible purchaser (as any material fact must be disclosed by law). When a 3rd party buyer sees this disclosure, they will not be inclined to write an offer because they are at an immediate disadvantage knowing that their offer will be shared with the eligible purchaser to match and they would be subject to an unreasonable timeline. I don't know any buyer who would choose to submit an offer on a property under these circumstances.

Therefore, the seller is essentially held hostage by the eligible purchaser and cannot sell at fair market value. When this happens, it lowers the value of all properties in the area, even those that are owner-occupied who must rely on nearby sales as comps. In addition, if this ordinance goes into effect, investors will choose to purchase elsewhere, further depressing the real estate market in EPA and hurting those who have invested in this community. This is egregious interference with our rights as homeowners and is not what we signed up for when we purchased our home!

Finally, as consequential as OPA is for our community, I was shocked to have to learn about it through social media. Why were landlords, those who would stand to lose the most, not notified? This raises a separate transparency and credibility issue that many people mentioned in last week's call as well. I am very disappointed in how this process has unfolded and implore you to join the vast majority of the community members who have spoken up to reject OPA! There are other approaches to mitigate displacement that don't have to penalize the homeowners, so let's work together to come up with a better solution.

Regards,

Juan Li

Cell: 650-281-8368

Housing provider and homeowner for EPA

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: A resident's comments on the Opportunity to Purchase Act
Date: Tuesday, December 7, 2021 5:25:49 AM

From: Andy W <soarocya1@gmail.com>

Date: Tuesday, December 7, 2021 at 1:39 AM

To: Carlos Romero <cromero@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>

Subject: A resident's comments on the Opportunity to Purchase Act

Dear EPA city council members and managers,

I hope this email finds you well. I live in a SFH that I own in the Kavanaugh community. This email is regarding the recent Opportunity to Purchase Act. I feel it has a noble goal but with poor execution and potentially devastating consequences, and overall is a bad idea.

I don't think the recent introduction of exemption of owner occupied dwelling makes much difference to the bottomline - the property value, the city tax revenue and ultimately the community wellbeing. I won't go into much detail as I believe others have raised similar concerns many times. I will try to share some points that I feel are important to me.

The first one and most important one is the constitution fifth amendment that states "nor shall private property be taken for public use, without just compensation", which undeniably also has noble goals. I don't think OPA goes well with the constitution and I believe it will artificially reduce the EPA house prices. One should have every right to sell a house to whoever s/he wants, including family members, neighbors, or friends.

It is profoundly unfair and unwise to introduce such an ordinance that benefits a small percentage of people at the cost of the entire EPA community. It also benefits who-knows-who-they-are-non-profits and city staff, who earn salaries from overseeing and managing these vast amounts of valuable properties, and it opens a wide open door for corruption because there is so much room for manipulation in the process.

I of course welcome non-profits and city staff to be paid fairly if their works are benefiting the EPA community, but I'm not convinced that the ordinance benefits the community as a whole. Majority of tenants and residents will have to share the burden of a less funded city (through less tax revenues and less developers). BTW, when will our streets be repaved? It is such a ridiculous contrast when you drive from O'brien dr to Kavanaugh dr.

Lastly, I think we want to make EPA a welcoming city. Isn't it an American spirit to welcome newcomers? And isn't that the reason why the US is the most vibrant and strongest country in the world? I wholeheartedly agree with the affordable housing goal, but comments about hating investors are really inappropriate and politically charged in the wrong way, let alone an investor bought house doesn't necessarily displace old tenants. My EPA house is my home but I don't want to hate investors because I believe a good amount of them will help build EPA a better community.

Best regards,
Andy Wang

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: Open Letter to Mayor, City Council and Staff
Date: Tuesday, December 7, 2021 5:26:02 AM
Attachments: [Open Letter - OPA for EPA.docx](#)

From: Stewart Hyland <stewart.hyland@gmail.com>
Date: Tuesday, December 7, 2021 at 12:38 AM
To: Antonio Lopez <antoniolopezforcitycouncil@gmail.com>, Carlos Romero <cromero_ezln@yahoo.com>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, Regina Wallace - Jones <rwallacejones@gmail.com>, Ruben Abrica <rubenabrica@gmail.com>
Cc: cmoffice <cmoffice@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>, Victor Ramirez <vramirez@cityofepa.org>
Subject: Open Letter to Mayor, City Council and Staff

Good morning Mayor Romero and all,

Please see attached prior to tonight's meeting. I know that you all have been studying but, I think you will find this less than two pages and good read. And prep for decision-making.

Take care,
Stewart

--

"It is not our differences that divide us. It is our inability to recognize, accept, and celebrate those differences." Audre Lorde

Stewart Hyland
650.384.1665 (cell)
stewart.hyland@gmail.com

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Open Letter to the Mayor, City Council and Staff of the City of East Palo Alto

Honorable Mayor Carlos Romero and all,

My name is Stewart Hyland, our family home at 124 Azalia Drive, East Palo Alto, has been our home for 21 years. I am writing to you today in support of passing the East Palo Alto Opportunity to Purchase ordinance, as an important first step to enabling home ownership here in East Palo Alto.

As a homeowner, who has also been a landlord of both single family and four-plex apartments, I understand the role that a home plays in establishing a stable future for a person or family. I have also suffered the instability of being a tenant here in East Palo Alto, where before we purchased our home here, we were forced to move by landlords, three times in four years either because the landlord wanted to sell the property or return to their home.

Our city has been coveted as one of the last few areas in the peninsula and Silicon Valley where homes were still barely affordable for 100% median income families. More than 160 East Palo Alto homeowners, from 2007-2009 suffered through loss of their property either through foreclosure or short sales that severely limited the market value of their properties to meet accelerated artificial deadlines for banks, including Bank of America and Wells Fargo.

The Market Crash of 2007 was hardly the cause of a few delinquent mortgage payments, but a systemic failure that as COVID has done recently, hurt most those with the least. In addition to more than 50 years of legal redlining, lack of access to capital and borrowing power, the inequity has fulfilled its purpose which was to ensure higher wealth outcomes and maintain the status quo. Specifically, the wealth gap of Black and Latino families.

Affordable home ownership is a goal that can be achieved, and if any bay area city can get it done, then it is East Palo Alto. Our fire for self-determination, Kujichagulia in Swahili, is what led to incorporation but, prior to that our brightest leaders formed the Nairobi Educational System and owned the spaces where those schools existed. To this day, 321 Bell St, continues to be the OFFICE Building for community building. From the Community Development Institute to the Leadership Training Academy, to the hosting of the Hewlett Foundation Neighborhood Improvement Initiative that gave rise to One East Palo Alto. The power and stability of ownership allowed a transfer of knowledge that helped transform this city and everywhere those LTA young people live.

We have a mission to build on that foundation of stability.

The housing crisis cannot be solved simply by building. Their needs to be a constituency that understands, supports, and is willing to organize on behalf of all of us who do not have generational wealth, who share cultural values wherever they may come from, but find ourselves curiously in harmony through strongly held beliefs in faith and what is just.

The first City Council, with Madame Mayor Barbara Mouton, Ruben Abrica, and Dr. Omowale Satterwhite, James Blakey, and Mother Gertrude Wilks. These were not politicians, but residents who

put their education and passion on the line so that this working-class community of color would have a fighting chance to remain in the heart of a rapidly progressing Silicon Valley. It is important to remember that Mother Wilks and Mayor Mouton were bitterly on opposite sides of the incorporation effort, however after the election they resolved to work on behalf of all the children and families of East Palo Alto.

We have a template, we have institutional memory, and we have brilliant young organizers holding our feet to the fire to add another brick and some mortar to this foundation for our collective future. Borrow some courage and speak boldly, with your hearts and minds open to opportunity.

I am firm in my belief that this opportunity will not only change East Palo Alto for the better, but that we will also continue to lead innovative affordable home development.

In solidarity,

Stewart Hyland

650-384-1665

From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: No EPA OPA!
Date: Tuesday, December 7, 2021 5:26:55 AM

From: Margarita Zamek <rita.zamek@gmail.com>

Date: Monday, December 6, 2021 at 8:39 PM

To: Carlos Romero <cromero@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>

Subject: No EPA OPA!

OPA is bad for tenants and homeowners!

City councils didn't make a serious search for how it will affect the city's future.

M.Zamek
212 Azalia Dr, East Palo Alto, CA 94303

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From: [James Colin](#)
To: [Amy Chen](#); [Rachel Horst](#)
Subject: FW: OPA
Date: Tuesday, December 7, 2021 5:15:00 PM

-----Original Message-----

From: Sylvia Brantley <brantleysylvia@gmail.com>
Sent: Saturday, December 4, 2021 9:49 AM
To: cityclerk <cityclerk@cityofepa.org>
Subject: OPA

I am a long time resident and home owner in EPA and I am very much against what you're trying to do to me anyway you cut it you are devaluing my property and I feel this is more aimed at the older residents who don't do social media . To pull an underhanded trick of taking something that we worked hard to acquire.

Sylvia Brantley

Sent from my iPhone

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: OPA
Date: Tuesday, December 7, 2021 6:25:02 AM

From: "Sylvia Brantley (BRANTLS2)" <brantley.sylvia@gene.com>
Date: Tuesday, December 7, 2021 at 6:22 AM
To: Patrick Heisinger <pheisinger@cityofepa.org>
Subject: OPA

December 7, 2021

To Whom it May Concern,

I am a resident of East Palo Alto for more than 40 years, I have seen the good and bad in this city. I don't understand how a city can come in and deny me the right to sell my property to whomever and for whatever the Market will bear. A person's great asset is to be able to do whatever they want with his or her property I don't want his and am prepared to join with my fellow homeowners to stop this.

Sylvia Courtney Brantley

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From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: OPA is wrong, NO on OPA
Date: Tuesday, December 7, 2021 6:25:15 AM

From: John M <jpaulmont@gmail.com>
Date: Tuesday, December 7, 2021 at 5:55 AM
To: Patrick Heisinger <pheisinger@cityofepa.org>
Subject: OPA is wrong, NO on OPA

Hello Patrick Heisinger

My wife and I are writing to express our deep opposition to EPA's proposed OPA ordinance. As Assistant City Manager we know the tremendous burden you are under. EPA has a multitude of issues that need to be addressed, and we want you to focus on the issues and programs we already have. Issues like helping the residents of Woodland Apartments secure temporary housing and making sure they are moved back in when the project is completed, finally addressing parking and sidewalks in EPA, getting our downtown built, attract banks to EPA we are a banking desert, work with non-profits like Habitat for Humanities to build new housing stock our residents can actually afford to own, along with all of the other day to day issues facing our residents, crime, fireworks, etc...

My wife and I are resident homeowners, our home is our largest investment, and we care deeply about it. We are not rich, I'm a special-ed teacher and my wife a dance instructor. We agree that homeownership is important and we should work towards helping more residents of East Palo Alto become homeowners, but OPA will not do that. We need programs that prepare potential homeowners in EPA years in advance to actually become homeowners, not policies that force current owners to sell to big non-profits that will be the real owners.

There are no changes that can be made to fix it's fundamental flaws, and needs to be scrapped immediately. Please give voice to our concerns, and help our city with constructive and inclusive programs that will make a difference in our residents' lives, programs that bring our community together and do not divide us.

With all of the issues facing EPA and the fact that we do not have the resources to address the issues we already have why would we want to enact and an unconstitutional program, that will bring an untold administrative burdon, an avalanche of lawsuits (which I will join), recalls and calls for accountability of our elected and appointed member of EPA city government (which I will support and work for)?

Please help stop this terrible proposal,

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safe.

From: [John M](#)
To: [Rafael Alvarado](#)
Subject: Help Stop OPA please, NO on OPA!
Date: Tuesday, December 7, 2021 5:48:47 AM

Hello Rafael Alvarado

As the City Attorney for East Palo Alto I hope you appreciate the avalanche of lawsuits heading our way if OPA passes, my wife and I (a teacher and dance instructor) will contribute what we can to stop this, that is how passionate we are against this. We are resident homeowners, our home is our largest investment, and we care deeply about it. We agree that homeownership is important and we should work towards helping more residents of East Palo Alto become homeowners, but OPA will not do that. It will however create an administrative and legal nightmare for our city, that we will have to pay for.

We want our City Attorney to fight for all residents of EPA, not help divide our community, and fight us. We appreciate the tremendous task before you, if OPA passes your job will become exponentially harder, and distract from what you should be doing like fighting for the residents of Woodland Apartments against Sand Hill Properties.

If OPA passes the voters of EPA will hold anyone who helped it accountable by any legal means necessary. I have never seen a community so upset and energized to oppose something, and I am very proud of our efforts. Please help us, be on the right side, help defeat this terrible legislation, and that will also be remembered.

Thank you,

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From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: Real housing solutions, NO on EPA OPA
Date: Tuesday, December 7, 2021 9:29:41 AM
Attachments: [image001.png](#)

From: John M <jpaulmont@gmail.com>
Date: Tuesday, December 7, 2021 at 6:09 AM
To: Rachel Horst <rhorst@cityofepa.org>
Subject: Real housing solutions, NO on EPA OPA

Hello Rachel Horst

As City Housing Manager you have a tremendous task before you, and we all root for your success. Affordable housing for our residents, and helping renters become homeowners is one of the most important issues facing our city, but OPA is not the way to do it and will distract from real actionable policies and programs that can. The best way to help renters become homeowners is not to infringe on the Constitutional rights of current homeowners.

My wife and I were planning on building an ADU and renting at an affordable rate, like the city-wants, we won't now. Even if ADUs are taken off of the proposal the sneaky way this was attempted and the bungled outreach after our community vocally expressed it's outrage has engendered so much distrust of our city government that we will not build an ADU until we have an ordinance passed guaranteeing nonsense like this will never be attempted again.

Please understand that any negligible benefits will greatly be outweighed by the endless lawsuits this will bring (my wife and I will contribute to) the distraction and administrative burden OPA would

bring, and the calls for resignations and efforts to recall and replace anyone in city government who supported this (which we will fight by any legal means necessary for). Please help the city put this behind us and let's get back to actually trying to help our residents with policies that are inclusive and will actually work.

Thank you and please help stop OPA.

CAUTION: This e-mail originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: No on OPA!
Date: Tuesday, December 7, 2021 9:30:53 AM
Attachments: [image001.png](#)

From: John M <jpaulmont@gmail.com>
Date: December 7, 2021 at 6:09:46 AM PST
To: Jaime Fontes <jfontes@cityofepa.org>
Subject: No on OPA!

Hello Jaime Fontes

I am writing to express my deep opposition to EPA's proposed OPA ordinance. My wife and I are resident homeowners, our home is our largest investment, and we care deeply about it. We agree that homeownership is important and we should work towards helping more residents of East Palo Alto become homeowners, but OPA will

not do that. There are no changes that can be made to fix it's fundamental flaws, and needs to be scrapped immediately. Please give voice to our concerns, and help our city with constructive and inclusive programs that will make a difference in our residents' lives, programs that bring our community together and do not divide us.

As city manager we appreciate the tremendous burden you are under, EPA has a multitude of issue that need to be addressed, and we want you to focus on issues like helping the residents of Woodland Apartments secure temporary housing and making sure they are moved back in when the project is completed, finally addressing parking and sidewalks in EPA, getting our downtown built, attract banks to EPA we are a banking desert, work with non-profits like Habitat for Humanities to build new housing stock our residents can actually afford to own, along with all of the other day to day issues facing our residents, crime, fireworks, etc...

With all of the issues facing EPA and the fact that we do not have the resources to address the issues we already have why would we want to enact and an unconstitutional program, that will bring an untold administrative burdon, an avalanche of lawsuits (which I will join), recalls and calls for accountability of our elected and appointed member of EPA city government (which I will support and work for)?

Please help stop this terrible proposal,

CAUTION: This e-mail originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

From: [Patrick Heisinger](#)
To: [Housing](#)
Subject: FW: OPA ordinance
Date: Tuesday, December 7, 2021 9:57:51 AM

From: Elena Savva <lensavva@gmail.com>
Date: Tuesday, December 7, 2021 at 9:42 AM
To: Jaime Fontes <jfontes@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>
Subject: OPA ordinance

Dear City Management Team,
Please notify residents and homeowners of East Palo Alto about the OPA Ordinance.
Some received an information sheet with an indication of the site by mail but most of the residents are not informed. Please provide information and amended proposal to the residents of the city in Spanish, Chinese and Russian.

Sincerely,
Elena Savva

East Palo Alto resident and homeowner

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From: [Elena Savva](#)
To: [Housing](#)
Subject: OPA ordinance
Date: Tuesday, December 7, 2021 7:36:02 AM

Hello Rachel,

I am a homeowner in East Palo Alto, and I live here.

I like this place and I disagree with OPA.

The OPA ordinance, in the way it is written, will hurt the city and all its residents in multiple ways.

OPA proposal

- violates the rights of homeowners.
- does not solve problems with affordable housing.
- has prohibitive conditions for investors.
- reduces tax income for the city.
- has many inconsistencies with existing laws and real estate procedures.

I express my strong disapproval.

Sincerely,

Elena Savva

East Palo Alto resident and homeowner

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From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: EPA OPA Feedback
Date: Tuesday, December 7, 2021 9:46:24 AM
Attachments: [image001.png](#)

From: "Pamela (Lai) Schmidt" <pamela.lai.schmidt@gmail.com>
Date: Tuesday, December 7, 2021 at 9:45 AM
To: Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>, "Antonio D. Lopez" <alopez@cityofepa.org>, cityclerk <cityclerk@cityofepa.org>, Carlos Romero <cromero@cityofepa.org>, Jaime Fontes <jfontes@cityofepa.org>, Patrick Heisinger <pheisinger@cityofepa.org>, Ruben Abrica <rabrica@cityofepa.org>, Rafael Alvarado <ralvarado@cityofepa.org>, Rachel Horst <rhorst@cityofepa.org>, Regina Wallace-Jones <rwallacejones@cityofepa.org>
Cc: Tim Schmidt <schmidtctim@gmail.com>
Subject: EPA OPA Feedback

Dear City Council Members,

We are very concerned about the proposed OPA ordinance that was slipped into the November 16 city council meeting. While we support initiatives to provide more affordable housing for our community, this ordinance does not do so.

There was no sufficient community outreach, homeowner consideration, or long-term economic impact studies conducted.

Although some updates have been made to the ordinance since the November 16 meeting, those

changes do not go far enough. This ordinance still targets SFHs and will have broad implications for all homeowners by lowering the value of our homes, possibly below what we paid.

As a homeowner we stand to lose significant equity in our home and this may leave members of the community vulnerable to a mortgage crisis. The impact of a mortgage crisis should not be underestimated as it will have a ripple effect on everyone in our community.

As members of this community we strongly urge you to vote against this ordinance. If it passes we, along with others, will pursue legal action against the city and support recall efforts of city council members who voted yes.

Pam & Tim Schmidt

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To: [Housing; Jaime Fontes](#)
Cc: [Patrick Heisinger; Rachel Horst](#)
Subject: FW: Stop EPA COPA-PETITION
Date: Tuesday, December 7, 2021 11:15:12 AM
Attachments: [petition_signatures_jobs_31452550_20211207183038\(1\).csv](#)
[petition_comments_jobs_31452550_20211207184352.csv](#)

From: Maya Brusilovskaya <maya@sapphirerealtor.com>

Sent: Tuesday, December 7, 2021 10:53 AM

To: Carlos Romero <cromero@cityofepa.org>; Ruben Abrica <rabrica@cityofepa.org>; Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>; Antonio D. Lopez <alopez@cityofepa.org>; Regina Wallace-Jones <rwallacejones@cityofepa.org>; Jaime Fontes <jfontes@cityofepa.org>; Rafael Alvarado <ralvarado@cityofepa.org>; Patrick Heisinger <pheisinger@cityofepa.org>; Rachel Horst <rhurst@cityofepa.org>

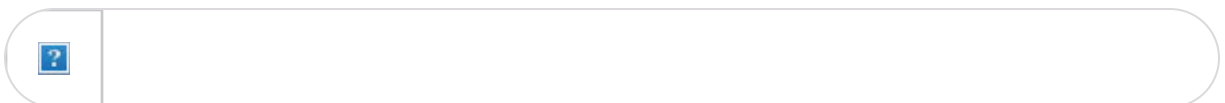
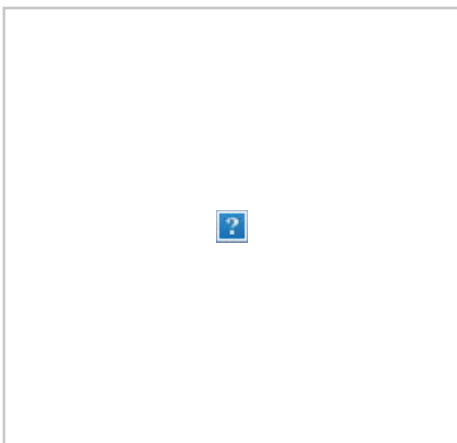
Subject: Stop EPA COPA-PETITION

Dear City Counsel & City Management Team,
As of this moment **899** EPA home owners signed
the Petition that clearly explains to all how we feel

about the proposal. Our petition has over 24600 views and shares. We are looking forward to the fact that our opinion will matter.

Signature list with names for the owner occupied and absentee owners attached to this email
Comments Document is attached to this email

Stop EPA COPA



[Maya Brusil](#) started this petition to Mayor Carlos Romero and 4 others

Dear City Council members.

We address our message to you as homeowners and part of the community of the

city of East Palo Alto. We are outraged with the City COPA activities conducted in a secretive manner without involving and informing homeowners. The COPA ordinance, in the way it is written, will hurt the city and its residents in multiple ways and cause a huge financial loss to homeowners. It will not bring any benefits to renters either.

References to the COPA ordinance in San Francisco as precedent are absolutely misleading in many aspects including

- in the SF COPA applies to 3 and more unit properties, not single family homes (+ADU)

- the time limits given to participants are 5-10 times less (for example, 5 days versus 30 or 60 in EPA)

- homeowners' money lost from not being able to use the 1031 Exchange.

All the undersigned found out about the COPA on November 17 after the first reading only thanks to active members of the EPA community and did not receive anything about the COPA from the City staff.

Compared to the SF COPA the EPA ordinance is outrageously abusive, which explains to us why it is done in secret.

In its current state the ordinance will expose homeowners to financial losses, it will cause harm to the City budget, will result in litigation, and it will demotivate builders and investors. Home owners will build fewer ADUs on their lots.

We demand:

- Open public discussion of the COPA ordinance with owners invited

- Enough time for informing all the interested parties

- Translating the ordinance into Spanish, Russian, Chinese, Tongan, Samoan and other languages spoken in the city of EPA.

- organizing the discussion in those same languages, so, non speaking owners might fully participate.

I truly hope, that the City Council will take our opinion into consideration.

899 have signed. Let's get to 1,000!



At 1,000 signatures, this petition is more likely to be **featured in recommendations!**



Share on Facebook

Send an email to friends

Tweet to your followers

Copy link



Maya Brusil
DRE# 01775355
maya@sapphirerealtor.com
[415.722.1037](tel:415.722.1037)
www.sapphirerealtor.com

"It is Better to Own Real Estate and Wait Than Wait to Own Real Estate" By the way, ALL my business comes from referrals. If you know of anyone looking to buy, sell or refinance their homes, please let me know. I promise to provide them with the highest level of customer service!

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Name	City	State	Postal Code	Country	Commented Date	Comment
Alia Petrushen	East Palo Alto	CA	94033 US	CA	11/28/2021	"I am signing this petition because the proposed law is unfair and discriminatory."
Jose Butler	Menlo Park	CA	94025 US	CA	11/28/2021	"The secretive way in which the city council continues to sue our community and at the same time hurts residents."
Zareba Al Qaswahi	East Palo Alto	CA	94033 US	CA	11/28/2021	"I'm signing because I am shocked at the lack of involvement of homeowners, and at the lack of study for the impacts that can be huge. I believe that this ordinance will adversely affect the housing affordability in our city by discouraging ADUs, new developments of apartments, and rental in general."
Zee Olsen	East Palo Alto	CA	94033 US	CA	11/28/2021	"I am shocked at the way this has been handled by the city without any study or economic impacts, and without outreach to homeowners who will be impacted. I also believe that this will not only not help but will negatively impact affordability by discouraging ADUs, legal rentals, and new developments of apartment buildings. It'll also deprive the city from property taxes if the non profit use OPA to purchase houses, yet the ordinance does not require them to maintain long term affordability. What's the point then?!"
Anna Romanoskaka	East Palo Alto	CA	94033 US	CA	11/28/2021	"We discovered that we lived just on the day the city was trying to pass it, which seems very inappropriate. There was no outreach to home owners regarding that law at all. And the Ordinance itself in the way it is written, will disadvantage city budget. Also, it will hurt EPA home owners rights and cause significant money loss for them. We need to stop this Ordinance from passing, conduct the study on this matter and involve home owners in the decision regarding OPA."
Uta Linguet Wing	Saratoga	CA	95070 US	CA	11/28/2021	"The approach in OPA has way too many negatives — it attacks home owners, destroys value for home owners, the city and may even result in higher rents / hurting people if it's supposed to be helping; runs completely contradictory to the state initiatives to create more housing; is a huge overreach with ways for city to apply for; and is full of fire with ways to create corruption (talking first rights of refusal with unions organizations); is poorly written with obvious mistakes; and was pushed forward with little or no notice, transparency, community outreach, public input or economic analysis. Need to stop this ordinance."
Al Johnson	East Palo Alto	CA	94033 US	CA	11/28/2021	"I live in EPA."
Robina Smith	East Palo Alto	CA	94033 US	CA	11/28/2021	"These ordinances won't make rents more affordable for everyone, they will only exacerbate the problem, as many of those who own rental properties will simply decide to sell and get out of the rental business altogether due to a prolonged sales process or the threat of litigation. This would also be a disservice to those who want to build secondary units (ADUs) on their property to be used as rentals. In the long run, these ordinances will reduce the supply of rental housing for those who don't have the income or credit to qualify to purchase a home. The only people who would benefit are those who are speculators. I know this is a sensitive topic (many are already talking about circulating rent a persons), but regardless, I don't see this as a win for tenants. Better solutions might be building new apartments by high at all levels of affordability, imposing rent-speculation and vacancy taxes and banning short-term rentals."
Delia Vargas	East Palo Alto	CA	94033 US	CA	11/28/2021	"I live in EPA."
Jeanne Yu	Palo Alto	CA	94033 US	CA	11/29/2021	"I live in EPA."
Wenher Lincoln	EAST PALO ALTO	CA	160022 Singapore	CA	11/30/2021	"This is unfair to homeowners."
Neibin Phung Thie Le	Santa Clara	CA	95050 US	CA	11/30/2021	"This act can easily be used to extort homeowners and that is exactly what happened in D.C."
Martin Anuraj	Palo Alto	CA	94036 US	CA	11/30/2021	"This new law is against freedom and it undermines home owners and investors financial security and property without helping tenants getting better access to purchase properties in the EPA Community."
Sophie ravel	Palo Alto	CA	94036 US	CA	11/30/2021	"This may also de fund schools which is so important to the community. By making it harder to tenact homes and having an appraiser beholden to OPA, property values will be negatively impacted, and so with the City's tax base."
Aden Ching	Sunnyvale	CA	94086 US	CA	11/30/2021	"This brings lots of confusion, bring property value down, it's money for down."
Parvin Bari	East Palo Alto	CA	94033 US	CA	11/30/2021	"I'm signing because I'm a homeowner who is impacted by this ordinance. It will hurt the rental market and cause significant money loss for tenants."
Pratik Chaudhary	East Palo Alto	CA	94033 US	CA	11/30/2021	"I'm a homeowner in East Palo Alto, and totally disagreed with the OPA."
eric diaz	Sunnyvale	CA	94086 US	CA	11/30/2021	"Doris Ward"
Ирина Бервах	Little River	SC	29566 US	SC	12/1/2021	"I'm signing because the proposed law is a violation of my rights as a citizen and a homeowner"
Anil Kumar	Palo Alto	CA	94033 US	CA	12/1/2021	"It is not in interest of homeowners and totally unfair in a democratic country"
Michael Zhang	East Palo Alto	CA	94033 US	CA	12/1/2021	"As a resident in the city of EPA, I noticed this new law proposal in discussion. Housing is a very complicated situation for our city and the whole bay area. I feel this law is trying to address the issue from a very narrow aspect instead of the whole picture that will benefit the city and every family resident. Below are some observations: 1. The direct impact of the new law will be a longer process for each house for sale which will cause less liquidity and houses on market. More people will try to avoid buying in our city. 2. It sounds like trying to help the renters over investors. The direct result will decrease the liquidity of the housing market as investors will try to stay away. The artificial low house price will impact not only the investment properties, but also the homes with owner-occupied with lower number of potential buyers. On the other hand, how many of our fellow renters will benefit? We need some facts to support this claim. It could be as simple as the number of renters who qualified for loan. 3. Qualified Non-Profit (QNP) will actually benefit!"
Michael Zhang	East Palo Alto	CA	94033 US	CA	12/1/2021	"As a resident in the city of EPA, I noticed this new law proposal in discussion. Housing is a very complicated situation for our city and the whole bay area. I feel this law is trying to address the issue from a very narrow aspect instead of the whole picture that will benefit the city and every family resident. Below are some observations: 1. The direct impact of the new law will be a longer process for each house for sale which will cause less liquidity and houses on market. More people will try to avoid buying in our city. 2. It sounds like trying to help the renters over investors. The direct result will decrease the liquidity of the housing market as investors will try to stay away. The artificial low house price will impact not only the investment properties, but also the homes with owner-occupied with lower number of potential buyers. On the other hand, how many of our fellow renters will benefit? We need some facts to support this claim. It could be as simple as the number of renters who qualified for loan. 3. Qualified Non-Profit (QNP) will actually benefit!"
Michael Zhang	East Palo Alto	CA	94033 US	CA	12/1/2021	"Housing is a very complicated situation for our city and the whole bay area. I feel this law is trying to address the issue from a very narrow aspect instead of the whole picture that will benefit the city and every family resident. Below are some observations: 1. The direct impact of the new law will be a longer process for each house for sale which will cause less liquidity and houses on market. More people will try to avoid buying in our city. 2. It sounds like trying to help the renters over investors. The direct result will decrease the liquidity of the housing market as investors will try to stay away. The artificial low house price will impact not only the investment properties, but also the homes with owner-occupied with lower number of potential buyers. On the other hand, how many of our fellow renters will benefit? We need some facts to support this claim. It could be as simple as the number of renters who qualified for loan. 3. Qualified Non-Profit (QNP) will actually benefit!"
Michael Zhang	East Palo Alto	CA	94033 US	CA	12/1/2021	"Housing is a very complicated situation for our city and the whole bay area. I feel this law is trying to address the issue from a very narrow aspect instead of the whole picture that will benefit the city and every family resident. Below are some observations: 1. The direct impact of the new law will be a longer process for each house for sale which will cause less liquidity and houses on market. More people will try to avoid buying in our city. 2. It sounds like trying to help the renters over investors. The direct result will decrease the liquidity of the housing market as investors will try to stay away. The artificial low house price will impact not only the investment properties, but also the homes with owner-occupied with lower number of potential buyers. On the other hand, how many of our fellow renters will benefit? We need some facts to support this claim. It could be as simple as the number of renters who qualified for loan. 3. Qualified Non-Profit (QNP) will actually benefit!"
Michael Zhang	East Palo Alto	CA	94033 US	CA	12/1/2021	"Housing is a very complicated situation for our city and the whole bay area. I feel this law is trying to address the issue from a very narrow aspect instead of the whole picture that will benefit the city and every family resident. Below are some observations: 1. The direct impact of the new law will be a longer process for each house for sale which will cause less liquidity and houses on market. More people will try to avoid buying in our city. 2. It sounds like trying to help the renters over investors. The direct result will decrease the liquidity of the housing market as investors will try to stay away. The artificial low house price will impact not only the investment properties, but also the homes with owner-occupied with lower number of potential buyers. On the other hand, how many of our fellow renters will benefit? We need some facts to support this claim. It could be as simple as the number of renters who qualified for loan. 3. Qualified Non-Profit (QNP) will actually benefit!"
Vanisha Ukhtite	Redwood City	CA	94065 US	CA	12/2/2021	"I am a homeowner in EPA. When we bought the house it was in total disrepair and unsafe to live in. The yard was totally taken over by weeds. No one had lived there in a while as the house was inhabitable, cleaned up the yard to make it a pleasant place to stay. If OPA goes into effect, why will anyone fix any of the multiple properties that are in disrepair? Instead, the city would help owners with low-income fix their homes so that they can continue to stay in EPA, support renters to pay rent and fix the poor living conditions of those homes."
Amr Goyal	East Palo Alto	CA	94033 US	CA	12/2/2021	"This is how city council intends to impoverish the city instead of making it a destination for more production, home and wealth."
Mark Drien	East Palo Alto	CA	94033 US	CA	12/2/2021	"I strongly oppose this ordinance. It is designed to reduce home prices and will hurt homeowners in East Palo Alto. This is a predatory financial ordinance designed to shift economic power from resident owners to shady non-profits."
Alina Kishchenko	East Palo Alto	CA	94033 US	CA	12/2/2021	"I'm signing because I'm a homeowner who is impacted by this ordinance. It will hurt the rental market and cause significant money loss for tenants."
Leung Tsakamoung	East Palo Alto	CA	94033 US	CA	12/2/2021	"This ordinance will hurt the rental market and cause significant money loss for tenants."
Patrick Tsakamoung	Palo Alto	CA	94033 US	CA	12/2/2021	"Residents should be aware of these things occurring in our city especially when it comes to our homes."
Kimberly Carlton	East Palo Alto	CA	94033 US	CA	12/2/2021	"This ordinance effectively nationalizes virtually all private property in EPA."

Name	City	State	Postal Code	Country	Signed On
Maya Brusil	San Jose	CA		US	11/25/2021
Mark Dinan	East Palo Alto	CA	94303	US	11/27/2021
Elena Savva	East Palo Alto	CA	94303	US	11/28/2021
Elena Marina	Menlo Park	CA	94025	US	11/28/2021
Olga Kulik	East Palo Alto	CA	94303	US	11/28/2021
Ekaterina Mikolenko	Mouton cir	CA	94303	US	11/28/2021
Natalia Matveyev	East Palo Alto	CA	94303	US	11/28/2021
Alexander Tsyplikhin	East Palo Alto	CA	94303	US	11/28/2021
Anna Tsyplikhina	East Palo Alto	CA	94303	US	11/28/2021
Jose Mancia	San Francisco	CA	94110	US	11/28/2021
Nina Zaytseva	Palo Alto	CA	94303	US	11/28/2021
Dixie-Lee Specht-Schulz	Palo Alto	CA	94303	US	11/28/2021
Miguel Moreno	East Palo Alto	CA	94303	US	11/28/2021
Adam Idoine				US	11/28/2021
Alexandra Dolgashev	Palo Alto	CA	94301	US	11/28/2021
Monica Albayaty	East Palo Alto	CA	94303	US	11/28/2021
Jesus Ochoa	Palo Alto	CA	94303	US	11/28/2021
Lev Igoudin	East Palo Alto	CA	94303	US	11/28/2021
Socorro Lopez	Menlo Park	CA	94303	US	11/28/2021
Aida Gray	Redway	CA	95560	US	11/28/2021
Assol dolgasheva	Palo Alto	CA	94301	US	11/28/2021
Valery Dolgashev	East Palo Alto	CA	94303	US	11/28/2021
Mark Sterin	mountain view	CA	94043	US	11/28/2021
Gary Li	East Palo Alto	CA	94303	US	11/28/2021
Edgar Mejia	San Francisco	CA	94112	US	11/28/2021
Calista McCracken Garcia	East Palo Alto	CA	94303	US	11/28/2021
Alla Petrashen	East Palo Alto	CA	94303	US	11/28/2021
Priyanka Gurjar	Hayward	CA	94303	US	11/28/2021
Zaineb Al Qazwini	East palo alto	CA	94303	US	11/28/2021
Werner Rogmans	Palo Alto	CA	94303	US	11/28/2021
George Shaw	East Palo Alto	CA	94303	US	11/28/2021
Colin Bookman	San Jose	CA	95141	US	11/28/2021
Jose Buttler	Menlo Park	CA	94025	US	11/28/2021
Salina Martinez	Oakland		94621	US	11/28/2021
Seina Wedlick	East Palo Alto	CA	94303	US	11/28/2021
Randy Olsen	East Palo Alto	CA		US	11/28/2021
Thomas Wedlick	East Palo Alto	CA	94303	US	11/28/2021
Mohamed Ahmad	East Palo Alto	CA	94303	US	11/28/2021
Zee Olsen	East Palo Alto	CA	94303	US	11/28/2021
Joni Podolsky	Palo Alto	CA	94301	US	11/28/2021
Sayan Mitra	East Palo Alto	CA	94303	US	11/28/2021
Fletcher Cornelia	EAST Palo Alto	CA	94303	US	11/28/2021
Chandana Rattehalli				US	11/28/2021
Regnier Robin	East Palo Alto	CA	94303	US	11/28/2021
Elena Grinenko	East Palo Alto	CA	94303	US	11/28/2021
Amy Bayani	East Palo alto	CA	94303	US	11/28/2021
Consuelo Martinez	Secaucus		7094	US	11/28/2021
Allison Gr				US	11/28/2021
Heather Bee	Bandon		97411	US	11/28/2021

Anna Romanovskaia	East Palo Alto	CA	94303 US	11/28/2021
Luke Margheim	Columbia		65202 US	11/28/2021
david rooker	Rockford		49341 US	11/28/2021
Giuliana Garcia	East Palo Alto	CA	94303 US	11/28/2021
YUSSER Taqi	serdang		43300 Malaysia	11/28/2021
Walker Kellogg	East Palo Alto	CA	94030 US	11/28/2021
Kurt V	east palo alto	CA	94303 US	11/28/2021
Neda Cvijetic	East Palo Alto	CA	94303 US	11/28/2021
Sheneth BellAlbero	Menlo Park	CA	94025 US	11/28/2021
Jennifer Liu	Palo Alto	CA	94306 US	11/28/2021
Harry Chu	East Palo Alto	CA	94303 US	11/28/2021
Carol Li	Menlo Park	CA	94025 US	11/28/2021
Hong Zhso	Green Brook	NJ	8812 US	11/28/2021
Li Deng	Saratoga	CA	95070 US	11/28/2021
Anna Xu	San Jose	CA	95148 US	11/28/2021
Lucy Li	Palo Alto	CA	94303 US	11/28/2021
Jasmin Mead	Portland	OR	97219 US	11/28/2021
Jackson Elliott	Cincinnati		45244 US	11/28/2021
Victor Liu	East Palo Alto	CA	94303 US	11/28/2021
Alfred Chang	East Palo Alto	CA	94303 US	11/28/2021
Lisa Lingou Yang	Saratoga	CA	95070 US	11/28/2021
Xiaobing Sun	Palo Alto	CA	94303 US	11/28/2021
joseph xu	Palo Alto	CA	94303 US	11/28/2021
Simon Weng	Palo Alto	CA	94306 US	11/28/2021
Michelle Zheng	Palo Alto	CA	94306 US	11/28/2021
Jung Chang	Palo Alto	CA	94303 US	11/28/2021
Bruce Chen	Palo Alto	CA	94301 US	11/28/2021
Jim Wen	Sunnyvale	CA	94086 US	11/28/2021
Hina Tuiono	Palo Alto	CA	94303 US	11/28/2021
Joyce W	Sunnyvale	CA	94086 US	11/28/2021
Vivian Wang	Burlingame	CA	94010 US	11/28/2021
Y Li	East palo alto	CA	94303 US	11/28/2021
K Young	Portola Valley	CA	94028 US	11/28/2021
Bin Li	San Jose	CA	95129 US	11/28/2021
Anna Khan	Palo Alto	CA	94303 US	11/28/2021
jovi johnson	West Monroe		71291 US	11/28/2021
Zhen Yan	Menlo Park	CA	94025 US	11/28/2021
Jessica Yen	Sunnyvale	CA	94086 US	11/28/2021
Wei Li	East Palo Alto	CA	94303 US	11/28/2021
Jiatong Chen	San Francisco	CA	94110 US	11/28/2021
Sherry Flamer	East Palo Alto	CA	94303 US	11/28/2021
Anne Wang	Mountain View	CA	94041 US	11/28/2021
Kendra Haken	East Palo Alto	CA	94303 US	11/28/2021
Lisa Liu	Cupertino	CA	95014 US	11/28/2021
Anna Savchenko	Palo Alto	CA	94303 US	11/28/2021
Yaowei Li	San Jose	CA	95129 US	11/28/2021
xiang liang	palo alto	CA	94303 US	11/28/2021
Gene Gan	East Palo Alto	CA	94303 US	11/28/2021
Veder Garcia	East Palo Alto	CA	94303 US	11/28/2021
Dana Chao	Menlo Park	CA	94025 US	11/28/2021

Lin Li	Redwood City	CA	94061 US	11/28/2021
Samyuktha Aswadhati	Sunnyvale	CA	94086 US	11/28/2021
Abigail Marzano			US	11/28/2021
Logan Smith	Crestview		32536 US	11/28/2021
Liyang Xie	Palo Alto	CA	94306 US	11/28/2021
Людмил Григоров	Concord		94519 US	11/28/2021
Mesiyah Jackson	Atlanta		30316 US	11/28/2021
Kaye Mason	Palo Alto	CA	94303 US	11/28/2021
Malcolm Lee	Burlingame	CA	94010 US	11/28/2021
David Xun	Union City	CA	94587 US	11/28/2021
Ping Zhang	Sunnyvale	CA	94087 US	11/28/2021
Al Johnson	East Palo Alto	CA	94303 US	11/28/2021
Michael Cheng	San Francisco	CA	94114 US	11/28/2021
Christina Lee	San Mateo	CA	94401 US	11/28/2021
John Lee	Burlingame	CA	94010 US	11/28/2021
Charle Chan	South San Francisco	CA	94080 US	11/28/2021
Michael Fuerte	Pembroke Pines		33029 US	11/28/2021
Sonia Barnes	New York	NY	10019 US	11/28/2021
Marlene Young	E Palo Alto	CA	94303 US	11/28/2021
Maura Joyce	Burlingame	CA	94010 US	11/28/2021
Jeffrey Smith	East Palo Alto	CA	94303 US	11/28/2021
Rolana Smith	East Palo Alto	CA	94705 US	11/28/2021
ILIYA ZAMEK	Menlo Park	CA	94025 US	11/28/2021
Lisa Si	East Palo Alto	CA	94303 US	11/28/2021
Bonnie Zhang	EAST PALO ALTO	CA	94303 US	11/28/2021
Sean Moran	Forestville	CA	95436 US	11/28/2021
Martin Joyce	Pacifica	CA	94044 US	11/28/2021
Roberto Sanchez	Bellflower	CA	90706 US	11/28/2021
Yan Li	Sunnyvale	CA	94087 US	11/28/2021
Pearl Lin	San Francisco	CA	94122 US	11/28/2021
Nina Helmer	Palo Alto	CA	94306 US	11/28/2021
Mickie Lee	San Francisco	CA	94122 US	11/28/2021
Robert Chan	Daly City	CA	94015 US	11/28/2021
Baylee Schwartz	Los Angeles	CA	90063 US	11/28/2021
Maria Ambriz	Menlo Park	CA	94025 US	11/28/2021
Catherine Moore	Los Angeles		90036 US	11/28/2021
Aretha Lee	San Jose	CA	95129 US	11/28/2021
Yolanda Rangel	Orange county		92649 US	11/28/2021
Savino Giovando	Scottsdale		85259 US	11/28/2021
Anessa Hardin	Massillon		44646 US	11/28/2021
Linda Freyta	Lakewood	CO	80226 US	11/28/2021
Michele Gribble	Havre De Grace		21078 US	11/28/2021
Heidi Sanel	East Palo Alto	CA	94303 US	11/28/2021
jean Maa	Sunnyvale	CA	94086 US	11/28/2021
Dan Pan	Los Gatos	CA	95032 US	11/28/2021
Davena Gentry	Palo Alto	CA	94303 US	11/28/2021
Yuefeng Xie	East Palo Alto	CA	94301 US	11/28/2021
Bonnie Liu	Cupertino	CA	95014 US	11/28/2021
Sham Pieper	East Palo Alto	CA	94303 US	11/28/2021
Derek Thurn	East Palo Alto	CA	94303 US	11/28/2021

sofia avendaño	Palo Alto	CA	94306 US	11/28/2021
WingTai Lam	Sunnyvale	CA	94086 US	11/28/2021
DELIA VARGAS	East Palo Alto	CA	94303 US	11/28/2021
George Wu	Berkeley	CA	94702 US	11/28/2021
Ying Cui	Palo Alto	CA	94301 US	11/28/2021
Jeis Pinon	East Palo Alto	CA	94303 US	11/28/2021
José Pinon	East Palo alto	CA	94303 US	11/28/2021
brad gray	Redway	CA	95560 US	11/28/2021
janella kremesec	Palo Alto	CA	94303 US	11/28/2021
Natalie Gabovich	east palo alto	CA	94303 US	11/28/2021
Eugene Robinson	Palo Alto	CA	94303 US	11/28/2021
Susan Cheong	Daly City	CA	94015 US	11/28/2021
Moutaiah Khabaza	East Palo alto	CA	94303 US	11/28/2021
Johanna Bentz	Rast Palo Alto	CA	94303 US	11/28/2021
Lynda Chao	East Plato	CA	94303 US	11/28/2021
Moses Herrera	Hayward	CA	94544 US	11/28/2021
Avery Eager	Edmond		73012 US	11/28/2021
Suemei Jiang	Palo Alto	CA	94306 US	11/28/2021
paulina duncan	Richmond		23225 US	11/28/2021
Lana Portnov	Sunnyvale	CA	94087 US	11/28/2021
Mikhail Portnov	Sunnyvale	CA	94087 US	11/28/2021
Julia Sterin	East Palo alto	CA	94303 US	11/29/2021
roger proulx	north providence		2904 US	11/29/2021
Lujan Eltair	Morgantown		26501 US	11/29/2021
Aaron Blair			US	11/29/2021
Rod Palmer	Atlanta		30309 US	11/29/2021
Semhar gebremeskel		KS	US	11/29/2021
Edward Torres	Menlo Park	CA	94025 US	11/29/2021
Mirza Ochoa	East Palo Alto	CA	94303 US	11/29/2021
Yong Zheng	Saratoga	CA	95070 US	11/29/2021
Belinda Wang	Cupertino	CA	95014 US	11/29/2021
Sylvia Brantley	Menlo Park	CA	94025 US	11/29/2021
Imani Brown	East Palo Alto	CA	94303 US	11/29/2021
Jeff Chen	East Palo Alto	CA	94303 US	11/29/2021
sharon liu	palo alto	CA	94303 US	11/29/2021
Xuebing Xie	Palo Alto	CA	94306 US	11/29/2021
Jeff Tu	Palo Alto	CA	94303 US	11/29/2021
Terri Vines	East Palo Alto	CA	94303 US	11/29/2021
Charity Pham	Volo		60073 US	11/29/2021
Joseph Mundaca	Parker	CO	80134 US	11/29/2021
Malia Fihaki	East Palo Alto	CA	94303 US	11/29/2021
Andrew Lee	East Palo Alto	CA	94025 US	11/29/2021
Valerie Leonard	monroe		8831 US	11/29/2021
Jeanne Yu	Palo Alto	CA	94303 US	11/29/2021
María Cruz	Palo Alto	CA	94301 US	11/29/2021
RENEE DeVRIES	Denver	CO	80222 US	11/29/2021
RICHARD Contreras JR	Fort Wayne		46807 US	11/29/2021
Adrian Vanderploeg	Chicago		60555 US	11/29/2021
Sophia Evans	Indianapolis		46222 US	11/29/2021
Yugang Cui	East Palo Alto	CA	94301 US	11/29/2021

Helen Bernstein	Palo Alto	CA	94303 US	11/29/2021
Austin Ward	Corvallis	OR	97330 US	11/29/2021
David Dunn	Cleveland		37323 US	11/29/2021
Timyzia Johnson	Long Beach		39560 US	11/29/2021
Jason Burke	Garland		75044 US	11/29/2021
Mylah Alfaro	Niagara Falls		14301 US	11/29/2021
pro hecker	San Antonio		78247 US	11/29/2021
Emerita Macias	Palo Alto	CA	94306 US	11/29/2021
Joyce Liu	Palo Alto	CA	94306 US	11/29/2021
Amir Siassi	Los Angeles	CA	90049 US	11/29/2021
Sergiy Taranov	East Palo Alto	CA	94303 US	11/29/2021
ANTONINA TARANOVA	East Palo Alto	CA	94303 US	11/29/2021
John Kramer	Marshfield		2050 US	11/29/2021
Andrea Arroyo	San Diego		92123 US	11/29/2021
shallan adams	Milwaukie	OR	97267 US	11/29/2021
Garance Lowenstein	Scottsdale		85251 US	11/29/2021
Michael Scolari			US	11/29/2021
Eric Castaneda	Palo Alto	CA	94303 US	11/29/2021
Drake Diedrich	Palo Alto	CA	94303 US	11/29/2021
Shad Green	Carrollton	TX	75006 US	11/29/2021
Matthew Carroll	Palo Alto	CA	94306 US	11/29/2021
Nolaumi Vainikolo	East Palo Alto	CA	94303 US	11/29/2021
Grace Tian	Somerville	MA	2145 US	11/29/2021
Yuannong Xue	Santa Clara	CA	95050 US	11/29/2021
DARLENE Muirhead	Independence	MO	64057 US	11/29/2021
suruj narayan	Palo Alto	CA	94303 US	11/29/2021
William O'Melia	Indio	CA	92201 US	11/29/2021
Nick Oshea	Glen Oaks		11004 US	11/29/2021
Maddy Fausnaught	Williamsport		17701 US	11/29/2021
Rosa Montes			US	11/29/2021
Tami Lukachy	Henderson		89014 US	11/29/2021
Jaelynn Sherwood	Oklahoma City		73127 US	11/29/2021
Shemiya Mitchell	Vivian		71082 US	11/29/2021
Dick Wycich	East Palo Alto	CA	94303 US	11/29/2021
Donald wleklinski	Terre Haute	IN	47803 US	11/29/2021
Eframe Genemo	Springfield	VA	22152 US	11/29/2021
Maura Palmer	Sebastopol	CA	95472 US	11/29/2021
Kent George	Denver		80237 US	11/29/2021
Jack Galbraith	Easton		18042 US	11/29/2021
Anna Dorsch	Charlotte		28205 US	11/29/2021
Elaine Gutierrez	Palo Alto	CA	94303 US	11/29/2021
Estela Guerrero	East Palo Alto	CA	94303 US	11/29/2021
Frank Arsenault	San Mateo	CA	94404 US	11/29/2021
Renee LeBlanc	East Palo Alto	CA	94303 US	11/29/2021
Maria Zavala	Palo Alto	CA	94306 US	11/29/2021
Jaxon Thurgood	salem		84653 US	11/29/2021
Daxton Hancey	Salem		84653 US	11/29/2021
Benjamin Tarkenton	Charlotte		28211 US	11/29/2021
Lupe Alcantar	Palo Alto	CA	94306 US	11/29/2021
Cade Herman	Oak Ridge	NJ	7438 US	11/29/2021

Lisbeth Cruz	Bronx		10460 US	11/29/2021
Gianna Pezzella	Sunnyvale		94085 US	11/29/2021
Fernanda Smith	Mundelein		60060 US	11/29/2021
Lauren VanderVeen	Austin	TX	78731 US	11/29/2021
Kate Hikes	Oceanside		92054 US	11/29/2021
Travis the cat	Carson City		89703 US	11/29/2021
Pablo Daneshmand			US	11/29/2021
Timothy Wise	Jane lew		26378 US	11/29/2021
Estrella Uribe	Lincoln		68521 US	11/29/2021
Gracie Czubik	Westfield		46032 US	11/29/2021
Luis Romero	Staten Island		10311 US	11/29/2021
Chase Janson	Houston		48376 US	11/29/2021
Griffin Perkins	Hampton		3842 US	11/29/2021
Kaushal Kantawala	East Palo Alto	CA	94303 US	11/30/2021
Webster Lincoln	EAST PALO ALTO	CA	94303 US	11/30/2021
Nola Butler	Palo Alto	CA	94301 US	11/30/2021
Bernadette Cirit	East Palo Alto	CA	94303 US	11/30/2021
Domingo Huerta	Oakland	CA	94303 US	11/30/2021
Mahesh Rattehalli	Palo Alto	CA	94303 US	11/30/2021
Ramiro Macias	Palo Alto	CA	94303 US	11/30/2021
Domingo Huerta Sr	Palo Alto	CA	94303 US	11/30/2021
Noah Huerta	Palo Alto	CA	94501 US	11/30/2021
Cristina Huerta	Palo Alto	CA	94303 US	11/30/2021
Silvia Urena	East Palo Alto	CA	94303 US	11/30/2021
Karina Frohman	Canonsburg		15317 US	11/30/2021
Braylon German			US	11/30/2021
Shailesh A	Palo Alto	CA	94303 US	11/30/2021
Linda Dyk	Mooreville		28117 US	11/30/2021
Nguyen Phuong Thi Le	Singapore		160122 Singapore	11/30/2021
Lee Campbell	Sherman		75090 US	11/30/2021
Rabia Khan	Brooklyn		11230 US	11/30/2021
Jennifer GARRETT	East Palo Alto	CA	94303 US	11/30/2021
Cherrylene Berdos Ruba	Queens	NY	11373 US	11/30/2021
Edward Weimer	Atlanta	GA	30349 US	11/30/2021
John Montgomery	East Palo Alto	CA	94303 US	11/30/2021
Yasmine Horton	Bessemer		35020 US	11/30/2021
Carly Lodge	East Palo Alto	CA	94303 US	11/30/2021
Martin Arulraj	Santa Clara	CA	95050 US	11/30/2021
harsha kavuri	East Palo Alto	CA	94303 US	11/30/2021
Bryan Obi	Carrollton	TX	75007 US	11/30/2021
Taylor Habib	Severn		21144 US	11/30/2021
Kyleigh Stockert	Detroit		48219 US	11/30/2021
Romain Taniere	Palo Alto	CA	94303 US	11/30/2021
Lorena Mendez	East Palo Alto	CA	94303 US	11/30/2021
Andy Cruz	epa	CA	94303 US	11/30/2021
Cidy Yang	East Palo Alto	CA	94303 US	11/30/2021
Alfonso Guzman	Palo Alto	CA	94303 US	11/30/2021
Angelica Hueso	Palo Alto	CA	94303 US	11/30/2021
Lourdes Lopez	Palo Alto	CA	94303 US	11/30/2021
Ngzaiyda Cordero	Brooklyn		11225 US	11/30/2021

Penny Overton	White Pigeon		49099 US	11/30/2021
Luis Guzmán	East Palo Alto	CA	94303 US	11/30/2021
Britney Menees	East Peoria		61611 US	11/30/2021
Mark Tipaldo	Manahawkin		8050 US	11/30/2021
Debbie Bryant			US	11/30/2021
Angelica Salas	Palo Alto	CA	94303 US	11/30/2021
Kim Nguyen	Rowland Heights		91748 US	11/30/2021
Dan Ji	East Palo Alto	CA	94303 US	11/30/2021
Alexander Sviridov	East Palo Alto	CA	94303 US	11/30/2021
Vladimir Matveyev	East Palo Alto	CA	94303 US	11/30/2021
Ilya Marin	EAST PALO ALTO	CA	94303 US	11/30/2021
SIMON BINNS	East Palo Alto	CA	94303 US	11/30/2021
Sophie Ravel	East Palo Alto	CA	94303 US	11/30/2021
Sheng Jiang	East Palo Alto	CA	94303 US	11/30/2021
Jose Calvillo	East Palo Alto	CA	94303 US	11/30/2021
Mackenzie Servey	Layton		84041 US	11/30/2021
Pilar Herrera	Bronx		10463 US	11/30/2021
Jayden Breeze	Mount Orab		45154 US	11/30/2021
Yi Wang	San Jose	CA	95132 US	11/30/2021
Ma Yazmin García hernandez	Palo Alto	CA	94303 US	11/30/2021
Kathy Franklin	East Palo Alto	CA	94303 US	11/30/2021
Fred Flamer	East Palo Alto	CA	94303 US	11/30/2021
Nikhil Moorthy	East Palo Alto	CA	94303 US	11/30/2021
William Schulz	East PALO Alto	CA	94303 US	11/30/2021
Federico Andrade	East Palo Alto	CA	94303 US	11/30/2021
Joaquina Trujillo	East Palo Alto	CA	94303 US	11/30/2021
Sergiy Zaytsev	Palo Alto	CA	94303 US	11/30/2021
Nehel Khanani	East Palo Alto	CA	94403 US	11/30/2021
Regina Wallace-Jones	Menlo Park	CA	94025 US	11/30/2021
Rogelio Trejo	Palo Alto	CA	94303 US	11/30/2021
Icaro Vazquez	East Palo Alto	CA	94303 US	11/30/2021
Liudmila Marina	East Palo Alto	CA	94303 US	11/30/2021
Juan Ortiz	Mountain View	CA	94040 US	11/30/2021
Alden Chang	Palo Alto	CA	94306 US	11/30/2021
Frank Kuhlmann	East Palo Alto	CA	94303 US	11/30/2021
Thanh Truong	Los Angeles		90009 US	11/30/2021
Scott Pham	San Diego	CA	92131 US	11/30/2021
Jason Foulger	Phoenix	AZ	85016 US	11/30/2021
Lufan Chen	East Palo Alto	CA	94303 US	11/30/2021
Parvin Bari	Rescue	CA	95672 US	11/30/2021
Kenneth Harris, Sr.	E Palo Alto	CA	94303 US	11/30/2021
Anees Iqbal	East Palo Alto	CA	94303 US	11/30/2021
Elena Saldivar	Palo Alto	CA	94303 US	11/30/2021
Niambi Lincoln	East Palo Alto	CA	94303 US	11/30/2021
Louis GARRETT	East Palo Alto	CA	94303 US	11/30/2021
Ravi Sastry	East Palo Alto	CA	94303 US	11/30/2021
Алла Петрашень	Palo Alto	CA	94303 US	11/30/2021
Toni Hamilton	Detroit		48 US	11/30/2021
Natalia Verkler	East Palo Alto	CA	94303 US	11/30/2021
Valeriy Aseykin	Palo Alto	CA	94303 US	11/30/2021

William Bohall	Madera		93637 US	11/30/2021
Debra Layman	East Palo Alto	CA	94303 US	11/30/2021
Li Wang	Palo Alto	CA	94303 US	11/30/2021
Libier Guzman	East Palo Alto	CA	94303 US	11/30/2021
jo scheffel	Upper Black Eddy		18972 US	11/30/2021
Delmy De Loa	Palo Alto	CA	94301 US	11/30/2021
Vasyl Hafiychuk	Menlo Park	CA	94025 US	11/30/2021
Axel Vital	New Bedford		2746 US	11/30/2021
Juan Rodríguez	Richland		99352 US	11/30/2021
Lyudmila Berman	Palo Alto	CA	94303 US	11/30/2021
Serenity Pickend	Anaheim		92801 US	11/30/2021
Kyria Brown	Chicago		60638 US	11/30/2021
Noby Joseph	Fremont	CA	94555 US	11/30/2021
Richard Dalton	Redwood City	CA	94062 US	11/30/2021
Pam Schmidt	East Palo Alto	CA	94303 US	11/30/2021
Anatoly Varfolomeev	Palo Alto	CA	94303 US	11/30/2021
Vera A	East Palo Alto	CA	94303 US	11/30/2021
Andrew Karnani	East Palo Alto	CA	94303 US	11/30/2021
Jonathan Kwan	East Palo Alto	CA	94303 US	11/30/2021
Aleksandar Krstic	Menlo Park	CA	94025 US	11/30/2021
Lucia Casu	East Palo Alto	CA	94303 US	11/30/2021
Corinne Achiepo	East Palo Alto	CA	94303 US	11/30/2021
Yansheng Zhai	Palo Alto	CA	94303 US	11/30/2021
Howard Chao	Menlo Park	CA	94025 US	11/30/2021
Ellen Cookman	East Palo Alto	CA	94303 US	11/30/2021
Darya Larizadeh	East Palo Alto	CA	94303 US	11/30/2021
Ping Xiao	Menlo Park	CA	94025 US	11/30/2021
Madhuri Nandella	Palo Alto	CA	94303 US	11/30/2021
Adam Tavin	Palo Alto	CA	94303 US	11/30/2021
Natalia Simanovskaia	Palo alto	CA	94303 US	11/30/2021
Claire Kelley	Denver		80205 US	11/30/2021
Lilee Williamson	Royal Oak		48073 US	11/30/2021
Xie Odyssey	Los Angeles		90017 US	11/30/2021
David Hoover	Cliffside Park		7010 US	11/30/2021
Stephen Contreras	Palo Alto	CA	94303 US	11/30/2021
Eric Wiese	Staten Island		10301 US	11/30/2021
Melissa Medina	East Palo alto	CA	94303 US	11/30/2021
Claudia Ortega	Stanford	CA	94305 US	11/30/2021
Lisa Hing	East Palo Alto	CA	94303 US	11/30/2021
Bruce Wang	East Palo Alto	CA	94303 US	11/30/2021
Ann Zaretski	East Palo Alto	CA	94612 US	11/30/2021
Michael Baum	Palo Alto	CA	94301 US	11/30/2021
Andrew Essary	East Palo Alto	CA	94303 US	11/30/2021
Austin Ellois	Baton Rouge	LA	70817 US	11/30/2021
Tina Arora	Fremont		94536 US	11/30/2021
Giovanni Gregg	Erlanger		41018 US	11/30/2021
Stan Anson	Goose Creek		29445 US	11/30/2021
Rashit Nabiev	East Palo Alto	CA	94303 US	11/30/2021
Alyssa Momtaheni	Burlingame	CA	94010 US	11/30/2021
James Garrity	Succasunna		7876 US	11/30/2021

Benjamin Rhoades			US	11/30/2021
Alisha Johnson	West Barnstable		2668 US	11/30/2021
George Wilcox			US	11/30/2021
Antoinette Huerta	Palo Alto	CA	94303 US	11/30/2021
Jennifer Gardner	Frankfort		40601 US	11/30/2021
Angel Beltran	Dallas		75228 US	11/30/2021
betty winholtz	morro bay	CA	93442 US	11/30/2021
YAOXIONG HU	East Palo Alto	CA	94303 US	11/30/2021
Frank Gonzales Jr.	Plymouth	MI	48170-1955 US	11/30/2021
Bruce Jackson	East Palo Alto	CA	94303 US	11/30/2021
Irina Berman	Palo Alto	CA	94303 US	11/30/2021
Rashmi Goyal	East Palo Alto	CA	94303 US	11/30/2021
Etzar Cisneros	Birmingham	AL	35206 US	11/30/2021
heidi elowitch	newbury park	CA	91320 US	11/30/2021
Elena Kogan	East Palo Alto	CA	94303 US	11/30/2021
Sean Kurtela	East Palo Alto	CA	94303 US	11/30/2021
Ivan Nunez	2268 Addison Avenue east palo Alto	CA	94303 US	11/30/2021
ngoc duong	Sunnyvale	CA	94086 US	11/30/2021
Tamara Noël Swart	Goodrich	MI	48438-9654 US	11/30/2021
Kate Fomina	Alameda	CA	94501 US	11/30/2021
Shashi Khatri	Palo Alto	CA	94306 US	11/30/2021
Maksym Savchenko	East Palo Alto	CA	94303 US	11/30/2021
David Tadlock	San Jose	CA	95132 US	11/30/2021
Ashiyana Iqbal	East Palo alto	CA	94303 US	11/30/2021
Anton Rusanov	Los Altos	CA	94024 US	11/30/2021
Jean Hu	East Palo Alto	CA	94303 US	11/30/2021
Noemi Ruelas	Los altos	CA	94022 US	11/30/2021
Thuy Linh Chu	East Palo Alto	CA	94303 US	11/30/2021
Anoop Goyal	E Palo Alto	CA	94303 US	11/30/2021
Marco Loo	Los Angeles	CA	90014 US	11/30/2021
Jurgen Plitt	Newark	CA	94560 US	11/30/2021
fred bould	east palo alto	CA	94303 US	11/30/2021
Tamara Tsaturyan	EPA	CA	94303 US	11/30/2021
Diana Mazuera	East palo alto	CA	94303 US	12/1/2021
Qing Zhang	San Mateo	CA	94401 US	12/1/2021
Joseph Yang	Palo Alto	CA	94303 US	12/1/2021
Anthony Hu	Palo Alto	CA	94303 US	12/1/2021
Kelly Eagleton	East Palo Alto	CA	94303 US	12/1/2021
mukul agarwal	Palo Alto	CA	94306 US	12/1/2021
Mike Carpe	Amsterdam	NY	12010 US	12/1/2021
Ginny Chen	East Palo Alto	CA	94303 US	12/1/2021
Kelly Witt	Palo Alto	CA	94303 US	12/1/2021
Ronni Frazier	Columbus	OH	43224 US	12/1/2021
Tiffany Hanke	Palo Alto	CA	94303 US	12/1/2021
Doris Ward	Little River	SC	29566 US	12/1/2021
Homa Fard	Palo Alto	CA	94303 US	12/1/2021
Irina Tulyakova	East Palo Alto	CA	94303 US	12/1/2021
Dayra Dyer	East Palo Alto	CA	94303 US	12/1/2021
Socorro Barajas-Nevarez	Palo Alto	CA	94301 US	12/1/2021
Blaise Gassend	Palo Alto	CA	94303 US	12/1/2021

Mar C	San Antonio	TX	78227 US	12/1/2021
Mary Ann Viveros	Mayfield Hts.	OH	44124 US	12/1/2021
Ram Niwas	East Palo Alto	CA	94303-2554 US	12/1/2021
Alan eagleton	East Palo Alto	CA	94303 US	12/1/2021
Sergei Khan	Palo Alto	CA	94303 US	12/1/2021
Elena Khan	Palo Alto	CA	94303 US	12/1/2021
Halyna Hafiychuk	Menlo Park	CA	94025 US	12/1/2021
Mariya Hafiychuk	Menlo Park	CA	94025 US	12/1/2021
Stas Zvinyatskovsky	East Palo Alto	CA	94303 US	12/1/2021
Kevin Keating	East Palo Alto	CA	94303 US	12/1/2021
Anil Kumar	East Palo Alto	CA	94303 US	12/1/2021
Lauren Yu	East Palo Alto	CA	94303 US	12/1/2021
Olga GOLUBEV	Palo Alto	CA	94303 US	12/1/2021
David Haskins	San Diego	CA	92105 US	12/1/2021
Rosita Alcaraz	East Palo Alto	CA	94303 US	12/1/2021
Heloisa Arantes	Menlo Park	CA	94303 US	12/1/2021
Katie Lipovsky	East Palo Alto	CA	94306 US	12/1/2021
Aaron Carter	East Palo Alto	CA	94303 US	12/1/2021
Michaela Gifford	Palo Alto	CA	94303 US	12/1/2021
Erika Perez	Palo Alto	CA	94301 US	12/1/2021
Darren Yukihiro	East Palo Alto	CA	94303 US	12/1/2021
Xiaoyun Sun	E Palo Alto	CA	94303 US	12/1/2021
Xiaoyan Zhu	East Palo Alto	CA	94303 US	12/1/2021
Xia Gao	East Palo Alto	CA	94303 US	12/1/2021
Ryan Cai	Los Angeles	CA	90032 US	12/1/2021
Mabell Herrera	East Palo alto	CA	94303 US	12/1/2021
Guadalupe Aceves Duenas	Palo Alto	CA	94301 US	12/1/2021
Andrew Lim	Palo Alto	CA	94303 US	12/1/2021
Jenny Zhang	Hyannis	MA	2601 US	12/1/2021
Susan Baka	Carmichael	CA	95608 US	12/1/2021
Nicholas Saunders	Bellevue		68123 US	12/1/2021
Shirley Morton	Menlo Park	CA	94025 US	12/1/2021
Zishu Lin	East Palo Alto	CA	94303 US	12/1/2021
Ce Cole Dillon	Palo Alto	CA	94306 US	12/1/2021
Michael Zhang	East Palo Alto	CA	94303 US	12/1/2021
Weiping Xie	East Palo Alto	CA	94303 US	12/1/2021
Kevin Johnson	East Palo Alto	CA	94303 US	12/1/2021
Adit Naor	East Palo Alto	CA	94303 US	12/1/2021
Parul Agarwal	San Jose	CA	95141 US	12/1/2021
Annie Jenkins	Palo Alto	CA	94303 US	12/1/2021
Zhengzheng Xi	E Palo Alto	CA	94303 US	12/1/2021
Edward Mack	E. Palo Alto	CA	94303 US	12/1/2021
Ricky Wong	Palo Alto	CA	94306 US	12/1/2021
YiShan Zhang	East Palo Alto	CA	94303 US	12/1/2021
Borys Senyk	East Palo Alto	CA	94303 US	12/1/2021
William Grossman	East Palo Alto	CA	94303 US	12/1/2021
Maroussia BRYS	Palo Alto	CA	94303 US	12/1/2021
Hongwen Gao	East Palo Alto	CA	94303 US	12/1/2021
Lakshmi Harish	East Palo Alto	CA	94303 US	12/1/2021
diana gorovich	Menlo Park	CA	94025 US	12/1/2021

Stanley Jones	Palo Alto	CA	94303 US	12/1/2021
Audrey Chang	Menlo Park	CA	94025 US	12/1/2021
Amy Bradford	East Palo Alto	CA	94303 US	12/1/2021
Tila Solpulido	Menlo Park	CA	94025 US	12/1/2021
Liseth Villegas	Palo Alto	CA	94303 US	12/1/2021
Cate Lee	Menlo Park	CA	94025 US	12/1/2021
Riki Naor-Br	East Palo Alto	CA	94303 US	12/1/2021
David Shlemis	Carmichael	CA	95608 US	12/1/2021
VISH AGARWAL	Palo Alto	CA	94303 US	12/1/2021
Bertha Rosas	East Palo Alto	CA	94303 US	12/1/2021
Kalpana Chinnappan	Palo Alto	CA	94303 US	12/1/2021
Alexander Parkhomovsky	East Palo Alto	CA	94303 US	12/1/2021
Heloisa Arantes	East Palo Alto	CA	94303 US	12/1/2021
Brian Ciach	East Palo Alto	CA	94303 US	12/1/2021
Farinaz Keyhan	Menlo Park	CA	94025 US	12/1/2021
Varsha Likhite	East Palo Alto	CA	94303 US	12/1/2021
Neeraj Rattehalli	Berkeley	CA	94720 US	12/1/2021
Breanna Burket	EAST PALO ALTO	CA	94303 US	12/1/2021
Soledad Lopez	East Palo Alto	CA	94303 US	12/1/2021
Kathy Wong	Sacramento	CA	95814 US	12/1/2021
Youmin Liu	Palo Alto	CA	94303 US	12/1/2021
Helen BROWN	Seattle	WA	98111 US	12/2/2021
David Arroyo	East Palo Alto	CA	94303 US	12/2/2021
Geteng Liu	Palo Alto	CA	94306 US	12/2/2021
Elsa Guerrero	East Palo Alto	CA	94303 US	12/2/2021
Akshat Keshan	San Francisco	CA	94103 US	12/2/2021
Hildegard Jackson	East Palo Alto	CA	94303 US	12/2/2021
Tsu-Mei Wei	Menlo Park	CA	94025 US	12/2/2021
Abhay Vardhan	East Palo Alto	CA	94303 US	12/2/2021
Vince G	East Palo Alto	CA	94303 US	12/2/2021
Casey Kellogg	East Palo alto	CA	94303 US	12/2/2021
Victoria Richard-Chikondo	Newark	CA	94560 US	12/2/2021
Luz Ochoa	Carmichael	CA	95608 US	12/2/2021
Everardo Luna	East Palo Alto	CA	94303 US	12/2/2021
Uyen Wong	Palo Alto	CA	94303 US	12/2/2021
Stella Lee	Burlingame	CA	94010 US	12/2/2021
María Peñaloza	Menlo Park	CA	94025 US	12/2/2021
Maria Aguirre	Stockton	CA	95209 US	12/2/2021
Andy Wang	East Palo Alto	CA	94303 US	12/2/2021
Fattouma Cherifi	East Palo Alto	CA	94303 US	12/2/2021
Li Zhou	Palo Alto	CA	94303 US	12/2/2021
Josh Wurzel	East Palo Alto	CA	94303 US	12/2/2021
Dani Dani	Palo Alto	CA	94303 US	12/2/2021
Susan Benton	East Palo Alto	CA	94037 US	12/2/2021
Juan Aguirre	E Palo Alto	CA	94303 US	12/2/2021
Shelley Hou	East Palo Alto	CA	94303 US	12/2/2021
Letizia Rodriguez	Palo Alto	CA	94303 US	12/2/2021
Li Zhou	Palo Alto	CA	94303 US	12/2/2021
Eric Wang	Palo Alto	CA	94303 US	12/2/2021
Erica Prado	Palo Alto	CA	94303 US	12/2/2021

Jorge Villa	East palo alto	CA	94303 US	12/2/2021
Konstantin Petrenko	east palo alto	CA	94303 US	12/2/2021
David Wong	East Palo Alto	CA	94303 US	12/2/2021
Teresa Amador	Palo Alto	CA	94303 US	12/2/2021
Long Yang	East Palo Alto	CA	94303 US	12/2/2021
Joseph Abela	Palo Alto	CA	94303 US	12/2/2021
Sandra Gutierrez	East Palo Alto	CA	94303 US	12/2/2021
Jesus Prado	East Palo Alto	CA	94303 US	12/2/2021
Maria Jaimez	East Palo Alto	CA	94303 US	12/2/2021
Jesusita Rivera	Palo Alto	CA	94306 US	12/2/2021
Eduardo Gutierrez Jr	Palo Alto	CA	94303 US	12/2/2021
Sione Nifo	Palo Alto	CA	94303 US	12/2/2021
Olga Jimenez	East Palo Alto	CA	94303 US	12/2/2021
Maribel Chavez	Oakland	CA	94621 US	12/2/2021
Marisela Aguilar	San Jose	CA	95123 US	12/2/2021
Dennis Mitchell	San Jose	CA	95124 US	12/2/2021
Daniel Chavez	East Palo Alto	CA	94303 US	12/2/2021
H Zhang	East Palo Alto	CA	94303 US	12/2/2021
Zhonghua Wu	East Palo Alto	CA	94303 US	12/2/2021
Henry Liang	East Palo Altos	CA	94303 US	12/2/2021
Jessica Caballero	East Palo Alto	CA	94303 US	12/2/2021
Ben Huang	Cupertino	CA	95014 US	12/2/2021
Shirley Mitra	East Palo Alto	CA	94303 US	12/2/2021
Anita Hunt	Chillicothe		45601 US	12/2/2021
Katy Coleman	Walkersville		21793 US	12/2/2021
Chrus Folgar	Selden		11784 US	12/2/2021
Ethan Brown	Nashville		71852 US	12/2/2021
miley wiley	Boynton Beach		33436 US	12/2/2021
Consuela White	Woodbridge	VA	22192 US	12/2/2021
Kebede Abebe	Silver Spring		20904 US	12/2/2021
Sharonda Jones	Richmond		94804 US	12/2/2021
Abdisa Jaleta	Saint Paul		55122 US	12/2/2021
Jayson Ruelas	Cottonwood		86326 US	12/2/2021
Will Yonish	Novi		48377 US	12/2/2021
daniel LEE	Daly City	CA	94015 US	12/2/2021
Amit Goyal	East Palo Alto	CA	94303 US	12/2/2021
Phong Nguyen	Palo Alto	CA	94303 US	12/2/2021
Zhibin Yan	Los Altos	CA	94022 US	12/2/2021
Juan Zhang	Palo Alto	CA	94303 US	12/2/2021
Bill Tam	Fremont	CA	94538 US	12/2/2021
Kaleb Hanson	North Pole		99705 US	12/2/2021
Brooklynn Turner	Clearwater	FL	33761 US	12/2/2021
Roselind Shaba	Warren		48089 US	12/2/2021
Katerin Fernandez	Brooklyn		11218 US	12/2/2021
Mekdes Bezabih	Washington		20005 US	12/2/2021
Liv Espinoza	Port sanilac		48469 US	12/2/2021
Oliver Robinson	Oakland County		48306 US	12/2/2021
Nathan Kamowski	Philadelphia		19144 US	12/2/2021
Hannah Newbauer	Minneapolis	MN	55418 US	12/2/2021
Yigremachew Agdie	Hollister		95020 US	12/2/2021

Charlie Thompson	Rossville	IN	46065 US	12/2/2021
lexie gray	Chicago	IL	60602 US	12/2/2021
Peyton Stewart	Indianapolis	IN	46250 US	12/2/2021
Isaac Pearson	Rossville	IN	46923 US	12/2/2021
Ava Spear	Fishers	IN	46038 US	12/2/2021
Brayden White	Rossville	IN	46065 US	12/2/2021
Li Zhang	Palo Alto	CA	94303 US	12/2/2021
Gabriel Salazar	Chicago	IL	60602 US	12/2/2021
Wyatt Russian	Chicago	IL	60616 US	12/2/2021
Uhila Makoni	Palo Alto	CA	94301 US	12/2/2021
Jing Huang	Los Altos	CA	94022 US	12/2/2021
Salofi Tautuaa	East palo alto	CA	94303 US	12/2/2021
Duane Tatakamotonga	East Palo Alto	CA	94303 US	12/2/2021
Lovely Tautua'a	San Jose	CA	95134 US	12/2/2021
Mary Tatakamotonga Osby	Oakland	CA	94601 US	12/2/2021
Salofi Tautuaa	East Palo Alto	CA	94303 US	12/2/2021
Mariah-Giselle Tautua'a	Menlo Park	CA	94025 US	12/2/2021
David Jimenez	Palo Alto	CA	94303 US	12/2/2021
Sione Young	Palo Alto	CA	94303 US	12/2/2021
Ruby Jimenez	Emeryville	CA	94608 US	12/2/2021
Mireya Recendez	Alameda	CA	94501 US	12/2/2021
Belinda Cabrera	East Palo Alto	CA	94303 US	12/2/2021
Grace Latu	East Palo Alto	CA	94303 US	12/2/2021
Ben Dupre	San Jose	CA	95131 US	12/2/2021
Hugo Sanches	East Palo Alto	CA	94303 US	12/2/2021
Margret Pupunu	Menlo Park	CA	94025 US	12/2/2021
monica magana	East palo alto	CA	94306 US	12/2/2021
Erin Kusuma	East Palo Alto	CA	94303 US	12/2/2021
Ofa Poutoa	East Palo Alto	CA	94303 US	12/2/2021
Rosa Carlos	Palo Alto	CA	94303 US	12/2/2021
Mesui Fakapelea	East Palo Alto	CA	94303 US	12/2/2021
Lenina Tatakamotonga	East Palo Alto	CA	94303 US	12/2/2021
carson withycombe	Austin	TX	78723 US	12/2/2021
Mosa Tatakamotonga	Newark	CA	94560 US	12/2/2021
Catherine Tarbox			US	12/2/2021
Blake Cogan	Jackson		49203 US	12/2/2021
Anonymous User	Plum		US	12/2/2021
Paul Phillips	Mobile		36606 US	12/2/2021
kellie nelson	Indian Land		29707 US	12/2/2021
Christopher Tom	Pleasantville		10570 US	12/2/2021
Landon Liebel	Brainerd		56401 US	12/2/2021
vix lee	New Orleans		70112 US	12/2/2021
Kathy Lauese	Menlo Park	CA	94025 US	12/2/2021
Amanda Serra	Latrobe		15650 US	12/2/2021
Isabella Mcgeehan	Newnan		30263 US	12/2/2021
Kristin Wilson	Billerica		1821 US	12/2/2021
Gwen Kelley	Mt Vernon		30445 US	12/2/2021
Emily Brown	Grand Rapids		49504 US	12/2/2021
hana chelemedos	Lafayette		94549 US	12/2/2021
jessica ortiz	Cherry Hill		8002 US	12/2/2021

kylie lewis	kinston		28504 US	12/2/2021
Salem Blank	Knoxville		37918 US	12/2/2021
Sam Capps	Prairie Grove		72753 US	12/2/2021
Alexa Rosenblum	Elgin		60120 US	12/2/2021
Sophia Mule	Greencastle		17225 US	12/2/2021
Bethany Griffith	Avilla		46710 US	12/2/2021
Antonio Jiménez	Oakland	CA	94609 US	12/2/2021
Maya Seidel	New London		6320 US	12/2/2021
Nathan Arellano	Los Angeles		90032 US	12/2/2021
Payton Tripp	Hohenwald	GA	38462 US	12/2/2021
Madison Reimers	Nebraska City		68410 US	12/2/2021
Lydia Yax	Cincinnati		45255 US	12/2/2021
Elizabeth Schwartz	North Augusta		29860 US	12/2/2021
breanna simpson	Durand		48429 US	12/2/2021
ren summerlin	detroit		48204 US	12/2/2021
Kara Teasley	Tulahoma		37388 US	12/2/2021
Elizabeth Birkel	Portland		97204 US	12/2/2021
Gina Petty	Lexington		40544 US	12/2/2021
Bob Yeast	Ann Arbor		48103 US	12/2/2021
Ella Kane	Silver Spring		20906 US	12/2/2021
Cate McPherson	Houston		77065 US	12/2/2021
K'sean Marshall	Minneapolis		55449 US	12/2/2021
itzel mora	Berwyn		60402 US	12/2/2021
Ecko Krumrey	Wichita		67218 US	12/2/2021
Andrew Mueller	Fenton		63026 US	12/2/2021
Jeffrey Twining	The Plains		20198 US	12/2/2021
Everest Milligan	Federal Way		98023 US	12/2/2021
Emit Morse	San Antonio		78249 US	12/2/2021
Kathryn Olson	Rochester		55901 US	12/2/2021
Morgan Hansen	Decorah		52101 US	12/2/2021
Sarah(Esme) Layne	Columbus		43229 US	12/2/2021
Cole Robben	San Luis Obispo		93410 US	12/2/2021
Brian Loutzenhiser	Marlton		8053 US	12/2/2021
Evelyn Barba	Ontario		91762 US	12/2/2021
John Shaw	Oklahoma City		73160 US	12/2/2021
Jenna Moylan	Elmira		14905 US	12/2/2021
Kyla Meadows	Norfolk		68701 US	12/2/2021
Alondra Andrade	Bourbonnais		60914 US	12/2/2021
Kalista Parker	Gadsden		35901 US	12/2/2021
Thomas Dwyer	Mineola		11501 US	12/2/2021
Logan Beeler	Blackwell		74631 US	12/2/2021
meise salazar	owensboro		42301 US	12/2/2021
Stephanie Byrd	Salyersville		41465 US	12/2/2021
Korbin Brooks	Schenectady		12309 US	12/2/2021
Camilla Samuel	Huntington Beach		92649 US	12/2/2021
Kylie Anderson	Glide		97443 US	12/2/2021
Jaighden Rayment	Honolulu		96813 US	12/2/2021
Tess Yakscoe	Ocean City		8226 US	12/2/2021
cadence cornish	Crystal Lake		60014 US	12/2/2021
Angie Gabriel	Miami		33184 US	12/2/2021

Daniel Grosch	Telford		18969 US	12/2/2021
Emily Patterson	Canton		44705 US	12/2/2021
Devon Hutchinson			US	12/2/2021
Madelynn Fields	Graham		27253 US	12/2/2021
Jonnisha Everhart	San Leandro		94579 US	12/2/2021
Mele Fakapelea	Menlo Park	CA	94025 US	12/2/2021
Leigh Energi	Spring		90006 US	12/2/2021
Adasya Woodson	Bessemer		35022 US	12/2/2021
Cheyenne Collinsworth	Frisco		75035 US	12/2/2021
Gilliahn Parris	Yuma		85365 US	12/2/2021
Carla Hernandez	Whittier		90602 US	12/2/2021
Hannah Lindsay	Oklahoma City		73132 US	12/2/2021
Daniel Desta	Washington		56901 US	12/2/2021
Tina Miller	Knoxville		37931 US	12/2/2021
lee s	Boston		2127 US	12/2/2021
Heather Isaac	Vista		92084 US	12/2/2021
nai h	Minneapolis		55434 US	12/2/2021
Royce Yang	核桃市		91789 US	12/2/2021
Sidney Garland	Woodbridge		22191 US	12/2/2021
Brady Hansen	Cedar Falls		50613 US	12/2/2021
Elizabeth Timmons	Coronado Ntl Forest		85641 US	12/2/2021
Emily Jensen	Elkton		21921 US	12/2/2021
Ben Strickland	Corinth		38834 US	12/2/2021
Karolina Andarza	Driftwood		78619 US	12/2/2021
Hannah Passey	Noblesville		46060 US	12/2/2021
Maureen Williams	Kettle Falls		99141 US	12/2/2021
nora Barrington	tekonsha		49092 US	12/2/2021
Danny Wilkerson	Albany		31705 US	12/2/2021
Emma Flenniken	Seminole		79360 US	12/2/2021
Richard Jacob	Mequon		53092 US	12/2/2021
olivia schetgen	New Castle		47362 US	12/2/2021
Madison Egler	Defiance		43512 US	12/2/2021
Desire Tatakamotonga	Fremont	CA	94538 US	12/2/2021
Susan Wefer	Sussex		7461 US	12/2/2021
kai stewart	Charlotte		28215 US	12/2/2021
Dan Strohmeyer	Rockwall		75087 US	12/2/2021
Isabel Castro	Bronx		10463 US	12/2/2021
Kaitlyn Shoults	Macomb		48042 US	12/2/2021
Simon Smundak	San Francisco	CA	94110 US	12/2/2021
Asmara Gebremedhin	Philadelphia	PA	19143 US	12/2/2021
Lilly Cameron	Findlay		45840 US	12/2/2021
Unique Rodriguez	Williamstown		8094 US	12/2/2021
Rachel LeRose	Lake Bluff		60044 US	12/2/2021
Bailey LaBounty			US	12/2/2021
Tricia Mattson	Minneapolis		55421 US	12/2/2021
Barbara Philavanh	Wausau		54401 US	12/2/2021
Kii Jones	Euclid		44123 US	12/2/2021
Lexxi Mann	Strasburg		80136 US	12/2/2021
Marcia Bever	Palo Alto		94301 US	12/2/2021
Lovely Tatakamotonga	Fremont	CA	94538 US	12/2/2021

Rafael Valdez	Philadelphia		19124 US	12/2/2021
Knight Of Breath			US	12/2/2021
James Tatakamotonga	Fremont	CA	94538 US	12/2/2021
taylor hammock	Seattle		98198 US	12/2/2021
Kyra Sandoval	Norman		73071 US	12/2/2021
shelby kaylyn	Littleton		1776 US	12/2/2021
Angel Brinkley			US	12/2/2021
millie spelman	Georgetown		78628 US	12/2/2021
Summer Brown	Olympia		98513 US	12/2/2021
Brayden Benson	Earlsboro	OK	74804 US	12/2/2021
Emily Perez	Los Angeles		90047 US	12/2/2021
Maisie Wragg	Lansing		60438 US	12/2/2021
Maeia Makoni	Palo Alto	CA	94301 US	12/2/2021
shefqet ndregjoni	brooklyn		11214 US	12/2/2021
Patrick Tupoumalohi	Palo Alto	CA	94303 US	12/2/2021
Jermiah Tatakamotonga	Fremont	CA	94538 US	12/2/2021
Ludmila Andrianova	Redwood City	CA	94062 US	12/2/2021
Genevieve Tatola	San Francisco	CA	94110 US	12/2/2021
Jose Cabrera	San Leandro	CA	94578 US	12/2/2021
Ilaria Kantorova	Clarensac		30870 France	12/2/2021
Natalia Romanenko	San Jose	CA	95124-6541 US	12/3/2021
Erika Yu	Sacramento	CA	95834 US	12/3/2021
Keith Trask	East Palo Alto	CA	94303 US	12/3/2021
Mario Espinoza	San Francisco	CA	94103 US	12/3/2021
sharon belson	brookhaven	PA	19015 US	12/3/2021
Lisette Espinoza	Menlo Park	CA	93117 US	12/3/2021
Leona Kailahi	East Palo Alto	CA	94303 US	12/3/2021
Delores Palmer	San Francisco	CA	94112 US	12/3/2021
Annie Tan	Union City	CA	94303 US	12/3/2021
Leonardo Huerta	Fremont	CA	94538 US	12/3/2021
Gladys Low	East Palo Alto	CA	94203 US	12/3/2021
Shankar Kuppuswamy	East Palo Alto	CA	95032 US	12/3/2021
Sharon Tautuaa	Menlo Park	CA	94025 US	12/3/2021
Parinitha Cuttari	East Palo Alto	CA	94303 US	12/3/2021
María Cabrera	Palo Alto	CA	94303 US	12/3/2021
Ruben Rodriguez	Menlo Park	CA	94025 US	12/3/2021
Estela Cardona	Menlo Park	CA	94025 US	12/3/2021
MASHA FARBER	Mountain View	CA	94043 US	12/3/2021
Jaime Rehbein	Blaine		55434 US	12/3/2021
Haysen Almengor	North Hollywood		91605 US	12/3/2021
tara wheeler	Oakton		22124 US	12/3/2021
Layna Johnson	Poca		25213 US	12/3/2021
Aiden Kurkcu	Newtown		6470 US	12/3/2021
Gabriel Kincheloe	Killeen		76549 US	12/3/2021
Stephan Thomas	Midland		48642 US	12/3/2021
JULIET HARRIS	Menlo Park	CA	94025 US	12/3/2021
Vivian Wehner	East Palo Alto	CA	94303 US	12/3/2021
danielle heifetz	San Francisco	CA	94121 US	12/3/2021
Irina Viner	Brooklyn	NY	11223 US	12/3/2021
Kimberly Carlton	East Palo Alto	CA	94303 US	12/3/2021

Feliciano Trujillo	East Palo Alto	CA	94303 US	12/3/2021
nina vorobyeva	Brooklyn	NY	11235 US	12/3/2021
Oleg Voskoboynikov	Fair Lawn	NJ	7410 US	12/4/2021
Svetlana Grigoryeva	Bronx	NY	10452 US	12/4/2021
Helen Dalton	East Palo Alto	CA	94303 US	12/4/2021
Juana Rodriguez	Palo Alto	CA	94301 US	12/4/2021
Natalia Naumova	Menlo Park	CA	94025 US	12/4/2021
Iosif Fishkis	Pleasantville	NY	10570 US	12/4/2021
Alexander Leshchinsky	Brooklyn	NY	11229 US	12/4/2021
Ofa Makoni	Palo Alto	CA	94306 US	12/4/2021
Lisa Nakamura	E. Palo Alto	CA	94303 US	12/4/2021
Katie Kennedy	East Palo Alto	CA	94303 US	12/4/2021
Grikor Krikorian	Oakland	CA	94601 US	12/4/2021
Avel Nino	Redwood City		94061 US	12/4/2021
Ethan Hall	sweetwater		79556 US	12/4/2021
Tyler Jasper	Cincinnati		45251 US	12/4/2021
Error 嵐 Orozco	Napa		94558 US	12/4/2021
Karin Husch	Oakland	CA	94601 US	12/4/2021
Xuema Li	East Palo Alto	CA	994303 US	12/4/2021
Jen Wang	Round Rock	TX	78681 US	12/4/2021
Maria Fishkis	Tarrytown	NY	10570 US	12/4/2021
Geralin Rosario Peña	Lawrence		1841 US	12/4/2021
Richard McConnell	Olympia Fields		60461 US	12/4/2021
Bipinkumar Parmar	Cupertino	CA	95014 US	12/5/2021
Pragna Parmar	Cupertino	CA	95014 US	12/5/2021
Alexey Savva	East Palo Alto	CA	94303 US	12/5/2021
Bailey Huebner	Fond Du Lac		54937 US	12/5/2021
Efrem Briskin	Ossining	NY	10562 US	12/5/2021
Andrew Rich	East Palo Alto	CA	94303 US	12/5/2021
lena rabinov	San Francisco	CA	94123 US	12/5/2021
Jacob Bourque	Tujunga		95842 US	12/5/2021
Ariana Arteaga	Palo Alto	CA	94303 US	12/5/2021
Natalie Zahr	Palo Alto	CA	94301 US	12/5/2021
Nicolas Valladares	Sacramento	CA	94203 US	12/5/2021
tamara mendoza	Palo Alto	CA	94303 US	12/5/2021
Fidelina Valladares	East Palo Alto	CA	94303 US	12/5/2021
Diana Rodriguez	Mountain View	CA	94040 US	12/5/2021
Roberto Marquez	East Palo Alto	CA	94303 US	12/5/2021
Kathryn Fulghum	Santa cruz	CA	95062 US	12/5/2021
Zachary Deretsky	Belmont	CA	94002 US	12/5/2021
Alexander Tsyplikhin	Moscow		Russia	12/5/2021
Helene Wright-Setterfield	Hilo	HI	96720 US	12/5/2021
ava watters	Chicago		60602 US	12/5/2021
Allister Layne	Conyers		30094 US	12/5/2021
Rose Mercado	New York		10027 US	12/5/2021
Leo Kusuma	East Palo Alto	CA	94303 US	12/5/2021
Oscar Arteaga	East Palo Alto	CA	94303 US	12/5/2021
Hojayra Anaya	San Jose	CA	95124 US	12/5/2021
Damodaran Kesavath	East Palo Alto	CA	94303 US	12/5/2021
Drewkai Butler	East Palo Alto	CA	94303 US	12/6/2021

Maria Volkova	San Francisco	CA	94122 US	12/6/2021
Greg Amundson	Santa Clara	CA	95128 US	12/6/2021
Margaret Osborn	Menlo Park	CA	94025 US	12/6/2021
Galina Bregman	San Mateo	CA	94403 US	12/6/2021
edward drapkin	Carmel	CA	93923 US	12/6/2021
Dana Katz	Sunnyvale	CA	94087 US	12/6/2021
Michal Weiss	East Palo Alto	CA	94303 US	12/6/2021
Harrison Wong	East Palo Alto	CA	94303 US	12/6/2021
gil katz	Sunnyvale	CA	94087 US	12/6/2021
Susie Coronel	Union City	CA	94587 US	12/6/2021
Virginia Balladares	East Palo Alto	CA	94303 US	12/6/2021
Joanne Carey	Palo Alto		94303 US	12/6/2021
Baltazar Balladares	Palo Alto	CA	94303 US	12/6/2021
Nadya Bodansky	Belmont	CA	94002 US	12/6/2021
Damali Ankoanda-King	Palo Alto	CA	94303 US	12/6/2021
Timothy Hadlock	East Palo Alto	CA	94303 US	12/6/2021
Monica Nava	East Palo Alto	CA	94303 US	12/6/2021
Hamsini Pudukollu	Pleasanton		94566 US	12/6/2021
Maria Lim	East Palo Alto	CA	94303 US	12/6/2021
Eduardo Tapia	Elk Grove	CA	95624 US	12/6/2021
Taneikwa Shaw	Bronx		10463 US	12/6/2021
Marta Wojdag	Brooklyn	NY	11222 US	12/6/2021
Joshua Berwald	Lincoln Park		48146 US	12/6/2021
Sean OMalley	East Palo Alto	CA	94303 US	12/6/2021
Rufino Fernandez	Menlo Park	CA	94025 US	12/6/2021
Sonia Arteaga	East Palo Alto	CA	94303 US	12/7/2021
Austin Moore	Lexington		29073 US	12/7/2021
Annazette Harrison	San Jose	CA	95112 US	12/7/2021
Rosa Alcaraz	Palo Alto	CA	94303 US	12/7/2021
Olga Golovanevsky	San Jose	CA	95127 US	12/7/2021
Ngoc Le	Seattle	WA	98116 US	12/7/2021
Alex Nicole	San Lorenzo		94580 US	12/7/2021
Patrick Mullen	Miami		33102 US	12/7/2021
Yiting XU	Palo Alto	CA	94303 US	12/7/2021
Peng Xu	Palo Alto	CA	94303 US	12/7/2021
Alicia Xu	Palo Alto	CA	94303 US	12/7/2021
London Lin	Palo Alto	CA	94303 US	12/7/2021
Zhicheng Xu	Palo Alto	CA	94303 US	12/7/2021
Mayan Weiss	East Palo Alto	CA	94303 US	12/7/2021
Rhona Edgerton-Harris	San Francisco	CA	94103 US	12/7/2021
Jeff Buenz	East Palo Alto	CA	94303 US	12/7/2021
Victor Brankovich	East palo alto	CA	94303 US	12/7/2021
Gerardo Huerta	San Jose	CA	95127 US	12/7/2021
Darren Cunningham	Menlo Park	CA	94025 US	12/7/2021
Consuelo Vargas	Palo Alto	CA	94306 US	12/7/2021
Nadr Essabhoy	San francisco	CA	94114 US	12/7/2021
Farida Nabegu	Atlanta		30318 US	12/7/2021
shirley song	East Palo alto	CA	95015 US	12/7/2021
Ashley Shi	Santa Clara	CA	95051 US	12/7/2021
Yung-Ling Chen	Milpitas	CA	95035 US	12/7/2021

From: [Helen](#)
To: [Housing](#)
Subject: Re: EPA OPA
Date: Tuesday, December 7, 2021 12:28:04 PM

Dear City,

I sent an email last week to the city council members with the list of questions that I had after attending the zoom meeting with Rachel Horst, Victor Ramirez and two other representatives.

I did not see any response and even any acknowledgement that you have received it.

So I decided to pose the questions again in case City Counsel members did not get them.

1. What are these mysterious Nonprofit Organizations? Could you please list them.
2. What are Nonprofit Organizations planning to do with residential property after purchasing it? How will low income tenants benefit from it?
3. If city purchases the SFH how is it going to use it? How will tenants benefit from it?
4. Does economical analysis of the OPA exist? Both short and long term. Why wasn't such analysis presented to EPA tenants and home owners?
5. Isn't the OPA violating constitutional rights of EPA homeowners?
6. Does the city have funds to purchase the SFH from owners? Where are these funds listed in the city budget?
7. Why were the main city officials not present at the meeting?
8. Who will benefit from OPA and how?

With best regards,
Helen Bernstein
736 Runnymede st.

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From: [Rachel Horst](#)
To: [Housing](#)
Subject: FW: EPA OPA concerns
Date: Tuesday, December 7, 2021 2:26:42 PM

From: Vladimir Matveyev <vmatveyev@hotmail.com>
Sent: Tuesday, December 7, 2021 2:12 PM
To: Rachel Horst <rhorst@cityofepa.org>
Subject: EPA OPA concerns

Hello Rachel,

I went through the updated ordinance and here are my questions and concerns:

“Listing or Marketing” ... or receiving communications from prospective buyers.

From the wording it looks like even receiving unsolicited communication from third party buyers can be considered a violation of listing prohibition.

C. Disclosure Package. Within five (5) days of receiving a Statement of Interest, the **Owner must provide** a disclosure package that includes documents and information set forth in the Administrative Guidelines, and at minimum, an itemized **list of annual income and expenses, including but not limited to rent and other income collected, and costs of management, insurance, utilities, maintenance, and repairs.**

This information is between the owner and IRS. City should not require disclosure of such information for single family home in special "Administrative Guidelines" (that we have not even seen) - as it is not a commercial real estate. Owner can provide regular disclosures, as required by law and normally provided to any third party buyers as part of real estate transaction. IMO that would be a violation of owners privacy and put unnecessary burden on the owner, so I request to remove that requirement.

B. Reduced Price. If the Owner sells or contracts to sell the Residential Property to a Third-Party Purchaser for a price **more than ten percent (15%) less** than the price offered to the Potential Eligible Purchaser or for other terms which would constitute bargaining without good faith, the sale or contract is void and the Owner shall comply anew with all requirements of this Chapter as applicable.

Even though the appraisal requirement is gone, this paragraph still put restrictions on who to sell to and at what price. IMO that is a violation of owner right to sell the property at whatever price owner and buyer agree upon. And wording does not match the number -

10% or 15%?

C. Financial Assurances. The Owner may not require the Potential Eligible Purchaser to prove financial ability to perform as a prerequisite to entering into a contract.

IMO Owner should be able to request financial ability information, as allowed by law from any prospective buyers, including potential eligible purchasers. City should not put any additional restrictions on that process.

E. Deposit. The Owner shall not require the Potential Eligible Purchaser to pay a deposit of more than one percent (3%) of the contract sales price to make a contract.

Wording does not match the number - is it 1% or 3%?

IMO owner should be able to ask for the same amount of deposit, allowed by law, as from third party prospective buyers, and that deposit could be non-refundable, like it would be with third party buyers. So potential eligible purchasers will not have preferential treatment and will be taking the same financial risk as any other prospective buyers, if they fail to complete transaction.

The Notice of Intent to Sell shall be provided at least thirty (30) days before listing or marketing the Residential Property (“Notice Period”).

...

Receipt of a timely Statement of Interest and disclosure package shall extend the Notice Period by thirty (30) days for Single Family Dwellings; sixty (60) days for two or three (2-3) unit Multi-Family Dwellings; and ninety (90) days for four or more (4+) unit Multi-Family Dwellings

...

A Qualified Nonprofit and/or the City shall have ninety (90) days to close the transaction for the sale of a Single-Family Dwelling or a two to three (2-3) unit Multi-Family Dwelling; and one hundred and twenty (120) days to close the transaction for the sale of a four or more (4+) unit Multi-Family Dwelling.

So for the single family with ADU the required timing is 30+60+90 = 180 days - that is unacceptable, as it will effectively prohibits 1031 exchange (that has total 180 days to complete).

IMO this is a violation of owners rights for 1031 exchange and may lead to financial litigations against the City, as owners will not be able to do 1031 exchanges.

Timing needs to be made comparable to regular real estate transactions with third party buyer, to allow 1031 exchanges.

The City Attorney, any non-exempt Owner subject to the provisions of this Chapter, and/or any Potential Eligible Purchaser may bring a civil action to enforce this Chapter and shall be

entitled to the remedies set forth in this section to the greatest extent permitted by law.

And enforcement by any potential purchaser litigation without any time boundary and bug fines - that is huge concern.

Overall - I consider that ordinance to be very bad for single family home owners and not solving the stated goal of affordable housing in EPA.

IMO single family homes and single condo units should be removed completely from that ordinance (regardless of the owner status).

Citi should look for other ways to achieve affordable housing in EPA, like it is done in other cities:

- **Invest City money into building affordable apartment complexes (instead of purchasing most expensive single family homes)**
- **Provide incentives to single family home owners (via taxes or some other way) to build additional ADUs and rent them out (this ordinance effectively dis-incentivize owners to build ADUs, which is contrary to stated goal)**

Thanks,

Vladimir

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From: [James Colin](#)
To: [Amy Chen](#); [Rachel Horst](#)
Subject: FW: Dec 7, EPA city council meeting, agenda item 8: Public Hearings - No OPA in EPA!
Date: Tuesday, December 7, 2021 5:07:02 PM

OPA email below.

From: Victor Fong <victor.fong@gmail.com>
Sent: Tuesday, December 7, 2021 4:34 PM
To: cityclerk <cityclerk@cityofepa.org>
Subject: Dec 7, EPA city council meeting, agenda item 8: Public Hearings - No OPA in EPA!

While we all appreciate the challenge of high house prices and the desire to own property, **this ordinance WON'T WORK to produce the supposed benefits for the city and its residents.** It will not turn long-term EPA tenants into homeowners who can build wealth. Instead it will harm residents and homeowners in East Palo Alto by interfering in the interaction of homeowners with people who want to buy their property to move into East Palo Alto or to offer the property for tenants to rent. This gives up power from our City, power to fund our City through property tax revenue, power to control rents, power to invest and build for our future. Instead it passes power to non-profits with funding from outside our City. **This is a grossly unfair, ill-conceived and poorly written ordinance** that would have a significant negative impact and should not pass.

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From: [James Colin](#)
To: [Amy Chen](#); [Rachel Horst](#)
Subject: FW: EPA OPA
Date: Tuesday, December 7, 2021 5:11:58 PM

From: fletcher1369@aol.com <fletcher1369@aol.com>
Sent: Monday, November 29, 2021 9:15 AM
To: cityclerk <cityclerk@cityofepa.org>
Subject: EPA OPA

Hello,

I write this with great respect and appreciation for all of the City Council Members who spend so much time and personal effort to improve and take care of our amazing City, East Palo Alto. I also say this as a 22 year home owner, 24 year resident, of East Palo Alto who has participated in and helped start a number of community projects. I was also a San Mateo County Foster Parent.

I am concerned that owner occupied single family homes with ADUs are included in the group of residences which would be affected by EPA OPA. Why are owner occupied ADU's treated differently from owner occupied single family homes with no AUD?

Home owners were encouraged to come forward, report and legalize unrecorded AUDs. To go through the extensive expensive permitting, rebuilding and inspection process to make the unrecorded ADUs legal.

Also, home owners were encouraged to go through the great expense of building new ADUs on their property in order to create more housing for others.

Both processes involve long term investments in one's property. Costly in both time and money. A reasonable rent for an ADU barely covers the financing for such a project. Most people do not create or legalize ADU's unless they need to create housing for family or close friends. Or perhaps home owners are trying to do the "right thing" and create more badly needed housing.

I personally have gone through both processes. Now with EPA OPA the city gains the right to controlling the sale process of my home, that I built, where I have lived for 22 years. And, potentially set a cap price on the property. I cannot believe this is the reward I get for doing the responsible thing. Investing a huge amount of my time and money up front to create housing. Once again no good deed goes unpunished.

Please think carefully about what you are doing to owner occupied homes with ADU's. We are not absentee or big corporate owners. I have no idea why the City Council believes it is okay to take control of our homes if we need to sell them.

I also have concerns that families, who have had to rent out their single family homes for whatever reason, are caught up in EPA OPA. I believe that most families who have rented out their homes did it for unexpected real life situations. Then perhaps they do decide that they need to sell their homes and move permanently.

Perhaps there could be a certain number of years that a home has to be rented, maybe two or three, before it is included in EPA OPA? To respect those who are in the midst of serious life changes and decisions. I believe these people did not buy their home as merely an investment. I think in these cases The City has no right to hold up the sale of their home. Or potentially cap the price.

Thank you for your attention,
Cornelia Fletcher

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From: [James Colin](#)
To: [Amy Chen](#); [Rachel Horst](#)
Subject: FW: No to OPA
Date: Tuesday, December 7, 2021 5:12:19 PM

From: Marcia Perez <marciaiperez@cs.com>
Sent: Monday, November 29, 2021 7:29 PM
To: Carlos Romero <cromero@cityofepa.org>; Ruben Abrica <rabrica@cityofepa.org>; Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>; Antonio D. Lopez <alopez@cityofepa.org>; Regina Wallace - Jones <rwallacejones@gmail.com>; cityclerk <cityclerk@cityofepa.org>
Cc: lunaeverardo2004@aol.com; lunaeve3015@gmail.com; meztikal@yahoo.com; lucilla@comcast.net
Subject: No to OPA

Dear Council,

I write to you as a homeowner, landlord and community member. We have lived in EPA for 20 years and have seen many changes in EPA, much for the better. By passing OPA you will be hurting the very people you are trying to help, elderly homeowners of color.

As a homeowner, I worked very hard for my home, as many of us have, it is the only investment and capital we possess. If the home values decrease because of this law it will be exactly like taking a retirees pension plan. For many of us, our home investments may be the only retirement plan we have. It is for me.

As a landlord, I want to be able to sell my investment home when I need to. For tax reasons, homeowners must purchase another home within 45 days under IRS code 1031 or be subject to a high capital gains taxes of 20%. If the city and nonprofit drag their feet and the sale gets tangled in bureaucracy exceeding 45 days, the homeowner would lose \$200,000 for every million dollars of property value. This is significant for elderly homeowners who wish to live off their equity. It is significant for any homeowner. To lose \$200,000 unnecessarily could make the City liable for interfering with a homeowners 1031 exchange rights with the IRS.

<https://www.investopedia.com/financial-edge/01/10/10-things-to-know-about-1031-exchanges.aspx>

As a community member - there are mixed feelings. I understand that the area is gentrifying and that workers need affordable housing. The whole Bay Area is impacted by this. EPA is not alone. It is a desirable place to live, and for many our work requires us to be here in San Francisco/Silicon Valley. With so many high paying jobs, it is going to attract smart, educated, fully employed people. Is this such a bad thing? Many, many of these workers are people of color. I worked very hard, often 16 hours a day, to buy my home and keep my previous EPA home as a rental property. I invested all I have in this community because I believed in EPA. Here is another reality, with gentrification also comes the reduction of gangs and crime. My son was murdered in EPA, by gang members who actually left EPA because they could no longer afford to live in EPA but came back to the area where they grew up to continue their crime sprees and gang affiliations. A reduction in gang violence can only be a plus.

And most importantly, who will these "non-profits" be? Anyone can start a non-profit - greedy Page Mill Properties, foreign investors who pay all cash, unethical developers, etc. We have our share of those.

How do you vet these non-profits and choose who actually gets first dibs on our community and homes? Will some nonprofits be favored and chosen over others? How will you stop a flurry of nonprofits from starting up in EPA to get in on this cash cow? How will you prevent corruption in the future? The

City is not always vigilant nor knowing. What happens when the property is swallowed up by a fraudulent non-profit? The harm will be irreparable.

I can also see a scenario where shady developers will start to back and pay for the campaigns of EPA City Council members to get access to the hundreds of millions of dollars in EPA property. Once they own the council and non-profits - its all theirs. Are you sure you know what you are doing? Where ever there is access to lots of money - scammers smell it and follow the money. Let the market forces and current laws protect us. No to OPA. Please do more research.

Read about all the lawsuits this community went through - years of litigation - to fend off developers who finagled properties out of the non-profits. This all ripe for fraud.

There is already a class of people pimping the system and making off with the loot - they are called Aggregators. Are you sure this City is ready to fight off this level of scamology?

The Rise of Aggregators

*This ambiguity made LIHTC deals **fertile grounds for predatory entities known as “aggregators,”** which buy investor interests in LIHTC developments that they expect could fetch a significant price on the market.*

*According to David Davenport, the attorney representing the Opa-Locka CDC in its legal battle over ROFR, **this tactic has grown more prevalent over the past five years.** “I’ve been involved in litigation . . . involving more than 100 low-income housing projects in three dozen or more lawsuits in about 20 states,” he says.*

*For the nonprofits that find themselves in these situations, the fallout can be dramatic. The Tenants’ Development Corporation (TDC), a nonprofit housing provider in Boston, for example, is in the **midst of a costly court battle with an aggregator** named Alden Torch Financial. Anita Huggins, the assets manager at TDC, says that as her organization approached year 15 on a 185-unit LIHTC development called South End Tenant Housing II, TDC ran into complications with Alden Torch. Like many aggregators, Alden Torch was not TDC’s original limited partner, but had bought the limited interests after the original LIHTC investors had used up all the tax credits and sought an exit from the deal.*

*The costs of such litigation can add up. Downtown Action to Save Housing (DASH), an affordable housing nonprofit in Bellevue, Washington, spent \$300,000 on litigation against Boston Financial, **an aggregator** that bought the limited interests*

in Heron Run, a senior living facility, from Midland Financial in 2014.

<https://shelterforce.org/2020/10/16/refusing-the-right-to-refuse/>

Also read this: <https://www.ajjcs.net/paper/main/2020/10/05/recent-court-decision-confirms-that-a-right-of-first-refusal-is-not-an-option-to-purchase/>

Read this too: <https://g3mh.com/wp-content/uploads/2020/03/2020-COPA-FAQs.pdf>

How could the City possibly defend against corporations that have more money than the City itself and could litigate for years? Are you sure you are ready for this? What due diligence does the City have in place to protect our communal investment and not just let the non-profits be duped into losing it all or acquired by developers? Non-profits are still corporations and subject to take overs.

For an example of the City's lack of vigilance I need to go no further than my own back yard. No really, I literally mean my own back yard. My home occupies a BMU that the City failed to hold on too. The City failed its due diligence. The previous occupants fell into foreclosure. The City rested on its laurels and did nothing when it was publically announced that the house would be sold at auction. That was the City's moment to pay off the mortgage and take the house back. But the City did nothing. It was sold at auction - cheap - and the person that bought it fixed it up and flipped it. They put it back on the market and I purchased it at market rate. The City was so slow to track it that even as recent as 2 years ago (eight years after I purchased it) I was still getting correspondence and questionnaires regarding the BMU unit. I had to explain to your City staff that the private chain of ownership and the City's failure to rescue the home from forecloses forfeited any claim that the house was still a BMU unit. The City failed to keep track of one house. ONE. HOUSE. How will you manage to keep track of hundreds of homes, vet fraudulent non-profits, ensure a timely sale of a home and not interfere in the seller's federal 1031 rights, as well as fend off dozens of lawsuits by both sellers, buyers and non-profits.

I do not believe the City is well suited to get into the real estate business. The City would have to depend on consultants and developers for guidance. The fox will be led right into the hen house and given the key. The **Aggregators** are far more business savvy and sophisticated than us. Also what happens when there is a real estate melt down and the assets lose their value and are under water? The cost, the risk, the attention and expertise this needs is too much.

Your intent is well meaning, I get that but the road to hell is paved with good intentions. Think this out. Think of all the different scenarios where this can go wrong. What would be the consequences 5, 10 or 20 years down the road? I can see a situation in the future where many of the council members are backed by developers, run the non-profits and are scamming the black and brown families for their homes. Such a law, in the wrong hands will destroy black/brown home ownership. Please think this through.

- Marcia Perez
East Palo Alto Resident

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: 12/01/21 Staff/Community Meeting re OPA (for single family homes)
Date: Tuesday, December 7, 2021 5:13:44 PM

-----Original Message-----

From: Bruce Jackson <b.jacks01@live.com>
Sent: Wednesday, December 1, 2021 5:51 PM
To: cityclerk <cityclerk@cityofepa.org>
Subject: 12/01/21 Staff/Community Meeting re OPA (for single family homes)

As an East Palo Alto Homeowner, I want to register my intense opposition to the proposed EPA OPA ordinance. This is government overreach at its worst.

Neighboring homeowners in my neighborhood have been unaware of this proposal. The postcard which came late last week is totally inadequate in explaining what the ordinance entails. There needs to be much better outreach and explanation to homeowners. The small focus groups did not serve actual homeowners. The process needs to be slowed down for homeowners to catch up. Less intrusive options for affordable housing should be explored, rather than modeling OPA on D.C. or San Francisco.

How dare the Staff and City propose to influence the circumstances of sale and value of my property.

Bruce Jackson
Wisteria Drive, EPA

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From: [MinuteTrag Notifications](#)
To: [Abisai Moreno](#); [Azalea Renfield](#); [Jocelyne Castillo](#); [James Colin](#); [Leticia Garcia](#); [Salani Wendt](#); [Tomohito Oku](#); [Victor Ramirez](#); [Walfred Solorzano](#)
Subject: A new comment has been posted to your Web Portal
Date: Wednesday, December 1, 2021 7:34:54 PM

The user Howard Chao has posted a comment on [Legislative File 1969: Introduction of East Palo Alto Opportunity to Purchase Act \(“EPA OPA”\) Ordinance](#).

Comment: It appears that the primary goal of the OPA is to make EPA housing more affordable and to avoid displacement of existing residents. While we can all agree that the cost of local housing has become very high, this is not unique to EPA and is a region-wide problem. Surely the solution cannot be to single out existing owners of properties in EPA and penalize us by reducing the market value of our property? That is certainly the effect of imposing such stringent restrictions on our rights of resale. The whole process of requiring a Right of First Offer, then a Right of First Refusal, and then a further Appraisal right is an extraordinarily cumbersome, lengthy and bureaucratic process which will make selling any property difficult and filled with uncertainty. It will certainly scare away a lot of buyers and thereby depress all property prices in EPA below their current levels – but maybe that is the goal? But note that the OPA also seriously harms the interests of not only investors but also owners who occupy their own homes in EPA and tenants in EPA too. Once the OPA is passed the market value of all housing in EPA will go down, including the value of owner-occupied housing. Further, if you own your own house in EPA, you will now think twice before renting it out because it will then immediately become subject to the Act, and the owner’s ability to sell will immediately be significantly restricted. So the pool of potential rental properties will be reduced further. If you are going to give Potential Eligible Purchasers the opportunity to purchase, I don't think you need to give them both the Right of First Offer and the Right of First Refusal. It is duplicative and cumbersome. In commercial contracts you rarely see both in one contract – usually the parties choose one or the other. You don’t need to give them two bites out of the apple. The wording of Right of First Refusal section, Section 14.26.100, is confusing and problematic. Paragraph A requires the Owner to “disclose all Offers to Purchase to any Potential Eligible Purchaser that submits a Statement of Interest and shall provide said Potential Eligible Purchase with a right of first refusal pursuant to the requirements of this Chapter”. Why should the Owner be burdened with showing all the offers the he/she has received (they could be numerous and irrelevant) to the Potential Eligible Purchasers before he/she has accepted an offer? Doesn’t it make more sense to just disclose a deal once it has been accepted (subject to the Right of First Refusal)? The next two paragraphs (B) and (C) talk about the Potential Eligible Purchaser accepting an “Offer to Purchase,” which does not make sense, since there may be multiple offers and most or all of them will not have been accepted by the Owner. The language should distinguish between Offers to Purchase and the actual deal that has been accepted by the Owner. As you know, there is typically a lot of back and forth between the seller and buyer before the final terms are agreed. Once a final deal is agreed, subject to the Right of First Refusal, then that deal can be disclosed to the Potential Eligible Purchasers.

Link to the Discussion: http://EastPaloAlto.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=1969

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From: [MinuteTrag Notifications](#)
To: [Abisai Moreno](#); [Azalea Renfield](#); [Jocelyne Castillo](#); [James Colin](#); [Leticia Garcia](#); [Salani Wendt](#); [Tomohito Oku](#); [Victor Ramirez](#); [Walfred Solorzano](#)
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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: A resident and voter's concerns over proposed EPA OPA
Date: Tuesday, December 7, 2021 5:14:39 PM

From: Jaime Massar <jamassar@gmail.com>
Sent: Thursday, December 2, 2021 11:27 AM
To: cityclerk <cityclerk@cityofepa.org>
Subject: A resident and voter's concerns over proposed EPA OPA

Hi,

I am a resident, homeowner and taxpayer of EPA. I would like to submit formally my strong disagreement with and concern over the proposed EPA Opportunity to Purchase Act. While I share the city's desire to manage affordability and economic opportunity in EPA, this is not the way to do it. I am vehemently against this proposed act for the following reasons:

-This effectively amounts to government seizure of private property by forcing us to submit to selling it to the government or a government-selected non-profit.

-It is clear that the EPA city government and/or a non-profit and or/or a tenant will not have the financial resources to pay the actual Fair Market Value, so you are eliminating the investment those of us have made in EPA when we became homeowners.

-This will discourage people to invest in EPA and we need MORE revenue in our tax base for the city, not LESS. We need more revenue producing businesses, not more non-profits. Where does the City Counsel propose we get money for buying all these properties from? Where does money for upkeep come from? None of this has been adequately addressed. Why would we want to REMOVE a source of tax revenue in the form of higher property taxes from recently sold properties??!!!! More tax revenue from property tax will help our schools, importantly.

-This will discourage homeowners from renting out ADUs or taking on roommates as tenants, all of which will further depress the supply of housing and further contribute to the housing problems NOT help solve for it. For instance, I have removed my ADU from the rental market pending this potential ordinance.

-For most people in this country, the largest asset we hold is our home and you are seeking to artificially cap or limit our investment.

Thank you very much for receiving this email and, I hope, hearing these concerns.

-Jaime

--

Jaime Massar
jamassar@gmail.com
626.482.0668

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: Please vote NO on OPA
Date: Tuesday, December 7, 2021 5:15:19 PM

-----Original Message-----

From: Roland Lee <rolandlee@yahoo.com>
Sent: Sunday, December 5, 2021 8:55 PM
To: cityclerk@cityofepa.org
Subject: Please vote NO on OPA

Dear Mayor and City Council Members,

I am strongly against the proposed Opportunity to Purchase Act (OPA). This Act will destroy the value of our hard earned house; destroy the equality my wife and I am depending on for our retirement. OPA will not help provide more housing in the city, it will only force homeowners to sell at a discounted price and thus take away the fundamental property rights of homeowners. OPA will hurt all homeowners including owner occupied owners because buyers will avoid investing in our city. Please vote no to OPA.

Roland Lee

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: Comments on the EPA OPA (Opportunity to Purchase Act)
Date: Tuesday, December 7, 2021 5:15:31 PM

From: Soren Tirfing <sorentirfing@live.com>
Sent: Monday, December 6, 2021 3:39 PM
To: cityclerk@cityofepa.org
Subject: Comments on the EPA OPA (Opportunity to Purchase Act)

Dear Council Members,

The EPA OPA seems like a massive overreach. Trapping small landlords with an ordinance like it is not OK. Some points:

- Is the intent to stop the current wave of corporate buys of single home rental? If so you should model it on the rent control ordinance that exempts small landlords.
- The timeframes are pretty ridiculous. Properties like the intended ones come on the market with great regularity. Non profits that want to bid on them should just line up their financing ahead of time. They will not have to wait long for something to show up.
- Writing an ordinance that effectively allows non profits to buy regular properties at below market prices is not OK. This will very likely end up in the courts. Defending it would not be a good use of city funds.
- Non profits should participate in the market like everybody else, they should not be subsidized by small landlords.

Soren Tirfing
924 Baines Street

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: OPA proposal
Date: Tuesday, December 7, 2021 5:15:45 PM

From: Juany Jimenez <juanybellamia@gmail.com>
Sent: Monday, December 6, 2021 9:45 PM
To: cityclerk <cityclerk@cityofepa.org>
Cc: Manny <mannyjimenez1996@gmail.com>
Subject: OPA proposal

Members of East Palo Alto City Council

As an resident and Mexican/Latino homeowner in East Palo Alto, I oppose "EPA OPA/COPA".

It is an ordinance proposal that clearly didn't reach all the residents of EPA, and some of us heard about it until the very day it was going to be voted on. It's clearly a rushed, hidden, and in bad faith proposal, that clearly will damage us EPA homeowners. If i must I will door knock in EPA and let owners know the real problem with this proposal and how sneaky the city council has been. When I decided to purchase a house around 15 years ago, I didn't get any help from any government office, so I spend a long time saving to become a homeowner, to have access to the "American dream" as it's called around here. Now you are trying to condition all that I had to go through, by getting organizations to-be-created! Also the proposal is made to condition the decisions around my own property. It's totally unfair to every one of us that worked so hard to be where we are.

I DO support , incentives for landowners to develop housing, any project that increases the tax base so there are more services to residents, and a better quality of life for residents of EPA. But, City Council Members, DO NOT touch the investment most of us have made through our lives!

Also City Administrators: big percent of residents in EPA are not fluent in English, so please make sure this is a proposal that reaches us all. I request the translation of the proposal to other languages, such as Spanish, Chinese, Russian, Tongan, Samoan, Filipino. I'd say, 90% of my neighbors speak a second language, and around half of that, English is NOT their main language.

Thank you

Juany Jimenez
510-825-4940

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: EPA OPA
Date: Tuesday, December 7, 2021 5:15:38 PM

From: Juany L Jimenez <jlucyjimenez@yahoo.com>
Sent: Monday, December 6, 2021 7:02 PM
To: cityclerk <cityclerk@cityofepa.org>
Subject: EPA OPA

Hi to whom it may concern and city councils as a resident of EPA I am against this purchase Act being proposed. There are many negatives with this proposal. I attended the zoom meeting on 12/1/21 this proposal will benefit the city of EPA and mostly will be taking possession of homes in the city. In EPA we already have many homeowners, myself and my 30 family members who own homes. None of my family members are ok with the EPA OPA Act. I have also been talking to all my neighbors about what I heard and the purchase act and no one has had any positive feedback. We all think its a bad idea and not good for our city as this proposal will not promote any opportunities for homeownership instead it will violate our rights as homeowners. We will nit be able to use our property as we wish. Travel away for months without being penalized, we should have the right to rent our house without being told or held account for violations. When selling our properties we should have the right to sell our house to the highest bidder and not give preference to the city or our tenants if we chose to have a tenant. Please let me know my email has been received and read. Thanks

Juany Jimenez
510-825-4940

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From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: Agenda Item 8.1; Introduction of EPA OPA
Date: Tuesday, December 7, 2021 5:16:21 PM
Attachments: [2021-12-7 Ltr to City Council re OPA.pdf](#)

From: Corinne Calfee <ccalfee@opterrallaw.com>
Sent: Tuesday, December 7, 2021 11:54 AM
To: Carlos Romero <cromero@cityofepa.org>; Ruben Abrica <rabrica@cityofepa.org>; Lisa Yarbrough-Gauthier <lgauthier@cityofepa.org>; Antonio D. Lopez <alopez@cityofepa.org>; Regina Wallace-Jones <rwallacejones@cityofepa.org>
Cc: Rafael Alvarado <ralvarado@cityofepa.org>; cityclerk <cityclerk@cityofepa.org>; Victor Ramirez <vramirez@cityofepa.org>
Subject: Agenda Item 8.1; Introduction of EPA OPA

Honorable Mayor and City Council Members:

Thank you for your careful consideration of the EPA OPA ordinance. We appreciate the adjustments that are being proposed. Please see the attached letter regarding a few additional comments.

Thank you for your consideration.

Sincerely,
Corie Calfee

Corie Calfee
(510) 809-8001 (o)
(510) 501-0202 (m)
ccalfee@opterrallaw.com

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Corinne I. Calfee
1237 Torrey St.
Davis, CA 95618

ccalfee@opterrallaw.com
510-809-8001

VIA Electronic Mail

City Council
City of East Palo Alto
2415 University Avenue
East Palo Alto, CA 94303

December 7, 2021

**Re: *December 7, 2021 City Council Meeting; Agenda Item #8.1
Introduction of East Palo Alto Opportunity to Purchase Act ("EPA OPA")***

Honorable Members of the City Council:

We represent Woodland Park Communities in relation to its properties in East Palo Alto. Thank you for your work on the EPA OPA ordinance. We appreciate the opportunity to weigh in during the Community Meeting and staff's office hours. Staff are recommending important changes to the ordinance. We support those changes, which go a long way toward addressing our concerns.

We respectfully note that a few additional, critical changes are necessary. They are detailed below.

Protections Against Undue Delay. There may be circumstances when no Potential Eligible Purchaser is interested in or capable of pursuing the purchase of a given property. In that situation, we believe that there should be a mechanism, perhaps established by the administrative guidelines, whereby each Potential Eligible Purchaser can indicate that they will not be submitting a Statement of Interest. Receipt of such information from every Potential Eligible Purchaser should allow an owner to proceed with the sale. We believe that this would be permissible under the EPA OPA ordinance if the following sentence were added after the first sentence of 14.26.130(D), "Notwithstanding the foregoing, a Potential Eligible Purchaser may affirmatively indicate that they have no interest in a Residential Property, prior to the expiration of any deadlines, and in accordance with Administrative Guidelines."

Timelines Should Match San Francisco. As we requested in November, the timelines should align with the San Francisco timelines. We request that for all transactions, the time lines be as follows:

5 Days for Statement of Interest
25 Days for Offer
5 Days for Right of First Refusal
60 Days for Closing

Property owners have noted that even the San Francisco timelines present significant challenges for real estate transactions. The timelines in the draft EPA OPA are significantly longer and we anticipate that such long timelines will create undue delays in transactions. Delays have the effect of reducing the value of real property, which we understand is not the purpose of this ordinance.

If there were public funding available to facilitate transactions, we can understand that delay might be warranted in order to further the purposes of the EPA OPA. However, there is not currently funding available to potential eligible purchasers. Without funding, they are less likely to be able to close. The deal will simply be delayed without any corresponding affordable housing benefit.

We further note that there are risks associated with requiring a property owner to continue to manage a residential property for months after that owner seeks to exit the business. Neither the City, the tenants, nor Potential Eligible Purchasers benefit from that situation.

Non-refundable Deposits. Any deposit made by a Potential Eligible Purchaser must be treated in the same manner as a deposit made by any other purchaser. In general, once the buyer waives contingencies, the deposit is non-refundable if the buyer breaches the agreement by failing to close. This is a protection for sellers against bad-faith buyers who intend to simply delay a transaction, rather than purchase the property. We suggest adding, “unless otherwise provided in the contract” to the end of 14.26.110(E).

Require Good Faith From Potential Eligible Purchasers. Potential Eligible Purchasers must be prohibited from “bargaining without good faith,” as are Owners. We suggest adding a subsection 14.26.110(A)(4) that says, “Making an offer that is commercially unreasonable or otherwise delaying a sale without the intention to close or without a reasonable probability of being able to close.” Such behavior would indicate bargaining without good faith.

Confirm Recordation. Unless you have confirmed with the San Mateo County Recorder’s Office that they will accept for recordation the declarations attesting to owner certification, this should not be required in the ordinance. If the Recorder will not record such document, then the owner should not be required to do the impossible. The EPA OPA could follow San Francisco’s model of requiring that such declaration be provided to the City itself.

Section 14.26.150(A) could be amended to read, “Owner Certification. By no later than thirty (30) days after any Sale, the Owner(s) shall submit to the City a signed declaration, under penalty of perjury, affirming that the Sale of that Property substantially complied with the requirements of this Chapter. The City will publish all such addresses on its website.”

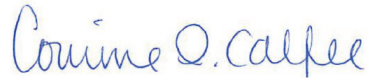
Means Test Potential Eligible Purchasers. We would like to reiterate that any potential eligible purchaser of multi-family property must be means tested to have the potential ability to purchase a given property prior to submitting a statement of interest. We understand that this process will be formalized in administrative guidelines.

If the potential eligible purchaser has no means of purchasing type or quantity of multi-family property at issue, that purchaser should not have the ability to slow that sale for up to 280 days. Blanket qualification of non-profits does not accomplish this; a nonprofit that could conceivably purchase 5 dwelling units may not be able to purchase 100 dwelling units or 1,000 dwelling units.

Timing of Implementation. We encourage the City to conduct robust community outreach while developing the administrative guidelines. Soliciting input from property owners early in the process will avoid last-minute delays. The draft ordinance also defers to the guidelines several important issues with policy implications. This means that the development of thoughtful and effective guidelines will take time. We request that the Effective Date of the ordinance be set for January 1, 2023 to give adequate time for the preparation of the administrative guidelines and for owners to prepare for the new procedures.

Thank you for allowing us to weigh in on this important policy issue.

Sincerely,



Corinne I. Calfee

cc: Rafael Alvarado, City Attorney
Victor Ramirez, Rent Stabilization Administrator

From: [James Colin](#)
To: [Rachel Horst](#); [Amy Chen](#)
Subject: FW: Please vote against the introduction of an East Palo Alto Opportunity to Purchase Act ("EPA OPA")
Date: Tuesday, December 7, 2021 5:16:32 PM

From: Vatsal Sonecha <vatsal@sonecha.com>
Sent: Tuesday, December 7, 2021 12:33 PM
To: Carlos Romero <cromero@cityofepa.org>; cityclerk <cityclerk@cityofepa.org>
Subject: Please vote against the introduction of an East Palo Alto Opportunity to Purchase Act ("EPA OPA")

Dear Mayor Romero,

We own three properties in East Palo Alto. Since 2010 we have had several long-term renters who we have supported through the current pandemic and previous economically challenging times.

If passed, this ordinance will result in massive displacement of existing renters as investors exit the East Palo Alto real estate market to chase better returns elsewhere. Working class tenants will be displaced as these investors sell their houses to eager buyers from tech companies like Facebook, Amazon, and Google. Tech companies are going back onsite in 2022 and selling property in EPA will be extremely easy due to low interest rates, limited supply, and high demand.

We request that you **vote against** the introduction of an East Palo Alto Opportunity to Purchase Act ("EPA OPA").

Sincerely, 
Vatsal

Vatsal Sonecha | 408.482.0853

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