

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

Dear Mayor and City Council Members,

I'm deeply concerned that the City of East Palo Alto is proposing the Opportunity to Purchase Act (OPA). I am strongly against it.

During the first OPA discussion meeting, we were told that the reason for OPA is because the housing market is very "unaffordable", and the City is trying to create "affordable" housing with the OPA. How can OPA play the magic of creating instant affording housing without actually building any housing? The only explanation is to sell our properties at a discount.

With OPA, we will lose the property right that the Constitution grants to us;

With OPA, our hard-earn home equity is destroyed;

With OPA, the selling process is dragged for up to 9 months;

With OPA, we the tax payers' burdens are much heavier for more staff to administer the program;

With OPA, tenants' rents would be higher because the overall housing costs are higher;

With OPA, East Palo Alto becomes undesirable, and people will avoid buying properties here.

Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Arnoldo Alcazar Signature: Arnoldo Alcazar
Email: arnoldoalcazar41@yahoo.com Date: 12/01/21
Address: P.O. Box 60084 Palo Alto, CA 94306

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

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Name: Genkun Yang Signature: 

Email: jason.g.yang@gmail.com Date: _____

Address: 118 Maple Lane, East Palo Alto, CA 94303

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East Palo Alto, CA 94303

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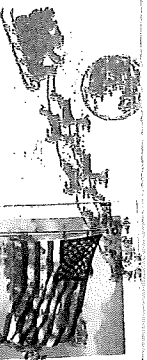
Thank you very much.

Name: ZHONGHUA Wu Signature: 
Email: kenzhu@hotmail.com Date: Dec. 1, 2021
Address: 2228 Terra Villa Street, East Palo Alto

From: Zhonghua Wu
2228 Terna Villa St.
East Palo Alto, CA 94303

OAKLAND, CA 945

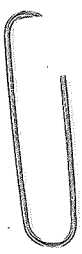
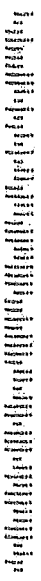
4 DEC 2021 PM 5 L



To: City Council

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

94303-14805



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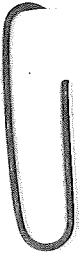
Thank you very much.

Name: BEN DUPRE Signature: 

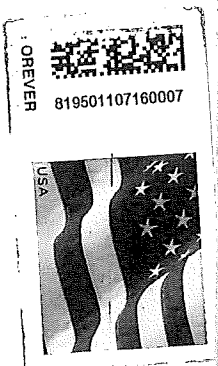
Email: bendupre@gmail.com Date: 12/2/21

Address: 785 Corde Court, East Palo Alto

Ben Davis
785 Carole Ct.
EPA, CA
94303

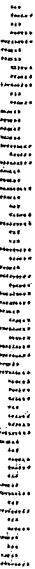


SAN JOSE CA 950
3 DEC 2021 PM 4 L



City Council
City of East Palo Alto
2415 University Ave.
East Palo Alto, CA
94303

94303-14905



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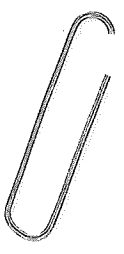
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Thank you very much.

Name: Biyong Chen Signature: 
Email: biyong@yahoo.com Date: 11/30/2021
Address: 1956 McNair Street, East Palo Alto
CA 94303

Bigong Chen
1956 McKeen Street
E. Palo Alto CA 94303



OAKLAND CA 946
3 DEC 2021 PM 7 L



City Council
City of East Palo Alto
2415 University Ave

94303-1234 East Palo Alto, CA 94303

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Name: Hongwen Gao Signature: Hongwen Gao
Email: hongwen587@yahoo.com Date: 11/30/20
Address: 1956 McMain Street, East Palo Alto, CA 94303

Hongwen Gao
1956 McVain Street
E-Palo Alto, CA 94303

OAKLAND CA 945

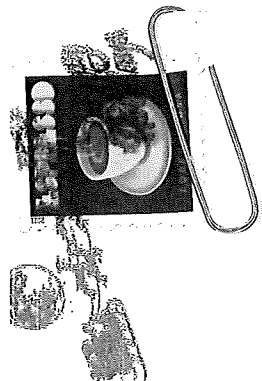
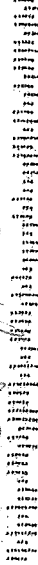
3 DEC 2021 PM 5 L

City Council
City of East Palo Alto

2415 University Ave.

E. Palo Alto, CA 94303

54303-114805



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2415 University Avenue
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Thank you very much.

Name: SHERMAN X. MA Signature: 
Email: aldernetwork@gmail.com Date: 12/3/2021
Address: 942 CHEHALIS DR. SUNNYVALE, CA 94087

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

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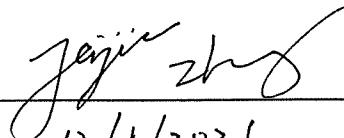
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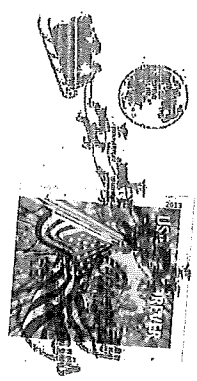
Name: Feijie Zhang Signature: 
Email: feijiez@yahoo.com Date: 12/1/2021
Address: P.O. Box 18805 Stanford CA 94309

Feijie Zhang
P.O. Box 18805
Stanford, CA 94309



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

SAN FRANCISCO CA 940
2 DEC 2021 PM 3 L



94303-11805

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94303-11805

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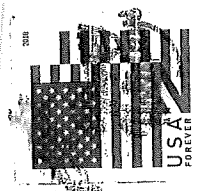
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Name: Cecilia Pang Signature: 
Email: ccaichen@gmail.com Date: 11/29/2021
Address: 2017 Clarke Ave., East Palo Alto, CA 94303

Cecilia Pang
2017 Clarke Ave.
East Palo Alto, CA 94303



SAN FRANCISCO CA 940

2 DEC 2021 PM 2 L

City of East Palo Alto
2415 University Ave.
East Palo Alto, CA 94303
Attn: City Council

94303-114305

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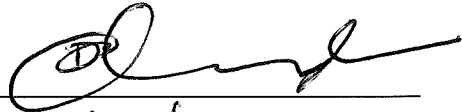
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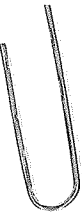
Thank you very much.

Name: DEWAN CHAND Signature: 
Email: dewan.chand@phila.com Date: 11/30/21
Address: 2544 Farrington Way, East Palo Alto, CA 94303

D. Chand

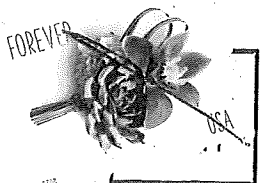
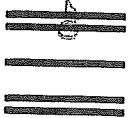
2544 Farrington Way

E. Palo Alto, CA 94303



SAN FRANCISCO CA 94110

2 DEC 2021 PM 5 L



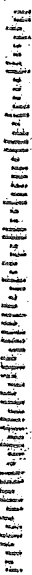
City Council

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2415 University Avenue

EAST PALO ALTO CA 94303

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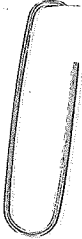
Thank you very much.

Name: Unchung Ko Signature: Unchung Ko

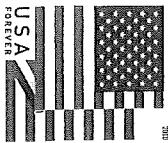
Email: yunkim77@gmail.com Date: 11/30/21

Address: 2425 Fordham Street. East Palo Alto CA 94303

FROM: Unhung Ko
~~2425~~ 2425 Fordham Street
East Palo Alto CA 94303



SAN JOSE CA 950
1 DEC 2021 PM 1 L



To: City Council
City of East Palo Alto
2415 University Ave

12/02



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Name: Yumin Liu

Signature: 

Email: YuminLiu_3100@Yahoo.com

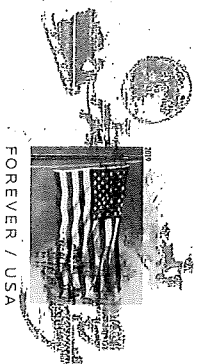
Date: 12/1/2021

Address: 2018 Addison Avenue, East Palo Alto, CA 94303

Yumin Liu
2018 Addison Avenue
East Palo Alto, CA 94303

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

SAN JOSE CA 950
2 DEC 2021 PM 3 L



95009-1480E

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Jin Rui Peng
Name: Annie EnLi Tan Signature: Annie EnLi Tan Jin Rui Peng
Email: eltan.2006@yahoo.com Date: 12/01/2021
Address: 232 Wisteria Dr East Palo Alto, CA 94303-2614

Annie E. Tan
15103 Shining Star Ln.
San Leandro, CA 94579

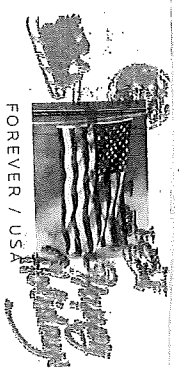


To: City Council

City of East Palo Alto
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East Palo Alto, CA 94303

OAKLAND CA 945

2 DEC 2021 PM 5 L



94303-14805

POSTNET barcode

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Name: GUO QUAN ZHOU Signature: Guo Quan Zhou
Email: dzhoux1@gmail.com Date: 11/30/2021
Address: 911 Cameron Circle, Milpitas, CA 95035

I'm the owner of 960 Baines St. E. PALO ALTO, CA 94303.

Mr. Guoquan Q. Zhou
911 Cameron Cir
Milpitas, CA 95035

City Council
City of East Palo Alto

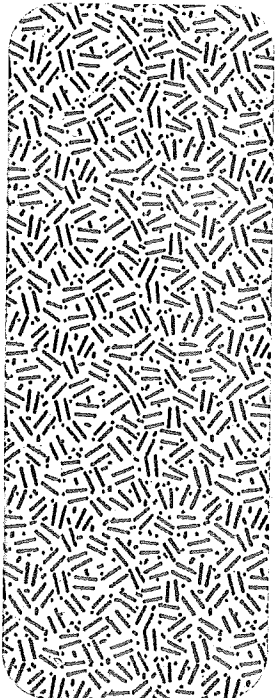
2415 University Ave.

East Palo Alto

CA 94303

SAN JOSE CA 950

2 DEC 2021 PM 4 L



94303-13993

Postnet barcode



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

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

Dear Mayor and City Council Members,

I'm deeply concerned that the City of East Palo Alto is proposing the Opportunity to Purchase Act (OPA). I am strongly against it.

During the first OPA discussion meeting, we were told that the reason for OPA is because the housing market is very "unaffordable", and the City is trying to create "affordable" housing with the OPA. How can OPA play the magic of creating instant affordable housing without actually building any housing? The only explanation is to sell our properties at a discount.

With OPA, we will lose the property right that the Constitution grants to us;

With OPA, our hard-earn home equity is destroyed;

With OPA, the selling process is dragged for up to 9 months;

With OPA, we the tax payers' burdens are much heavier for more staff to administer the program;

With OPA, tenants' rents would be higher because the overall housing costs are higher;

With OPA, East Palo Alto becomes undesirable, and people will avoid buying properties here.

Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Mayan & Michal Weiss Signature: 

Email: michalwis2@gmail.com Date: 12/11/2021

Address: East Palo Alto.

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

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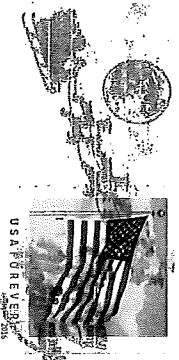
Name: Guozhong Tao Signature: 
Email: guozhongtao@hotmail.com Date: 12/6/2021
Address: 1155 Bay Rd, East Palo Alto, CA 94303

Guozhong Tao
1155 Bay Rd
East Palo Alto, CA 94303

To: City Council

City of East Palo Alto
2415 University Ave

SAN FRANCISCO CA 940
6 DEC 2021 PM 2 L



~~94303-11553~~
East Palo Alto, CA 94303

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

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Thank you very much.

Name: Lawrence Cui Signature: Lawrence Cui
Email: lawrence.cui@gmail.com Date: 12/5/2021
Address: 2205 Pulgas Ave, EPA

SAN JOSE CA 950
6 DEC 2021 PM 1 L



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

94303-14303

Postage and Fees Paid
City of East Palo Alto
Permit No. 14303
San Jose, CA 95001
EPA001

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

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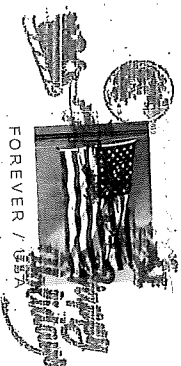
Name: Lili Shi Signature: 
Email: lily_shi@hotmail.com Date: 12/06/2021
Address: 1238 Saratoga Ave., East Palo Alto, CA 94303

Lili Shi
1228 Saratoga Ave.
East Palo Alto, CA 94303

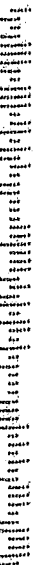
City Council
City of East Palo Alto
2415 University Avenue
East Palo Alto, CA 94303

SAN FRANCISCO CA 940

6 DEC 2021 PM 3 L



94303-14905



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

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Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: RAJIV APPANA Signature: AV Rajiv
Email: rajiv.av@gmail.com Date: 12/1/21
Address: 912 Bay Rd, East Palo Alto

OAKLAND CA 946

6 DEC 2021 PM 3 L



FOREVER / USA

To,
 City Council
 City of East Palo Alto
 2415 University Ave
 East Palo Alto, CA 94303

94303-115499

94303-115499

Date: December 17, 2021
To: City Council Members & EPA Community
From: Duane Bay, Executive Director
Subject: "EPA OPA" Ordinance



"By whom for whom" is a profoundly enduring community concern, a founding concern for our great City, and a cornerstone of EPACANDO.

Historically, we are a community that takes care of our own. But this community's place is also an investment medium for outsiders. They own over one-half of all residences; about one-third of all residential parcels. Sometimes they take offense when this community asserts our right for our locally-elected leaders to find a balance of interests, in consultation with the community.

EPACANDO supports the City's long-standing active commitment to anti-displacement, constantly bringing new tools to that work. We appreciate being recognized as a partner in that work, and being invited to help develop an Opportunity to Purchase ordinance.

We support the City's recent efforts to improve the draft ordinance that was presented in substance in October and in full detail in November. Further, we support the many changes to the November draft already proposed by staff in response to constructive community input.

*We encourage the City Council to "support with changes" on December 22nd, giving enough specific direction to staff that a final version can be voted in at the next meeting after that. **We trust the Council to find a supportable, workable balance of ordinance provisions that gives tenants and the community a better chance to preserve affordable living situations without unreasonable inconvenience for landlords.*** This action will reaffirm the City's active commitment to anti-displacement and will initiate the six-month process to bring back full regulations and procedures for consideration by the Council and community before July 1st implementation.

Finally, we want to say a bit about our motivations, as they've been questioned.

We here at EPACANDO have worked hard to help bring this ordinance forward. Why? Because more often than not, when a rental property is sold, the residents are forced out. No matter if it's been their home for decades, and their rent has paid the taxes and mortgage. Without a notice system in place there usually is no time to react. This ordinance will set up a simple notification that will at least give the tenants enough warning to make an offer, or find an experienced nonprofit to help them buy or buy on their behalf.

Given this straightforward purpose, we are disheartened by some vocal opponents of the ordinance who choose to ignore some key facts.

- The ordinance will apply to rental properties only; not to any owner-occupied properties.
- The seller will set the price.
- Yes, while in some cases current tenants will be able to buy (at the seller-determined price), in many cases the tenants will not have the means, so a nonprofit (such as EPACANDO) could step in to buy (at the seller-determined price) on their behalf. Then we would sell or rent to the tenants at an affordable price. This would leave a funding gap, which we would raise funds to cover, using county, state, federal and philanthropic sources. In an apartment building, the form of ownership may be a co-op. In some cases, ownership just may not be feasible. But to the greatest extent possible, the outcome will be affordably-priced ownership that enables wealth formation for a new homeowner while also assuring permanently affordable pricing for subsequent owners.
- No, EPACANDO or similar affordable housing development organizations will not somehow make profits by doing this, by helping East Palo Alto residents stay in their homes rather than being forced out of their home or community.
- Yes, EPACANDO is one of several local nonprofits who have the capacity to respond, assuming adequate funding is secured, but we and other nonprofit implementers will have to undergo a public qualification process.

We have deep respect for the Council Members who are charged with finding a workable balance, and for the community we serve, including those who see this differently and express those differences respectfully.

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

Dear Mayor and City Council Members,

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Please vote **NO to OPA** for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: TAO LI Signature: 
Email: _____ Date: 12/7/2021
Address: 1219 CAMELLIA DR. EPA. CA

" NO to OPA " !!!

SAN FRANCISCO CA 940

8 DEC 2021 PM 5 L



TO: CITY COUNCIL

CITY OF EAST PALO ALTO

2415 UNIVERSITY AVE

EAST PALO ALTO, CA 94303

94303-14805



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

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*you have more funding
b/c of increased property tax*

Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Diana Lok Signature: Diana Lok

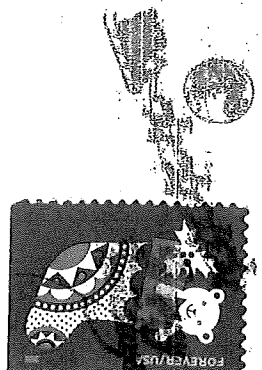
Email: diana_lok@yahoo.com Date: 12/17/21

Address: 2251 Terra Vista Dr, East Palo Alto, CA, 94303

Dimon Lok
2251 Terna Villa ST
East Palo Alto, CA 94303

City Council
City of East Palo Alto
2415 UNIVERSITY AVE
East Palo Alto, CA 94303

SAN FRANCISCO CA 940
8 DEC 2021 PM 2 L



94303-14803

POSTNET
94303-14803

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

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Thank you very much.

Name: Linda Mancarti Signature: Linda Mancarti
Email: lmancarti@pacap.com Date: Dec 7th 2021
Address: 2973 McGeary ave BPO Redwood City

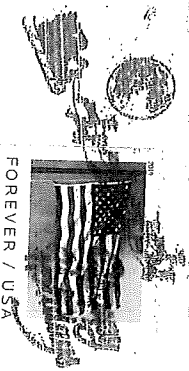
Property - 2051 Addison Ave B Palo Alto
CA

Linda Maurer
2073 Meany Ave
Redwood City CA

City Council
City of East Palo Alto
2415 University Ave
E Palo Alto, CA 94303

SAN FRANCISCO CA 940

7 DEC 2021 PM 3 L



94303-14303

POSTNET
94303-14303

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

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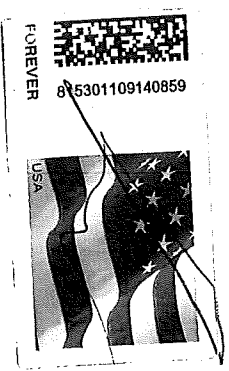
Name: CALVIN LIN Signature: 

Email: clin_94043@paloalto.ca.gov Date: 12/6/21

Address: 1008 Laurel Ave. E. Palo Alto, CA

SAN FRANCISCO CA 940

7 DEC 2021 PM 3 L



To: City Council

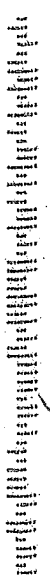
City of East Palo Alto

2415 ~~Street~~

University Ave

East Palo Alto, CA 94303

94303-14805



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

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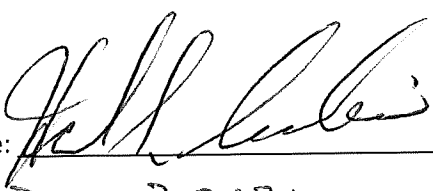
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Thank you very much.

Name: Hector Cornelio

Signature: 

Email: hancornelito@mac.com

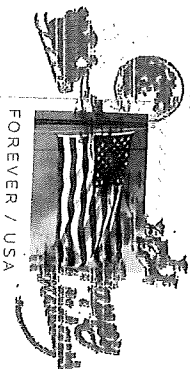
Date: Dec. 3, 2021

Address: 2387 University Ave, East Palo Alto, CA 94303

Vector Cornelio
2387 University Ave
East Palo Alto, CA
94303

SAN FRANCISCO CA 940

7 DEC 2021 PM 4 L



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

0300-11000

0300-11000

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

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Thank you very much.

Name: Shashi Shekhar Signature: Shashi Shekhar
Email: Shashi.us@gmail.com Date: 12/05/2021
Address: 1960 McNoir St., East Palo Alto, CA 94303

Shashi & Kasturi Shekhar
1541 Kenneth Drive
Sanle Ana, CA 92705

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

SANTA ANA CA 926
9 11 2001 5:44 P



94303-14803

Postage and Fees Paid
City of East Palo Alto
Permit No. 100
Post Office Box 14803
East Palo Alto, CA 94303

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

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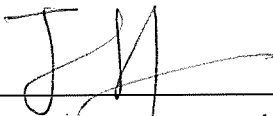
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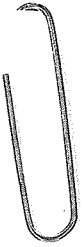
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Thank you very much.

Name: JING HUANG Signature: 
Email: jinghuang@gmail.com Date: 10/08/2021
Address: 959 Garden St East Palo Alto CA 94303

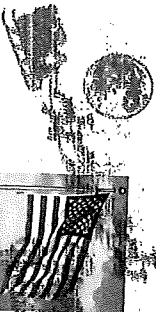
959 Garden St
East Palo Alto
CA 94303



City Council
City of East Palo Alto
2415 University Ave.
East Palo Alto, CA 94303

SAN FRANCISCO CA 940

9 DEC 2021 PM 2 L



94303-1649B

94303-1649B

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

Dear Mayor and City Council Members,

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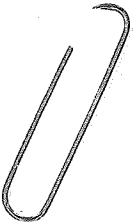
With OPA, East Palo Alto becomes undesirable, and people will avoid buying properties here.

Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Huilan Yu Wang Signature: [Signature]
Email: JACE_HARRY@YAHOO.COM Date: 11/30/2021
Address: 931 Wilks St, East Palo Alto, CA 94303

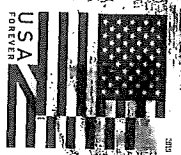
Yu Helen
931 Wilke St
East Palo Alto CA 94303



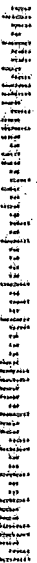
To City Council
City of East Palo Alto
2475 University Avenue
East Palo Alto CA 94303

SAN FRANCISCO CA 940

9 DEC 2021 PM 4 1



94303-14805



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

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Thank you very much.

Name: Leslie Chan Signature: Leslie Chan
Email: changbusiness@aol.com Date: 12/9/21
Address: 2396 Glen Way East Palo Alto, CA 94303

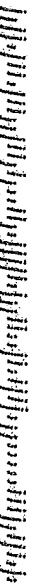
Itano
2376 Glen Way
East Palo Alto, CA
94302

SAN FRANCISCO CA 940

10 DEC 2021 PM 4 L



City Council
City of East Palo Alto
2415 University Avenue
East Palo Alto, CA
94302



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

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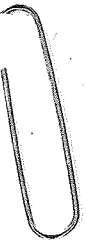
Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Arlene Henry Signature: Arlene Henry
Email: arlene1919@ Date: 12/11/21
yahoo.com
Address: 2166 Illinois St. East Palo Alto, CA 94303

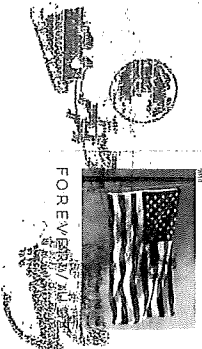


Ms. Arlene Henry
1159 Turtlerock Dr.
San Jose, CA 95122



SAN JOSE CA 950

13 DEC 2021 PM 3 L



City Council

2415 University Ave

~~144~~ Forest Park Blvd CA 94303

94303-14493

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

Dear Mayor and City Council Members,

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Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: Carol Cunningham Signature: Carol
Email: Carollic123@gmail.com Date: 12/17/2021
Address: 2580 Gonzaga St, EPA

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

Dear Mayor and City Council Members,

I'm deeply concerned that the City of East Palo Alto is proposing the Opportunity to Purchase Act (OPA). I am strongly against it.

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Thank you very much.

Name: Estapeta Betty E. Achica Signature: 
Email: estabettja@gmail.com Date: 12/14/2021
Address: 2580 Gonzanga Street, East Palo Alto, CA 94303

E. B. Achica
2580 Gonzaga St.
E. Palo Alto, CA 94303

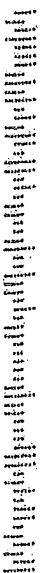
SAN FRANCISCO CA 940

16 DEC 2021 PM 3 L



City Council
City of East Palo Alto
2415 University Ave.
East Palo Alto, CA 94303

94303-14803



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

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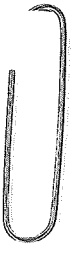
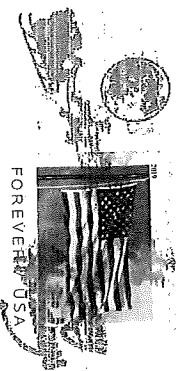
Thank you very much.

Name: BERNICE Signature: Bernice Harris
Email: _____ Date: 12-15-2021
Address: 2585 GONZALEZ F.P.A.

Harris
12585 Gonzaga St
East Palo Alto, CA 94303

East Palo Alto City Council
2415 University Ave
East Palo Alto, CA 94303

SAN FRANCISCO CA 940
16 DEC 2021 PM 2 L



94303-15493

POSTNET
94303-15493

04 OF 20111100 20 14 55

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

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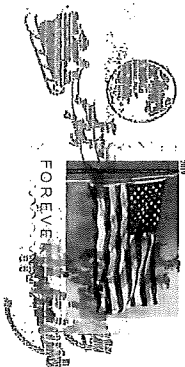
Thank you very much.

Name: JERRY HARRIS Signature: Jerry Harris
Email: _____ Date: 12-15-2021
Address: 2585 SON 2999 E. P. A.

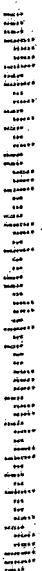
Harris
2585 Gonzaga St
East Palo Alto, CA 94303

East Palo Alto City Council
2415 University Ave
East Palo Alto, CA 94303

SAN FRANCISCO CA 940
16 DEC 2021 PM 3 L



94303-16493



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

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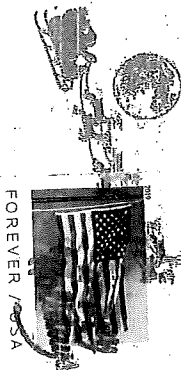
Thank you very much.

Name: Darren Cunningham Signature: 
Email: dcunni09@gmail.com Date: 12/17/2021
Address: 2580 Gonzaga St, East Palo Alto

2380 Genzaga St
East Palo Alto CA 94303

East Palo Alto City Council
2415 University Ave
East Palo Alto CA 94303

SAN FRANCISCO CA 940
19 DEC 2021 PM 5 L



94303-16499
94303-16499

The City Manager, Mayor & Council Members
City of East Palo Alto,
2415 University Avenue
East Palo Alto, CA 94303

December 19, 2021

Dear Sir:

Re: Proposed Ordinance OPA (Opportunity to Purchase Act)

We are currently retired and have been residents of East Palo Alto City since June 2002 as a homeowner of a Single Family Home. We moved to North Tustin (Southern California) to take care of our granddaughter.

We are senior citizens above 70+ years, and our home in East Palo Alto is a major source of income to meet our expenses. Considering our age we may need to sell the home in case of any emergency for urgent need of money.

We are shocked to learn from other sources that you are proposing an ordinance called OPA that will affect us because we own a home in East Palo Alto. This secretive approach to the ordinance without any communication and not letting us know about it, is authoritarian and unacceptable.

We purchased the home with our hard-earned money and will be losing our rights to sell the home as granted at the time of the purchase.

This ordinance will also reduce the value of our home and we will have major obstacles in selling it. This will drag and delay the process of selling the home when there is an urgent need of money in case of an emergency.

Besides the above-mentioned facts, we do have doubts and concerns that the proposed OPA and the inclusion of Single Family Homes will meet the stated objectives and the purpose in true sense.

We therefore strongly oppose this ordinance.

Thank you,

Shashi Shekhar

K. Shekhar

Shashi & Kasturi Shekhar
1541 Kenneth Drive,
North Tustin, CA 92705.

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

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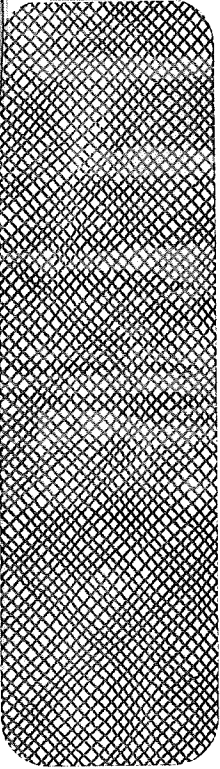
Thank you very much.

Name: LUCILLE KOO Signature: Lucille Koo
Email: KOO.LUCILLE@Yahoo.com Date: 12/1/2021
Address: 922 Monton Circle East Palo Alto

K
Ms. Lucille Koo
4701 Wilson Dr
Broomfield, CO 80023

DENVER CO
15 12 21 11 21 1

FOREVER / USA



94909-14905

Ms. Lucille Koo
4701 Wilson Dr
Broomfield, CO 80023

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

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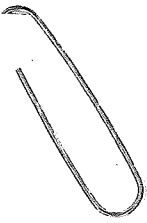
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Thank you very much.

Name: Teresa Jimenez Signature: Teresa Jimenez
Email: tjimenez1@yahoo.com Date: 12/21/2021
Address: 3017 Fair Oaks Ave Redwood City Ca. 94063



Teresa Jimenez
 3017 Fair Oaks Ave
 Redwood City, CA 94063-3821
 Peninsula Humane Society & SPCA



SAN FRANCISCO CA 940

22 DEC 2021 PM 5 L



TO: CITY Council
 CITY OF EAST PALO ALTO
 2415 UNIVERSITY AVENUE
 EAST PALO ALTO, CA, 94303

94303-1403



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

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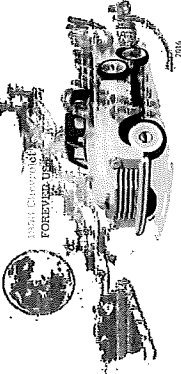
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Thank you very much.

Name: Madhuri Bhat Signature: MVBhatf
Email: madhuri.bhat@hotmail.com Date: Dec 7, 2021
Address: 1148 ~~1148~~ Saratoga Ave., E. Palo Alto, CA 94303.

Bhat - 66 - Prop Owner of:
1148 Saratoga Ave,
E. Palo Alto, CA 94303.



SAN JOSE CA 950
31 DEC 2021 PM 4 L

To,
Mayor & City Council
City of East Palo Alto
2415 University Ave.,
East Palo Alto, CA 94303



94303-114801

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

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Thank you very much.

Name: R Skucha Signature: 
Email: rskucha@yahoo.com Date: 11/30/21
Address: 2269 Clarke Ave

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

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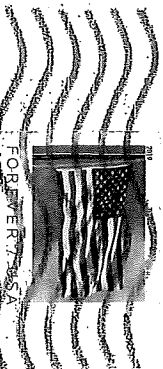
Please vote NO to OPA for the benefits of East Palo Alto homeowners and tenants!

Thank you very much.

Name: SUNITHA KUMAR Signature: 
Email: sunitha-deepak@yahoo.com Date: 01-05-2021
Address: 3275 FALLS CREEK DRIVE, SAN JOSE, CA 95135

SUNITHA KUMAR
3275 FALLS CREEK DRIVE
SAN JOSE, CA 95135

SAN JOSE CA 9510
5 JAN 2022 PM 1 L



To,

CITY COUNCIL
CITY OF EAST PALO ALTO
2415 UNIVERSITY AVE
EAST PALO ALTO
CA 94303



9430381493

POSTNET barcode consisting of vertical bars of varying heights.