

**OPA EPA Email Correspondence Received from October 3, 2023-November 7, 2023**

*This is a log of emails the Housing team received between October 3, 2023, and November 7, 2023. To allow for enough time for staff to transcribe all the emails, this log ends with any emails received before 4pm on November 7, 2023. Any emails that are received after publication of this attachment will be acknowledged and documented after the meeting scheduled for November 7, 2023 starting at 6:30pm.*

*If any correspondence was missed, please email [Housing@cityofepa.org](mailto:Housing@cityofepa.org). Thank you!*

**From:** [Corinne Calfee](#)  
**To:** [cityclerk](#)  
**Cc:** [John Le](#); [Karen Camacho](#); [anthony.errichetto@hcd.ca.gov](mailto:anthony.errichetto@hcd.ca.gov)  
**Subject:** 11/7/23 City Council Meeting; Comments on Agenda Item 9(1)  
**Date:** Monday, November 6, 2023 5:34:58 PM  
**Attachments:** [2023-11-06 Ltr to City Council regarding EPA OPA.pdf](#)

---

Dear Mr. Colin:

Please see the attached letter to the City Council, commenting on Agenda Item 9(1) for tomorrow night's meeting.

Thank you.

Sincerely,

Corie Calfee

---

Corie Calfee  
Opterra Law, Inc.  
(510) 809-8001  
[ccalfee@opterrallaw.com](mailto:ccalfee@opterrallaw.com)

THIS EMAIL IS CONFIDENTIAL and is intended to be sent only to the recipient stated in the transmission. It may also be protected by the attorney/client privilege and attorney work product privileges. Any review, use, dissemination, distribution or copying of this communication by other than the intended recipient or that person's agent is strictly prohibited. If you are not the intended recipient, please notify us immediately by telephone at the number above. Thank you.

**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.



Corinne I. Calfee  
P.O. Box 2369  
Davis, CA 95616

ccalfee@opterrallaw.com  
510-809-8001

**VIA Electronic Mail**

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

November 6, 2023

***Re: November 7, 2023 City Council Meeting  
Agenda Item 9(1): Introduction of East Palo Alto Opportunity to Purchase Act***

Honorable Members of the City Council:

Opterra Law, Inc., represents Sand Hill Property Co. and Woodland Park Communities with regard to their properties in East Palo Alto (the “City”). We write today to provide comments on Agenda Item 9(1), the East Palo Alto Opportunity to Purchase Act (“EPA OPA”).

As a preliminary matter, we appreciate the opportunity to meet with staff and City representatives since the last City Council meeting. We believe that Sand Hill/Woodland Park is the stakeholder with the largest number of residential properties and multifamily housing units that would be subject to this policy. As the largest affected stakeholder, the policy is of utmost importance to us. Thank you for listening to our concerns and talking through the various policy issues. We appreciate the City’s professional approach to this topic. That said, our concerns have not been adequately addressed in the proposed draft ordinances. The following letter outlines our ongoing concerns.

We have repeatedly commented on the EPA OPA, requesting a small number of technical adjustments. We again respectfully request these technical adjustments be made if the City Council adopts EPA OPA.

Capability Verification/Means Test Rightsholders. Thank you for discussing the issue of means testing—or otherwise verifying the capability of Rightsholders—at the last City Council meeting. We understood you to have directed staff to include means testing in the next draft of the ordinance, but this is not reflected in the new draft, so we reiterate the request.<sup>1</sup>

---

<sup>1</sup> The staff report at p. 105 states that “Means testing, i.e., a seller verifying that an offer a purchaser has access to the funds stated in an offer, is allowed at the point an offer is made.” We do not understand what this means, or where in the draft ordinance this is allowed. Indeed, we have also heard that Rightsholders need time to

The City must verify the capability of any Rightsholder interested in purchasing a multi-family property to have the potential ability to purchase a given property prior to submitting a statement of interest. We understand the need for qualified Rightsholders to be able to purchase properties. We think it is necessary to balance this need with the danger of a Rightsholder participating in—and thereby significantly slowing—a transaction that they cannot reasonably be expected to close.

For example, it is possible that a Rightsholder has experience and resources to manage 4-10 unit properties. We support their ability to participate in similar, or somewhat larger transactions. However, we are concerned that such a Rightsholder may not have the experience or resources to close on a 200+ unit transaction. It would not be fair for them to slow a larger transaction in which they are not experienced or not likely to close. If a Rightsholder has no means of purchasing the type or quantity of multi-family property at issue, that purchaser should not have the ability to slow that sale for so long. The proposed system in which any qualified Rightsholder could make an offer on any property 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. The ordinance should reflect this reality.

There are a variety of mechanisms that could be used verify a Rightsholder’s capacity in a fair manner, as follows:

1. Existing experience. We suggested that non-profit organizations could be qualified to purchase a property that is within a certain percentage of the size of the properties they have experience owning and managing. We believe that even a fairly broad range, such as within 50% of the existing experience, would be useful. This would allow an organization with experience managing 20 units to purchase a 30-unit building or an organization with 200 units to purchase a 300-unit building. This anticipates and accommodates the growing capacity of an organization without creating inordinate risk.
2. Tiered Qualification. A different, but similarly fair and objective approach would be to qualify Rightsholders for a “tier” of purchases. For example, Rightsholders could be qualified for a given tier or tiers of purchase, such as 1-10 units, 11-40 units, 41-100 units, 101-200 units, 201 units to 500 units, etc. This could happen during the qualification process.
3. Special Qualification for Larger Purchases. Finally, there could be a special qualification process for larger purchases. The typical Rightsholder qualification process could qualify Rightsholders to make offers on properties up to a certain size. If a Rightsholder sought the ability to make offers on larger properties, there could be a special qualification process to ensure that the Rightsholder has the relevant experience and resources. For example, normal Rightsholders could be qualified for up to 100 units and special qualification would be required to make an offer on any property with more than 100 units.

These tools could be specified in the ordinance or the administrative guidelines.

The staff report indicates that the ordinance’s enforcement mechanisms protect against Rightsholders making offers on properties that they do not expect to be able to purchase. However,

---

access the funds stated in an offer, thereby extending the closing date. If proof of funds is permitted at the time of an offer, then no additional time beyond normal market timeframes should be required to close.

the draft enforcement mechanisms focus on enforcing violations of the ordinance by Owners, but do not anticipate violations of the ordinance by Rightsholders. For instance, if an Owner violates the ordinance, an improper sale can be rescinded. There is no equivalent remedy for when a Rightsholder violates the ordinance. The remedy is that the City can investigate complaints against a Rightsholder and possibly determine to revoke their certification. Rightsholders should be held to similar standards as Owners.

Shortened Timelines. Thank you for discussing the importance of shortening the timelines at your last meeting. The staff report indicates that the timing for offers and for closing have been shortened. However, they should be shortened more to better align with the San Francisco timelines. We request that for all transactions, the timelines be as follows:

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

Property owners have said 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. Delays have the effect of reducing the value of real property, which we understand is not the purpose of this ordinance. 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 Rightsholders benefit from that situation.

Internally Inconsistent Timelines. The timelines for multi-family properties in the draft ordinances are not internally consistent. The staff report indicates that the offer period has been shortened to 60 days. *See* Table 2. In contrast, the draft ordinances provide for both 60 days and 90 days. Section 14.25.070.D shows an “Offer Period” of 60 days. It says, “[d]uring the Offer Period, Rightsholders may submit an offer to purchase the property pursuant to Section 14.25.090.” In contrast, Section 14.25.090.A says the “Rightsholder may deliver to the Owner of the Residential Property an offer to purchase the property at any time prior to the expiration of the Notice Period.” The table shows the Notice Period as 90 days for multi-family properties. The window for Rightsholder to make offers cannot be both 60 days and 90 days.

Recordation of Compliance Status. We raised this issue in 2021 and thought it had been resolved, but it nonetheless appeared in the draft ordinance. Section 14.25.160.A. requires that within 30 days after closing, the “Owner” direct the escrow company to record a “declaration, under penalty of perjury, affirming that the sale of the property substantially complied with the requirements of this Chapter.” Ms. Horst previously explained that the purpose of this section was to ensure that the City receive notices of compliance and notices of completed sales.

We believe is possible to **burden shift** and accomplish the City’s goal of receiving notices of compliance without creating the many problems that would arise as a result of the City requiring such notices to be recorded. We suggest that the section read:

“Owner Certification. By no later than thirty (30) days after any Sale, the former Owner(s) shall submit to the City a signed affidavit that the Sale of that Property

substantially complied with the requirements of this Chapter. The City will publish all such addresses on its website.”<sup>2</sup>

The City’s draft language is problematic because only certain documents can be recorded against real property. We do not believe that a declaration of compliance is recordable. California Government Code section 27279(a) defines the “instruments” that can be recorded against title as “a written paper signed by a person or persons transferring the title to, or giving a lien on real property, or giving a right to a debt or duty.” The declaration described in Section 14.25.160.A. does not transfer title, give a lien, or give a right to a debt or duty, so it is not clear that it could be recorded against the title. See, 82 Ops. Cal. Atty.Gen.107 (finding no authority for recorder to record a notice that “would not affect or purport to affect the title or possession or, nor would it grant or purport to grant a lien, debt, or duty respecting real property”); *Ward v. Superior Court* (1997) 55 CalApp.4th 60, 66.

We requested in 2021 that the City confirm that the San Mateo County Recorder will accept the declarations for recordation. We do not believe this occurred and we do not believe the Recorder would accept them. They do not meet the Government Code requirements for recordable instruments. If the City wants to proceed with this language, it should first confirm with the Recorder that it is permissible to record such documents.

Finally, under the City’s language, it is not clear who would be making the declaration. After closing, the “Owner” will be the buyer of the property. The buyer may not have full information about the seller’s actions prior to closing. But after closing, the seller will no longer have a property interest in the land, and would not be able to record anything against the land they no longer own.

It appears that the City’s goals could be met through other, lawful means so we respectfully request that this requirement be amended.

Effective Date. If the City Council decides to proceed with this ordinance, the effective date will need to be revised. It is not possible for an Owner to comply with the ordinance until there are administrative guidelines and a final form for the “Notice of Intent to Sell.” These processes need to be complete before the ordinance can go into effect. We respectfully request that the effective date be the date that is thirty (30) days after the later of (a) the passage of the ordinance; or (b) the completion of the last to occur of the adoption of administrative guidelines or the publication of the “Notice of Intent to Sell.”

Exempt New Construction/Governmental Constraints on Housing. Although we support the City’s intention to increase the supply of affordable housing, combat displacement, and promote community stability, we do not believe that the EPA OPA policies would have these effects. Rather, the proposed policies are additional governmental constraints on housing that are likely to deter the production of new housing at all income levels. An exemption for new construction would ameliorate this concern.

---

<sup>2</sup> In 2021 and 2022, we discussed this technical issue with staff, and understood that the draft ordinance would be updated. For that reason, we did not continue to comment on the issue when policy direction was being discussed. There have been a number of staff and policy changes since then. The language was not updated.

The EPA OPA policy changes are being proposed simultaneously with the City's work to bring its Housing Element into compliance with state law. State law requires that cities work to **remove** governmental constraints to the development of housing. Gov't Code 65583(c)(3). The California Department of Housing and Community Development ("HCD") has repeatedly requested that the City analyze its existing governmental constraints to the development of housing.<sup>3</sup> More particularly, HCD has advised that the City may need to "remove or mitigate any identified constraints."

Despite this admonition from HCD, the City is now proposing to **add** rather than **remove** governmental constraints to housing. This directly contravenes the direction from HCD to reduce or eliminate existing constraints. This is occurring before HCD has even approved the City's draft Housing Element. We believe that adding new constraints is both contrary to the City's policy goals and contrary to the state's requirements. We respectfully request that you work to remove governmental constraints that are preventing the development of new housing instead of adding new, onerous constraints. We ask that you reject the EPA OPA policies to avoid new governmental constraints on the maintenance, improvement, and development of housing.

Since you originally began working on the EPA OPA, the Housing Element analysis and its review by HCD have highlighted some of the challenges to housing production in East Palo Alto. In particular, the City has not made progress toward meeting its RHNA goals and it has not completed a Housing Element that complies with state law. Those high-priority issues should be resolved and housing should begin to be produced before the City contemplates additional constraints on housing.

EPA OPA would constitute a new constraint as it increases the overall regulatory burden on housing providers in East Palo Alto. New procedural requirements deter the creation of new housing. If EPA OPA were to be adopted, developers looking to create new housing would face yet another hurdle in order to sell their property. This makes development in the City less desirable than in other areas and further jeopardizes the City's ability to increase the housing supply. We therefore respectfully request that the City drop its work on the EPA OPA because it constitutes another governmental constraint on housing.

If the City continues with EPA OPA, it should exempt new construction from the ordinance so as not to further constrain housing production in the City.

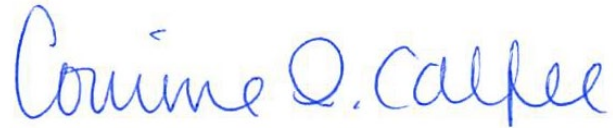
Revise Ordinance Prior to First Reading. If the City Council seeks to move forward on the EPA OPA, we ask that staff revise the ordinance in accordance with these suggestions and come back for a first reading. This enables staff to review and correct the internal inconsistencies and ensure that the final policy is accurate. Although the policies have been discussed at length, the ordinance itself has not. It would benefit from a careful, comprehensive review that is not rushed. Indeed, we are told the ordinance was amended twice last week after the agenda was published. (The exact amendments were not discussed in the staff report.)

---

<sup>3</sup> See Letters from Paul McDougall, Senior Program Manager, HCD to Amy Chen regarding City of East Palo Alto's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element dated as of January 19, 2023 and dated April 25, 2023.

Thank you for your assistance. We look forward to your continued work to address these concerns.

Sincerely,

A handwritten signature in blue ink that reads "Corinne I. Calfee". The signature is written in a cursive, flowing style.

Corinne I. Calfee

cc: John Le, City Attorney  
Karen Camacho, Housing and Economic Development Manager  
Paul McDougall, Senior Program Manager, Department of Housing and Community  
Development via Anthony Errichetto at [Anthony.Errichetto@hcd.ca.gov](mailto:Anthony.Errichetto@hcd.ca.gov)



**From:** [Jeanne Jeanne](#)  
**To:** [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Ruben Abrica](#); [Carlos Romero](#); [Martha Barragan](#)  
**Cc:** [Housing](#)  
**Subject:** no EPA OPA  
**Date:** Monday, November 6, 2023 8:30:25 PM

---

Dear EPA City Council Members,

I am a teacher and single family home owner in EPA who lives in my house. I strongly OPPOSE EPA OPA, TOPA, and COPA. Regarding EPA OPA and TOPA, First Right of Refusal to Single Family homes delays the potential sale of my house, deters other buyers due to timeline delays, and therefore limits the selling price of my home should I ever want to rent it out first. A previous argument by certain city council members is that this ordinance is targeted towards absentee landlords taking advantage of tenants. However, as we have seen in the past few years, much of the opposition to OPA is from regular citizens like me who work hard and struggled in order to afford our homes and actually still live in our homes. Even if we never rent out our homes and decide to sell, nearby sales affected by OPA will also lower the value of our homes. Even an economics professor from UCLA wrote an article about this.

Regarding the current changes of OPA, my understanding is that Single Family Homes are removed from the First Right of Refusal Clause. What is confusing is whether or not SFH's with ADUs are still affected. While I do not have an ADU, I certainly will not be building one if that would activate OPA on my property. For the past several years, EPA has been encouraging home owners to build ADUs in order to increase housing. Applying OPA to ADU's would seem like a betrayal now.

Regarding multi-unit properties, it doesn't make sense to why a tenant renting out one unit would want to or be able to purchase multiple units at one time. Regarding non-profits that want first rights of refusal, the process of approving such organizations and which ones they would be is still not clear enough. Many of the non-profits that have voiced their support of OPA also had a hand in drafting it and/or received the same funding sources that helped fund the writing of OPA. There needs to be more transparency.

Please vote NO for EPA OPA, COPA, and/or TOPA.

Best regards,  
Jeanne Yu

**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:** [Housing](#)  
**To:** [Graeham Watts](#)  
**Cc:** [Housing](#)  
**Subject:** RE: RE OPA information in EPA  
**Date:** Wednesday, October 25, 2023 11:16:59 AM  
**Attachments:** [image001.png](#)

---

Mr. Watts,

You are correct, the proposed legislation is not available yet. It will be available prior to the November 7<sup>th</sup> City Council meeting.

Best,



**Housing Division**  
Community & Economic Development  
Department  
City of East Palo Alto  
**Phone:** (650) 853-3195  
**Email:** [housing@cityofepa.org](mailto:housing@cityofepa.org)  
**Web:** [www.cityofepa.org/housing](http://www.cityofepa.org/housing)  
1960 Tate Street, East Palo Alto, CA 94303

*\*\* View City office hours [here](#). The City continues to offer virtual appointments as an alternative to in-person meetings. For inquiries or to request an appointment with Housing, please email [housing@cityofepa.org](mailto:housing@cityofepa.org) or set up a meeting via this [link \(https://tinyurl.com/appointmentsEPAhousing\)](https://tinyurl.com/appointmentsEPAhousing). \*\**

---

**From:** Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>  
**Sent:** Wednesday, October 25, 2023 10:35 AM  
**To:** Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)>  
**Subject:** Re: RE OPA information in EPA

Hello thank you, I looked at the link you sent again and maybe I am Missing it but do not see a draft of the proposed legislation still, can you confirm that it is not available prior to the meeting?  
Sent from my iPhone  
Graeham Watts Realtor  
C: 650-308-4727  
E: [graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)  
W: [www.graehamwatts.com](http://www.graehamwatts.com)

On Oct 25, 2023, at 10:06 AM, Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)> wrote:

Mr. Watts,

Thank you for your message. City Council will hold a Public Hearing discussion on a new draft East Palo Alto Opportunity to Purchase Act (EPA OPA) ordinance on November 7, 2023. Please revisit the City's [East Palo Alto Opportunity to Purchase Act webpage](#) on Tuesday, October 31 evening to review the draft ordinance(s) for consideration.

<[image001.png](#)>

**Housing Division**  
Community & Economic Development  
Department  
City of East Palo Alto  
**Phone:** (650) 853-3195  
**Email:** [housing@cityofepa.org](mailto:housing@cityofepa.org)

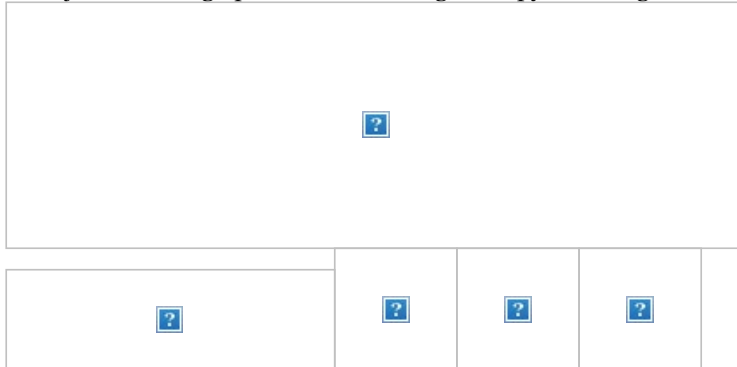
Web: [www.cityofepa.org/housing](http://www.cityofepa.org/housing)  
1960 Tate Street, East Palo Alto, CA 94303

\*\* View City office hours [here](#). The City continues to offer virtual appointments as an alternative to in-person meetings. For inquiries or to request an appointment with Housing, please email [housing@cityofepa.org](mailto:housing@cityofepa.org) or set up a meeting via this [link](https://tinyurl.com/appointmentsEPAhousing) (<https://tinyurl.com/appointmentsEPAhousing>). \*\*

---

**From:** Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>  
**Sent:** Tuesday, October 24, 2023 7:44 PM  
**To:** Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)>  
**Subject:** Re: RE OPA information in EPA

hello just following up to see how I can get a copy of the legislation. thanks!



Main: (650) 308-4727  
Fax: (408) 490-1639  
E-mail: [graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)  
Website: [www.GraehamWatts.com](http://www.GraehamWatts.com)  
Transaction Coordinator: [GraehamWattsTC@gmail.com](mailto:GraehamWattsTC@gmail.com)

On Mon, Oct 23, 2023 at 3:33 PM Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)> wrote:

Good afternoon Mr. Graham,

The agenda items for the next council meeting will be available by November 3rd. It will include a proposed ordinance for OPA. Please feel free to visit our city's website to review the agenda once it is released.

<https://www.ci.east-palo-alto.ca.us/citycouncil/page/agenda-and-minutes>.

Thank you for your time,

-Yajaira

---

**From:** Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>  
**Sent:** Monday, October 23, 2023 10:03 AM  
**To:** Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)>  
**Subject:** Re: RE OPA information in EPA

Hello just following up on this thanks.

Sent from my iPhone  
Graeham Watts Realtor  
C: 650-308-4727  
E: [graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)  
W: [www.graehamwatts.com](http://www.graehamwatts.com)

On Oct 18, 2023, at 11:59 AM, Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)> wrote:

Thanks, I clicked on the link but this is where iw as directed the other day and I still do not see the information on the proposed legislation and what it does, Am I missing it or is it just not available?



Main: (650) 308-4727  
Fax: (408) 490-1639  
E-mail: [graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)  
Website: [www.GraehamWatts.com](http://www.GraehamWatts.com)  
Transaction Coordinator: [GraehamWattsTC@gmail.com](mailto:GraehamWattsTC@gmail.com)

On Wed, Oct 18, 2023 at 10:04 AM Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)> wrote:

Dear Mr. Greham,

I hope this email finds you in good health. Thank you for getting in touch. I'd like to provide you with information regarding the Opportunity to Purchase (OPA) in East Palo Alto. As of now, no definitive action has been taken, as we are actively exploring various options with guidance from the city council.

You can find comprehensive details about the OPA on our city website by visiting the following link: [East Palo Alto Opportunity to Purchase Act \(EPA OPA\) | City of East Palo Alto \(east-palo-alto.ca.us\)](http://EastPaloAltoOpportunitytoPurchaseAct(EPAOPA)|CityofEastPaloAlto(east-palo-alto.ca.us))

For the latest updates and insights into the City Council's discussions regarding the draft policy, please refer to the following resources:

March 1, 2022 City Council Meeting: [2022/03/01 06:30 PM City Council Regular Meeting - Web Outline - City of East Palo Alto \(iqm2.com\)](http://2022/03/01 06:30 PM City Council Regular Meeting - Web Outline - City of East Palo Alto (iqm2.com))

October 3, 2023 City Council Meeting: <https://cityofepa.granicus.com/player/clip/29?&redirect=true&h=24cecb4049af109aa1e2cefab6a6f10f>

If you have any further questions or concerns, please don't hesitate to reach out to us.

Should you wish to schedule an appointment, you can do so through the following link: <https://tinyurl.com/appointmentsEPAhousing>

Best regards,  
-Yajaira

[<image001.png>](#)

**Housing Division**  
Community & Economic Development  
Department  
City of East Palo Alto  
Phone: (650) 853-3195  
Email: [housing@cityofepa.org](mailto:housing@cityofepa.org)  
Web: [www.cityofepa.org/housing](http://www.cityofepa.org/housing)  
1960 Tate Street, East Palo Alto, CA 94303

\*\* View City office hours [here](#). The City continues to offer virtual appointments as an alternative to in-person meetings. For inquiries or to request an appointment with Housing, please email [housing@cityofepa.org](mailto:housing@cityofepa.org) or set up a meeting via this [link \(https://tinyurl.com/appointmentsEPAhousing\)](https://tinyurl.com/appointmentsEPAhousing). \*\*

---

**From:** Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>  
**Sent:** Tuesday, October 17, 2023 2:33 PM  
**To:** Housing <[housing@cityofepa.org](mailto:housing@cityofepa.org)>  
**Subject:** Fwd: Questions about rent stablization & OPA

Hello, I hope you're doing well, I was emailing because I'm trying to get some information about the opportunity to purchase act. Was referred to the housing department by Natasha at rent stabilization who said that you have the information about the act. To see if I could get some information on the actual proposed legislation. The website in scoured through it and was unable to find any links or information about the actual verbiage of the legislation and what it does. Called into the city,out was transferred to the housing department spoke to a representative there who just referred me to some links that did not have the information either, and then she put me on hold and the call dropped. Wanted to follow up via email to see if you could please provide a link or a pdf or the information of the actual proposed legislation and get more about what is actually being proposed.



Main: (650) 308-4727  
Fax: (408) 490-1639  
E-mail: [graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)  
Website: [www.GraehamWatts.com](http://www.GraehamWatts.com)  
Transaction Coordinator: [GraehamWattsTC@gmail.com](mailto:GraehamWattsTC@gmail.com)

----- Forwarded message -----

From: **Natasha Raiburn** <[nraiburn@cityofepa.org](mailto:nraiburn@cityofepa.org)>  
Date: Tue, Oct 17, 2023 at 1:58 PM  
Subject: RE: Questions about rent stablization & OPA  
To: Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>

Hello Graeham,

The Rent Stabilization Program does not oversee OPA, that would be the Housing Department. I have included the link to the OPA information page on there is the contact information for the Housing Department.

<https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>

What questions may I answer in regards to the Rent Stabilization Ordinance?

I have included the ordinance and the regulations for your review as well.

[https://www.cityofepa.org/sites/default/files/fileattachments/rent\\_stabilization/page/8301/2010\\_rent\\_stabilization\\_and\\_just\\_cause\\_for\\_eviction\\_ordinance\\_-\\_03jan2018.pdf](https://www.cityofepa.org/sites/default/files/fileattachments/rent_stabilization/page/8301/2010_rent_stabilization_and_just_cause_for_eviction_ordinance_-_03jan2018.pdf)

[https://www.cityofepa.org/sites/default/files/fileattachments/rent\\_stabilization/page/8311/2010\\_ordinance\\_regulations\\_-\\_amended\\_10april2019.pdf](https://www.cityofepa.org/sites/default/files/fileattachments/rent_stabilization/page/8311/2010_ordinance_regulations_-_amended_10april2019.pdf)

Regards,

[<image001.png>](#)

**Natasha Raiburn**

Rent Stabilization Program

Administrator

**Phone** (650) 853-3157

**Email** [nraiburn@cityofepa.org](mailto:nraiburn@cityofepa.org)

**Web** [www.cityofepa.org](http://www.cityofepa.org)

2415 University Ave, East Palo Alto, CA  
94303

[<image002.png>](#)

[<image003.png>](#)

---

**From:** Graeham Watts <[graehamwatts@gmail.com](mailto:graehamwatts@gmail.com)>

**Sent:** Tuesday, October 17, 2023 11:54 AM

**To:** Natasha Raiburn <[nraiburn@cityofepa.org](mailto:nraiburn@cityofepa.org)>

**Subject:** Questions about rent stablization & OPA

Hello I wanted to see if the OPA act had passe dor where it is in process and also had some questions for you about the proposal.

In addition had other questions relating to rent stabilization in EPA>





Main: (650) 308-4727

Fax: (408) 490-1639

E-mail: [grahamwatts@gmail.com](mailto:grahamwatts@gmail.com)

Website: [www.GraehamWatts.com](http://www.GraehamWatts.com)

Transaction Coordinator: [GraehamWattsTC@gmail.com](mailto:GraehamWattsTC@gmail.com)

**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.

**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.

**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.

**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.

**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.