

OPA EPA Email Correspondence Received from March 20, 2023-July 18, 2023

This is a log of emails the Housing team received between March 20, 2023 and July 18, 2023. To allow for enough time for staff to transpose all the emails, this log ends with any emails received before 5pm on July 18, 2023. Any emails that are received after publication of this attachment will be acknowledged and documented after the meeting scheduled for July 18, 2023 starting at 6:30pm.

If any correspondence was missed, please email Housing@cityofepa.org. Thank you!

From: [Grace Popple](#)
To: [Karen Camacho](#)
Subject: Best wishes with OPA discussion this evening
Date: Tuesday, July 18, 2023 4:11:07 PM

Karen,

I hope the OPA presentation goes smoothly for you this evening.

Thanks for your team including in the Staff Report that ROFR seems ill-fitted to single family homes in East Palo Alto. I agree with that conclusion.

I hope that your team will be freed up to work on other initiatives for housing in EPA and will no longer have to keep pursuing OPA. I am aware that the Partnership for the Bay's Future which originally sponsored you as a Fellow and sponsors the Fellow the City has allocated today has a wider set of tools in its toolkit and I think we can use our resources more wisely.

I am interested in having our Housing team pursue voluntary measures and programs which I believe can generate more positive (and more net-positive) value for our community.

I intend to come to the City Council offices this evening after an earlier appointment I have finishes. Perhaps we will have a chance to say "hello" in person.

Best wishes

Grace Popple
The Gardens

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Grace Popple, nee Webber

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: [Bruce Jackson](#)
To: [Housing](#)
Subject: CC Meeting Agenda Item 9, OPA
Date: Tuesday, July 18, 2023 3:29:42 PM

No on EPA OPA!

Bruce Jackson
Hildegard Jackson
123 Wisteria Dr., EPA

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From: [Carol Cunningham](#)
To: [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Ruben Abrica](#); [Carlos Romero](#); [Martha Barragan](#); [Karen Camacho](#); [Housing](#); [cmoffice](#)
Subject: Feedback on OPA Community Forum and Policy Discussion
Date: Tuesday, July 18, 2023 3:02:04 PM

Dear East Palo Alto City Council and Staff,

I hope this email finds you well. I know there are a few new members, so welcome and thank you for your service. I attended the OPA Community Forum on 5/30 and the Policy Discussion on 6/13 and would like to share my feedback. Based on the meeting titles, I was hopeful that these would be interactive/working sessions to share our concerns and brainstorm ideas together. Although I'm glad that the City organized an initial in-person meeting, I was ultimately very disappointed and frustrated with how these meetings were structured and facilitated.

In a nutshell, both meetings were in a strictly controlled environment in which the audience was not allowed to publicly speak or ask questions, even though PCRC said the topic involved "complex dialogue/conversation". We were only allowed to submit written questions regarding the existing policy and proposed staff changes via post-its/email, but this is not an effective method for facilitating meaningful, 2-way discussion. These seemed to be superficial sessions designed to check a box and not good faith attempts to actually work with concerned citizens to resolve the misinformation and issues with OPA or to develop solutions that actually address the root problem.

After the in-person Community Forum, one of the OPA leaders admitted to me that the ROFR/tiebreaker provision is the main value of OPA precisely because it would lower demand and therefore, home values in EPA. He believes the government has the right to control the real estate market in this way, essentially as a means to "rebalance" wealth in this community. This appears to be a socialist-leaning perspective that represents those supporters who truly understand the ramifications of OPA. I applaud them for their honesty even though I disagree with their ideology. The City needs to provide this same level of transparency so that the public can make an informed decision. Instead, some Councilmembers and most supporters are the ones actually spreading misinformation when they claim that property values won't be touched and that resident homeowners won't be impacted because they're exempt. I believe this is a disservice to your community.

As a side note, I recently realized that ROFR creates an additional problem that hurts PEPs as well, specifically other tenants who are trying to purchase a property that they're not currently renting. Did you or other OPA supporters realize that 3rd party/market buyers, who are the ones at a disadvantage against ROFR, could be other EPA tenants? This illustrates there may be more unintended consequences that haven't been uncovered yet, which should be concerning as well. As you prepare to dive back into OPA tonight after more than 1 year, please review the emails I sent between December 2021 - March 2022 that document some of the various issues with OPA and let me know if you have any questions.

Thank You,
Carol Cunningham

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From: [Karen Camacho](#)
To: [cityclerk](#)
Cc: [Housing](#)
Subject: Fwd: Best wishes with OPA discussion this evening
Date: Tuesday, July 18, 2023 4:56:36 PM

From: Grace Popple <grace.webber@gmail.com>
Sent: Tuesday, July 18, 2023 4:11 PM
To: Karen Camacho <kcamacho@cityofepa.org>
Subject: Best wishes with OPA discussion this evening

Karen,

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From: [Eve Sutton](#)
To: [Mark Dinan](#); [YUCA](#); [Court Skinner](#); [Housing](#); [Duane Bay](#)
Subject: Goals of OPA; mobile home park?
Date: Saturday, July 15, 2023 2:21:32 PM

Now that I am on summer break, I have some time to think deeply about the goals of OPA, so I can propose some workable alternatives that could meet the objectives without all the turmoil.

Here is my understanding. Please correct any errors. You can choose to Reply All or just to Some or just to me: eve@well.com

This Act, if passed, should provide an Opportunity [for tenants living in single-family rental houses where the owner does not live on the property] to Purchase the rental house if a non-resident landlord is selling it.

The stated INTENTION of the Act is to increase the number of long-time EPA residents who can afford to stay in EPA.

The MECHANISM that will allow these long-time EPA residents to live in EPA is reduce the barriers to home ownership, IF those residents are currently renting a single-family house that is not occupied by the landlord, and IF those tenants can scrape up enough money to buy that house, and IF they are willing and able to live in that exact house after purchase. The anticipated number of new homeowners would be rather small, maybe a few dozen over several years, and they would not all be long-term residents of EPA.

OR maybe OPA will facilitate the purchase of housing by nonprofit housing agencies, who will rent out the unit(s) at below-market rates.

I understand OPA makes these assumptions:

- ___ 1. These long-term EPA residents have a desire, and the ability, to become home-owners. They cannot stay here as Renters; they must buy and hold the property where they live.
- ___ 2. Renters of single-family rental houses wish to purchase the houses they are renting, especially if they grew up in EPA or moved here long ago.
- ___ 3. Advance notice of 30 days is enough time for the renters to liquidate their investment portfolio, exercise stock options, borrow from rich relatives.... whatever ... to make an offer on that rental house, at or very close to market value, before the house is advertised in public.

Meanwhile, some homeowners are concerned that a below-market sale would lower the value of their own properties, reducing the wealth they can bank for the future or pass to their offspring.

SOLUTION: I just do not see the point of all this fuss -- all the money and time expended by individuals, city staff, outside agencies, local nonprofits. We could pour equivalent resources into developing a plot of land for a well-run, successfully managed MOBILE HOME PARK, something clean and tidy that does not tolerate drug dealers or squatters. Building costs are minimal -- just utilities (water, sewage, electricity), and a few permanent structures -- maybe the manager's office, community room or gym-- and landscaping for a playground, parking and walkways.

Mobile Home tenants rent the land but they provide their own housing units, which they can sell or take with them when they leave. If you really want to provide affordable housing for low-income renters, the mobile home park could allow sub-letting or a housing agency can maintain some units for Below-Market renting. The city (or nonprofit housing agencies) could facilitate low-interest loans or discounts on the purchase of the mobile homes. The managers could take lessons from well-run mobile home parks in Redwood City, Palo Alto (Buena Vista Mobile Home Park), Mountain View, Sunnyvale, and Palo Mobile Estates here in EPA.

Thus EPA could offer affordable housing within a few months. Whether we can 'discriminate' in favor of long-time or former residents of EPA is another question.

Remember to choose REPLY ALL if you want to share your ideas with others.

--Eve Sutton
eve@well.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.

From: [Eldridge, Karyl](#)
To: [Lisa Yarbrough-Gauthier](#); [Antonio D. Lopez](#); [Ruben Abrica](#); [Carlos Romero](#); [Martha Barragan](#)
Cc: [Melvin Gaines](#); [Amy Chen](#); [Karen Camacho](#)
Subject: Letter in support of OPA
Date: Monday, March 20, 2023 6:57:13 PM

Dear Mayor Gauthier and Members of the East Palo Alto City Council,

I am writing to today urge you to advance the Opportunity to Purchase Act in East Palo Alto. While I do not reside in your city, I am hoping that you will show leadership in embracing this policy and that other cities on the Peninsula will then follow suit.

In recent years, there has been heightened attention to the historical injustices that have systematically deprived people of color of the opportunity to own homes and, as a consequence, to develop wealth. In connection with this heightened attention, jurisdictions are now required to Affirmatively Further Fair Housing. Under the AFFH mandate, they are required to move in an intentional manner to redress the injustices of the past and the inequalities that have arisen from them. An OPA policy will not only expand housing opportunity and security for community members but will help the city fulfill its obligations to Affirmatively Further Fair Housing.

As an advocate for housing and racial justice, I consider OPA to be an important arrow in the quiver of productive policies. As a realtor doing business on the Peninsula, I appreciate the efforts that have been made to bring balance to the policy and minimize any adverse impact on sellers. In particular, I am referring to the provisions that enable the seller to decide whether an offer is sufficient and open it to competition from the market, if desired. When I learned the details of the proposed OPA policy, I was struck by how carefully it had been crafted and how remarkably fair it seemed.

East Palo Alto is to be credited for its history of adopting housing policies that protect its more vulnerable community members. I encourage you to look upon OPA as an opportunity to carry that history forward and demonstrate once again that the city's reputation for housing justice is very well deserved.

Sincerely,

Karyl Eldridge
Vice Chair of One San Mateo

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

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From: [Eve Sutton](#)
To: [Housing](#); [cityclerk](#)
Cc: [Duane Bay](#); [YUCA](#); [Mark Dinan](#); [Court Skinner](#); [Henrietta J. Burroughs EPA Today](#)
Subject: Need clearly-marked link to CURRENT TEXT of OPA, on web pages and email
Date: Tuesday, July 18, 2023 12:59:02 PM

Dear City Clerk, City Housing Dept, and Mark Dinan,
To ground our discussion of OPA, please add to all your OPA email, and meeting notices, and web pages, a very clearly marked URL LINK to the exact, current text of the proposed OPA. I see staff summary, meeting date, etc. but no link to the exact, current text of the proposed ordinance.

Also, I do not see a clear description of the parties contributing money for or against this measure (directly or through funding of staff and other resources). I have heard "Facebook" is funding the OPA but I do not see exactly how or why.

Every comment and rebuttal in tonight's discussion and future discussions should be tied directly to the current OPA proposed text. The Opportunity to Purchase Act has been revised, and we need to focus on current facts. Having the full text of the proposed OPA on display, or printed in handouts, would be VERY useful.

Please start here:

<https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>
and please post a link on Zoom for online access.

Thank you!

Eve Sutton. eve@well.com

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

From: Housing <housing@cityofepa.org>

To: Housing <housing@cityofepa.org>

Sent: Tue, 18 Jul 2023 12:26:19 -0700 (PDT)

Subject: Join the City Council Discussion on EPA OPA - Tonight June 18, 2023 after 6:30pm

En español más abajo

City Council Policy & Action Discussion – June 18, 2023

Opportunity to Purchase

Dear East Palo Alto Resident,

Thank you for participating in the City of East Palo Alto's discussions on the potential Opportunity to Purchase policy between October 2021 to March 2022, and/or at the May 30th Community Forum and June 13th

Policy Discussion. The City Council will be continuing discussions on this policy this year, and we want you to continue to be a part of the conversation. Please join the City Council meeting tonight, June 18th (more details below). If you would like to unsubscribe from these updates, please email housing@cityofepa.org.

- When: Tuesday, June 18, 2023 starting at 6:30pm or soon thereafter
- View the City Council meeting agenda (Item #9.1) at: http://eastpalalto.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1992.
- You can join in-person at the City Hall, or virtually via Zoom at: <https://us06web.zoom.us/j/81081510688>.
- You can find this and other updates at: <https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>.

What is the East Palo Alto Opportunity to Purchase Act? The East Palo Alto Opportunity to Purchase Act is a policy component of the 2019-2023 Affordable Housing Strategy to address displacement and increase opportunities for local homeownership. It requires some owners of residential buildings to notify tenants, local affordable housing providers, and the City when the property owner is ready to sell. It is designed to help stabilize local tenants looking to purchase the spaces they rent and to also enable affordable housing preservation by purchasing the buildings at market price, but reselling or renting them at a price that is affordable to local residents.

Why is my participation in the East Palo Alto Opportunity to Purchase policy discussion important? Your participation will help shape our City’s deliberation about the policy details and implementation. Your participation helps us ensure our process is as inclusive and community driven as possible.

How can I get involved? Stay up-to-date and explore our Housing page at www.cityofepa.org/housing. You can also submit your comments to housing@cityofepa.org, using “Opportunity to Purchase Act” in the subject line.

**Visit the
[East Palo Alto Opportunity to Purchase Act](#)
webpage for more info.**

Oportunidad de Compra

Estimado/a residente de East Palo Alto,

Gracias por participar en las discusiones de la ciudad de East Palo Alto sobre la posible póliza de Oportunidad de Compra entre octubre de 2021 y marzo de 2022, y/o el 30 de mayo y 13 de junio.

El Concejo Municipal continuará la discusión sobre esta póliza este año y queremos que siga siendo parte de la conversación. Únase a la junta municipal hoy, el 18 de junio (más detalles a continuación). Si desea no seguir recibiendo estas actualizaciones, envíe un correo electrónico a housing@cityofepa.org.

- *Cuando: martes, 18 de julio, 2023 empezando a las 6:30pm o después*
- *Vea la agenda (#9.1) en: http://eastpaloalto.igmp2.com/Citizens/Detail_Meeting.aspx?ID=1992.*
- *Puede asistir en persona en City Hall, o virtualmente por Zoom en: <https://us06web.zoom.us/j/81081510688>.*
- *Puede encontrar esta y otras actualizaciones en: <https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>.*

¿Qué es la póliza de Oportunidad de Compra de East Palo Alto? *La Oportunidad de Compra de East Palo*

Alto es un componente de la Estrategia de Viviendas Asequibles de 2019-2023 para reducir el desplazamiento y aumentar las oportunidades para la propiedad de vivienda local. Requiere que algunos propietarios de edificios residenciales notifiquen a los inquilinos, a los proveedores locales de viviendas asequibles y a la ciudad de East Palo Alto cuando las propiedades estén a la venta. Está diseñada para ayudar a estabilizar a los inquilinos locales buscando comprar espacios que alquilan y también para permitir la preservación al comprar los edificios a la tasa de mercado, y hacerlas asequibles para residentes locales.

¿Por qué es importante mi participación en la discusión sobre la póliza de Oportunidad de Compra de East Palo Alto? *Su participación en la discusión ayudará la discusión de nuestra Ciudad sobre los detalles de la póliza y su implementación. Su participación nos ayuda a mantener nuestro proceso lo más inclusivo y comunitario posible.*

¿Cómo me puedo involucrar? *Manténgase actualizado/a visitando la página de la Ciudad en www.cityofepa.org/housing.*

También puede enviar sus comentarios a housing@cityofepa.org.

utilizando "Oportunidad de Compra" en la línea de asunto.

Visite la página web de la [Ley de Oportunidades de Compra de East Palo Alto](#) para obtener más información.



Housing Division

Community & Economic Development
Department

City of East Palo Alto

Email housing@cityofepa.org

Web 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

or set up a meeting via this [link](#)

(<https://tinyurl.com/appointmentsEPAhousing>).

**

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From: [Yansheng Zhai](#)
To: [Lisa Yarbrough-Gauthier](#)
Cc: [Antonio D. Lopez](#); [cmoffice](#); [Ruben Abrica](#); [Carlos Romero](#); [Martha Barragan](#); [Karen Camacho](#); [Housing](#)
Subject: No OPA
Date: Tuesday, July 18, 2023 4:48:17 PM

Dear mayor and council members :

As homeowners, we have lived East Palo Alto for more than 20 years.

As immigrants, we have worked very hard for our home here.

In my opinion, OPA will hurt the house value, I totally agree the research result from professor Bikhchandani UCLA.

Simply speaking, this is not a win-win action. I don't understand why does city spend the fund to pass the "OPA" to hurt homeowners and may not help the renters, why does city want to do things only to benefit partial residents, and not all residents in epa, there are many ways that city can support renters and others, I have seen the city is doing this in the past and now, and the results are shown, I applause for you.

People should have the freedom for either sell or purchase, It should not be limited.

Hope our voice being heard.

Thanks,
Yansheng Zhai

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From: [Brandon Lewke](#)
To: [Housing](#)
Subject: OPA alternative
Date: Thursday, June 15, 2023 6:24:49 PM

Hey there! I know there are lots of thoughts around OPA. Instead of a complicated thing that residents don't want how about this-

Mimic the CA Dream for All program.

Offer 10 percent down payment assistance to existing EPA residents on primary home purchase in the form of silent 2nd mortgage, so instead of a monthly payment, the city or a nonprofit is a 10 percent co-owner and gets it's piece of the action when the house is sold.

This way the city/ nonprofits are literally invested in the community. Skip all the headaches of enforcing OPA, city doesn't tow vehicles that sit for months or stop fireworks, why should it be any better at trying to play real estate police?

Higher property prices will also help tax revenue for city services. There is a reason no other city had gone for OPA, please consider this instead.

Brandon Lewke

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From: [Abhay Vardhan](#)
To: [Housing](#)
Subject: Opportunity to Purchase Act
Date: Tuesday, July 18, 2023 2:04:37 PM

I am a homeowner in East Palo Alto and continue to oppose OPA. 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, by the city's own estimates, only about 10 houses per year are likely to be eligible under this ordinance so it is not going to make much of a difference for making housing affordable.

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

thanks
Abhay

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From: [Stewart Hyland](#)
To: [Karen Camacho](#)
Cc: [Housing](#); [Melvin Gaines](#); [Benjamin Toney](#)
Subject: Re: Automatic reply: Question
Date: Wednesday, June 14, 2023 9:34:53 AM

Hi Karen,

Also, you all had a very thorough review of the FROR timeline later in the presentation. Regarding additional comments, the google sheet even had an additional line for such comments. I also sent a follow-up email in another thread that, overall, I think you all answered many of the misconceptions. Especially good catches like your explanation of what a 1031 Exchange means. Chris Ellis is a longtime resident, real estate agent, and investor in EPA.

Take care,
Stewart

On Tue, Jun 13, 2023 at 8:09 PM Karen Camacho <kcamacho@cityofepa.org> wrote:

Thanks for this feedback, Stewart! I think Anthony was trying to make sure we got to the questions (rather than the comments - although those are being recorded for City Council and also valuable). Hopefully his approach provided enough time for as many questions to be asked.

Karen Camacho

Pronouns: she/her/ella
Housing & Economic Development Manager
Community & Economic Development
City of East Palo Alto
[1960 Tate Street](#)
[East Palo Alto, CA 94303](#)

Phone: (650) 505-9776

E-mail: kcamacho@cityofepa.org
www.cityofepa.org/housing

From: Stewart Hyland <stewart.hyland@gmail.com>
Sent: Tuesday, June 13, 2023 7:04:14 PM
To: Housing <housing@cityofepa.org>
Cc: Karen Camacho <kcamacho@cityofepa.org>; Melvin Gaines <mgaines@cityofepa.org>; Benjamin Toney <btoney@cityofepa.org>
Subject: Re: Automatic reply: Question

fyi, in my question setup I provided examples 30-days, tenant must express interest...

This was not transmitted in Anthony's question and not spoken to by Benjamin. If I submit another question I hope the details of my question will be relayed faithfully and not edited.

Thank you,
Stewart

On Tue, Jun 13, 2023 at 6:48 PM Housing <housing@cityofepa.org> wrote:

Thank you for your email. Please expect a delayed response to your email. If you require immediate assistance, please contact the City of East Palo Alto Community & Economic Development Department at CED@cityofepa.org or 650-853-3189.

For Housing Element-related inquiries, please contact Amy Chen, Community and Economic Development Director through the above email and number:

- General Inquiries/Community and Economic Development CED@cityofepa.org;
- Rent Stabilization rentprogram@cityofepa.org;
- Planning planning@cityofepa.org;
- Building building@cityofepa.org;
- Code Enforcement codeenforcement@cityofepa.org;
- CEDD Invoices invoices@cityofepa.org;

Thank you for your patience. I will respond to your email upon my return to the office on April 27.

--

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

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From: [Danita Churchill](#)
To: [Housing](#)
Subject: Re: Join the City Council Discussion on EPA OPA - Tonight June 18, 2023 after 6:30pm
Date: Tuesday, July 18, 2023 2:56:59 PM
Attachments: [image002.png](#)
[image002.png](#)

THANK YOU FOR THE INFORMATION.

D. CHURCHILL

On Tue, Jul 18, 2023, 12:26 PM Housing <housing@cityofepa.org> wrote:

En español más abajo

City Council Policy & Action Discussion – June 18, 2023

Opportunity to Purchase

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affordable to local residents.

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- *Puede asistir en persona en City Hall, o virtualmente por Zoom en: <https://us06web.zoom.us/j/81081510688>.*
- *Puede encontrar esta y otras actualizaciones en: <https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>.*

¿Qué es la póliza de Oportunidad de Compra de East Palo Alto? La Oportunidad de Compra de East Palo Alto es un componente de la Estrategia de Viviendas Asequibles de 2019-2023 para reducir el desplazamiento y aumentar las oportunidades para la propiedad de vivienda local. Requiere que algunos propietarios de edificios residenciales notifiquen a los inquilinos, a los proveedores locales de viviendas asequibles y a la ciudad de East Palo Alto cuando las propiedades estén a la venta. Está diseñada para ayudar a estabilizar a los

inquilinos locales buscando comprar espacios que alquilan y también para permitir la preservación al comprar los edificios a la tasa de mercado, y hacerlas asequibles para residentes locales.

¿Por qué es importante mi participación en la discusión sobre la póliza de Oportunidad de Compra de East Palo Alto? Su participación en la discusión ayudará la discusión de nuestra Ciudad sobre los detalles de la póliza y su implementación. Su participación nos ayuda a mantener nuestro proceso lo más inclusivo y comunitario posible.

¿Cómo me puedo involucrar? Manténgase actualizado/a visitando la página de la Ciudad en www.cityofepa.org/housing. También puede enviar sus comentarios a housing@cityofepa.org, utilizando "Oportunidad de Compra" en la línea de asunto.

Visite la página web de la [Ley de Oportunidades de Compra de East Palo Alto](#) para obtener más información.



Housing Division

Community & Economic Development
Department

City of East Palo Alto

Email housing@cityofepa.org

Web www.cityofepa.org/housing

1960 Tate Street, East Palo Alto, CA
94303

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From: [Miguel Moreno](#)
To: [Housing](#)
Subject: Re: Join the City of East Palo Alto for a Two-Part Community Discussion: May 30 & June 13
Date: Tuesday, May 23, 2023 8:22:46 PM
Attachments: [image002.png](#)

Your message is disingenuous. The whole premise of your message is that residents are to be granted an opportunity to purchase homes at market rate and that they do not currently have the opportunity to purchase at market rate. The reality is each and every day, EPA homes are available for residents and non-profits to purchase at market rates.

There is no legitimate basis to infringe upon homeowner rights. Count me as a solid no on your OPA proposal.

On Tue, May 23, 2023 at 5:47 PM Housing <housing@cityofepa.org> wrote:

Dear East Palo Alto Resident,

Thank you for participating in the City of East Palo Alto's discussions on the potential Opportunity to Purchase policy between October 2021 to March 2022. The City Council will be continuing discussions on this policy this year, and we want you to continue to be a part of the conversation. Please join us for the two upcoming community discussions on May 30th and June 13th (more details below). You can find updates at: <https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>. If you would like to unsubscribe from these updates, please email housing@cityofepa.org.

Estimado/a residente de East Palo Alto,

Gracias por participar en las discusiones de la ciudad de East Palo Alto sobre la posible póliza de Oportunidad de Compra entre octubre de 2021 y marzo de 2022. El Concejo Municipal continuará la discusión sobre esta póliza este año y queremos que siga siendo parte de la conversación. Únase a nosotros para las dos próximas reuniones comunitarias el 30 de mayo y el 13 de junio (más detalles a continuación). Puede encontrar actualizaciones en: <https://www.cityofepa.org/housing/page/east-palo-alto-opportunity-purchase-act-epa-opa-0>. Si desea no seguir recibiendo estas actualizaciones, envíe un correo electrónico a housing@cityofepa.org.

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En español más abajo

Two-Part Community Discussion: May 30 & June 13

Opportunity to Purchase

Join us for a discussion on the City Council's consideration of an Opportunity to Purchase policy! This two-part discussion (**May 30 and June 13**) will deep dive into some of the

questions you may have. Please plan to attend both meetings. Register and provide input at: www.tinyurl.com/RSVP-opportunitytopurchase.

Visit the [East Palo Alto Opportunity to Purchase Act](#) webpage for more info.

What is the East Palo Alto Opportunity to Purchase Act? The East Palo Alto Opportunity to Purchase Act is a policy component of the 2019-2023 Affordable Housing Strategy to address displacement and increase opportunities for local homeownership. It requires some owners of residential buildings to notify tenants, local affordable housing providers, and the City when the property owner is ready to sell. It is designed to help stabilize local tenants looking to purchase the spaces they rent and to also enable affordable housing preservation by purchasing the buildings at market price, but reselling or renting them at a price that is affordable to local residents.

Why is my participation in the East Palo Alto Opportunity to Purchase policy discussion important? Your participation in the two-part discussion will help shape our City's deliberation about the policy details and implementation by highlighting the community's priorities and needs. Your participation helps us ensure our process is as inclusive and community driven as possible.

How can I get involved? Stay up-to-date and explore our Housing page at www.cityofepa.org/housing. You can also submit your comments to housing@cityofepa.org, using "Opportunity to Purchase Act" in the subject line.

Discusión de dos partes: 30 de mayo y 13 de junio

Oportunidad de Compra

¡Únase a nosotros para una discusión sobre la consideración del Concejo Municipal de una póliza de Oportunidad de Compra! Esta discusión de dos partes (**30 de mayo y 13 de junio**) profundizará su conocimiento de algunas de las preguntas que tenga. Por favor planea asistir a ambas reuniones. Regístrese en: www.tinyurl.com/RSVP-opportunitytopurchase.

Visite la página web de la [Ley de Oportunidades de Compra de East Palo Alto](#) para obtener más información.

¿Qué es la póliza de Oportunidad de Compra de East Palo Alto? La Oportunidad de Compra de East Palo Alto es un componente de la Estrategia de Viviendas Asequibles de 2019-2023 para reducir el desplazamiento y aumentar las oportunidades para la propiedad

de vivienda local. Requiere que algunos propietarios de edificios residenciales notifiquen a los inquilinos, a los proveedores locales de viviendas asequibles y a la ciudad de East Palo Alto cuando las propiedades estén a la venta. Está diseñada para ayudar a estabilizar a los inquilinos locales buscando comprar espacios que alquilan y también para permitir la preservación al comprar los edificios a la tasa de mercado, y hacerlas asequibles para residentes locales.

¿Por qué es importante mi participación en la discusión sobre la póliza de Oportunidad de Compra de East Palo Alto? Su participación en la discusión de dos partes ayudará la discusión de nuestra Ciudad sobre los detalles de la póliza y su implementación basado a las necesidades comunitarias. Su participación nos ayuda a mantener nuestro proceso lo más inclusivo y comunitario posible.

¿Cómo me puedo involucrar? Manténgase actualizado/a visitando la página de la Ciudad en www.cityofepa.org/housing. También puede enviar sus comentarios a housing@cityofepa.org, utilizando "Oportunidad de Compra" en la línea de asunto.



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From: [Housing](#)
To: [Emile O'Connor](#)
Subject: RE: Mark Dinan mark@dinanrecruiting.com
Date: Thursday, June 1, 2023 9:54:00 AM

Hi Emile, it looks like "NFL terms" is used as an analogy, because it stands for "National Football League". I hope this helps!

From: Emile O'Connor <emileoconnor@comcast.net>
Sent: Thursday, June 1, 2023 9:08 AM
To: Housing <housing@cityofepa.org>
Subject: Mark Dinan mark@dinanrecruiting.com

I'm Emile O'Connor at 1120 Gaillardia way, east Palo Alto. Karin Comacho of city Clerk advised to me contact you to find out what **NFL terms** stand for. WHAT DOES, **NFL TERMS**, stand for? Please thank you?

from Mark Dinan mark@dinanrecruiting.com

Homeowners should be very concerned: **OPA will directly lower the property value of every homeowner in East Palo Alto, including RESIDENT homeowners.** Simply put, if the rental house across the street like yours sells for a \$200k discount due to OPA that means that your house is now worth \$200k less. Due to this devastating flaw, **no other city in this country has included single-family homes in their OPA ordinance.** It is important to note that ~70% of homes in East Palo Alto are owner occupied, and often this home is a family's single biggest asset. Many of the rental properties in East Palo Alto are the generational wealth of families who moved here from 1950-2000. For all homeowners, lower property values in EPA will directly affect our ability to retire, pay for college expenses, refinance a home to get a better interest rate, or remove mortgage insurance (PMI) from a property. The last time property values collapsed in EPA, many homes were foreclosed on and thousands of residents were displaced. Do we want this again?

Despite having over a year to work on it, the City has not released a current OPA proposal. While we do not have a current proposal to evaluate, we do have a pretty good idea of what they want based on the original 2021 proposal:

OPA gives the city and non-profits the ability to delay sales up to 180 days on single-family home rental properties and 270 days for apartment buildings. This delay will significantly hinder buyers from purchasing homes. Interest rates can change dramatically over 6 months, and we recently saw rates rise from 2.5% to over 6% in that time frame. Also, real estate investors will not be able to use a popular 1031 exchange strategy to purchase properties because this timeline exceeds IRS deadlines, dramatically lowering demand for EPA properties.

OPA takes the "right of first refusal" away from the homeowner and assigns it to the tenant, city or a qualified non-profit. In **NFL terms** this is the difference between being an "unrestricted free agent" and a "restricted free agent." This aspect alone of OPA will lower home values, and I have seen estimates between 5% and 15% as to the negative impact. **The original OPA proposal gave the city or non-profit the power to lower the value of a home via appraisal if the city or non-**

profit thought the owner was asking for too high a sale price. The city rapidly back pedaled on this provision, but the mere fact that they included this in the first place speaks to their intentions and values.

OPA will creates more restrictive rules for buying and selling homes in East Palo Alto than in neighboring cities like Menlo Park, Redwood City and Palo Alto. If OPA was a good idea, why have these communities not implemented it already? Why are outside non-profits targeting EPA to experiment with this radical policy?

The original proposal applied OPA to all homes with ADUs, converted garages or “granny units.” The original proposal was very broadly written to include all properties that had a rental on it, including owner occupied single-family homes. This is the end goal for any OPA ordinance.

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From: [Mark Dinan](#)
To: [Housing](#)
Subject: Re: TONIGHT @ 6pm: Community Forum at Cooley Landing
Date: Tuesday, May 30, 2023 4:00:09 PM
Attachments: [image002.png](#)

Housing,

There are many steps East Palo Alto can take to improve access to housing: 1) rezone EPA to allow for higher density housing in more neighborhoods. 2) remove parking minimums from housing requirements 3) Raise height limits for residential buildings 4) Remove Setback and greenspace requirements for apartment buildings. 5) Educate the community on how to qualify for home loans and improve credit scores and "have a plan for buying a house" and 6) Develop a "silent second" program to help first time home buyers purchase homes

The city has done none of these commonsense steps that other regional communities have taken. I strongly oppose OPA and see it as an attack on homeowners in EPA, not an attempt to seriously deal with our housing shortfalls.

Mark Dinan
1265 Runymede St
East Palo Alto CA 94303

On Tue, May 30, 2023 at 3:37 PM Housing <housing@cityofepa.org> wrote:

Thank you for your registering to attend **tonight's** Opportunity to Purchase Community Forum. The community forum will take place at the **Cooley Landing Education Center** (2100 Bay Road, East Palo Alto, CA 94303), starting at 6pm.

The meeting will be facilitated by PCRC (a neutral party). The meeting objectives are to: continue to hear questions, comments, and concerns about the Opportunity to Purchase policy to present to City Council; share facts about the policy; update on how the city has shaped the proposed policy based on community feedback; and come toward a middle ground that makes housing more inclusive.

Please arrive early to sign-in. We're looking forward to seeing you there!



Housing Division

Community & Economic Development
Department

City of East Palo Alto

Phone (650) 853-3195

Email housing@cityofepa.org

Web www.cityofepa.org/housing

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Mark Dinan
650-796-5035

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From: [Anna Romanovskaia](#)
To: [Housing](#); [Karen Camacho](#)
Subject: Resident and Homeowner against OPA in EPA
Date: Tuesday, July 18, 2023 3:25:59 PM

Dear Karen,

I am a resident and a homeowner in EPA.

Today East Palo Alto City Council is going to vote on the OPA ordinance.

I wanted to inform you that many EPA residents are against this Ordinance. There was a rally on Sunday 16 2023 in front of the City Hall and over 100 residents and homeowners showed up to protest this policy.

Here are some pictures of the rally attached.

Homeowners strongly believe:

- that their home values will be reduced due to this policy (for all the homeowners, not for absentee landlords only).
- only non-profits will benefit from OPA policy because they will be able to purchase houses at the discounted price.
- tenants will not become homeowners as a result of this policy, they will just have their landlords changed, **so OPA is not a tool for displacement.**

All in all: OPA is a tool for lowering property prices and will rob the homeowners of their generational wealth, while benefiting the non-profits.

Tenants will be displaced at the same rate as before and hardly ever one of them will become a homeowner.

Please take residents' opinion into consideration and instead work on other policies that would actually prevent displacement.

To address displacement, please put on the agenda commonsense tools that are proven to be effective: change outdated zoning laws, make it legal to build apartments and condos in many parts of the city, increase height limits for residential properties etc.

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

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From: [Joseph Yu](#)
To: [Housing](#); [cityclerk](#)
Subject: STOP OPA (bath for everyone in EPA)
Date: Tuesday, July 18, 2023 3:08:18 PM

Dear Staff,

I strongly oppose OPA. It is a bad policy and it will hurt both homeowners and tenants.
Please vote NO

--

Joseph Yu
945 Baines, East Palo Alto
408 561 6475

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