

OPA EPA Email Correspondence Received on June 13, 2023

This is a log of emails the Housing team received on June 13, 2023, the date of a Policy Discussion that was conducted virtually for members of the public. Any emails that are received after June 13, 2023 and before the June 18, 2023 City Council discussion will be acknowledged and documented by 4pm on June 18, 2023. If any correspondence was missed, please email Housing@cityofepa.org. Thank you!

From: [Joshua Johnson](#)
To: [Housing](#)
Subject: OPA Question
Date: Tuesday, June 13, 2023 6:40:47 PM

Why does the policy treat owners who live outside of the city differently than owners who live in the city?

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: winjas12@yahoo.com
To: [Housing](#)
Subject: Question
Date: Tuesday, June 13, 2023 6:42:47 PM

Is the time still 120 days for people to get financing? Does the owner have to wait 6 months or can they refuse?

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: spurns.02tamer@icloud.com
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:44:35 PM

Questions/comments

Do you have any real-world data as to how many tenants would be interested in/able to purchase the home they are living in (in EPA)? Have you done a survey?

Alice

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From: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Tuesday, June 13, 2023 6:44:44 PM
Attachments: [icon.png](#)

Pls see my question below



Maya Brusil

DRE# 01775355

maya@sapphirerealtor.com

[415.722.1037](tel:415.722.1037)

www.sapphirerealtor.com

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

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

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Tue, Jun 13, 2023 at 6:42 PM
Subject: Delivery Status Notification (Failure)
To: <maya@sapphirerealtor.com>



Address not found

Your message wasn't delivered to **housing@aityofepa.org** because the domain aityofepa.org couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of aityofepa.org responded with code NXDOMAIN
Domain name not found: aityofepa.org Learn more at
<https://support.google.com/mail/?p=BadRcptDomain>

From: [Vee S](#)
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:44:45 PM

Questions/comments

The QR code to the form says that it's deactivated.

If the tenant does not submit a letter of interest to purchase the home within the 60 days, what happens? If the tenant does not close in 30 days, what happens?

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: [Wei Li](#)
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:44:57 PM

Questions/comments

How will this help tenants if they can't offer market price and the house goes to the market anyway?

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: [Court Skinner](#)
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:45:08 PM

Questions/comments

What is the probability of someone owning 8 homes if OPA passes?

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: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: OPA
Date: Tuesday, June 13, 2023 6:45:48 PM

How will tenants decide what price to put an offer for?



Maya Brusil

DRE# 01775355

maya@sapphirerealtor.com

415.722.1037

www.sapphirerealtor.com

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

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: [Lattaeladi](#)
To: [Housing](#)
Subject: opa question
Date: Tuesday, June 13, 2023 6:46:18 PM

This is very difficult to maneuver within?
For non=technical people.
Why make it so hard?
It is forcing me to use Google venue.

Gail Wilkerson

The Best To 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.

From: apetrashen@comcast.net
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:46:34 PM

Questions/commentc

It's still not answered:

How OPA helps tenants to buy house?

The answer that city is going to help tenants with information does not help tenants to buy property unless city provides financing. But OPA does not tell about financing. Then Why tenants need OPA to buy property?

Sent from my iPhone

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: [Chris Moore](#)
To: [Housing](#)
Subject: Question
Date: Tuesday, June 13, 2023 6:47:59 PM

In Scenario 2, What happens if there is not an agreement on the sale price - I can go to market?

Also, with the initial 30 day wait period, can the team explain how it will impact 1031 transactions with buyers that want to make 1031 transfers?

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: [taptango](#)
To: [Housing](#)
Subject: Can you share why the earlier version of the city's OPA allows for a city-trained appraiser to set sales price?
Date: Tuesday, June 13, 2023 6:48:08 PM

Can you share why the earlier version of the city's OPA allows for a city-trained appraiser to set sales price?
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: [Q Smith](#)
To: [Housing](#); [Q Smith](#)
Subject: Re: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 6:48:11 PM
Attachments: [image001.png](#)

If possible:

Give a down to earth example of how can this benefit community legacy families where the elders are afraid OPA will make them lose they homes or the City or Non-Profits are trying to steal from the families.

Please continue to give examples of family emergencies (medical concerns - declining heath concerns) of family members where homes are the wealth of the family.

Thank you,
Within Community,
Q Smith.

On Tue, Jun 13, 2023 at 4:46 PM Housing <housing@cityofepa.org> wrote:

Thank you for your registering to attend **TONIGHT'S (6/13) Opportunity to Purchase Policy Discussion**. The policy discussion will be on **Zoom at <https://us06web.zoom.us/j/88119060949>**. Note this meeting will be virtual only.

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.

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

Please do not hesitate to email housing@cityofepa.org if you have any questions.



Housing Division

Community & Economic Development
Department

City of East Palo Alto

From: [Stewart Hyland](#)
To: [Housing](#)
Subject: Question
Date: Tuesday, June 13, 2023 6:48:41 PM

What are some of the resources that are currently available for first-time home buyers? So that we know if OPA has a pragmatic effect.

--

"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

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: apetrashen@comcast.net
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:51:02 PM

Questions/comments

If California law already requires to notify tenants about the sale, why city needs to duplicate it requirement?

Sent from my iPhone

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: [taptango](#)
To: [Housing](#)
Subject: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?
Date: Tuesday, June 13, 2023 6:51:39 PM

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: winjas12@yahoo.com
To: [Housing](#)
Subject: Re: Question
Date: Tuesday, June 13, 2023 6:51:56 PM

I believe the 120 days is for a single family home.?

> On Jun 13, 2023, at 6:42 PM, winjas12@yahoo.com wrote:

>

> Is the time still 120 days for people to get financing? Does the owner have to wait 6 months or can they refuse?

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From: [Housing](#)
To: [Vee S](#); [Housing](#)
Subject: RE: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 6:52:28 PM

Please submit your clarifying questions by filling out the Google form at: <https://tinyurl.com/OPA-Question>. If you're having trouble filling out the form, email housing@cityofepa.org.

Por favor entregue sus preguntas para clarificar algo no haya entendido llenando el formulario en <https://tinyurl.com/OPA-Question>. Si tiene dificultad llenando el formulario, mande un correo electrónico a housing@cityofepa.org.

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

From: Vee S <veemata2009@gmail.com>
Sent: Tuesday, June 13, 2023 6:44 PM
To: Housing <housing@cityofepa.org>
Subject: OPA - Please Share Your Questions/Comments

Questions/comments

The QR code to the form says that it's deactivated.

If the tenant does not submit a letter of interest to purchase the home within the 60 days, what happens? If the tenant does not close in 30 days, what happens?

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: [Q Smith](#)
To: [Housing](#); [Q Smith](#)
Subject: Re: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 6:52:38 PM
Attachments: [image001.png](#)

How long does this program / ordinance stay in effect? Does, the current at the time in the future, City Council have the power to change the ordinance or will this ordinance be changed by an election process (community)?

Thank you.

On Tue, Jun 13, 2023 at 6:47 PM Q Smith <cqsmith2021@gmail.com> wrote:

If possible:

Give a down to earth example of how can this benefit community legacy families where the elders are afraid OPA will make them lose they homes or the City or Non-Profits are trying to steal from the families.

Please continue to give examples of family emergencies (medical concerns - declining heath concerns) of family members where homes are the wealth of the family.

Thank you,
Within Community,
Q Smith.

On Tue, Jun 13, 2023 at 4:46 PM Housing <housing@cityofepa.org> wrote:

Thank you for your registering to attend **TONIGHT'S (6/13)** Opportunity to Purchase Policy Discussion. The policy discussion will be on **Zoom at <https://us06web.zoom.us/j/88119060949>**. Note this meeting will be virtual only.

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

Please do not hesitate to email housing@cityofepa.org if you have any questions.

From: [Lattaeladi](#)
To: [Housing](#)
Subject: selective answering of questions
Date: Tuesday, June 13, 2023 6:53:14 PM

To whom it may concern.

This is not a being helpful.
You are being repetitive in choosing the questions. You are becoming repetitive.
This is not clarifying very much.

Thank you,

Gail Wilkerson
The Best To 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.

From: [Q Smith](#)
To: [Housing](#); [Q Smith](#)
Subject: Re: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 6:53:24 PM
Attachments: [image001.png](#)

How will the Non-Profits be selected?

On Tue, Jun 13, 2023 at 6:52 PM Q Smith <cqsmith2021@gmail.com> wrote:

How long does this program / ordinance stay in effect? Does, the current at the time in the future, City Council have the power to change the ordinance or will this ordinance be changed by an election process (community)?

Thank you.

On Tue, Jun 13, 2023 at 6:47 PM Q Smith <cqsmith2021@gmail.com> wrote:

If possible:

Give a down to earth example of how can this benefit community legacy families where the elders are afraid OPA will make them lose they homes or the City or Non-Profits are trying to steal from the families.

Please continue to give examples of family emergencies (medical concerns - declining heath concerns) of family members where homes are the wealth of the family.

Thank you,
Within Community,
Q Smith.

On Tue, Jun 13, 2023 at 4:46 PM Housing <housing@cityofepa.org> wrote:

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

Please do not hesitate to email housing@cityofepa.org if you have any questions.

From: [Carol Cunningham](#)
To: [Housing](#)
Subject: Questions for Policy Discussion
Date: Tuesday, June 13, 2023 6:54:04 PM

1. Do you understand that the ROFR condition deters buyers for all properties so this lowers home values for resident homeowners as well, even though they are exempt from the OPA policy? The buyers are the market and they are the ones who will ultimately dictate home prices. When you drive them away, home values will drop. This is due to the economic principle of supply and demand. By telling the community that sellers maintain the right to sell to whomever they want is misleading and not addressing the issue with ROFR.
2. Do you realize that the proposed price cap of 15% is essentially a penalty for a market buyer to prevail over a ROFR? So essentially, the market buyer must over-pay by 15%, which further deters buyers from bidding on a home.
3. Do you realize that OPA will also negatively impact tenants (those that you're trying to "help") who want to offer on a home that is subject to a ROFR?

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: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: EMAIL DOES NOT WORK!!!!!!!!!!!!!!
Date: Tuesday, June 13, 2023 6:54:56 PM



Maya Brusil

DRE# 01775355

maya@sapphirerealtor.com

[415.722.1037](tel:415.722.1037)

www.sapphirerealtor.com

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

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From: winjas12@yahoo.com
To: [Housing](#)
Subject: Question
Date: Tuesday, June 13, 2023 6:55:18 PM

If a single family home owner refuses the initial OPA offer, and a private party makes an offer, how long does the private party have to wait to find out if city will match it?

Do I hade this right?

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From: [R Lee](#)
To: housing@cityofeastpaloalto.org; [Housing](#)
Subject: OPA question
Date: Tuesday, June 13, 2023 6:56:15 PM

How much does it cost to set up & run OPA ?

Where does this \$ come from ?

Thank you

R1

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: [Martin](#)
To: [Housing](#)
Subject: OPA-Questions
Date: Tuesday, June 13, 2023 6:56:16 PM

Hi,

What is the penalty for the bad faith offer from a tenant/non-profit with the intent of delaying the sale not for actually buying the property?

Thanks,
Martin

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: [taptango](#)
To: [Housing](#)
Subject: What is the number of city staff required to implement OPA?
Date: Tuesday, June 13, 2023 6:56:47 PM

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From: [Chester Chen](#)
To: [Housing](#)
Subject: Question about the local market
Date: Tuesday, June 13, 2023 6:57:08 PM

Hi,

Google form does work, I have submitted twice, but not get answered. Let me try one more time in email.

One of you mentioned that the owner need to advertising in "LOCAL" market first. How is the LOCAL market defined ?

- 1) Local market = "East Palo Alto" or "SF Bay Area" ?
- 2) How does this work when realtor needs to market to MLS listing, Redfin, and Zillow ?

Xiaoguang Chen

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: [Court Skinner](#)
To: [Housing](#)
Subject: Do you really not want questions?
Date: Tuesday, June 13, 2023 6:59:03 PM

What is the probability of someone owning 8 homes in EPA under OPA?

Chat is a much better way to post questions on zoom.

Court Skinner

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: [Jane Yao](#)
To: [Housing](#)
Subject: exemption
Date: Tuesday, June 13, 2023 6:59:58 PM

What if you are resident of EPA and you also have a SFH rental, does city give exemption for the sell of the rental property ?

Jane

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: [Joshua Johnson](#)
To: [Housing](#)
Subject: OPA Question
Date: Tuesday, June 13, 2023 7:00:10 PM

Does the policy contain a Right of First Offer, a Right of First Refusal, or both?

Josh

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: winjas12@yahoo.com
To: [Housing](#)
Subject: Re: Question
Date: Tuesday, June 13, 2023 7:03:18 PM

In past policies, if an owner decides to market to regular market, and an offer is made, the city then has a chance to match that private offer. Is that true?

> On Jun 13, 2023, at 6:55 PM, winjas12@yahoo.com wrote:

>

> If a single family home owner refuses the initial OPA offer, and a private party makes an offer, how long does the private party have to wait to find out if city will match it?

>

> Do I have this right?

>

>

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: [Court Skinner](#)
To: [Housing](#)
Subject: Comparisons.
Date: Tuesday, June 13, 2023 7:03:40 PM

How do the timelines proposed compare to those in the open market?
Court Skinner

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: [Chris Moore](#)
To: [Housing](#)
Subject: Question: follow up on 1031 exchange
Date: Tuesday, June 13, 2023 7:04:35 PM

The issue is not with the seller regarding 1031 exchanges.

The issue is with the buyer that wants to make a 1031 exchange in the EPA market.

It's very common that a potential buyer is doing a 1031 exchange from a sale they already made. They may only have 30 days left to select a property to purchase to fit with the 1031 guidelines. The OPA process prevents the seller from guaranteeing that they can sell the property to the 1031 buyer.

Therefore, this program will eliminate the 1031 exchange market in EPA. Has a study been performed on the number of 1031 exchanges that are done in EPA?

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: winjas12@yahoo.com
To: [Housing](#)
Subject: See this presentation again?
Date: Tuesday, June 13, 2023 7:04:52 PM

Will this presentation be available after tonight?

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: [Stewart Hyland](#)
To: [Housing](#)
Cc: [Karen Camacho](#); [Melvin Gaines](#); [Benjamin Toney](#)
Subject: Re: Automatic reply: Question
Date: Tuesday, June 13, 2023 7:04:57 PM

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

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: [Federico Andrade-Garcia](#)
To: [cityclerk](#); [Housing](#)
Subject: Fwd: EPA Policy Discussion: Clarifying Questions Document
Date: Tuesday, June 13, 2023 7:07:44 PM

Hi, I am submitting my question via the official emails, besides the tinyURL link, since it seems it didn't go through to the event queue.

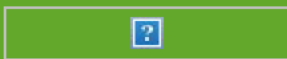
Anthony at some point mentioned he is waiting for questions, even though I submitted mine like 10 minutes before he said that. It seems he is only reading questions that are very specific to the ordinance, so this is not fair for all the others asking more general questions about the ordinance as a whole.

Regards,

-Federico

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

From: **Google Forms** <forms-receipts-noreply@google.com>
Date: Tue, Jun 13, 2023 at 6:46 PM
Subject: EPA Policy Discussion: Clarifying Questions Document
To: <fandradeg@gmail.com>



Thanks for filling out [EPA Policy Discussion: Clarifying Questions Document](#)

Here's what was received.

EPA Policy Discussion: Clarifying Questions Document

You can also submit questions by emailing housing@cityofepa.org.

Your email (fandradeg@gmail.com) was recorded when you submitted this form.

Please share your clarifying question. | Por favor compartá su

pregunta. *

Why Is the funding from Chan-Zuckerberg requiring only EPA to implement OPA in San Mateo County? It seems like other cities like Redwood City, San Mateo, etc are not spending resources on this type of ordinance. This looks like those corporations are trying to keep and legalize yet more redlining.

Additional comments and concerns here. | Otros comentarios o dudas.

Non-profits that will profit from owning houses should be defined and regulated BEFORE this OPA thing comes into place, otherwise, a lot of abuse, corruption will happen. As part of those definitions of nonprofits, things like maintenance, upkeeping of the properties, rights of tenants of nonprofit-landlords, should be defined.

Full Name | Nombre Completo *

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.

Email | Correo Electrónico

[Create your own Google Form](#)

[Report Abuse](#)

From: [Borys Senyk](#)
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:08:34 PM

Not clear if my questions submitted on the google form are getting through.
I have not heard any of these read on the call. Thus I'm replicating here.

Large cities dropped single family homes from their OPA. How will EPA prevent the abuses that caused this and how will our small city manage this, as other cities with larger resources could not?

Is there any specific evidence that tenants in single family homes were recently displaced due to being uninformed or otherwise excluded from the sales process?

In the case of COPA, if an organization acquires a single family home at market price, that is likely higher than the previous purchase price. The current rent is likely based on the lower price. Will the acquiring organization absorb the higher cost to maintain the current rent? Or perhaps there is another way to prevent displacement in such a scenario? Additionally the building may need repairs and/or improvements.

Thanks,
Borys Senyk

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: [Grace Popple](#)
To: [Housing](#)
Subject: Question for community meeting
Date: Tuesday, June 13, 2023 7:09:12 PM

From Grace P:

Has the City considered setting up a *voluntary* notification system where owners can CHOOSE to inform the city, nonprofits, and tenants, about a sale, as a first step instead of mandating it? Why is mandating necessary here?

Thank you.

Grace

--

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: Rashit@yahoo
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:09:17 PM

Questions/comments

1. Tenants already have 60 days to submit their offer first (California law) - why do you need opa for this?
2. Why tenants cannot come to city seeking for funds now? If this is an issue, you need to work on this mechanism, not opa.
3. Regarding 1031 exchange, the answer is not satisfactory. Please get professionals to answer.

Sent from my iPhone

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From: [Dionis Papavramidis](#)
To: [Housing](#)
Subject: question
Date: Tuesday, June 13, 2023 7:10:28 PM

Hello,

I have couple of questions:

1. How can we oppose or resist OPA?
2. Why if I bought a house before OPA right now I will be forced to follow some new rules? Shouldn't i be exempt if I bought the house before these new Act
3. If the tenant making a good offer nobody preventing him do it on regular market process, why we need OPA in this case and if tenant makes lower offer then if i owner going to a market process without obstacles then we dont need OPA again. Why i need to be limited as an owner in anything?

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From: [Borys Senyk](#)
To: [Housing](#)
Subject: Re: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:11:50 PM

Many of the city staff that were present for the original OPA have left. How can we expect an efficient continuity of administration and support given the high turnover rate?

On Tue, Jun 13, 2023 at 7:08 PM Borys Senyk <boryswfg@gmail.com> wrote:

Not clear if my questions submitted on the google form are getting through.
I have not heard any of these read on the call. Thus I'm replicating here.

Large cities dropped single family homes from their OPA. How will EPA prevent the abuses that caused this and how will our small city manage this, as other cities with larger resources could not?

Is there any specific evidence that tenants in single family homes were recently displaced due to being uninformed or otherwise excluded from the sales process?

In the case of COPA, if an organization acquires a single family home at market price, that is likely higher than the previous purchase price. The current rent is likely based on the lower price. Will the acquiring organization absorb the higher cost to maintain the current rent? Or perhaps there is another way to prevent displacement in such a scenario? Additionally the building may need repairs and/or improvements.

Thanks,
Borys Senyk

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From: [Court Skinner](#)
To: [Housing](#)
Subject: Re: Do you really not want questions?
Date: Tuesday, June 13, 2023 7:14:45 PM

Ok. Looks like the google tool would have been useful. I answered all their questions but nothing happend other than the oppportunity to fill out the form again.

Question. What will be the impact on a homeowner who flouts OPA?

Court Skinner

On Tue, Jun 13, 2023, 7:04 PM Housing <housing@cityofepa.org> wrote:

Hi Court,

Yes, we do encourage questions and hence the email is provided. Please know that there are 122 participants in the webinar. If the chat was open, I hope you can imagine the chaos it would create.

Thank you.

The City of East Palo Alto

From: Court Skinner <court.skinner@gmail.com>
Sent: Tuesday, June 13, 2023 6:59 PM
To: Housing <housing@cityofepa.org>
Subject: Do you really not want questions?

What is the probability of someone owning 8 homes in EPA under OPA?

Chat is a much better way tp post questions on zoom.

Court Skinner

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is safe.

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From: [taptango](#)
To: [Housing](#)
Subject: Why not this exemption since it significantly harms many seniors?
Date: Tuesday, June 13, 2023 7:16:31 PM

Can there be an exemption for 1031 exchange? If not, why?

Many seniors are very concerned about 1031 exchange because after selling a place, there's a limited amount of time to identify a new place to exchange into and unfortunately the OPA timelines significantly harm residents by impeding the 1031 exchange process.

Because of this, can there be an exemption for 1031 exchange?

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From: winjas12@yahoo.com
To: [Housing](#)
Subject: Question
Date: Tuesday, June 13, 2023 7:18:28 PM

How many days does the local buyer have to close if he matches in the 5 day window?

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From: [Court Skinner](#)
To: [Housing](#)
Subject: Fwd: Automatic reply: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:19:28 PM

Interesting.
Why did I get this email?
Has Amy returned?
Court

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

From: **Housing** <housing@cityofepa.org>
Date: Tue, Jun 13, 2023, 6:45 PM
Subject: Automatic reply: OPA - Please Share Your Questions/Comments
To: Court Skinner <court.skinner@gmail.com>

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.

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From: [Lattaeladi](#)
To: [Housing](#)
Subject: OPA
Date: Tuesday, June 13, 2023 7:23:42 PM

What stops discrimination against one Demographic as oppose to the Sellers chose?

Do you answer questions at all about this?

The Best To 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.

From: [Carol Cunningham](#)
To: [Housing](#)
Subject: Question for Policy Discussion
Date: Tuesday, June 13, 2023 7:25:42 PM

1. Please explain why ROFR is problematic.

Carol Cunningham

Real Estate Professional

DRE#: 02054293

COMPASS

578 University Avenue

Palo Alto, CA 94301

415-260-6727

<https://www.compass.com/agents/carol-cunningham/>

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From: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: OPA question
Date: Tuesday, June 13, 2023 7:26:51 PM

What if the appraisal came lower than the offer price from non-profit



Maya Brusil

DRE# 01775355

maya@sapphirerealtor.com

415.722.1037

www.sapphirerealtor.com

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

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: [Jeannie Llewellyn](#)
To: [Housing](#)
Subject: I've submitted Several Questions
Date: Tuesday, June 13, 2023 7:28:08 PM

Only one was answered.
What's going on?

--

“We have two lives, and the second begins when we realize we only have one.” — Confucius

HOT Laser Works * jk.llewellyn.designs@gmail.com * 650-283-3451

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From: [Court Skinner](#)
To: [Housing](#)
Subject: David Rosen link not working?
Date: Tuesday, June 13, 2023 7:29:34 PM

Why not?

Court Skinner

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From: [taptango](#)
To: [Housing](#)
Subject: Why are nieces and nephews not exempt? Why does OPA not see nieces and nephews as family?
Date: Tuesday, June 13, 2023 7:30:10 PM

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From: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: Re: EMAIL DOES NOT WORK!!!!!!!!!!!!!!
Date: Tuesday, June 13, 2023 7:31:14 PM

I submitted 3 different questions.
Why you are NOT answering them?
The last one was:
what if the appraisal came lower than offer from non-profit?



Maya Brusil

DRE# 01775355

maya@sapphirerealtor.com

[415.722.1037](tel:415.722.1037)

www.sapphirerealtor.com

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

On Tue, Jun 13, 2023 at 6:58 PM Housing <housing@cityofepa.org> wrote:

Maya,

The email works and that's how we are communicating. Do you mean the google link doesn't work? Please use the link below.

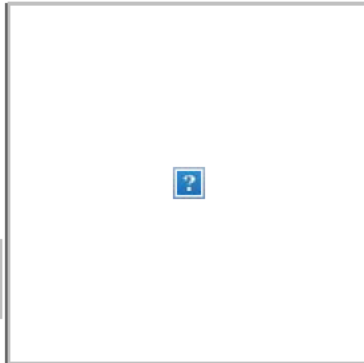
<https://tinyurl.com/OPA-Question>.

Thank you.

The City of East Palo Alto

From: Maya Brusilovskaya <maya@sapphirerealtor.com>
Sent: Tuesday, June 13, 2023 6:55 PM
To: Housing <housing@cityofepa.org>

Subject: EMAIL DOES NOT WORK!!!!!!!!!!!!!!



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

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

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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: [Martin](#)
To: [Housing](#)
Subject: OPA-Questions
Date: Tuesday, June 13, 2023 7:31:35 PM

Hi,

Can you give an example when a low income tenant can afford home ownership using TOPA? The average selling price for SFH in EPA is \$1M. Consider how much downpayment, how much his/her emi would be and how much he/she re-sell the property. Whether those costs are less than the average rent in EPA.

Thanks,
Martin

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From: Rashit@yahoo
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:31:45 PM

Questions/comments

Opa is very serious and controversial proposal which impacts every single homeowner. At the least, it should be put to the ballot not just to city council judgement. Thank you
Rashit

Sent from my iPhone

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From: [REDACTED]
To: [Housing](#)
Date: Tuesday, June 13, 2023 7:32:17 PM

What about families that have purchased multiple homes within the city and live in the city can they put their children's, and grandchildren's on the title of the other properties to be exempt from this? (please don't say my name thanks)

From: [Maya Brusilovskaya](#)
To: [Housing](#)
Subject: Re: EMAIL DOES NOT WORK!!!!!!!!!!!!!!
Date: Tuesday, June 13, 2023 7:32:37 PM

How much time the city will take to approve exemption if it is filed?



Maya Brusil

DRE# 01775355
maya@sapphirerealtor.com
415.722.1037
www.sapphirerealtor.com

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

On Tue, Jun 13, 2023 at 7:30 PM Maya Brusilovskaya <maya@sapphirerealtor.com> wrote:

I submitted 3 different questions.

Why you are NOT answering them?

The last one was:

what if the appraisal came lower than offer from non-profit?



Maya Brusil

DRE# 01775355
maya@sapphirerealtor.com
415.722.1037
www.sapphirerealtor.com

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

On Tue, Jun 13, 2023 at 6:58 PM Housing <housing@cityofepa.org> wrote:

Maya,

The email works and that's how we are communicating. Do you mean the google link

doesn't work? Please use the link below.

<https://tinyurl.com/OPA-Question>.

Thank you.

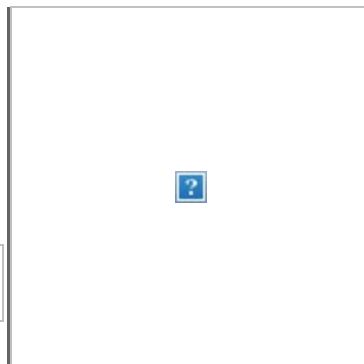
The City of East Palo Alto

From: Maya Brusilovskaya <maya@sapphirerealtor.com>

Sent: Tuesday, June 13, 2023 6:55 PM

To: Housing <housing@cityofepa.org>

Subject: EMAIL DOES NOT WORK!!!!!!!!!!!!!!!



Maya Brusil
DRE# 01775355
maya@sapphirerealtor.com
415.722.1037
www.sapphirerealtor.com

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

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From: [taptango](#)
To: [Housing](#)
Subject: Why not exempt 4 units or less from OPA?
Date: Tuesday, June 13, 2023 7:32:58 PM

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From: [Mark Dinan](#)
To: [Housing](#)
Subject: SFH
Date: Tuesday, June 13, 2023 7:34:11 PM

Why is the city including SFH in the ordinance when other ordinances only apply to apartments?

Mark

--

Mark Dinan
(650) 796-5035

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From: [Mark Dinan](#)
To: [Housing](#)
Subject: Comps
Date: Tuesday, June 13, 2023 7:35:37 PM

What will the impact of lower OPA sale prices have on comps used in mortgage qualification?--

Mark Dinan
(650) 796-5035

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From: [Jeannie Llewellyn](#)
To: [Housing](#)
Subject: Re: I've submitted Several Questions
Date: Tuesday, June 13, 2023 7:36:00 PM

Thank you for your response.

On Tue, Jun 13, 2023 at 7:30 PM Housing <housing@cityofepa.org> wrote:

Please know that there are 122 participants in the webinar. We are trying best to answer as many questions as we can.

Thank you.

The City of East Palo Alto

From: Jeannie Llewellyn <jk.llewellyn.designs@gmail.com>
Sent: Tuesday, June 13, 2023 7:28 PM
To: Housing <housing@cityofepa.org>
Subject: I've submitted Several Questions

Only one was answered.

What's going on?

--

“We have two lives, and the second begins when we realize we only have one.” — Confucius

HOT Laser Works * jk.llewellyn.designs@gmail.com * 650-283-3451

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From: [Ofelia Bello](#)
To: [Housing](#)
Subject: OPA Question
Date: Tuesday, June 13, 2023 7:36:02 PM

Can you talk a bit about how enforcement of this policy might be implemented? Would violations by property owners be mostly complaint-driven by the tenant? Even absent of an OPA policy, I know of landlords who currently put their homes up for sale and don't provide tenants a 60 day notice. Thank you! --

Ofelia Bello (she/hers)

Exec. Director

YUCA

2135 Clarke Ave

EPA, CA 94303

(650) 322-9165 o.

www.youthunited.net

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From: [Jeannie Llewellyn](#)
To: [Housing](#)
Subject: Re: I've submitted Several Questions
Date: Tuesday, June 13, 2023 7:37:58 PM

Questions:

1. Why do we need OPA?
2. Why can't EPA housing department help first time home buyers directly without interfering with the seller?
3. Tenants already CAN buy from the seller - especially if they already have a good relationship. OPA just adds another layer of WORK for all for the sale of a property.
4. If OPA is targeting a specific group / owner that REALLY need to sell through OPA, why include all SFHs, duplexes, triplexes, etc.?
5. Make OPA voluntary and give incentives to encourage people to participate. It would answer the question: "What's in it for me?"

Before any ordinances go through, this needs to go to Ballot!

On Tue, Jun 13, 2023 at 7:27 PM Jeannie Llewellyn <jk.llewellyn.designs@gmail.com> wrote:

Only one was answered.
What's going on?

--

“We have two lives, and the second begins when we realize we only have one.” — Confucius

HOT Laser Works * jk.llewellyn.designs@gmail.com * 650-283-3451

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From: [Q Smith](#)
To: [Housing](#); [Q Smith](#)
Subject: Re: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 7:38:01 PM
Attachments: [image001.png](#)

Please restate “Who” has the authority to change the ordinance and how long it may stay in effect.

On Tue, Jun 13, 2023 at 6:53 PM Q Smith <cqsmith2021@gmail.com> wrote:
How will the Non-Profits be selected?

On Tue, Jun 13, 2023 at 6:52 PM Q Smith <cqsmith2021@gmail.com> wrote:
How long does this program / ordinance stay in effect? Does, the current at the time in the future, City Council have the power to change the ordinance or will this ordinance be changed by an election process (community)?

Thank you.

On Tue, Jun 13, 2023 at 6:47 PM Q Smith <cqsmith2021@gmail.com> wrote:

If possible:

Give a down to earth example of how can this benefit community legacy families where the elders are afraid OPA will make them lose they homes or the City or Non-Profits are trying to steal from the families.

Please continue to give examples of family emergencies (medical concerns - declining heath concerns) of family members where homes are the wealth of the family.

Thank you,
Within Community,
Q Smith.

On Tue, Jun 13, 2023 at 4:46 PM Housing <housing@cityofepa.org> wrote:

Thank you for your registering to attend **TONIGHT’S (6/13)** Opportunity to Purchase Policy Discussion. The policy discussion will be on **Zoom at <https://us06web.zoom.us/j/88119060949>**. Note this meeting will be virtual only.

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.

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

Please do not hesitate to email housing@cityofepa.org if you have any questions.



Housing Division

Community & Economic Development
Department

City of East Palo Alto

Phone (650) 853-3195

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 \(https://tinyurl.com/appointmentsEPAhousing\)](https://tinyurl.com/appointmentsEPAhousing). **

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From: [Court Skinner](#)
To: [Housing](#)
Subject: Impact
Date: Tuesday, June 13, 2023 7:38:07 PM

If OPA becomes law in EPA will it not have an impact on all homeowners including the legacy folks. It may be difficult to determine.

Were any other approaches to making more homes available to tenants to purchase other than this incredibly complex approach that will inevitably have a negative impact?

Court

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From: [Kenneth Harris](#)
To: [Housing](#)
Subject: Deposits
Date: Tuesday, June 13, 2023 7:39:29 PM

Will the tenant put up a 3%.
Rofa is a seller right not the city of epa.
Time is of the essence.

Kenneth W. Harris, Sr.
Alpha Pacific Realty
2242 University Avenue
East Palo Alto, Ca. 94303
CalBRE Lic. #00497905
Bus. 650.328.6100 x224
Fax 650.328.6127
Cell 650.796.2121
kenneth@alphapacificrealty.com

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From: [kathy franklin](#)
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:39:37 PM

From Kathy

Is there a provision for an owner , when giving proper notice, to move back into the rental home as the owner for a period of time and avoid the OPA requirements?

If so, what is the time period required for the owner to occupy the home to avoid the OPA requirements?

/comments

Sent from my T-Mobile 4G LTE device

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From: [taptango](#)
To: [Housing](#)
Subject: Can you show DC home value for single family homes from 1995 to 2023?
Date: Tuesday, June 13, 2023 7:45:26 PM

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From: [taptango](#)
To: [Housing](#)
Subject: We need more transparent public discussion. Why is the chat function disabled?
Date: Tuesday, June 13, 2023 7:46:30 PM

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: [taptango](#)
To: [Housing](#)
Subject: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?
Date: Tuesday, June 13, 2023 7:48:20 PM

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: Rashit@yahoo
To: [Housing](#)
Subject: OPA - Please Share Your Questions/Comments
Date: Tuesday, June 13, 2023 7:48:48 PM

Questions/comments

Since you have done research, please provide negatives of opa for homeowners. Otherwise, it looks extremely biased presentation.

Thank you
Rashit

Sent from my iPhone

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: [Martin](#)
To: [Housing](#)
Subject: OPA - Questions
Date: Tuesday, June 13, 2023 7:49:53 PM

SF dont have OPA/COPA for single family home and why are we bring it up to justify copa here. DC for good reason exempted from their disaster COPA/TOPA policy and no other city has COPA/OPA in their city. Basically, EPA will be the first city and why are we comparing other cities when they dont have COPA/OPA for SFH.

Marton

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From: gratforre@yahoo.com
To: [Housing](#)
Cc: winjas12@yahoo.com
Subject: Re: See this presentation again?
Date: Tuesday, June 13, 2023 7:50:06 PM

Thanks!

> On Jun 13, 2023, at 7:07 PM, Housing <housing@cityofepa.org> wrote:

>

> Yes, we will provide the link soon. Thank you

>

> -----Original Message-----

> From: winjas12@yahoo.com <winjas12@yahoo.com>

> Sent: Tuesday, June 13, 2023 7:05 PM

> To: Housing <housing@cityofepa.org>

> Subject: See this presentation again?

>

> Will this presentation be available after tonight?

> 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.

From: [Jeannie Llewellyn](#)
To: [Housing](#)
Subject: Re: I've submitted Several Questions
Date: Tuesday, June 13, 2023 7:51:05 PM

TOPA WDC chart and analysis is faulty - there are not enough data points and has not answered the home prices and valuations
How many properties were sold in total, and THROUGH TOPA, #s bought by TENANTS; #s bought by Non-Profits; #s sold by market?

On Tue, Jun 13, 2023 at 7:37 PM Jeannie Llewellyn <jk.llewellyn.designs@gmail.com> wrote:

Questions:

1. Why do we need OPA?
2. Why can't EPA housing department help first time home buyers directly without interfering with the seller?
3. Tenants already CAN buy from the seller - especially if they already have a good relationship. OPA just adds another layer of WORK for all for the sale of a property.
4. If OPA is targeting a specific group / owner that REALLY need to sell through OPA, why include all SFHs, duplexes, triplexes, etc.?
5. Make OPA voluntary and give incentives to encourage people to participate. It would answer the question: "What's in it for me?"

Before any ordinances go through, this needs to go to Ballot!

On Tue, Jun 13, 2023 at 7:27 PM Jeannie Llewellyn <jk.llewellyn.designs@gmail.com> wrote:

Only one was answered.
What's going on?

--

"We have two lives, and the second begins when we realize we only have one." — Confucius

HOT Laser Works * jk.llewellyn.designs@gmail.com * 650-283-3451

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From: [Housing](#)
To: [taptango](#); [Housing](#)
Subject: RE: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?
Date: Tuesday, June 13, 2023 7:51:57 PM

Please know that there are 122 participants in the webinar. If the chat was open, I hope you can imagine the chaos it would create.

Thank you.

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

From: taptango <taptango@gmail.com>
Sent: Tuesday, June 13, 2023 7:48 PM
To: Housing <housing@cityofepa.org>
Subject: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?

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From: [Rhona Edgerton Harris](#)
To: [Housing](#)
Subject: OPA
Date: Tuesday, June 13, 2023 7:55:36 PM

Who are the third parties? Or investor(s) or Non profit parties? If the tenant can't purchase the property and the investor makes the purchase will the tenants rent be affordable? What's in place to make sure?

Best regards,
Rhona

Rhona Edgerton-Harris

Alpha Pacific Realty
2242 University Avenue
East Palo Alto, Ca. 94303
Cell:(650)444-1901
Fax:(650)328-6127
CA. DRE.01084053
Email:rhona@alphapacificrealty.com

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From: [taptango](#)
To: [Housing](#)
Subject: What are the concerns that caused TOPA to be unanimously defeated in Richmond?
Date: Tuesday, June 13, 2023 8:01:50 PM

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From: [taptango](#)
To: [Housing](#)
Subject: Re: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?
Date: Tuesday, June 13, 2023 7:57:57 PM

One of the concerns over with TOPA and COPA policy is failure to be inclusive.

Not disabling the chat allows for genuine outreach and also allows for truly open discussion so the public can inform each other. Disabling the chat function just screens questions and causes public doubt over this policy.

> On Jun 13, 2023, at 7:51 PM, Housing <housing@cityofepa.org> wrote:

>

> Please know that there are 122 participants in the webinar. If the chat was open, I hope you can imagine the chaos it would create.

>

> Thank you.

>

> -----Original Message-----

> From: taptango <taptango@gmail.com>

> Sent: Tuesday, June 13, 2023 7:48 PM

> To: Housing <housing@cityofepa.org>

> Subject: What are the specific concerns with COPA that cause San Jose to reject it a few weeks ago?

>

>

>

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From: [taptango](#)
To: [Housing](#)
Subject: Lack of transparency when the chat function is disabled.
Date: Tuesday, June 13, 2023 8:03:48 PM

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From: [Stewart Hyland](#)
To: [Housing](#)
Cc: [Melvin Gaines](#); [Karen Camacho](#); [Benjamin Toney](#)
Subject: Very Well Done Good People
Date: Tuesday, June 13, 2023 8:08:23 PM

Hey EPA Housing Team,

Definitely a good format to have a back-and-forth that delivers answers with much less static. I especially appreciate Q's questions that helped us access older Black residents' concerns.

Take care,
Stewart

--

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

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

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From: [Q Smith](#)
To: [Benjamin Toney](#); [Housing](#); [Karen Camacho](#); [Q Smith](#)
Subject: Re: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 8:08:46 PM
Attachments: [image001.png](#)

Wonderful job!!!

Keep the information coming.

The main points I keep getting is;

Fears are real and “educated” talking ain’t doing it

Elders, people, legacy families need the facts, the common person facts not developers facts!”

Again, wonderful presentation.

Within Community,
Q Smith

On Tue, Jun 13, 2023 at 7:37 PM Q Smith <cqsmith2021@gmail.com> wrote:

Please restate “Who” has the authority to change the ordinance and how long it may stay in effect.

On Tue, Jun 13, 2023 at 6:53 PM Q Smith <cqsmith2021@gmail.com> wrote:

How will the Non-Profits be selected?

On Tue, Jun 13, 2023 at 6:52 PM Q Smith <cqsmith2021@gmail.com> wrote:

How long does this program / ordinance stay in effect? Does, the current at the time in the future, City Council have the power to change the ordinance or will this ordinance be changed by an election process (community)?

Thank you.

On Tue, Jun 13, 2023 at 6:47 PM Q Smith <cqsmith2021@gmail.com> wrote:

If possible:

Give a down to earth example of how can this benefit community legacy families where the elders are afraid OPA will make them lose they homes or the City or Non-Profits are trying to steal from the families.

Please continue to give examples of family emergencies (medical concerns - declining heath concerns) of family members where homes are the wealth of the family.

Thank you,
Within Community,
Q Smith.

On Tue, Jun 13, 2023 at 4:46 PM Housing <housing@cityofepa.org> wrote:

Thank you for your registering to attend **TONIGHT'S (6/13)** Opportunity to Purchase Policy Discussion. The policy discussion will be on **Zoom at <https://us06web.zoom.us/j/88119060949>**. Note this meeting will be virtual only.

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.

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

Please do not hesitate to email housing@cityofepa.org if you have any questions.



Housing Division

Community & Economic Development
Department

City of East Palo Alto

Phone (650) 853-3195

Email housing@cityofepa.org

Web www.cityofepa.org/housing

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

** 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 \(https://tinyurl.com/appointmentsEPAhousing\)](https://tinyurl.com/appointmentsEPAhousing). **

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From: [Q Smith](#)
To: [Housing](#)
Subject: Re: Automatic reply: TONIGHT @ 6pm: Policy Discussion via Zoom
Date: Tuesday, June 13, 2023 8:11:55 PM

Thank you for the current reminder of tonight's meeting (we did not have to look for it through emails it was current today).

I understand all questions will not be instantly answered, yet answered / addressed appropriately.

Thank you again,
Within Community,
Q Smith

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.

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From: [Kenneth Harris](#)
To: [Housing](#)
Subject: OPA concerns
Date: Tuesday, June 13, 2023 8:42:37 PM

Rofa is a seller's right not a tenant's right. Seller's are subject to penalty for federal and state taxes, under exchanges, if timelines are not met due to OPA delays.

Pep requirement of 15% is too exorbitant.

What's the buyer's deposit? Should be 3% of the sale price and non refundable if the OPA purchaser defaults.

Close of escrow is 30 days for conventional, FHA and VA sales. Not 95 days + which is too long to close an escrow on a SFR unit under OPA.

To say EPA property owners are exempt from OPA and non EPA property owners are subject to OPA is discriminatory.

Low appraisal will have an adverse affect on property values under OPA.

Kenneth W. Harris, Sr.
Alpha Pacific Realty
2242 University Avenue
East Palo Alto, Ca. 94303
CalBRE Lic. #00497905
Bus. 650.328.6100 x224
Fax 650.328.6127
Cell 650.796.2121
kenneth@alphapacificrealty.com

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