

# **Correspondence by postal mail**

April 29, 2015

To the Palo Alto City Council:

I write this letter as a Palo Alto senior citizen and a member of Avenidas and the La Comida Board. La Comida is our senior nutrition center. We currently serve 140 patrons or more for lunch, five days a week. On holidays and other special events, we have served over 250 in one day. We are the largest single daily activity in the Avenidas senior center building. The La Comida dining room was built by the Palo Alto Rotary and presented to the city in 1972. Funding for La Comida is provided by the County of Santa Clara and the City of Palo Alto.

Avenidas is planning a major renovation and expansion. Due to the historical status of the Birge building, their plan is to tear down the La Comida dining room and build a three-story addition on that site. In the historic site, the renovation will be interior. I attended a presentation of this plan on Friday, April 24th at Avenidas.

My major concern with this project is the amount of space allocated for the La Comida dining room. Currently the proposal is to decrease the floor space in the dining room by 500 square feet as well as decreasing office and storage space. The senior population in Palo Alto is growing. We need more space, not less, and a kitchen designed to serve more meals efficiently.

All the Avenidas programs will be continued during the renovation. La Comida is to move out for a minimum of one year and probably two years. There is no viable option at this time for the continuation of this vital program.

I realize that the architect may be able to adjust the plan to have La Comida preserve the dining room space built by Rotary, but I felt the council should understand my concerns. I know my concerns are shared by many and believe the Seniors who need and enjoy the lunch program should not be slighted. The La Comida lunch program serves their physical and social needs.

Sincerely,



Davina Brown

Cc: City Manager: James Keene  
Planning Department: Rebecca Atkinson & Hillary Gitelman  
~~Human Relations Commission: Mary Constantino~~  
400 Middlefield Road, T@  
Palo Alto, CA 94303

# **Correspondence by email**

## Constantino, Mary

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**From:** chuck jagoda <chuckjagoda1@gmail.com>  
**Sent:** Monday, March 09, 2015 11:33 PM  
**To:** Stop the Ban Google Discussion Group; Ed Frey; Roberta Ahlquist; Robert Norse; becky\_johnson222@hotmail.com; Chris Richardson; Christine Schanes; Board; neighborshelpingneighbors2013@gmail.com; William Safford; Zelkha, Mila; Richardson; Jen Padgett; Sandy Perry-HCA; Burns, Dennis; lynn hum; denkafer1@yahoo.com; Dena Mossar; Amy Wright; Mary Wisnewski; Khalia Parish; Brenda Mutuma; Marie Bernard; Kelcy Fleming; Edie Keating; Joe Simitian; Dolci Robert; Ky Le; ladoris.cordell@sanjoseca.gov; Dave Cortese; HRC; Robert Aguirre; Tianay Pulphus; Kris Sankaran; Tony Ciampi; Bruce Kenyon; Fred Smith; Holman, Karen (external)  
**Subject:** Planned Police Expulsion of Homeless Tues a.m. in San Jose

Why doesn't County homeless ombudsman Bob Dolci do something about this?

Hi Friends in Media,

This is to inform you of a planned expulsion of homeless people from encampments in San Jose Tues (3/10/15).

Robert Aguirre is the source for this info.

He knows most of the people who lived in The Jungle and who live in these other comments and who are true refugees.

But instead of being refugees of warfare in the Middle East or Africa, these poor people are refugees persecuted by San Jose cops whose cars and badges say "protect and serve."

Robert's digits are 915.471.8674.

Mine are 516.398.5100.

You have both of our email addresses.

Please report these pogroms.

It used to be people fled oppression in the wide world by coming here. Now we are practicing it.

Ain't America grand?

Chuck

**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Tuesday, March 10, 2015 5:52 AM  
**Subject:** Article and photo - Buena Vista Rally  
**Attachments:** Residents of Buena Vista Mobile Home Park and their supporters held a rally in front of City Hall on Monday.docx; ATT00001.txt

Well, that went well, thanks to you.  
Enjoy -  
winter

Palo Alto Online (PA Weekly)



Residents of Buena Vista Mobile Home Park and their supporters held a rally in front of City Hall on Monday, March 9, 2015. Photo by Gennady Sheyner/Palo Alto Online

Uploaded: Tue, Mar 10, 2015, 12:31 am

## **Buena Vista rally brings hundreds to City Hall**

Residents and supporters urge Palo Alto officials to help preserve the mobile-home park by Gennady Sheyner / Palo Alto Weekly

With a cloud of uncertainty looming over their homes, residents of the Buena Vista Mobile Home Park and hundreds of their supporters rallied at City Hall on Monday to express support for the park's preservation and to thank Palo Alto officials for recent contributions to that cause.

Holding signs and wearing yellow stickers of support, more than 400 people attended the rally at Kings Plaza on late Monday afternoon. After about 30 minutes of pizza, photos and camaraderie, the tidal wave of Buena Vista supporters then spilled into the Council Chambers, filling every seat and

spreading out against the Chamber walls and vestibules for the first few minutes of the meeting. The crowd included children, seniors and every age group in between; neighborhood leaders and school volunteers; staunch slow-growth "residentialists" like Bob Moss and Lydia Kou and board members of Palo Alto Forward, a citizens group which favors more housing and a "vibrant" downtown.

The high spirits didn't change the fact that Buena Vista, the city's only mobile-home park, remains in peril. The park, which houses about 400 people, has been threatened with closure since 2012, when the Jisser family announced its plan to shutter the park and build luxury apartments at the Barron Park site. The closure process scored a victory last fall, when an administrative judge approved the Jissers' plan to compensating residents who would be displaced. The decision from Craig Labadie has been appealed by the residents and the City Council is set to hear the appeal on April 13 and 14.

Yet the rally also underscored the recent development of a silver lining. In late January, the Santa Clara County Board of Supervisors agreed to allocate \$8 million out of its affordable-housing fund for the preservation of Buena Vista. Last month, City Manager James Keene followed suit and set aside \$8 million of the city's money, pending the council's approval after the appeal hearings. Supervisor Joe Simitian, a former Palo Alto mayor who led the push to set aside county funds for saving Buena Vista, said the rally was put together to thank city staff for its allocation of funds.

"We're here for two reasons: because we want to prevent the eviction of 400 folks from Buena Vista and because we want to preserve the site as a source of affordable housing in perpetuity," Simitian said, before the crowd made its way inside City Hall.

In addition to allocating the funding, the county Board of

Supervisors directed county staff to engage nonprofit developers and other interested parties to discuss the prospect of preserving Buena Vista. Simitian told the Weekly that the board has already heard from two nonprofits – Caritas Corporation and Millenimum Housing Corporation -- that specialize in mobile home parks and that have impressed interest in preserving Buena Vista. Other nonprofits, including the Housing Trust of Silicon Valley, have also been engaged in the conversation.

Simitian noted that the county only really became engaged in the conversation about saving Buena Vista about eight weeks ago. Much has been accomplished since then, he said, even though much remains to be done.

For Buena Vista residents, anxiety now has a tinge of hope. Melodie Cheney, who lives at Buena Vista, noted that when residents received their notices in 2012 about the planned closure of the park, they were "supposed to be out in six months." Even though the council has yet to hear the appeal, Cheney said she believes the momentum now seems to be on the residents' side. She saw the strong showing at the Monday rally as a good sign.

"It's nice to know the community is really behind us," Cheney said.

Winter Dellenbach, founder of the group Friends of Buena Vista and one of the event's organizers, voiced a similar sentiment.

"One of the purposes was to show the breadth of support," Dellenbach said. "There can never be, from this point on, any doubt that this town supports Buena Vista."

After the rally, several speakers addressed the council to emphasize their support for Buena Vista and encourage the council to approve the \$8 million allocation as soon as possible. Nancy Krop, representing the Palo Alto Council of



PTAs, told the council that Buena Vista includes about 100 children, many of whom attend the Barron Park Elementary School.

"We're talking about one of eight students at Barron Park Elementary School losing their homes," Krop said. "What's behind those numbers is a child. A child who dreams. A child who believes that adults can fix things."

Erika Escalante, president of the Buena Vista Mobile Home Park Residents Association, also addressed the council. Escalante, a long-time Buena Vista who graduated from Gunn and became her family's first college graduate, called the mobile home park an "affordable and safe place to live and to raise our children."

"I want my son and all the children at Buena Vista to have the same access to education and opportunity I had," Escalante said. "Buena Vista residents are an important part of Palo Alto and the support we've gotten reflects that."

Members of the council have remained tight-lipped about its next moves on Buena Vista, not wishing to express leanings in either direction before the appeals hearing. Vice Mayor Greg Schmid, who served as mayor in the absence of Karen Holman, acknowledged the crowd said thanked them for attending the council meeting.

"Each one of you deserves our grateful thanks for coming," Schmid said, before reminding the group about the upcoming appeals hearing. "The council has an obligation to remain neutral, fair and open-minded during that appeal," Schmid said.

## **Comments**

In 30 years of participating in all manner of petitioning our local

government for redress, last night's crowd of Buena Vista supporters and residents was by far the largest. Just under 550 support stickers were handed out, 1 to a person - a good indicator of attendance on the Plaza.

It was a stunning outpouring of support for a solution that keeps residents here, the children in our schools, affordable housing preserved, and pays the owner for his land. We have much work yet to do, but the momentum is going in the right direction. □□

Thanks to everyone who participated. It was critical that Council members know we support them in setting aside \$8 million of affordable housing funds for Buena Vista. □□

Thank you Supervisor Joe Simitian for your commitment to Buena Vista and affordable housing and diversity in Palo Alto, to your hardworking staff, and to the volunteers that made last night a success. And congratulations to BV residents who for 3 years have worked hard to stay here in their homes, jobs, schools, and community. But for their determined effort, we would have lost them long ago. □□

See you all April 13 at the City Council appeal hearing when the adequacy of the owner's Relocation Plan will be considered, though let's hope it will never be needed. See [fobv.org](http://fobv.org) for information soon posted about the hearing, and how to join Friends of Buena Vista.  
- *Winter Dellenbach*

City and County of San Francisco  
**HUMAN RIGHTS COMMISSION**

Theresa Sparks  
Executive Director



Edwin M. Lee  
Mayor

**COMMISSIONERS**

Susan Christian  
*Chair*  
Mark Kelleher  
*Vice-Chair*

Sheryl Evans Davis  
Michael Pappas  
Richard Pio Roda  
Michael Sweet

**FOR IMMEDIATE RELEASE**  
**Wednesday, March 18, 2015**  
**Contact: Sneh Rao, Policy Analyst**  
**Phone: 415.252.2525**

**\*\*\*\*PRESS ADVISORY\*\*\*\***

**SAN FRANCISCO HUMAN RIGHTS COMMISSION ANNOUNCES COMMUNITY PROJECT  
ON ISLAMOPHOBIA AND POST-9/11 ETHNIC AND RACIAL DISCRIMINATION**

(San Francisco, CA) --The San Francisco Human Rights Commission announces the launch of a community project on Islamophobia and post-9/11 ethnic and racial discrimination. The project, entitled "*Living in an Unfinished America: Shared Experiences of Discrimination and Resilience by Arab, Muslim, and Sikh Americans*," showcases the lived experiences of community members through photography and narrative.

"The San Francisco Human Rights Commission is proud to partner with our Arab, Muslim, and Sikh communities on this important and timely project. It will increase public awareness around the long-term impact of discrimination and bias," said Susan Belinda Christian, Chair of the San Francisco Human Rights Commission.

The project brings together participants from Arab, Muslim, and Sikh communities to highlight how Islamophobia and post-9/11 ethnic and racial discrimination have affected communities across the San Francisco Bay Area. Participants use photography and narrative to represent their everyday experiences with Islamophobia and anti-Arab prejudice, and identify community strengths and coping strategies that help to build resilience and counter the effects of discrimination.

"Especially since 9/11, HRC has worked closely with our Arab, African, Middle Eastern, Muslim and South Asian (AAMEMSA) community partners to address issues of discrimination, profiling, stereotyping, and harassment. This project is a continuation of our commitment to our AAMEMSA communities. Our goal is to bring awareness of these issues to policymakers, health and social service providers, educators, and the general public," said Theresa Sparks, Executive Director of the San Francisco Human Rights Commission.

The project was conducted in collaboration with Council on American-Islamic Relations, Asian Law Caucus, Arab Cultural & Community Center, Islamic Networks Group, Sikh Coalition, and the San Francisco Department of Public Health and District Attorney's office. Dr. Edward Mamary, professor of public health at San José State University, served as the principal investigator. The project is funded by the San Francisco Municipal Transportation Agency.

The project will debut as a public exhibit in the **City Hall Rotunda on Thursday, April 2 at 5pm**. City and community leaders will provide remarks. Members of the public are invited to attend.

**Constantino, Mary**

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**From:** Miree, David (HRC) <david.miree@sfgov.org>  
**Sent:** Wednesday, March 18, 2015 12:52 PM  
**To:** Miree, David (HRC)  
**Subject:** \*\*\*\* PRESS ADVISORY\*\*\*\* SAN FRANCISCO HUMAN RIGHTS COMMISSION ANNOUNCES COMMUNITY PROJECT ON ISLAMOPHOBIA AND POST-9/11 ETHNIC AND RACIAL DISCRIMINATION  
**Attachments:** PRESS ADVISORY-Photovoice Project Press Advisory\_ 3-18-15.pdf

**FOR IMMEDIATE RELEASE**

**Wednesday, March 18, 2015**

**Contact: Sneha Rao, Policy Analyst**

**Phone: 415.252.2525**

**\*\*\*\*PRESS ADVISORY\*\*\*\***

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DAVID CARRINGTON MIREE, ESQ.  
SOCIAL JUSTICE/POLICY ANALYST & MEDIA RELATIONS  
SAN FRANCISCO HUMAN RIGHTS COMMISSION  
25 VAN NESS AVENUE, SUITE 800  
SAN FRANCISCO, CA 94102  
415-252-2502 (DIRECT)  
415-431-5764 (FAX)

## **Constantino, Mary**

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**From:** chuck jagoda <chuckjagoda1@gmail.com>  
**Sent:** Wednesday, March 25, 2015 1:54 AM  
**To:** Stop the Ban Google Discussion Group; Stephanie Munoz; Fred Smith; Silicon Valley De-Bug; Ed Frey; susan walsh; Zelkha, Mila; Brenda Mutuma; Marie Deaconu-Baylon; Tianay Pulphus; Board; zia@streetsteam.org; Julia@streetsteam.org; Greg@streetsteam.org; Chris Richardson; Richardson; tim hayes; Timothy Gray; George Moran; kristina.loquist@bos.sccgov.org; Board Operations; Dena Mossar; HRC; Council, City; Keene, James; Jay; jay@chesavage.com; Robert Norse; Robert Aguirre; becky\_johnson222@hotmail.com; Steve Pleich; Abbi Samuels; Tara O'Grady; Sandy Perry-HCA; Karl Kumodzi; Jen Padgett; Shinyung Schwartz; Allan Baez; Ricardo Pinho; Kris Sankaran; Klein, Larry; Gail Thompson; Price, Gail; William Safford; Christine Schanes; Mark Petersen-Perez; Mark Weiss; Sue Dremann; Jason Green; Breena Kerr; Josh Koehn; Nat Fisher; Monica Potts; Admir Garic; Michelle Courvais...Trudel; M STRINGER; Brad Nelson; jenniferw@metronews.com; Terri Lobdell; Shaun Warren; Amy Kurzeka Johnson; Amy Wright; B B; ann marie; Eddie Williams; Dylan Waller; Sarah Corder; Bill Hammer  
**Subject:** Fwd: Negligence Waste and Abuse

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

**From:** **chuck jagoda** <chuckjagoda1@gmail.com>  
**Date:** Wed, Mar 25, 2015 at 12:56 AM  
**Subject:** Negligence Waste and Abuse  
**To:** Dave Cortese <dave.cortese@bos.sccgov.org>, Joe Simitian <supervisor.simitian@bos.sccgov.org>

Supervisors Cortese and Simitian--

You guys did a great job leading the campaign for the \$1.2 million to shelter us for this winter that's just ending. I'm sure I speak for many others as well as myself when I say "Thank you."

But it's like parents who belatedly realize they (or their kids) have spilled some milk and after it's pretty much all over the place-- run to clean it up. That's good-- far better than continuing to let it spill and not cleaning it up at all.

But how much better to see that's it's going to be a mess and clean it up before it spreads all over the floor? Or better yet catch oneself before spilling it at all.

What was so bad about what you did?

Let's look at the numbers. The armory cost about \$300 thousand to operate for one winter. And it sheltered between 100 and 200 people a night for four months.

With what can only be described as indifference/lack of attention/negligence-- the County (the Board of Supervisors and the hired officials-- Ky Le and Robert Dolci for two) let the armory be destroyed; at first you all claimed (with straight faces) to not be able to think about/do permanent housing AND temporary shelter at the same time; failed to even try to find a replacement until some of us made some noise in print and at meetings; accepted some mighty poor excuses for NOT using perfectly useful places as soon as ANYone made the least and stupidest objection-- e.g. Yazuka Airfield and

Sunnyvale Community Center-- as replacement locations for the armory; then you voted the \$1.2 million. Again-- this was good-- once you've painted yourself into a corner.

And again-- we are grateful-- but that \$1.2 million did not shelter anywhere near the number of people who were sheltered in the armory during recent winters. For FOUR TIMES the money that the armory cost to operate!

Do you realize that by approving the destruction of a perfectly good armory-- you WASTED three quarters of a million dollars? That's kind of a lot-- even for Silicon Valley. And you and we homeless are in no better shape for replacing the armory in time for next winter than we all were a year ago for replacing the armory for this present winter.

This is sheer negligence. There is once again a conspicuous lack of homeless input in these decisions. Or forethought. Or intelligence.

I refuse to assume you all did all this out of ill will or a psychological need to waste resources or a hard-wired drive to show us all how NOT to manage resources or not to lead responsibly. I HAVE to assume it's lack of prudent attention.

You ALL -- BoS and paid officials-- at no time had your minds or eyes on this ball.

You took a resource that sheltered us and squandered it. How many homeless got places in the Parkside apartments that replaced the armory? I know I didn't. The rejection letter said I don't make enough money.

I'm sure there are homeless more needy than I. I hope you let a few of them in there. I think I heard that 18 homeless got in. But when you weigh the good that the armory did and compare it with the good the \$1.2 million did-- the only conclusion I can come to is you all blew it. You took extant functional resources and taxpayer money and combined them in such a way that everyone (except the developers) got less for more.

To quote Larry Klein-- sometimes the best thing to do is nothing. Did any of your high paid employees or learned consultants or just one of you with a pencil on the back of an envelope do a cost/benefit analysis? Wouldn't that have been better than realizing now how mindless you all were then?

You continued the unfortunate trend in Santa Clara County of reducing the number of shelter beds available every year. Clare Mateo closed in 2013. You approved the closing of the armory in 2014.

As the numbers of homeless INCREASE-- Santa Clara County (that is: you supes AND the hired hands) have presided over a DECREASE in the number of shelter beds! And are spending more for it than when we had those shelter beds functioning.

Did you realize that at the time? Do you realize it now? What are you going to do to change all this?

I'll tell you one thing you can do. You can actually permit/allow/require homeless input before you waste any more of the resources you are supposed to be managing for the poor instead of misusing for the benefit of developers (SO Reagan/Bush-esque!).

This is the essence of creating homelessness-- continuing/aiding/abetting the transfer of resources from the poor to the pockets of the already wealthy.

You are also wasting at least three-quarters of a million dollars SO FAR-- and left many unsheltered.

That is unfair to the poor who used to pay taxes and those who still have enough left to pay taxes. Wasting their/our money is never a good idea.

You know some people think we homeless want too much. You know what I want? I want you all to stop "helping." You (again-- elected and hired leaders) continue to prove your unsuitability to manage such things. Or maybe you are all afraid of independent thinking.

What I know very well to be true is: Homelessness is most basically a situation of lack of resources.

When people in charge-- like you all and the City of Palo Alto which is even less in-touch-- act to SUBTRACT resources from the equation (Palo Alto's City Council embarrassed those of us with moral consciences by passing an ordinance to ban us from sleeping in cars)--it's a loud trumpet announcing you all are either really really mean or really not paying attention.

Do something different and helpful or get out of the way.

You have dug us a great hole. Stop digging. Admit you haven't a clue and let some of us who can use an adding machine and are actually vitally and essentially involved have an at-bat. It's not just not your turn any more--- taxpayers and homeless both can't afford your "efforts." Seriously-- stop helping.

Admit you are the furthest thing from stakeholders and let us at least stop making things worse.

Nothing about us without us.

Chuck  
Jagoda

--  
Chuck



**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Thursday, March 26, 2015 6:25 PM  
**Subject:** A thank-you from Buena Vista residents, and more...  
**Attachments:** Thank you.docx; ATT00001.htm

Dear Friends - The Board of Directors of the Buena Vista Mobile Home Residents Association would like to thank you for your continued support and give you an opportunity to buy a BV T-shirt.

We will see you at the April 13th Appeal Hearing with City Council - more about that soon.

Winter Dellenbach  
Friends of Buena Vista, fobv.org

**Thank-you:**



On behalf of the Buena Mobile Home Park Residents Association, and, the board of Directors, we would like to take this opportunity to say THANK YOU, for your continued support, during the process of saving our homes!!

Your support, has been and does mean so much to us, we can't express it enough!!

Your continued support, gives us a stable piece of mind, during this process!!

We are eternally grateful to ALL of you!!

Thank you again, for all you have done and will do for us.

Sincerely yours

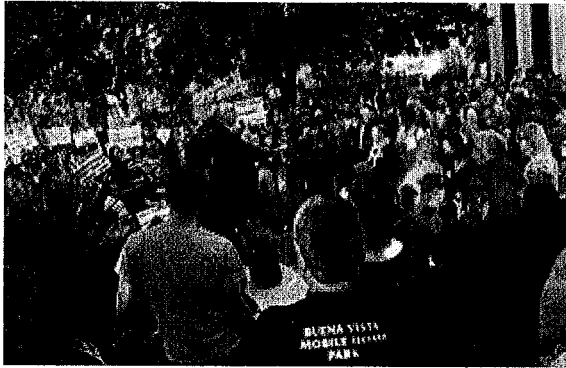
Board of Directors

Tue, Mar 24, 2015, 3:45 pm

## **State, federal funds sought to save Buena Vista**

Anna Eshoo, Jerry Hill and Rich Gordon join effort to obtain funds for mobile-home park's preservation

by Gennady Sheyner / Palo Alto Weekly



Supervisor Joe Simitian of the Santa Clara County Board of Supervisors addresses the large crowd of supporters of Buena Vista residents during a rally in front of City Hall on March 9, encouraging the city of Palo Alto to allot \$8 million toward the park, after the county previously approved \$8 million to preserve the mobile-home park. Photo by Veronica Weber.

The effort to prevent the closure of Buena Vista Mobile Home Park has spread well beyond the city's borders in recent weeks, with state Sen. Jerry Hill, state Assemblyman Rich Gordon and U.S. Rep. Anna Eshoo all joining the drive to raise money for the park's preservation.

Hill and Gordon co-signed a letter earlier this month to the California Department of Housing and Community Development asking the agency for assistance in identifying potential sources of funding for preserving what they call "vital affordable housing." This came weeks after Eshoo submitted a similar request to Julian Castro, secretary of the Department of Housing and Urban Development.

The requests come at a crucial time for Buena Vista, which is set to return to the City Hall's spotlight next month. The city's lone mobile-home park has been going through the closure process since late 2012, when owners first announced their plan to shutter Buena Vista and convert the Barron Park site to a market-rate apartment complex.

The effort by the Jisser family to close Buena Vista received a boost last fall, when a hearing officer signed off on the Jissers' plan to compensate residents who would be displaced. Residents are appealing that decision, with the City Council set to hear the appeal on April 13.

While the appeals problem is unfolding, a parallel effort is under way to raise money for preserving Buena Vista. Santa Clara County Supervisor Joe Simitian, a former Palo Alto mayor, kickstarted the fundraising drive in January, when the board approved his proposal to set aside \$8 million in county funds for the park's preservation. The following month, Palo Alto City Manager James Keene followed suit by pledging \$8 million in local funds, pending the City Council's approval. Both the county and the city allocations come from funds specifically designated for affordable housing. "As you know, we represent the Silicon Valley, the driver of California's economic engine but a region in danger of losing its prized socio-economic diversity as a result of the astonishing growth in housing costs," the March 9 letter to department Director Claudia Cappio states. "The Buena Vista Mobile Home Park, located in Palo Alto, is home to 200 low-income families who will be displaced if the current owner's plan to sell the property occurs.

"Efforts to explore potential funding sources to preserve homes at Buena Vista are underway, and we ask for your help. As the City of Palo Alto studies solutions, it would be of great benefit for their leaders to know what opportunities HCD may uncover."

Eshoo's letter to Castro makes a similar case. The park, she wrote on Feb. 18, is "at the heart of my Silicon Valley Congressional district, and is home to 200 low-income families." [Note: there are about 70 families with children at BV, not 200. winter]. "The park is being sold and the residents are at risk of becoming homeless or having to relocate out of this high-priced community," Eshoo's letter states. Eshoo also cited the recent \$8 million allocation from the county's Board of Supervisors and noted that the board "hopes to collaborate with the City of Palo Alto and other agencies in this effort."

"Innovative, collaborative efforts are necessary to avoid displacement for families with few or no options to remain in our community," Eshoo wrote. "With your assistance and the efforts of local government and non-profits, I'm confident we can create a solution that will benefit the families of the Buena Vista Mobile Home Park and allow them to remain in the community that is their home."

**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Saturday, March 28, 2015 10:14 AM  
**Subject:** Important - Buena Vista Hearing date set  
**Attachments:** ATT00001.htm; ATT00002.htm; BV Joe HUD, CA \$ 3-25-15.docx; ATT00003.htm



**Constantino, Mary**

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**From:** josephpt522@gmail.com on behalf of Joseph Prezioso  
<josephaprezioso@outlook.com>  
**Sent:** Tuesday, March 31, 2015 3:11 PM  
**To:** Van Der Zwaag, Minka; PAMediation@housing.org  
**Cc:** HRC; Council, City; City Mgr; Kamala D. Harris  
**Subject:** FORMAL REQUEST FOR MANDATORY MEDIATION / PALO ALTO MEDIATION PROGRAM

 Written Petition for Mediation 03-31-15 Palo Alto Rental Dispute Program-signed.pdf

 Faith In Action Rotating Shelter (PROGRAM OPERATOR).pdf

Dear City of Palo Alto Human Relations Commission and Ms.  
van der Zwaag

"I would like to exercise my right per the

THE PALO ALTO

MUNICIPAL CODE Chapter 9.72 MANDATORY RESPONSE

TO REQUEST FOR DISCUSSION OF DISPUTES BETWEEN

LANDLORDS AND TENANTS

Which GIVES me THE RIGHT TO REQUEST MEDIATION

O  
F DISPUTES BETWEEN LANDLORD

AND TENANT. This request is timely per 9.72.070(c) as the

Landlord failed to provide the notification pursuant to Section 9.72.040(a)."

T  
he attached represent the

factual outline of the issues to be raised. I will provide

more detailed evidence once the failure to provide Notice of  
tenant's rights (9.72.070 (d)) has been cured."

*Government Code section 50260 et seq.* authorizes and encourages cities and counties to  
establish

local human relations commissions to preserve peace among citizens of different races,  
religions,

and national origins.

I am seeking the assistance of the City of Palo Alto Human Relations  
Commission.

Now as I understand it, this is a minstrel duty under the law so I would expect  
to be afforded the same rights and opportunity to participate in this program  
and be afforded its due process protections that are a right I have under the  
14th amendment to the United States Constitution,  
as any other resident would  
would have. A right that the United  
States Congress has explicitly made enforceable per  
**42 U.S. Code § 1983** - Civil action for deprivation of rights

If I am deprived of this right once again I will pursue either a Writ of  
Mandamus in the California Superior Court  
and/or an injunction in Federal District Court to compel you to act.

I hope that is not necessary; but I have never received a proper explanation  
as to why the City of Palo will not enforce its own municipal I code.

Thank you,

**Joseph A Prezioso**  
**80 South Market Street**  
**San Jose CA 95113**  
**6503089422**  
**855-420-5989 (Fax)**  
**THINKSTRONG**  
**Linkedin profile**

**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Wednesday, April 01, 2015 5:39 PM  
**Subject:** A flyer you may post or forward about Buena Vista Appeal Hearing.  
**Attachments:** Some Buena Vista residents with Supervisor Joe Simitian 3.docx; ATT00001.txt; Some Buena Vista residents with Supervisor Joe Simitian 3.pdf; ATT00002.txt

Folks - for your convenience - here is a Buena Vista Appeal Hearing flyer you may email or print and post to people at your church or organization - or to friends and family.

Please do this.

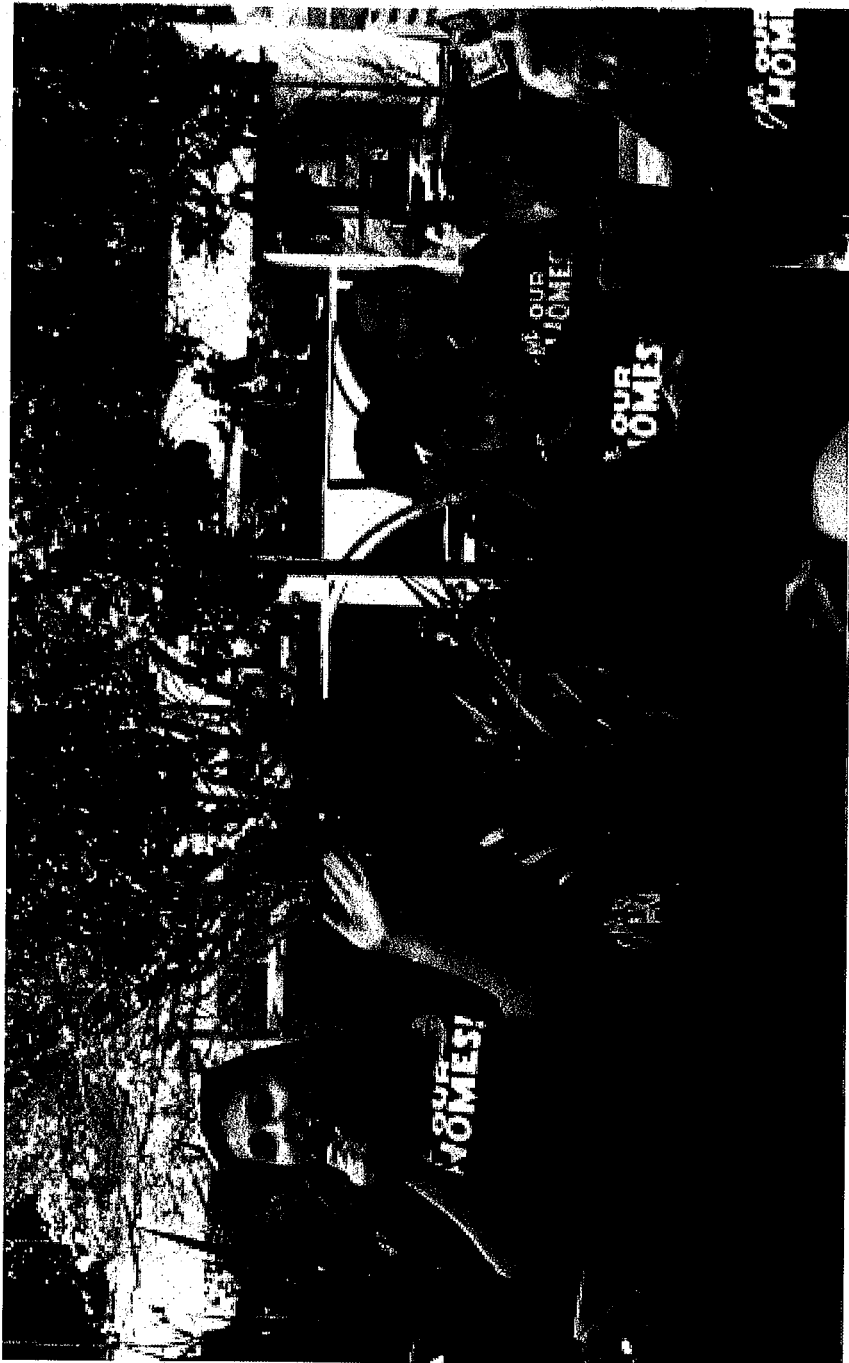
Thanks -

Winter

Friends of Buena Vista

WORD and pdf - whichever works for you.





**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Monday, April 06, 2015 6:57 PM  
**Subject:** Once in a lifetime opportunity - Buena Vista  
**Attachments:** pastedGraphic.pdf; ATT00001.htm

*Once in a lifetime Opportunity ~*  
*Attend the ONLY Hearing Palo Alto will Hold on Buena Vista's Fate*

**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Wednesday, April 01, 2015 5:39 PM  
**Subject:** A flyer you may post or forward about Buena Vista Appeal Hearing.  
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Please do this.

Thanks -

Winter

Friends of Buena Vista

WORD and pdf - whichever works for you.

***Buena Vista Mobile Home Park Residents need YOUR help***



Some Buena Vista residents with Supervisor Joe Simitian 3-9-15

***Please attend the only hearing Palo Alto will hold on the fate of Buena Vista and its 400 low-income residents.***

City Council members and staff must understand that there is massive support for BV residents and their children remaining here, and for affordable housing.

*April 13 – 14. At least attend on the 13th  
Starts 6PM sharp.*

*BV is the only item on the agenda  
City Council chambers, Palo Alto City Hall, 250 Hamilton, downtown  
Free easy parking below City Hall*

***On the 13<sup>th</sup>, you may speak in support of BV residents, 2-3 minutes on the***

County Supervisor Simitian continues fundraising to save Buena Vista. We have a reasonable chance to succeed. Attending this Hearing will help.

For more information about the effort to save Buena Vista or to become a supporter, see [fobv.org](http://fobv.org) or email [dellwinter@gmail.com](mailto:dellwinter@gmail.com)

**Read this & please use. Good as a summation of what BV residents are now facing.**

Hearing Purpose - This is an appeal of a decision made last May. City Council will hear evidence from attorneys about the adequacy of BV owner's Relocation Mitigation Plan (referred to here as the "Plan"). The issue is - does owner's Plan adequately compensate residents for homes lost, moving costs, etc.? Does the Plan identify and allow BV residents to move to a "comparable community" as required? Council must decide.

**Our position: As a condition of closing BV, the law requires that the owner mitigate the adverse impact on displaced residents. Owner's Relocation Plan does not do this, is clearly inadequate and does not comply with the law. Therefore BV cannot be closed. Tell Council to recognize this and rule accordingly.**

**Talking Points - choose 1 to 3 points from list below:**

Owner's Relocation payments are not nearly enough to rent an apartment or buy another mobile home in the Bay Area, let alone in a community comparable to Palo Alto as the law requires. Here the average 2-bedroom apartment now rent for between \$3500 and \$3900 a month. The Plan doesn't come close to adequately mitigating rents. Prospects are bleak for anyone at BV remaining in Palo Alto or the Bay Area.

Extended families (grandparents, grown children and grandchildren) have lived closely together for generations. They will be torn apart. How will this be explained to children? How does one compensate for this?

My child goes to school with BV kids. I want all of our children to thrive together. I don't want to explain to my children why BV kids are suddenly gone. There is no explanation that will make sense to them.

The law says residents must be able to move to a "comparable community". Palo Alto is ranked as one of the most livable towns in the nation, and our schools are 3<sup>rd</sup> best in the state. We have a world-class university and medical center 10 minutes from Buena Vista. We have a low crime rate and many wonderful services for elders and children. BV residents should just stay where they are.

BV families have worked hard to be in Palo Alto. It is their opportunity toward a brighter future; for their kids to have an exceptional education, for their whole family to live safely in a caring community. The City cannot have a role in destroying this opportunity, reversing this progress, in losing this site for

affordable housing. Instead, the City, County, Foundations, private and public entities should continue to work to ensure BV is preserved.

The law requires residents to be compensated for their losses. Most BV residents are homeowners but their homes can't be moved. Compensation amounts aren't enough for homeowners to buy another mobile home. Council members cannot allow this.

Area mobile home parks, our state's greatest source of affordable housing, are full. BV residents will have to move far away. Landowner's own expert says - "It is possible that homes could be relocated to a space in the Central Valley where there is a high vacancy rate in mobile home parks". Having to move to Salinas or Mendota is not legally sufficient.

For decades, the City relied on BV as "an important affordable housing resource". The City now has an obligation to protect that resource.

There is no connection between the Relocation payment amounts and the ability of residents to actually be able to relocate, let alone to a comparable community.

What about losses that the law doesn't cover, such as loss of jobs when residents leave the area to find affordable housing? What will households live on until they find new jobs? The City should not play a role in creating poverty. Low-income residents of color cannot be expected to clear out so better-off people can move in. Forcing hundreds of our own residents from town so that expensive housing can be built is wrong and a black eye for Palo Alto.

What of the loss of valuable *mutual aid* given fragile elders and children by Buena Vista residents that is part of their village culture?

The loss to local employers and customers is real. Buena Vista adults work - Mollie Stones longtime Deli and Bakery manager, Whole Foods Produce Manager, Driftwood Market's sandwich maker, local construction and office workers, staff at Palo Alto Medical Foundation, clerks and waiters will be gone.

The Plan's appraisals undervalue residents' homes at a time when mobile home prices have escalated along with other housing prices. Residents won't be able to buy another mobile home even if they could find a place to put it.

How many households will end up homeless immediately or in a year once the Plan's rent subsidy ends? Forced displacement isn't just inconvenient - it ruins

lives. The Council must not let this happen.

We are being watched by Silicon Valley. How will we deal with Buena Vista? The outcome may well affect what other cities and mobile home park owners do with at-risk parks - the greatest source of affordable housing in the state.

It is unimaginable we could suddenly lose 400 of our neighbors. That's never happened before here - not even close. That would be a terrible disaster like a flood or fire that destroys blocks of homes.

**Well Reasoned and Passionate  
Bring it for BV!**

**Information to be a speaker at Monday's Buena Vista Hearing  
April 13<sup>th</sup> - seated by 6:15PM sharp**

Your *presence* is vital. On Monday we will take a moment to stand together, united in our support for BV as a visual statement to Council and the media. If you can, return Tuesday at 6PM.

The effort to save BV progresses.

**Our position: As a condition of closing BV, the law requires that the owner mitigate the adverse impact on displaced residents. Owner's Relocation Plan does not do this, is clearly inadequate and does not comply with the law. Therefore BV cannot be closed. Tell Council to recognize this and rule accordingly.**

Hearing Purpose - This is an appeal of a decision last May. Council will hear evidence from attorneys about the adequacy of owner's Relocation Plan for residents, should they have to leave. Does owner's Plan adequately compensate residents for homes lost, moving costs, etc.? Does the Plan allow BV residents to move to a "comparable community" as required? Council will decide.

Monday is the only time the public may speak at the 2-night Hearing. **You don't need to speak unless you feel you must. Plenty will - BV folks, organizations and individuals.**

Here's what to do if speaking:

Take a Speaker's Card from the table just inside the door of Council chambers. Fill it out as agenda item #8. Give card to City Clerk sitting at right side of chambers behind the barrier before Hearing starts or while others are speaking. The Mayor will decide if 2 or 3 minutes is allowed each speaker (strictly enforced so rehearse your remarks).

Council etiquette: Please don't applaud, cheer, boo or hiss speakers. Everyone is encouraged to speak freely without censure.

If speaking as an organization representative: State your name, name of organization and your position in it (Chair, Pastor, member, etc.) Say what your organization does if it isn't obvious. Then make your statement - suggestions below.



If speaking as an individual: State your name and neighborhood. Talking points suggested below - please include some. Also - can you think of consequences for you, your family and town if BV is lost? Do you have a personal anecdote that is relevant to BV's plight?

Uploaded: Tue, Apr 14, 2015, 12:44 am

# **Buena Vista residents make final plea to save their homes**

City Council set to rule on closure application Tuesday night

by Gennady Sheyner / Palo Alto Weekly

Hundreds of Buena Vista Mobile Home Park residents attended the April 13, 2015, meeting of the City Council to urge the council to preserve the park. Photo by Gennady Sheyner/Palo Alto Online

The roads they took were different, but they led to the same place: a sprawling mobile home park in a part of Palo Alto that until two years ago stood apart in quiet obscurity.

On Monday night, with the future of Buena Vista Mobile Home Park hanging in the balance, hundreds of residents packed into City Hall with a clear message for the City Council: Save our homes.

Nicolas Martinez, a Buena Vista father, said he moved to Buena Vista after living in several other cities because Palo Alto offered him a safe place to raise his two kids.

"When I moved into Buena Vista, it became an ideal place to raise our two kids, to offer them the education I didn't have, to make sure they wouldn't be beat up after school like I was on their way home," Martinez said. "That is why I wanted them to stay here and have the education that I didn't have. If you can make that happen, it would be a dream come true for us."

Rosa Maria Garcia, a Buena Vista mother, raised four children in the

park and is hoping to live there for long enough to have her youngest graduate from Gunn High, where he is now a freshman. She called the \$29,000 her family was offered in relocation assistance "a joke."

"The situation through which we are now going is very grim," Garcia said. "We are at risk of being made homeless."

Omar Cruz, a Buena Vista student, asked the council not to take away his education. He is now in sixth grade at Terman and he said he hopes to continue his Palo Alto education.

"I don't want to lose any of my friends and I'm really planning to go to Gunn and get a good education," Cruz said.

Melodie Cheney, a Buena Vista senior, called her mobile home her "part of the American Dream." It's the first home she ever owned and she was preparing to finish making her payments in December. Now, she doesn't know if she will be living there when she pays it off. With her disabilities, she doesn't know how she'll cope without her home and its close proximity to transit.

"Buena Vista is my second family," Cheney said. "I hope I'll be able to say that for the rest of my life."

Emblazoned on their T-Shirts, printed on their yellow stickers, written on their postcards, and permeating through dozens of speeches, the same message was delivered by dozens of speakers during the first of two hearings on the proposed closure of the city's sole mobile home park. The discussion will conclude on Tuesday night, when the council is scheduled to rule on the park's fate.

Many of the park's 400 residents and their supporters attended the

Monday meeting to urge the council to reject the package of benefits that the Jisser family, which owns the park, had offered to Buena Vista residents as part of a bid to shut down the mobile-home park. The question of whether the relocation assistance that Jissers have offered the residents is adequate is at the heart of the dispute between the attorneys representing the two sides. Last fall, Hearing Officer Craig Labadie sided with the Jissers and gave the green-light to their Relocation Impact Report, paving the way for the park's closure. The Buena Vista residents aren't now appealing this decision to the council.

Saul Bracamontes, who works as the produce team leader at Whole Foods Market, was one of many residents to argue that the compensation package offered to the Buena Vista families is unfair.

"I ask you to reject the relocation package that owner is offering to us," Bracamontes said. "It's not even close to being fair. What's going to happen to all of our families?"

The residents were joined at the emotional, four-hour meeting by leaders from the faith community, housing advocates, school district officials and neighbors from Barron Park and beyond. With the single exception of Jissers' attorney, every single speaker urged the council to do what it can to preserve Buena Vista.

The big decision may ultimately rest on one narrow question: Did the Relocation Impact Report that the Jissers submit as part of their closure application comply with local law? More specifically, would the relocation assistance that the Jissers offered in the report allow the residents to find "comparable housing" in a "comparable community," as the local mobile home ordinance requires?

Margaret Nanda, attorney for the Jisser family, argued that it would. The Jissers offered to pay each household the appraised value of the mobile home, startup costs for new housing (a security deposit and rent for the first month) and a year of rent subsidies equal to the difference between the residents' Buena Vista rents and what they would be paying elsewhere. The family has a right to close the park, she argued.

She also noted that Labadie had already considered the arguments from both sides and the assistance package that was offered and had agreed that it complies with the local ordinance.

"A mobile-home-park owner in the State of California can exit the rental business," Nanda said. "That is the law. The family can close the park. They can close it and they do not even need to convert it to another use."

The city's ordinance empowers the hearing officer to approve a closure application on the condition that its mitigation measures "are adequate to mitigate the adverse impacts on the displaced residents." The officer may condition approval on other conditions, provided that they "do not exceed the reasonable cost of relocation."

Nanda didn't dispute the arguments from the Buena Vista residents and their attorneys that affording a new home in Palo Alto would be challenging, if not impossible. She noted that the average price for a condominium on sale in Palo Alto today is \$1.25 million. Yet that is not the fault of the Jissers, she said.

"Does that exceed the reasonable cost of relocation? Yes it does and I don't believe anyone can disagree with that," Nanda said. "The fact

that there are not affordable housing options for the residents to go to in Palo Alto, to remain in the schools and in the community that is so dear to them is neither the fault of the park owner nor the park owner's responsibility. It is not the park owner's responsibility to build affordable housing in Palo Alto."

Nanda made her presentation after Nadia Aziz, an attorney representing the Buena Vista residents, laid out her case for why the compensation offered by the Jissers runs afoul of the law. Aziz, a senior attorney at the Law Foundation of Silicon Valley, argued that the Relocation Impact Report should have considered the high quality of local schools in determining what constitutes a "comparable community." By failing to consider local schools, the compensation package falls far short of what's required to assist displaced residents in obtaining "comparable housing" in a "comparable community."

"Palo Alto is its schools," Aziz said. "The reason Palo Alto is such a valuable place to live, the reason people want to move here, is because of its schools. Palo Alto has some of the best schools in the nation."

Aziz argued that in determining the value of a Buena Vista mobile home, one needs to consider the value of it being in Palo Alto -- "the fact that children in that mobile-home park can attend world-class schools, the fact that it's close to transit, close to Stanford and close to amenities."

Elizabeth Seifel, an real estate consultant who testified as a witness for the Residents Association, also cited schools as one of several amenities that make Buena Vista unique when compared to other

mobile-home parks in the region. The park, which is located at 3980 El Camino Real, is also close to great medical facilities, parks, jobs and transit, she said. Buena Vista's low-income residents are unlikely to afford comparable housing anywhere in the region, she argued, citing average housing prices throughout the region. According to her presentation, Buena Vista family currently paying \$633 for a two-bedroom trailer would find itself in a housing market where two-bedroom rents range from an average of \$2,800 in San Mateo to \$3,730 in Palo Alto.

"If displaced, Buena Vista residents will face an affordable housing crisis like we haven't seen in many, many years or even ever before in California," Seifel said.

Many speakers at the Monday hearing argued that preserving Buena Vista would benefit not just the park's residents, but the community as a whole. School board members Terry Godfrey and Camille Townsend both spoke in support of Buena Vista. Ken Dauber, who also sits on the school board but who said he was speaking as a Barron Park resident, urged the council to reject the Jissers' application because it doesn't factor in schools. Godfrey said she is very grateful that the Buena Vista attend Palo Alto schools, "not just because of the individuals they are, but because of the voices they bring." Their parents, much like her own, came to Palo Alto so that they can better their lives through education.

"They bring value to our city today," Godfrey said. "They'll bring value to our city in the future."

The meeting will resume on Tuesday night with a 10-minute

presentation from the Jissers' witness, David Beccaria of the appraising firm Beccaria & Weber. Beccaria is expected to explain the methodology behind the appraisals his firm performed for Buena Vista and rebut recent criticisms that his appraisals had received from an appraiser who was commissioned by the residents' attorneys to review Beccaria's work. The council will then proceed with questions before making a decision on the closure application for Buena Vista.



**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Tuesday, April 14, 2015 1:42 PM  
**Subject:** By 3PM today - KGO TV wants photos of last nights BV Hearing

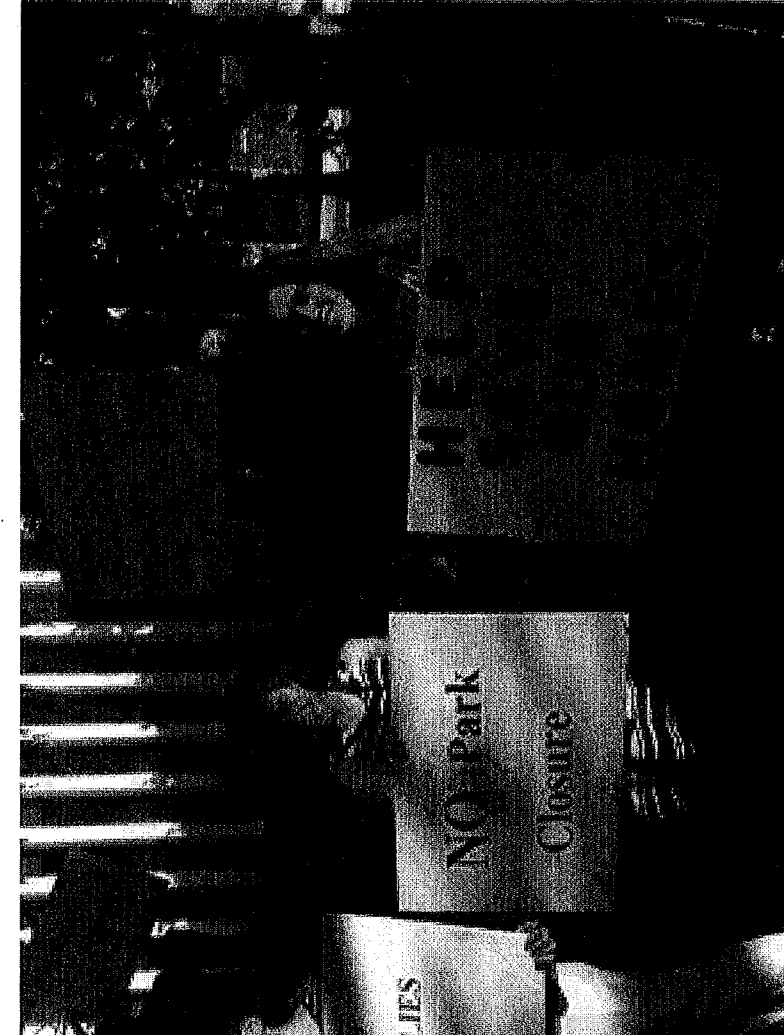
Friends - if any of you have good photos of the Hearing last night - gathering inside or out, inside chambers during hearing, etc. they are wanted by Chris Nguyen at KGO TV NOW. He needs photos by 3PM today - hurry if you are interested.

Send to:  
[Chris.nguyen@abc.com](mailto:Chris.nguyen@abc.com)

Winter  
Friends of Buena Vista







Uploaded: Tue, Apr 28, 2015, 8:54 am

### **More action urged to save Buena Vista**

Residents, supporters ask Palo Alto officials for quick action to avert displacement by Gennady Sheyner / Palo Alto Weekly

With one month left until the final verdict, Buena Vista Mobile Home Park residents and their supporters on Monday night made a plea for more city action to prevent the park's closure.

The City Council last month affirmed the adequacy of the closure application for the sprawling park that is home to a largely Hispanic and largely lower-income community of about 400. The decision, which is set to be finalized on May 26, will clear the way for the Jisser family to close Buena Vista and to begin the six-month eviction process immediately after.

On Monday, Don Anderson and Gail Price from the group Friends of Buena Vista urged the council to take action in the next month that would help avert the park's closure. They were joined by a group of Buena Vista residents, which included Nicolas Martinez. The message was clear: We need help and time is running out.

"We want to make sure that council members are aware that Buena Vista residents are exploring all possible options and we are heavily relying on the council and the City of Palo Alto to do all that is within their power to preserve Buena Vista," Martinez said. "We are extremely concerned, especially about Buena Vista children and how quickly families will have to act in order to get them into new schools in August, or the latest September, of this year.

"Time is running out but we, the residents, are hoping for a better outcome," Martinez said.

Price, who served on the City Council before concluding her sole term in December, urged three specific actions. The council, she said, should add more money to the \$8 million that City Manager James Keene had already set aside for potential purchase of Buena Vista from the Jisser family. The Santa Clara County Board of Supervisors has also designated \$8 million for Buena Vista preservations, though supervisors indicated last week that they may add another \$3.3 million to the pile from the county's affordable-housing fund.

The group launched its presentation by showing a video of various council members talking at the April 21 meeting about how much they'd like to preserve Buena Vista. Councilwoman Liz Kniss urged the residents at that meeting to stay hopeful and Councilman Marc Berman talked about how important Buena Vista residents are to the community.

Both Anderson and Price urged the council to back this talk with action. Anderson said the vote, and the subsequent newspaper headlines about the council authorizing Buena Vista's closure, was "devastating to the residents of the park." Time is of the essence, he said, to save the Buena Vista residents.

"Please imaginr yourself in the following situation: at the end of May, you're served with a notice to vacate your home no latter than Thanksgiving or Christmas or be forcibly escorted from the premises by the sheriff. In less than three months from the end of may, your children will start the new school year. What do you do?"

Anderson implored the council to "be proactive between now and then" so that after it completes its deliberation of the closure application, it can take immediate steps to avert the closure. Even though the council mandated on April 21 that the Jisser family increase the relocation-assistance package offered to Buena Vista residents, even the increased assistance isn't enough to keep the residents in the area.

"I think we all understand that no relocation package is really going to allow residents of Buena Vista to live long-term anywhere anything like 35 miles from Palo Alto," Anderson said.

Price urged the council to consider policy changes as soon as possible that would allow the city to tap into more revenues for Buena Vista's preservation. The council should also direct city staff to do "whatever advance work" needs to take place so that the city can act on a possible alternative to the park's closure. The city should also try to secure additional funds by seeking contributions from the business community and relevant state and federal programs. Events, she said, are quickly unfolding and it's time for the council to "move from rhetoric to action."

"As our elected officials, your deliberations and actions must reflect your commitment to Palo Alto residents, affordable housing and economic and ethnic diversity – all that Buena Vista is and represents." Price said. "You can oppose and prevent displacement by taking action. Only by doing so will you protect Palo Alto's reputation as a caring community."

**APRIL 27, 2015: COMMENTS TO PA CITY COUNCIL**

**RE: BUENA VISTA**

Good evening, I am Gail Price.

I am speaking on behalf of the Community Working Group Board in support of the Buena Vista Mobile Home Park and residents, their future, and all actions needed to maintain and upgrade affordable housing in Palo Alto. I am also a neighbor and a former school board and city council member.

The video illustrates your considered and heartfelt comments.

The Palo Alto City Council has the power, authority and responsibility to support the Buena Vista community and to protect affordable housing. You can demonstrate your leadership and commitment to a fair and just outcome.

Thank you to District 5 Supervisor Joe Simitian and his colleagues for their leadership and unanimous actions on Tuesday, April 21st to identify processes and partners to preserve and operate Buena Vista Mobile Home Park as an affordable mobile home community.

Events are quickly unfolding.



The Council needs to move from rhetoric to action.

In anticipation of the results of the County's process to forge a partnership and solution, we recommend the following:

1. Last week the County of Santa Clara added another \$3.3 million, for a total of \$11.3 million set aside for Buena Vista acquisition.

The City should follow the County's lead by allocating at least \$3 million more as a match from the City's Affordable Housing Fund---in addition to the \$8 million the City Manager already set aside for this purpose.

If a policy change is required to secure these additional funds then change the policy. The General Fund is also a potential source.

2. Approve and release soon any City funds set aside for acquisition of Buena Vista, preferably no later than May 26th, when you will meet to ratify your Appeal Hearing findings.

3. Be prepared. Direct the appropriate City staff to do whatever advance work is necessary to ensure the City can act quickly, if needed, if and when alternatives to closure materialize.

4. To secure additional resources, the City Council should actively and publically support Supervisor Simitian's fundraising efforts by seeking out and encouraging businesses, community members and relevant State and Federal programs to help fund the preservation and upgrade of Buena Vista.

As our elected officials, your deliberations and actions must reflect your commitment to Palo Alto residents, affordable housing, and economic and ethnic diversity – all that Buena Vista is and represents.

You can oppose and prevent displacement by taking action. Only by doing so will you protect Palo Alto's reputation as a caring community.

## **Palo Alto Weekly**

Spectrum - April 24, 2015

### **Guest Opinon: A different solution for Buena Vista families**

*Keeping families in Palo Alto, if not in the mobile-home park, would honor ordinance's 'comparable housing' intent*

*"In recognition of the unique situation and vulnerability of mobile home owners, the State Legislature adopted the Mobilehome Residency Law that requires park owners to provide reasonable relocation assistance as a condition of closing and converting a park." (City of Palo Alto Municipal Code Section 9.76.010)*

On May 4, the Palo Alto City Council will vote on whether or not to approve the relocation assistance measures offered to the residents of the Buena Vista Mobile Home Park owned by the Jisser family. These low-income residents, most of whom are Latino, argue that the compensation proposed by the Jissers will not permit them to remain in Palo Alto, thereby preventing their children from continuing their education in the city's schools. The Jissers maintain that the compensation they have offered is fair.

There is merit to both sides in this matter; and there is a solution that can equitably benefit both.

The Jisser family can lawfully sell their property; and they are entitled to make as much money as they can from that sale. Everyone knows that homes in Palo Alto sell for millions of dollars; rental prices for housing in this city are exorbitant; and land is the city's most precious commodity. The land on which their mobile-home park sits is a virtual gold mine. The Jissers will make a fortune, and in our capitalist system, that's their right.

Everyone also knows that one of the primary reasons for which the property values in Palo Alto are sky high is the stellar education offered by our public schools. I moved to Palo Alto in 1984 so that my two daughters might receive a top-notch public education; they did. The parents who live at the Buena Vista Mobile Home Park want the same for their children.

The city's ordinance requires that mobile-home families forced to relocate be provided "comparable housing." For that ordinance to have any meaning, the extraordinary education provided by Palo Alto schools must be a factor in the comparable housing determination. It is my belief that there is a relocation assistance formula that will fairly address the needs and concerns of both sides in this dispute.

For the Buena Vista families with school-aged children, I propose this approach as a part of the relocation assistance package: Each family with children *currently enrolled* in Palo Alto schools would be provided funding to rent housing *in Palo Alto* until the youngest of those currently enrolled children has

graduated from the 12th grade (or is otherwise no longer enrolled in our schools). Deducted from this amount would be the monthly rent the family would have paid to live at Buena Vista over the course of those years of schooling.

So, for example, where a family has three children in our schools, one of whom is in kindergarten, their relocation assistance package would provide funding for housing until the kindergartener completed the 12th grade. For this family, the funding formula would provide an amount equal to 12 years' (144 months) worth of rent *in Palo Alto housing*, less the rental amount that the family had been paying.

If, say, the monthly rent for housing that family in Palo Alto were \$3,000, then the relocation assistance amount would be \$432,000 ( $\$3,000 \times 144$  months), less the amount of rent the family would have paid to live at Buena Vista for 12 years. If this family paid monthly rent of \$1,000 at Buena Vista, their relocation assistance package would amount to \$432,000, less \$144,000 (12 years' of Buena Vista rent), for a total of \$288,000.

Those funds would be deposited in an interest-bearing trust account and disbursed directly to the landlord each month to pay the family's rent. Any remaining balance in the account would be returned to the Jissers.

Alternatively, where a Buena Vista family has only one school-aged child who, for example, is enrolled as a junior in one of our high schools, the relocation-assistance formula would provide housing funding until that child's graduation, a period of just two years.

Clearly, the approach I have outlined needs tweaking, but given the importance of this issue, I encourage all of the parties to take the time to give this proposal serious consideration. The City Council's decision on May 4 should not be heartbreaking, as some council members have characterized it.

In this instance, it is not heartbreaking to do the right thing.

*LaDoris H. Cordell is the current City of San Jose independent police auditor, a former Palo Alto City Council member and a retired judge. She can be reached at [ladoris@judgecordell.com](mailto:ladoris@judgecordell.com).*

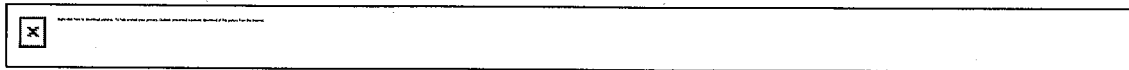
**Constantino, Mary**

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**From:** California <cgoodman=ssci2000.com@mail208.atl81.rsgsv.net> on behalf of California <cgoodman@ssci2000.com>  
**Sent:** Tuesday, May 05, 2015 9:30 AM  
**To:** HRC  
**Subject:** California LiveScan Delays: Coach with Criminal History Arrested

LiveScan: California coach with criminal history arrested

[View this email in your browser](#)



## California LiveScan Delays: Coach with Criminal History Arrested

A California soccer coach with Napa High was recently arrested on allegations of suspected solicitation of a minor when a player reported that she had received inappropriate text messages from her coach.

The coach, 29-year-old Julian Vargas, *should never have been coaching in the first place* because the school had not yet received a clearance report on him from his LiveScan fingerprint check. A district spokeswoman, Elizabeth Emmett, said of Vargas, "He shouldn't have been out there. The procedures weren't followed."

A LiveScan background check was conducted on Vargas in April of this year, *two months after* he was hired by the school district. Vargas was cleared through the FBI check the next day but the District had still not received the State Department of Justice report as of last week. Even more concerning than this background check delay is the discovery of a 2011 conviction of domestic violence on Vargas' record. *"There was a lapse in enforcing a policy,"* Emmett said.

According to Emmett, the school district stated that a consultation with their attorney would have been conducted if they had discovered the **domestic violence conviction** prior Vargas' employment.

When the 16-year-old girl reported the questionable text messages to police, an investigation was launched in which a police officer, posing as the girl, continued communicated with Vargas who allegedly sent two fully nude images to the girl's phone.

Vargas was arrested and charged with sending harmful matter to a minor and contact with a minor for sexual offense.

The district said that it is now reviewing all paperwork for its coaches and meeting with parents and players to discuss the recent arrest of the soccer coach.

**[Read the full article from the Napa Valley Register Here.](#)**

**[Learn More about SSCI's Background Checks for Coaches Here.](#)**



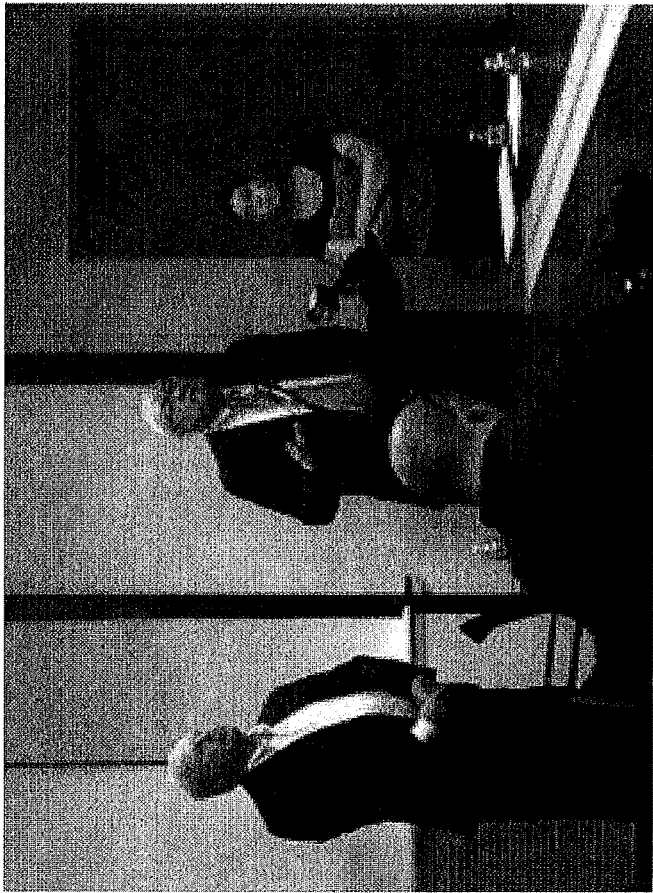
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## **Nonprofit joins effort to preserve Buena Vista**

The Caritas Corporation is putting together plan to buy Palo Alto's sole mobile-home park

by Gennady Sheyner / Palo Alto Weekly

The Caritas Corporation, a nonprofit organization that manages 20 mobile-home parks throughout California, has joined the last-ditch effort by Santa Clara County and Palo Alto officials to avert the closure of Buena Vista Mobile Home Park.

Caritas, a company based in Irvine, has entered into a contract with Santa Clara County that, in its first phase, requires the company to put together a purchase and sale agreement with the Jisser family, which owns the 4.5-acre mobile park. The Jissers have been moving ahead with a closure application for Buena Vista since the fall of 2012, a process that could conclude on May 26, when the City Council is expected to formally approve the application. After the vote, the Jisser family will be able to launch the six-month process of evicting the park's roughly 400 residents.

While the future of Buena Vista remains uncertain, the entry of Caritas into the preservation process has offered another shred of hope to the residents of the predominantly Hispanic and low-income community in Barron Park. Erika Escalante, president of the Buena Vista Residents Association, said the last few months have been difficult ones for the park community, with residents bracing for the prospect of imminent displacement. Now, with Caritas joining the effort, the focus has



turned to putting a plan together that would allow families to keep their homes.

"We've met with Caritas a couple of times and we're very excited and encouraged about potential of this plan," Escalante said Wednesday.

The company was formally introduced to the community on Wednesday afternoon by county Supervisor Joe Simitian, a former Palo Alto mayor who is now leading the drive to avert Buena Vista's closure. In January, Simitian led the Board of Supervisors in allocating \$8 million for the park's preservation. He also noted that an additional \$3 million is available in affordable-housing funds for the potential purchase. Shortly after he announced the allocation, Palo Alto City Manager James Keene designated \$8 million from the city's affordable-housing funds for Buena Vista's preservation, an allocation that is subject to the council's approval.

At the same time, Simitian has been reaching out to the philanthropic community about possible contributions that would help pay for the park's run-down infrastructure. While he told the Weekly he is encouraged by the response he has received so far, potential donors are waiting to see the extent of the assistance that would be necessary to preserve the park.

The effort still faces steep hurdles. The Jisser family has been reluctant to discuss any possible sale of the site while its closure application remains open. The public entities are still trying to figure out what the price could be and whether there will be enough resources to cover it.

Yet the county's agreement with Caritas is significant given the council's and the supervisors' reluctance to get into the mobile-home-

management business. In late April, the Board of Supervisors authorized county staff to negotiate with nonprofits that could potentially own and operate Buena Vista. On April 28, the county entered into its agreement with Caritas.

Caritas 20-year track record of successful "rescue operations" have prompted the county to select it over other nonprofits that expressed interest, Simitian said. If enough resources are found to acquire Buena Vista, Caritas is prepared to "acquire, own and operate the site in perpetuity as an affordable mobile-home park community," he said.

"The two things we need are resources and partners," Simitian said. "Caritas Corporation is now under contract with Santa Clara County to be that partner. My hope and expectation is that Caritas, working with the county, will be able to negotiate a market rate purchase of the park from current owners."

In addition to the roughly \$19 million already available in public funds, officials from the city, the county and Caritas can also look to a tax-exempt revenue bond, predicated on the cash flow of the property. For Caritas, issuing bonds has been a standard practice. The company's information brochure notes that Caritas' purchase of mobile-home parks is financed "by conduit, non-recourse tax-exempt bonds issued by a public entity, including counties, cities or a joint powers authority."

"If a public entity is willing to pledge housing funds or provide credit enhancement, the bond issue for the entire purchase price can be sold at a lower interest rate," the Caritas brochure states. "Because the seller receives all cash, the purchase price is often lower. If structured

properly, these savings generally result in increased rent relief for residents and enhancements to the park communities."

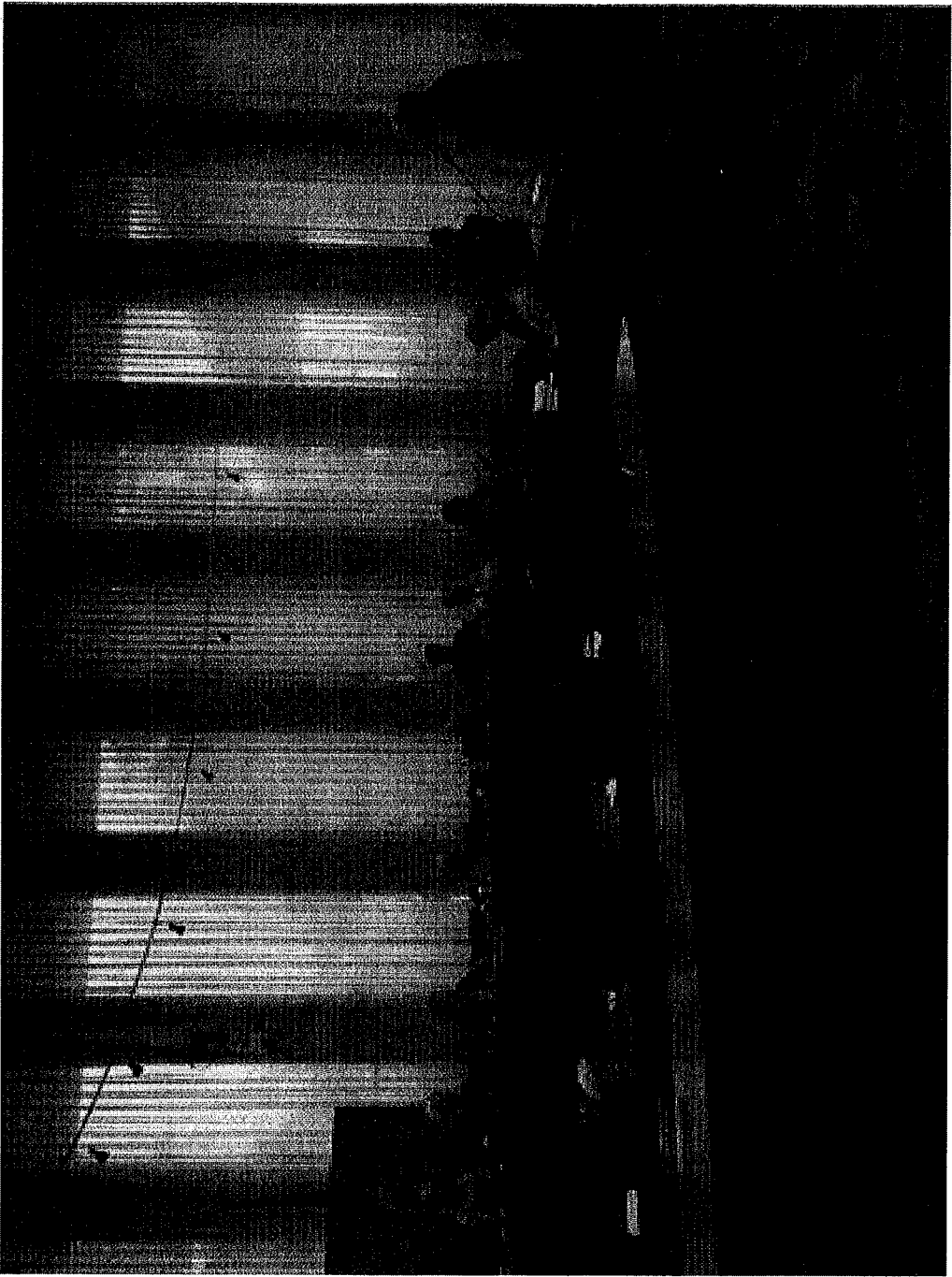
John Woolley, the company's chief operating officer, said his company has long been aware of the myriad of challenges facing Buena Vista residents. Caritas, he said, believes there is a "workable solution" to these problems. He stressed that the company is a "mission-based" organization, rather than a profit-based one, that it self-imposes rent control on its properties.

"It's going to be a very challenging process but it is very achievable," Woolley said. "We believe our unique experience and skill set position us well to turn Buena Vista into a spirited and caring mobile-home community."

The contract that the company signed runs until the end of 2015 and does not include any spending from the county. Woolley said Caritas will commit to working with the Jisser family to "understand their development goals and develop a proposal that appeals to them." The company will also work with its partners in the city, county and philanthropic communities to identify the needed resources; continue to meet with Buena Vista residents to make sure any plan would meet their needs; encourage city officials to expedite the approval process for the needed upgrades to Buena Vista; and reach out to local philanthropic groups for potential contributions.

"Caritas is genuinely excited about the prospect of redeveloping the Buena Vista Mobile Home Park and we look forward to transforming it into an exciting, lively community of which the city, the county and the community can be very proud," Woolley said.





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**Constantino, Mary**

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**From:** Winter Dellenbach <winterdell@earthlink.net>  
**Sent:** Thursday, May 07, 2015 7:54 AM  
**Subject:** Here is the video link I failed to attach RE: Buena Vista press conference  
**Attachments:** PastedGraphic-6.pdf; ATT00001.htm

YouTube video link:

[http://youtu.be/l\\_9X5WPwC6E](http://youtu.be/l_9X5WPwC6E)