



COMMON GROUND

Up-to-Date Information on East Palo Alto's Housing and Community Issues

3rd Issue
December, 2001



University Circle

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REDEVELOPMENT AGENCY NEWS

Since 1999, the EPA Redevelopment Agency has been actively engaged in developing the City's taxbase, creating new jobs, adding city services and enhancing the City's image. Let's take a closer look at what's happened:

University Circle Project Area

This project area has been in place since 1989. Beginning in 1999, the former Whiskey Gulch, home to various non-profits, residents, and locally owned businesses, was transformed into an office/hotel complex. All non-profits were successfully relocated within the City and those residents and businesses displaced received relocation benefits. Two office towers are scheduled to open this Fall and will count among their tenants a prominent Bay Area law firm committed to hiring local residents. Beginning in Spring 2002, a 5-star luxury hotel will begin construction and open in 2004. When finished, this project area will pay more than \$3 million in annual property taxes and \$1.5 to \$2 million in general fund revenue to East Palo Alto, representing about 15% of the City's budget.

Gateway Project Area

This project area was established in 1993. It is nearly built out with Phases 1 and 3 nearly complete and Phases 2 and 4 in the planning stages.

Phase 1 consists of a 30-acre retail power center generating more than \$1 million in annual tax revenues (15% of the City's budget) and 450 jobs; 42% of the workers live in EPA. Phase 3 consists of both the University Square and Peninsula Park Apartments. A total of 87 of the 346 new units (25%) have been reserved for lower-income households.

Current in the planning process is Phase 2 which may include a new furniture store, IKEA. IKEA has agreed to provide a mini-

num of \$1 million in annual sales tax revenue to East Palo Alto and anticipates 550 new jobs. A portion of Phase 4 may contain a mixed-use office/retail development with the developer agreeing to set aside below market rate retail space reserved for local retailers, a first in East Palo Alto.



Ravenswood 101 Retail Center

Four Corners/Ravenswood Project Area

This project area has been in place since 1990. Despite the slowdown in the economy, the Agency is moving forward in collaboration with local businesses and owners to establish an assessment district that will fund major infrastructure improvements. The property owners have formed a limited liability corporation (LLC) to serve as a coordinator and catalyst of development in the Ravenswood Business District (RBD). Washingtonia, owner of the 6 acre vacant parcel on the southeast corner of Bay Road and University Avenue, has launched a plan to create a new Town Square with office, retail and a public plaza.

Redevelopment is a creative tool to attract private investment to EPA. In just three years, it has increased the amount of tax increment and sales tax revenues to support the City's roads, sewers, schools and community services. A new bank, California Bank & Trust, will soon open in Spring 2002. With the community working together, a new supermarket should not be far behind.

For more information on Redevelopment in EPA, please call Ricardo Noguera, Redevelopment Division Manager at 650.853.3195.

HOLIDAY SAFETY TIPS

CHRISTMAS TREES

A cut Christmas tree is like a cut flower – neither will last very long without water. A tree purchased from a lot or cut on a tree farm may retain fire resistance if you follow these simple steps:

- Keep the cut end of the trunk in water.
- Check the water stand daily.
- Locate the tree away from heat sources.
- Do not place the tree near a heater outlet, woodstove, or fireplace.
- Put it in the coldest location possible.
- Turn down the room heat at night.

Even a properly cared for cut tree will continue to dry out. Remove the tree immediately after the holidays.

Dispose of the tree by cutting it up into pieces no longer than five feet in length and putting it out with your garbage on your regular collection day for the two weeks following Christmas. Never burn a cut, dried out Christmas tree in your wood-burning stove or fireplace. The tremendous amount of heat released can severely damage even the best stove or fireplace.

LIGHTS

Carefully check all electrical wiring before you install decorations. Check light sets for broken sockets and defective wiring. Use only UL-approved OUTDOOR lights outdoors. Never use indoor lights outside or outdoor lights indoors. Turn off decorative lights when you leave the house or go to bed. Use miniature, low voltage lights on a tree. Standard size lights generate heat, which speeds up drying of the tree.

CANDLES

The use of candles is discouraged, but if they are used:

- Place candles in sturdy, non-flammable holders or containers.
- Keep candles out of the reach of children and where they cannot be accidentally knocked over.
- Extinguish candles before leaving the house or going to bed.

GIFT WRAPPING

Discard your metallic and foil wrapping paper, bows and ribbons in a trash can for collection. Standard wrapping paper however, should be included in your regular

paper recycling container – NEVER throw wrapping paper into a fireplace or wood burning stove. They generate tremendous amounts of heat that can damage fireplaces and wood stoves.

NEW HOMES

Nugent Square is one of the most recent multi-family residential proposals being envisioned for the East Palo Alto community. The project, as proposed, will be located on University Avenue between Weeks and Sacramento Streets, close to public transportation and within walking distance from the City's center.

The development's sponsor, EPA CAN DO, had three objectives in mind when it began to create a housing plan for the 1 acre site. Their first objective is to provide attractive affordable housing along one of the City's major access roads. The second objective is to provide affordable housing for the growing number of households in our community who are unable to afford spiraling market rents, and the last objective is to prevent economic displacement of the City's residents.

As this vision becomes reality, the newly-constructed units will provide 32 affordable multi-family housing units featuring 4 two-bedroom town houses, 11 two-bedroom flats, and 18 three-bedroom flats, a community room, and office space for EPA CAN DO and its Next Step Housing Assistance Center. Affordability being a key component of the sponsor's goal, these multi-family residences will serve households at or below 50% of area median income.

For updates as this development unfolds, please contact Robert Jones, Executive Director of EPA CAN DO, at 650.473.9838.



Nugent Square

MOLD: A GROWING PROBLEM

More and more people who live or work in spaces affected by mold are complaining of health problems. Mold has been known to cause flu-like symptoms as well as asthma, sinus infection, nosebleed, headache, cough and confusion. Reactions to mold are individual. Some people are affected while others have no reaction at all. Statistics show that about ten percent of the population is affected by mold. Those who are at greatest risk are people with fragile immune systems like infants and children, pregnant women, the aged and those whose immune systems have been compromised by other conditions like hepatitis, HIV or AIDS. People who fall into this risk category and residents of dwellings affected by mold that have long-term or severe symptoms should consult with their doctor.

Mold needs two things to grow: moisture and a food source such as wood, paper, dirt or leaves. Moisture can come from: flooding, backed-up sewers, a leaky roof or siding, humidifiers, mud, damp basements, or other leaking problems.

If you can see mold or if there is an earthy or musty smell, you can assume you have a mold problem. Unless the source of moisture is removed and the contaminated area is cleaned up, the problem is likely to re-occur.

To clean small areas of mold, prepare a weak (10%) solution of hot water and ordinary household bleach. Wear gloves and use a stiff brush to scrub away small areas of mold. Then dry the affected area.

If the affected area is large (larger than 12'x18') or the area you cleaned has mold reappearing after a few days, you may not be able to handle the situation yourself. If you rent your home, contact your landlord. If you are a property owner, you may wish to consider having a professional deal with the situation. Please keep in mind that property owners who rent units are obliged to keep properties in good and safe condition. Taking care of leaks and resulting mold are part of this obligation. If leaking and mold conditions are not corrected, they may result in damage to the building as well as damage to tenant's health and property.

To report a suspected code violation, contact the City of East Palo Alto Code Enforcement Division at 650.853.3156.

CONSEJOS DE SEGURIDAD PARA LAS FIESTAS

ARBOLES DE NAVIDAD

Un arbol de Navidad cortado es como una flor cortada – ninguno durara mucho sin agua. Un arbol comprado de un lote o cortado en el rancho puede ser resistente al fuego si sigue los siguientes pasos:

- Mantenga el tronco en agua.
- Revise el agua diariamente.
- Localize el arbol lejos de la calefacción.
- No localice el arbol cerca del calenton, chimenea, o estufa.
- Localizelo en el lugar mas frio posible.
- Baje la temperatura del calenton por la noche.

El arbol se va a secar aun manteniendolo en agua por lo cual debe de tirarlo inmediatamente despues de los dias de fiesta.

Disponga de su arbol cortandolo en pedazos no mas grandes de 5 pies y pongalo cerca del bote de basura en las dos semanas despues de la Navidad. Nunca quemel arbol en la chimenea. El alto fuego puede dañar a su chimenea.

LUCES

Revise todos los cables electricos antes de instalar decoraciones. Revise todos los focos y cables de luces. Para uso en el exterior de su casa solo utilice luces con este sello de aprobacion: UL-approved OUTDOOR. Nunca use luces diseñadas para el interior afuera o luces para el exterior adentro. Apague las luces antes de salir o hirse a dormir. Use luces miniaturas en los arboles. Luces de tamaño regular generán mas calor, lo cual hace que el arbol se seque mas rapido.

VELAS

No le aconsejamos el uso de velas, pero si las usa:

- Ponga las velas en vasos fuertes que no se quemen.
- Mantenga las velas lejos del alcance de los niños y en donde no se puedan tumbar accidentalmente.
- Apague las velas antes de salir o ir a dormir.

ENVOLTURA DE REGALOS

Tire los moños, envoltura, o listones metalicos en la basura. Papel de envoltura debe de ponerse en el reciclaje – nunca tire envoltura de regalos en la chimenea. Generan altas temperaturas que pueden causar daños.

NUEVAS VIVIENDAS

El proyecto Nugent Square es el desarrollo multi-familiar mas reciente que se esta proponiendo a la Ciudad. El desarrollo, como es propuesto, sera localizado en la Avenida University entre las calles Weeks y Sacramento, cerca de transportación publica y del centro de la Ciudad.

Cuando EPA CAN DO propuso este desarrollo tenia tres objetivos en mente. Su primer objetivo es proporcionar viviendas atractivas para personas de bajos ingresos en una de las calles mas recorridas en la Ciudad. El segundo objetivo es de proporcionar viviendas a nuestros ciudadanos que no pueden pagar las altas rentas del mercado, y el ultimo objetivo es de prevenir el desplazamiento economico de nuestros residentes.

Cuando esta vision sea realidad, las nuevas unidades, proporcionaran 32 unidades multi-familiares de dos y tres recamaras mas un salon comunitario y oficinas para EPA CAN DO y su programa, Next Step Assistance Center. El enfasis es en proporcionar viviendas a familias que tienen ingresos al 50% o menos de los ingresos medios de la area.

Para mas información sobre este desarrollo, favor de llamar a Robert Jones, Director Ejecutivo de EPA CAN DO, al 650.473.9838.



Nugent Square

MOHO: UN PROBLEMA EN CRECIMIENTO

Mas y mas personas que viven o trabajan en lugares afectados por moho se quejan de problemas de salud. El moho puede causar sintomas como la gripe y tambien puede causar asma, infecciones nasales, hacer sangrar las narices, dolores de cabeza, toz y confusión. Las reacciones al moho son individuales. Algunas personas son afectadas y otras no tienen nunga reacción. Las estadísticas demuestran que 10% de la población son afectadas por el moho. Las personas con mas riesgo son personas con sistemas debiles como infantes, niños, ancianos, mujeres embarazadas y personas con sus sistemas devilitados por condiciones como HIV/SIDA. Personas bajo estos riesgos y residentes con moho en sus viviendas que tienen sintomas severas deben de consultar con su medico.

El moho nesecita dos cosas para crecer: humedad y comida como madera, papel, tierra o hojas. Humedad puede venir de undamientos, albañales tapados, agujeros en el techo, lodo, subterranios humedos, o otros problemas de derramación de agua.

Si puede ver o oler el moho es seguro que tiene un problema de moho. Este problema puerder persistir si no se arregla.

Para limpiar areas pequeñas con moho, prepare un solución debil de agua caliente y 10% cloro ordinario. Use guantes y un broche para limpiar las areas con moho. Despues seque las areas afectadas.

Si el area afectada es grande (mas grade de 12'x18') o el area tiene moho que reaparece despues de algunos dias, usted talves no podra resolver el problema solo. Si usted alquila su casa, pongase en contacto con el dueño. Si usted es el dueño de la propiedad, debe de considerar contratar a un profesional. Favor de recordar que como dueño es su responsabilidad mantener las unidades de alquiler en buenas y saludables condiciones. Arreglar derrames y el moho es parte de esta responsabilidad. Si los derramos y el moho no se arreglan, pueden resultar en daño a propiedad y tambien en daños al salud del inquilino.

Para reportar violaciones del codigo, pongase en contacto con la División de Codigos de la Ciudad de East Palo Alto al 650.853.3156.



COMMON GROUND

Up-to-Date Information on East Palo Alto's Housing and Community Issues

CONTACT INFO: (INFORMACIÓN PARA CONTACTARNOS) :

2415 University Avenue
East Palo Alto, CA 94303
Tel: 650.853.3109
Fax: 650.853.3115

Code Enforcement Complaint Line
(Linea para quejas del enforce de
código): 650.853.3156

Office Hours (Horas de oficina):
8:00 a.m. to 5:00 p.m.

E-mail (Dirección electronica):
commonground@cityofepa.com



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East Palo Alto, CA 94303

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TERRENO COMÚN

Información de última hora sobre los asuntos de vivienda y de la comunidad de East Palo Alto

*Tercera Edición
Diciembre, 2001*

DENTRO DE ESTA EDICIÓN:

- Barriendo las Calles de la Ciudad
- Opinión
- Anuncios de Reuniones Públicas
- Interés de Depositos de Seguridad
- OEPA Forma un Equipo con la Ciudad
- Gracias
- Noticias de la Agencia de Reurbanización
- Regalos "Verdes" para las Fiestas
- Conozca Vecina: Elizabeth Jackson
- Consejos de Seguridad para las Fiestas
- Nuevas Viviendas
- Moho: un Problema en Crecimiento

BARRIENDO LAS CALLES DE LA CIUDAD

Continuando el esfuerzo de mejorar la apariencia y limpieza de las calles de la Ciudad, BFI a comenzado a barrer casi todas las calles de East Palo Alto. BFI a enviado un aviso a todos los residentes de EPA con el horario de limpieza. La limpieza efectiva depende en que usted no bloquee las calles en los días de limpieza. Aunque en algunas calles habran señales y se les dara infracciones a personas violando esas señales la Ciudad prefiere la cooperación de los residentes en ves del enforzamiento legal.

Este al tanto de que estacionarse en violación de las señales, que indican el dia que pasara la

barredora , es prohibido. El departamento de Enforce de Codigos de La Ciudad le dara una infracción a cada vehiculo estacionado en las calles durante los días de limpieza. El costo de estas infracciones es \$20.00.

Favor de ayudarnos a mantener la apariencia de nuestras calles. Su cooperación es apreciada.

Si tiene alguna pregunta sobre el horario, porfavor ponga atención a las señales en las calles o llame al Departamento de Servicios Publicos al 650.853.3165.