

# The Incorporator

Volume 2 Number 1 June 1983

EPACCI  
P.O. Box 50624  
East Palo Alto, CA 94303

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CAR-RT SORT

## Strong Support for Incorporation

Incorporation is supported by the East Palo Alto Chamber of Commerce, the South San Mateo County NAACP, the Ravenswood Recreation and Park District Board, the Ravenswood City School District Board, the Drew Medical Foundation Board, the Economic Opportunity Commission Board, the South San Mateo County Democratic Central Committee, the San Mateo Labor Council, the League of Dedicated Citizens and Registered Voters, the EDNA Foundation, the West Shore Homeowners and Renters Association, the East Palo Alto Tenants Council, the American Muslim Mission, the Senior Club, the Latino Coalition, the Parents for Positive Action, and the Ministerial Alliance. THINK ABOUT IT WHEN YOU GO TO THE POLLS ON JUNE 7.

*"Those who oppose incorporation appeal to people's fears, and those who support incorporation appeal to people's sense of responsibility."*

Ruben Abrica, Candidate for EPA City Council

## The Benefits of Incorporation

It is becoming increasingly clear that East Palo Alto does not receive adequate services from San Mateo County. There is no real possibility for change as long as East Palo Alto is unincorporated.

East Palo Alto possesses the human and material resources needed to build a great city. Ours is a promising future if we only dare to seize the opportunity. Incorporation is an idea whose time has come.

Incorporation will result in the election of our own City Council: more responsive local government committed to improving city services and creating opportunities for local participation in the process of charting the future of our beautiful community.

Municipal services in East Palo Alto are presently fragmented and, for the most part, are controlled by elected and appointed officials who are not accountable to local residents. This fragmentation and overlapping of services is the direct result of our not having an effective governmental structure to serve our needs.

No longer should East Palo Alto settle for a small voice in choosing a Supervisor to represent us; we can elect our own City Council and still help to choose the Supervisor.

No longer should East Palo Alto settle for fragmented, inadequate services; we can form a city that provides quality services based upon the principles of efficiency, economy and responsiveness.

No longer should East Palo Alto look to others for solutions to our problems; we are fully capable of solving them ourselves.

Incorporation is the only viable alternative . . .

- a locally elected City Council
- local control of planning, land use and services
- more responsive local government
- an improvement in city services
- increased local participation and accountability
- control over our tax dollars.

*"Incorporation is bargaining from a position of strength rather than begging from a position of weakness."*

Barbara Mouton, Candidate for the EPA City Council

## Roast Him Twice

On Saturday, May 21, 1983, the absentee landlords roasted Henry Anthony at a gala affair which was not well attended. The affair was held to boost his sagging campaign. Let's roast him again at the polls on June 7 by not electing him to the new City Council. If he wants to represent the absentee landlords, then they should give him a job.

Why not also roast Pat Johnson and Gertrude Wilks who both speak for the absentee landlords under the guise of serving the community. As you know, Pat Johnson is a founding member of the group formed by absentee landlords to annex East Palo Alto to Menlo Park. Throughout the recent campaign for the Municipal Council election, Pat led everyone to believe that she was "open" about the question of incorporation when all along she was working to annex her property to Menlo Park.

Gertrude Wilks was known as a long-time advocate of incorporation until it became very clear that she was not going to lead the incorporation movement. Now she says she is against incorporation and yet asks the community to elect her to the City Council.

Humbbug? Let's roast all three of them at the polls.

## The \$329,000 Lie

According to the most recent Angus McDonald report commissioned by the county and verified by independent financial experts, East Palo Alto pays the county \$329,000 more than the county spends in our community on municipal services and road maintenance. County officials have been telling us that they subsidize East Palo Alto — usually the figure is between one million and two million dollars. It's a lie!

## CCAIN Ain't Able

Cain, tormented by jealousy and greed, slew his innocent brother — just as CCain, backed by the money of absentee landlords, is trying to slay the future of our community. But incorporation is an idea whose time has come. CCain ain't able to do the will of the devil this time.

## Do You Know What 3.5 to 1 Means?

According to the most recent Angus McDonald report commissioned by the county and verified by independent financial experts, the county now spends \$59.70 per person in East Palo Alto on municipal services and road main-

tenance whereas our new city will spend \$213.30 per person on these same services. In other words, the new city will spend about \$3.50 for every \$1 now spent by the county in East Palo Alto.

## Renters Beware

Tenants do not have rights in East Palo Alto since we are an unincorporated community and San Mateo County has no effective laws to protect tenants. No rent control! No just cause eviction! Poor building maintenance! Horrible building security! No interest on deposits! No return of deposits! and no place to go for relief! HAVE YOU EVER THOUGHT ABOUT WHY?

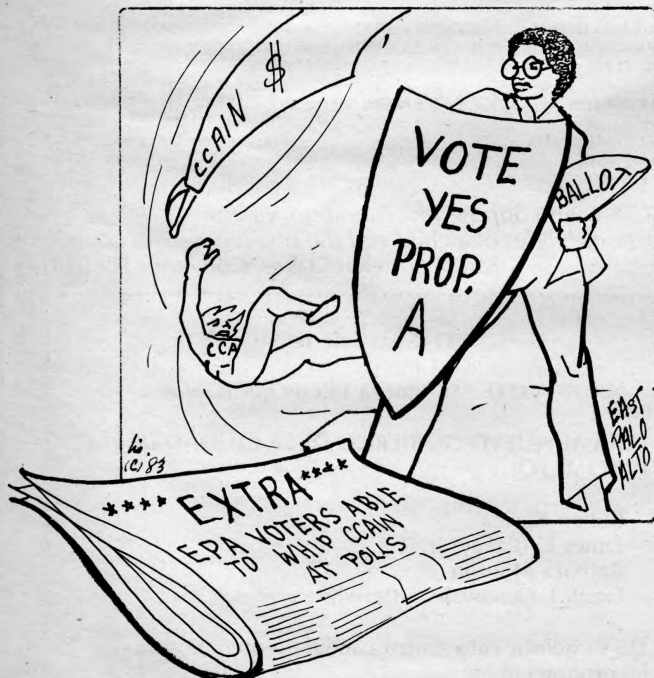
The main reason is that there is no regulation of absentee landlords. No effective laws to protect the rights of tenants! And very little enforcement by the county.

ARE YOU PREPARED TO VOTE TO PROTECT YOUR OWN FUTURE? ON JUNE 7, VOTE YES ON PROPOSITION A AND ELECT A CITY COUNCIL WHO WILL VOTE FOR TENANTS RIGHTS — Ruben Abrica, James Blakey, Barbara Mouton, and Frank J. Omowale Satterwhite.

## Homeowners Need Protection

Today, some individuals are losing their homes in East Palo Alto. Since we are not a city, there are no laws to prevent outside speculators from ripping off our community, our seniors, and persons on fixed incomes. The best protection against losing your home is a city government, a responsible city council, and local laws to protect the rights of homeowners.

Certainly, no one will lose their home because East Palo Alto becomes a city. Rather, our city will help to protect homeowners who are being taken advantage of by outside speculators.



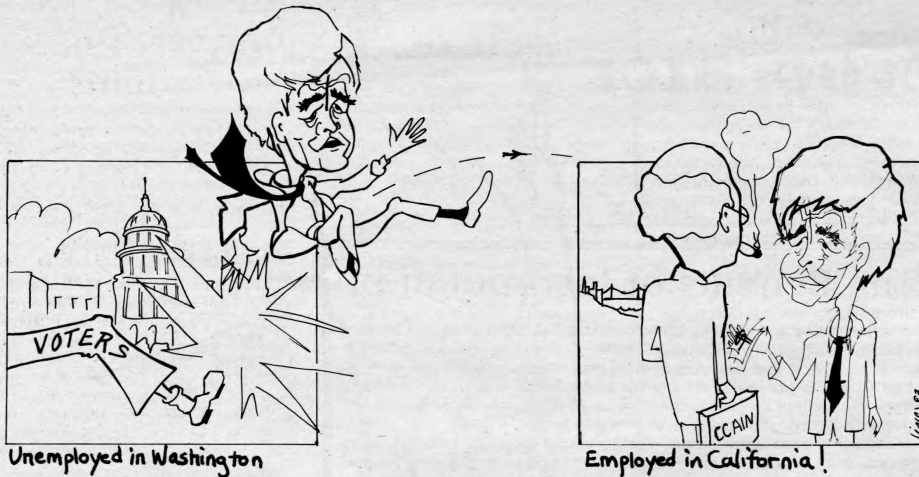
VOTE JUNE 7

VOTE YES ON PROPOSITION A

ELECT TO THE NEW CITY COUNCIL:

- Ruben Abrica
- James E. Blakey, Jr.
- Barbara Mouton
- Frank J. Omowale Satterwhite

Cast your fifth vote for another candidate that supports incorporation now.



## How Our New City Will Be Organized

There are two types of cities in the State of California. One is a General Law City, and the other a Charter City. The main difference between the two is that a Charter City has more legal authority to decide how it will be organized. Upon incorporation, East Palo Alto will automatically become a General Law City. However, a Charter City may be formed later from an existing General Law City with the approval of the voters.

Our General Law City will have a Council-Manager form of government. The City Council will make the laws and hire a qualified professional (City Manager) as the chief administrator.

Our new city will have five main functions: General Government, Public Safety, Public Works, Community Development, and Community Services.

*General Government Services in-*

### OUR NEW CITY

The Municipal Council has a budget of about \$220,000, six employees, and no authority to make decisions. Our new City will have a budget of about 4 million dollars, 75 employees, and legal authority to make decisions. Many of the City employees will be EPA residents.

#### REGISTERED VOTERS

#### CITY COUNCIL

CITY ATTORNEY	CITY MANAGER	CITY TREASURER
PUBLIC WORKS 14 Staff	PUBLIC SAFETY 12 Staff	GENERAL GOVERNMENT DEVELOPMENT 5 Staff
		COMMUNITY DEVELOPMENT 6 Staff
		COMMUNITY SERVICES 6 Staff

clude city administration, finance, legal affairs, and personnel. The current providers of these services are San Mateo County, ten special dis-

tricts, and the East Palo Alto Municipal Council. After incorporation, the services will be provided by a single purpose government — our new city of

East Palo Alto. Incorporation will allow for increased local control and political responsiveness of elected officials.

*Public Safety Services* are currently provided by the San Mateo County Sheriff's Department and the California Highway Patrol. After incorporation, the services will be provided by the East Palo Alto Police Department. The city will hire all personnel and set policies to govern police actions. The potential for better law enforcement would be greatly increased with incorporation.

*Public Works Services* include road maintenance, water, drainage, and street lighting. The current providers of these services are San Mateo County and five separate districts. After incorporation, the services will be provided by the East Palo Alto Public Works Department. Incorporation should substantially improve the management and coordination of these services.

*Community Development Services* include general planning, zoning, code enforcement, and building inspection. These services are currently provided by San Mateo County and the East Palo Alto Municipal Council. After incorporation, the services will be provided by the East Palo Alto Planning Department. Incorporation will focus the responsibility for local planning, result in land-use policy that favors local residents — both homeowners and renters, and lead to better enforcement of the law. The City of East Palo Alto will also have responsibility for long-range planning and for spearheading a community development program.

*Community Services* includes parks, recreation, and human service programs. The current providers of these services are the Ravenswood Recreation and Park District and San Mateo County. After incorporation, the services will be provided by the East Palo Alto Community Services Department. Incorporation should result in better park maintenance, recreational programs, and human services for the residents.

## Support EPACT

Do you ever find yourself grumbling about spiraling rent? Unsafe or unhealthy living conditions due to landlord neglect? Unfair withholding of your rental deposit if you move? Housing discrimination? Do you fear that you might be threatened with eviction if you complain too loudly? If so, then you are not alone. These are problems commonly faced by tenants in our community. The sad truth is that renters often find that they have little protection against victimization by landlords. In many cases, legal protections are nonexistent. In others, laws are on the books but enforcement is lax, legal remedies are costly and time consuming, or tenants are simply never informed of their rights.

The East Palo Alto Council of Tenants (EPACT) has been fighting to protect tenant rights. Already, EPACT has lobbied before the County Planning Commission and Board of Supervisors on housing law, distributed information on tenant issues, advised tenants who have been involved in disputes with their landlord, registered voters, and organized workshops on housing law and crime. Currently, we are assembling a pool of lawyers willing to provide low cost and accessible legal advice and representation to tenants.

EPACT is also working hard to make the incorporation of East Palo Alto a reality. We firmly believe that self-government offers the best way for our community to solve its many pressing problems. Incorporation is crucial for tenants. The County has not proven responsive to the needs of renters. Fifty-five percent of the residents of East Palo Alto are tenants. In a new city, our votes will insure that our voice is heard. If incorporation passes, EPACT will ask the City Council to pass a variety of essential renter protection laws such as rent stabilization, just cause eviction, the prompt return of deposits with interest and mandatory six and twelve month lease options.

The problems tenants face can only be solved through organization. Besides information, expertise, and representation before local government, EPACT offers tenants a way out of the social isolation we often experience. Through EPACT, tenants can meet their neighbors and begin working together to solve common problems. EPACT sponsored projects such as cooperative food purchasing, neighborhood crime watch programs, and organized social events, can improve our community through joint action.

For too long, the legal balance between the rights and duties of landlords and tenants has been decisively tipped against tenants. For too long, we've suffered crushing economic hardship as a result of soaring rents. For too long, we've watched housing discrimination rob some of us of our dignity and a decent place to live. For too long, we've seen members of the community forced to live in unhealthy surroundings. For too long, we've remained ignorant of our rights and subject to intimidation. For too long, we've stood apart. Now is the time to stand together. Contact P.O. Box 51503, EPA 94303.

### SUMMARY OF NEW CITY'S AUTHORITY TO RAISE FUNDS THROUGH TAX INCREASES

REVENUE SOURCES	DOES NEW CITY HAVE AUTHORITY TO ADJUST RATES?
PROPERTY TAX	NO. CITY'S AUTHORITY IS GOVERNED BY PROPOSITION 13. POPULAR 2/3 MAJORITY VOTE REQUIRED.
SALES TAX	NO.
STATE SUBVENTIONS	NO.
BUSINESS LICENSE FRANCHISE TAX HOTEL/MOTEL TAX	NO. CITY'S AUTHORITY IS GOVERNED BY PROPOSITION 13. POPULAR 2/3 MAJORITY VOTE REQUIRED.
SERVICE FEES	YES. CITY'S AUTHORITY IS GOVERNED BY PROPOSITION 13.
REGULATORY FEES FINES AND PENALTIES	YES.

*"Those who oppose incorporation want the responsibilities of a child and the privileges of an adult."*  
Mrs. Carmeleit Oakes, Convenor EPACCI

### VOTE EL 7 de JUNIO

#### VOTE "Si" por la PROPOSICION A

#### ELIJA AL NUEVO GOBIERNO DE LA CIUDAD DE EAST PALO ALTO:

Ruben Abrica  
James E. Blakey, Jr.  
Barbara Mouton  
Frank J. Omowale Satterwhite

De su quinto voto a otro candidato que apoye incorporacion.

The Incorporator is published once a year or whenever necessary by the East Palo Alto Citizens Committee on Incorporation. Send correspondence to:

EPACCI  
P.O. Box 50624  
East Palo Alto, CA 94303

## Incorporacion y el espiritu de Cinco de Mayo

Queridos hermanos y hermanas, Raza, deseo discutir la cuestion de la incorporacion de East Palo Alto; es decir, la creacion de una nueva ciudad. Ya que estamos en las festividades de Cinco de Mayo, debemos reconocer que la lucha por la autodeterminacion iniciada por Benito Juarez hace mas de un siglo, contra las fuerzas invasoras francesas, hoy dia continua aqui en nuestra comunidad.

Con respecto a la situacion actual, el control de los recursos publicos de los habitantes de EPA permanece en manos del condado de San Mateo. Total que los habitantes de EPA corren el peligro de nunca reclamar el derecho a influir su propio destino.

Resulta que los funcionarios del condado de San Mateo perciben a los habitantes de EPA incapaces de gobernarse a si mismos, lo cual representa un viejo y conocido pretexto para negarnos la oportunidad de hacer mejorar nuestra comunidad segun nosotros queramos. Esto mismo fue la imagen que se pintaron las fuerzas francesas sobre el pueblo mexicano en el siglo 19.

Muchos de los dirigentes del movimiento de incorporacion — Ruben Abrica, Omowale Satterwhite, James Blakey y Barbara Mouton — son personas quienes viven en EPA, por lo tanto conocen las necesidades de los habitantes de EPA. Trabajan con suma dedicacion para transformar a EPA en una comunidad autonoma.

Publicamente, los opositores al movimiento de incorporacion de EPA mantienen una campana de falsedades y desinformacion con el fin de perpetuar la situacion actual.

Específicamente, estos elementos mantienen que el dinero de los

impuestos que se recogen unicamente entre los habitantes de EPA, no seria suficiente para sostener los gastos publicos de la nueva ciudad. Dicen que mantener los servicios actuales, sin aumentar los impuestos locales seria imposible. Tambien mantienen que esta alza de impuestos hara que propietarios de casas pierdan sus propiedades.

Sin embargo, tres estudios distintos e independientes realizados por tres empresas distintas que analizaron esta cuestion, concluyeron que si habria suficiente dinero procedente de fuentes dentro de EPA para mantener y/o mejorar los servicios actuales despues de la creacion de una ciudad.

Siendo una ciudad, los habitantes de EPA estarian en una posicion de promulgar una serie de leyes que prohibieran ningun aumento de renta y protecciones al arrendador. Inclusive, la nueva ciudad podria atraer a nuevas industrias y negocios al area. En suma, incorporacion significa un mejoramiento al estandar de vida de los habitantes de EPA.

Es importante hacer enfasis sobre la ley que se promulgo hace seis años — proposicion 13. Esta ley asegura que los impuestos sobre propiedades no pueden ser aumentados sin que los habitantes de la ciudad lo aprueben.

Acuerdese que Benito Juarez dirigio la lucha del pueblo mexicano por la autodeterminacion — hoy en dia, en Centroamerica, el pueblo lucha a muerte para reclamar este mismo derecho — pero aqui, el ejercer el derecho a votar manifiesta la voluntad del individuo.

Utilice su derecho a votar y vote por la incorporacion de EPA.

Leticia Marquez



"Yes, we are against incorporation . . . but we're running for the new city council!"

*"As with all peoples, we seek a more responsive, democratic government that is committed to improving the community and which offers hope for a better future — a future where individuals work together for the common good of all."*

James Blakey, Candidate for the East Palo Alto City Council

## A New Annexation Movement?

Each time the residents of East Palo Alto get serious about incorporating a new city, the absentee landlords start talking about annexation to Menlo Park. But they aren't serious about annexation. The only thing they are really serious about is keeping things the way they are in East Palo Alto. Regulation to be avoided at all costs — and being a part of a city, any city, would mean less exploitation of renters and less profits. Owning income property in an unincorporated community means that there is little regulation and enforcement only when there are lots of complaints. It means no rent freezes, no just cause eviction, little building maintenance, and little security for tenants — in other words, no tenants rights.

Absentee landlords are the backbone of the anti-incorporation forces — providing money not only for the lawsuit which was thrown out of court, but for most of the other campaign activities of the opponents of incorporation.

Be aware that the folks who are raising CCain have joined forces with those whose interest is to exploit our community. Be aware that things will stay the same unless we form a city and elect the right City Council on June 7 — Ruben Abrica, James Blakey, Barbara Mouton, and Frank J. Omowale Satterwhite. Be aware that a vote for any opponent of incorporation is a vote for the absentee landlords.

*"That which makes a city dear to later generations is the power to master its own destiny and express its best ideals in the transformation of its environment."*

Report on Honolulu, 1938

## Quality of Life — E.P.A. STYLE

Homeowners and renters of East Palo Alto have similar goals for their families.

- A healthy and secure home.
- An affordable home.
- A rewarding job and career.
- A friendly neighborhood with safe and clean parks and playgrounds.

Under the county government these qualities of life are disappearing. The county does not vigorously enforce the health and safety codes. The county rezoned our park space for more apartments rather than upgrading those buildings which are falling apart. The county encourages speculation by slumlords with its weak planning policies for East Palo Alto. And

then the county blames us for the problems over which it has control.

Just as the victim of a rape is blamed for the powerless condition in which she is caught, so our community is continually stripped of what is good and then denied the power to stop the process. It is sad when even our elected leaders join with the critics and blame their own electorate for what is happening to East Palo Alto.

The time has come for all of us, businesses, homeowners, and renters, to say, "NO MORE!!" To say, "If we're to blame then let us make the decisions. Let us have control so that we can re-establish that quality of life that we all desire."

*"With incorporation, East Palo Alto will build a new community — all the while turning problems into opportunities and challenges into achievements."*

Frank J. Omowale Satterwhite, Candidate for the EPA City Council

## Help for Seniors

How many times have you heard a friend say, "I don't know how I'm going to eat or pay my rent this month. My social security check is late."

This happens many times a year to the Senior Citizens of East Palo Alto. In fact, the February, 1983 Social Security checks were three to four weeks late because of a post office error. Seniors were being evicted, going without food, and did not know where to turn.

There is a solution to this problem. The Federal and the State governments have funds available for cities to distribute as zero interest loans in time of need.

When East Palo Alto becomes a city, we will have such an emergency fund administered right here by our own local government. Not only our Seniors, but all of us need help once in a while. We have certainly paid for the Federal and State funds with our income taxes. Let's bring our tax money back to East Palo Alto by establishing our own city.

## Outsiders Can't Vote This Time

In April, 1982, East Palo Alto voted to form a new city but outsiders — residents of Menlo Park — were allowed to vote and defeated the bid for cityhood by just forty-one votes. This time, there is only one ballot measure and no outsiders will decide the future of East Palo Alto. We will decide our own future and vote to form a new City of East Palo Alto.

## CCAIN Opposes Renters

For two years now, the visible leadership of CCain — not the absentee landlords who are paying the costs — has been opposed to having an election on incorporation in which renters could participate. Their argument — "Renters are transients who have no

stake in the community since they do not own property. Property owners will bear the burden of the decision to incorporate." What burden? Local control! Better services! More responsive local government! Control of our tax dollars! Tenants' rights!

## THIRTY KEY QUESTIONS:

continued... page 4

### 25. WHAT ARE OUR COMMUNITY RESOURCES AND WHY IS OUR LAND SO VALUABLE?

East Palo Alto is a very rich community. Our lands are very valuable. We are ideally situated between San Francisco and San Jose. We have excellent weather, are on the main transportation route, and have lots of undeveloped land that outsiders — and some insiders — want to exploit for their own benefit. Incorporation will enable us to prevent the exploitation of our local resources — our land and our people. Just about everyone knows the outsiders are pouring thousands of dollars into an anti-incorporation campaign because they realize that our new city will serve the needs of the residents — homeowners and renters — rather than the interests of a few speculators. But this will only be true if we elect the right City Council.

### 26. WHAT DOES THE COUNTY PLAN TO DO WITH EAST PALO ALTO IF WE DON'T INCORPORATE?

No one really knows the answer to this question. However, since the county's main interest is to build new high-cost, multiple family housing in East Palo Alto due to the serious housing shortage, it is likely that this will lead to displacement of lower-income residents and radically alter the socio-cultural diversity in the community.

### 27. IS MENLO PARK WILLING TO ANNEX EAST PALO ALTO?

Absolutely not! Menlo Park has 26,000

people including 6,000 people in Belle Haven. East Palo Alto has 18,191 people. If we are annexed to the City of Menlo Park, then the combined populations of East Palo Alto and Belle Haven will be more than half of the population in Menlo Park. They are not about to turn control of the city over to us.

### 28. WHY DO SOME PEOPLE OPPOSE INCORPORATION?

There are several different reasons — absentee landlords are afraid our new city will pass stronger laws protecting the rights of tenants; some of our current "leaders" say that we have no leadership in the community; some people have been frightened into believing that East Palo Alto is a bankrupt community; and others are just uncertain about whether incorporation will work. We appeal to these people to carefully consider the facts that have been presented and then vote to SAVE OUR COMMUNITY.

### 29. WHO SHOULD BE ELECTED TO THE NEW CITY COUNCIL?

The five candidates who oppose incorporation should not get your vote. THE INCORPORATOR RECOMMENDS RUBEN ABRICA, JAMES BLAKEY, BARBARA MOUTON, AND FRANK J. OMOWALE SATTERWHITE. Cast your fifth vote for another candidate who supports incorporation now.

### 30. WHERE CAN YOU GET MORE INFORMATION ON INCORPORATION?

Call 327-5846.

# THIRTY KEY QUESTIONS

## WHAT PEOPLE WANT TO KNOW ABOUT INCORPORATION

### 1. WHAT IS INCORPORATION?

Incorporation means forming a new city. It means local control over community affairs. It means electing a City Council, deciding how our tax dollars will be spent, planning the future of our community, and providing the city services which we need.

### 2. DOES EAST PALO ALTO HAVE A LARGE ENOUGH TAX BASE TO INCORPORATE?

Absolutely yes! This is the conclusion of six independent studies, three of which were made by SRI International. After a thorough review of all of the financial information, the San Mateo Board of Supervisors reached the same conclusion.

### 3. WHAT IS A TAX BASE?

Cities do not run businesses. Just about all of the funds cities receive come from taxes or fees for services. All of the taxes make up what is called the "tax base." A tax base is large enough if there is enough money to operate a city.

Each level of government has a different tax base. For example, the main tax base of the federal and state governments is income tax. Atherton's main tax base is property tax. Palo Alto's main tax base is sales tax. Colma's main tax base is graveyards. Most cities use a combination of taxes to operate. This would be true in East Palo Alto also.

Many people are confused on this issue. They think that a tax base only comes from industry. Some incorporated cities do not have any industry whatsoever. The fact is that East Palo Alto now has a large enough tax base to incorporate and, therefore, any new industrial and commercial development will simply mean a higher income for our new City.

### 4. WILL OUR CITY SPEND MORE ON SERVICES THAN THE COUNTY?

Yes! A lot more. San Mateo County now spends \$51.95 per person on municipal services in East Palo Alto and \$7.75 per person on road maintenance. Total annual expenditure per person is \$59.70. (Source: Angus McDonald, 1/19/83)

Since the county will be providing the services during the first year of incorporation (1983-84), our new city will only spend \$106.21 per person — mostly on start-up costs. However, beginning in the second year (1984-85) when our city receives its full allocation of funds from the county and state, the expenditures per person will double. Total annual expenditure per person will be \$213.30 — \$188.50 on municipal services and \$24.80 on road maintenance. In other words, OUR CITY WILL SPEND 3.5 TIMES MORE THAN THE COUNTY NOW SPENDS IN EAST PALO ALTO. (Source: Angus McDonald, 1/18/83)

We have been told so long that the county subsidizes East Palo Alto that many people just automatically believe this lie. The truth is that EAST PALO ALTO PAYS AT LEAST \$329,000 MORE TO THE COUNTY EACH YEAR THAN THE COUNTY SPENDS ON MUNICIPAL SERVICES AND ROAD MAINTENANCE. (Source: Angus McDonald, 1/19/83) In other words, we are subsidizing the county rather than the other way around.

### 5. WHERE WILL OUR NEW CITY GET ITS MONEY?

The main sources of money are (1) local property taxes; (2) taxes collected by the state and returned to the city (for example, sales tax and gasoline tax funds); (3) taxes collected by the federal government and returned to the city (for example, revenue sharing and Community Development Block Grant funds); (4) fees for services (specifically, water, garbage collection, and street lighting); and (5) interest on investments. East Palo Alto residents now pay all of this money to the county, state and federal governments. Our state and federal taxes are returned to the county since East Palo Alto is not a city. Upon incorporation, the money will come to our city rather than to the county.

### 6. HOW MUCH MONEY WILL OUR NEW CITY HAVE?

Beginning in July, 1984, the annual income will be almost 4 million dollars. (Source: Angus McDonald, 1D18/83)\* Yes, this much, even if there is no new development (no new housing, no new businesses, and no new industries). As these things occur, our city's income will be even higher.

### 7. HOW WILL OUR CITY SPEND ITS MONEY?

The major expenses will be for (1) police services; (2) public works (for example, road maintenance); (3) community development (for example, city planning and code enforcement); (4) community services (for example, parks, recreation, and senior/youth programs); and (5) overall city management.

### 8. HOW MUCH MONEY WILL OUR NEW CITY SPEND?

Beginning in July, 1984, our city will spend about 3.8 million dollars per year. (Source: Angus McDonald, 1/18/83)\* This money will pay for our own police department, better community planning, road maintenance, and better programs for seniors and youth.

### 9. WILL OUR NEW CITY BE IN DEBT?

Absolutely Not! All of the studies show that our city is expected to have a healthy surplus of about 1.2 million dollars after the first five years of operation. There are two reasons for this big surplus: (1) in the first year (1983-84), the county will continue to provide services while the city collects some of the taxes; (2) in other years, our city will have more money than it spends. The studies show that, after the second year, the surplus gets bigger and bigger. (Source: Angus McDonald, 1/18/83)\*

\*Through independent study, SRI International verified all of the financial information in the Angus McDonald reports.

### 10. WILL PROPERTY TAXES BE INCREASED BECAUSE OF INCORPORATION?

Absolutely not! Proposition 13 is the law of the state. It limits the increase on the assessed value of property to 2% each year. Property owners will pay this increase

### BUDGET FOR CITY OF EAST PALO ALTO<sup>1</sup>

	1983-84	1984-85	1985-86	1986-87	1987-88
<b>CITY INCOME<sup>2</sup></b> (in thousands)	3,106	3,942	3,931	3,934	3,945
<b>CITY EXPENSES</b> (in thousands)	1,932	4,195	3,804	3,757	3,764
<b>CITY SURPLUS</b>	1,174	921	1,048	1,225	1,406

- Source: Angus McDonald & Associates, "Spheres of Influence for East Palo Alto, Menlo Park and Affected Special Districts," December, 1982.
- Financial information assumes that there is no change in the status quo — no new development, no new federal/state grants, and no new businesses

whether or not we incorporate. Anyway, our city will not need to raise property taxes since it will have a budget surplus; and our city cannot raise property taxes without a two-thirds vote of the people.

### 11. WILL THERE BE SPECIAL TAXES (ILLEGAL USER FEES) BECAUSE OF INCORPORATION?

Absolutely not! Because of Proposition 13, a city cannot impose special taxes or illegal user fees without a two-thirds vote of the people. Any increase in the cost of water, garbage collection or street lighting must be based on an actual increase in the cost of these services. As inflation causes prices to go up, people will pay higher service fees — whether or not we incorporate.

### 12. WILL INCORPORATION INCREASE RENTS?

Absolutely not! Since property taxes won't be raised, there is no reason to raise rents. The absentee landlords want higher rents and are trying to blame rent increases on incorporation. Maybe our new city should pass a rent freeze law to protect the rights of tenants.

### 13. WILL PEOPLE LOSE THEIR HOMES BECAUSE OF INCORPORATION?

Absolutely not! Few people lose their homes today because of taxes; almost always, people lose their homes because they fail to pay the mortgage. Since property taxes won't be raised, no one will lose his/her home because of incorporation. In fact, our new city can pass an anti-speculation law to guarantee that people on fixed incomes are not tricked into signing second mortgages which lead to foreclosure on their homes. In other words, the city will probably help many homeowners to SAVE THEIR HOMES while now they have no legal protection.

### 14. WILL PEOPLE BE FORCED TO MOVE OUT OF THE COMMUNITY BECAUSE OF INCORPORATION?

Absolutely not! BUT PEOPLE MAY BE FORCED TO MOVE IF WE DON'T INCORPORATE. The leading opponents of incorporation (1) want to tear down the stores in "Whiskey Gulch" in order to build a shopping center — this would displace many of our local businesses under the guise of economic development; (2) favor the conversion of large apartment buildings into condominiums — this would eliminate much of the affordable housing under the guise of diversifying the population in the community; (3) favor the construction of the Dumbarton Distribution Center — this would create serious impacts on our schools, University Village, and the Flood Park Estates without any local benefits; and (4) favor putting a limit on county-subsidized low-cost housing — this would create more problems for many of the poor people in our community.

### 15. WHO WILL RUN OUR CITY?

On the June 7th ballot, you — the voters — will decide who is elected to the City Council. The City Council will run our city; the Municipal Council will be put out of business.

### 16. WHAT'S THE DIFFERENCE BETWEEN THE MUNICIPAL COUNCIL AND A CITY COUNCIL?

The Municipal Council is elected by the voters to advise the Board of Supervisors about East Palo Alto. It operates with a budget of \$220,000, has six employees, and makes no final decisions. Our new City Council will also be elected by the voters. It will have an annual budget of almost 4 million dollars, about 75 employees, and the power to make decisions for our community.

### 17. WILL INCORPORATION MEAN MORE JOBS IN THE COMMUNITY?

Absolutely Yes! Our new city will hire at least 75 employees and will also work to bring new businesses to the community on the condition that they offer jobs to local residents.

### 18. WILL INCORPORATION HELP TO SOLVE THE CRIME PROBLEM?

Probably Yes! East Palo Alto will have its own police department and will hire its own police chief. The police department will employ at least thirty-five people. If the Police Chief cannot do the job, he/she will be fired and the City Council will hire someone who gets results. Our police department will give first priority to securing our neighborhoods — homes, businesses, and apartments, and to protecting senior citizens and the disabled.

### 19. WILL OUR NEW CITY PROVIDE FIRE PROTECTION SERVICES?

No. Each of the cities in South San Mateo County are provided fire services by the Menlo Park Fire District. None of these cities has its own fire department — not Atherton, Woodside or Menlo Park. After incorporation, the Fire District will continue to provide fire protection to East Palo Alto.

### 20. WILL OUR NEW CITY PROVIDE SANITATION SERVICES?

No. East Palo Alto is served by two sanitary districts — the West Bay Sanitary District and the East Palo Alto Sanitary District. Menlo Park does not have its own sanitary service. It is served by West Bay as is part of East Palo Alto. During the incorporation hearings, those who favor incorporation requested that the EPA Sanitary District be included in the new city. The opponents of incorporation opposed the city being responsible for this service. The county decided to let the district remain as it is. Therefore, sanitation services will still be provided by the two districts after incorporation.

### 21. WILL OUR NEW CITY PROVIDE HEALTH AND WELFARE SERVICES?

No! By law, the county is responsible for health and welfare services. No city handles this function. After incorporation, the county will still be responsible for providing these services to the residents of East Palo Alto.

### 22. WILL THINGS REALLY GET BETTER AFTER INCORPORATION?

Probably yes! How could things get much worse? With a qualified City Council, a professional staff, and the money to get things done, it is likely that our community will change after incorporation. Officials will be responsive and accountable or they will look for new jobs.

### 23. HOW WILL INCORPORATION AFFECT OUR SCHOOLS?

Incorporation should result in a healthier community environment for our schools. However, cities are not responsible for public education in California.

### 24. WHEN WILL INCORPORATION OCCUR?

Voters will go to the polls on June 7, 1983. With a majority vote on the one ballot measure, our new city will start on July 1, 1983 — just one month later. As required by law, the county will still be responsible for providing services in the first year. Beginning in July, 1984, our new city will be on its own.

### SAN MATEO COUNTY'S REVENUE/COST BALANCE FOR MUNICIPAL SERVICES IN EAST PALO ALTO\*\* (in thousands)

	ACTUAL 1981/82 AMOUNTS	
	General Fund	Road Fund
<b>County Revenues</b>		
• Property Tax	499	0
• Sales Tax	160	0
• Licenses, Permits and Franchises	94	0
• Fines, Forfeitures and Penalties	11	104
• Highway Users Gas Tax	0	155
• Motor Vehicle In-Lieu Taxes	227	0
• Cigarette Tax	61	0
• Federal Revenue Sharing	104	0
<b>TOTAL COUNTY REVENUES</b>	<b>1156</b>	<b>259</b>
<b>County Municipal Costs</b>	<b>945</b>	<b>141</b>
<b>OVERPAYMENT BY EAST PALO ALTO</b>	<b>211</b>	<b>x18</b>

\*\*Source: Angus McDonald and Associates