

A Resolution of the City Council of East Palo Alto calling on CalPERS and county, state and federal authorities to exercise their political, economic, an ethical influence to help our community stop Page Mill Properties predatory real estate practices which result in pain and hardship to our residents

WHEREAS, the City of East Palo Alto since its incorporation in 1983 has actively sought to preserve affordable rental housing in order to protect seniors on fixed income and families and individuals of low and moderate income from displacement, and

WHEREAS, the voters of East Palo Alto since 1984 have put in place a Rent Stabilization and Just Cause Eviction law to govern tenant-landlord relations, allow a fair return on investments, and protect tenants from landlords who may abuse their power, and

WHEREAS, in recent years the practice of predatory real estate investments in rental housing has intensified in low income communities such as East Palo Alto, where Page Mill Properties LLC and its related entities have acquired over 1700 units since 2006 and have engaged in aggressive tactics of harassment against tenants, resulting in the displacement of hundreds of people, and

WHEREAS, the California Public Employees' Retirement System (CalPERS) is a limited partner in Page Mill Properties II, LP, an opportunistic real estate fund established in July 2006, for the purpose of acquiring "underutilized" real estate assets in East Palo Alto, and where opportunistic funds are defined as those funds that generate an annual return on investment greater than 13% - CalPERS having made an initial investment of \$69.9 million, and

WHEREAS, the stated policy of CalPERS California Urban Real Estate investment program implicitly recognizes the value of promoting affordable housing, and in April 2006 CalPERS became a signatory to the United Nations Principles for Responsible Investment (UN PRI),

NOW THEREFORE BE IT RESOLVED that the City Council of East Palo Alto strongly protests the fact that CalPERS has invested public employee pension dollars in predatory landlord practices that have resulted in the displacement of hundred of residents, have reduced the affordable rental housing stock in our community, and have negatively impacted the City's budget as a result of Page Mill's frontal attacks on tenants and City government, and be it

FURTHER RESOLVED that the City Council of East Palo Alto calls on CalPERS as well as County, State and Federal authorities to exercise their political, economic, and ethical influence to help us stop Page Mill Properties from displacing residents and inflicting pain and hardship on our community.